



Docket Item #2

Development Special Use Permit #2012-0009
Alexandria Toyota Extension – 3750 Jefferson Davis Highway

Application	General Data	
Project Name: Alexandria Toyota	PC Hearing:	September 6, 2012
	CC Hearing:	September 15, 2012
	If approved, DSUP Expiration:	April 1, 2015
	Plan Acreage:	8.94 Acres
Location: 3750 Jefferson Davis Hwy.	Zone:	CDD #7
	Proposed Use:	Automobile Dealership - Detail Building and Auto Lifts
	Dwelling Units:	N/A
	Gross Floor Area:	12,985 square feet
Applicant: Jack Taylor's Alexandria Toyota, Inc. represented by Mary Catherine Gibbs	Small Area Plan:	Potomac West
	Historic District:	N/A
	Green Building:	N/A

Purpose of Application: Request a three-year extension of a development special use permit (DSUP #2007-0034) to construct an automobile detail building and install auto lifts.

Special Use Permits and Modifications Requested:

1. Development Special Use Permit, with site plan, to construct a 12,985 square foot automobile detail building and install auto lifts.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Patricia Escher, AICP, Principal Planner;
 Jessica McVary, AICP, LEED AP, Urban Planner

PLANNING COMMISSION ACTION, SEPTEMBER 6, 2012 : By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



KEY MAP



DSUP #2012-0009

9/6/2012



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends approval of the request to grant a three-year extension of a development special use permit (DSUP #2007-0034) for improvements to the existing Alexandria Toyota Dealership, located at 3750 Jefferson Davis Highway. The extension request is to construct an automobile detail building and install auto lifts to support the existing dealership. (Please refer to the attached previous staff report for additional project details.)

Specific issues associated with this project include:

- In June 2008, City Council approved a text amendment to Coordinated Development District (CDD) #7 to permit the storage and sale of cars within 100 feet of Commonwealth Avenue with the approval of a special use permit.
- The approved development special use permit was an amendment to a previously approved project, DSUP #2002-0050, which proposed the construction of a 5-story parking structure with an internal car wash facility. The amended DSUP (DSUP #2007-0034) eliminated the parking structure and proposed a detail building and auto lifts.
- The auto lifts were preferred to the parking structure, as they have less of a visual impact on adjacent residential uses.
- A minor site plan amendment was approved in 2006 which permitted 150 temporary auto lifts and a subsequent minor amendment was approved in 2007 which permitted an additional 200 temporary auto lifts. The total number of approved auto lifts is 320, which accommodates 640 vehicles.

B. General Project Description

The approved development special use permit includes the following:

- Approximately 13,000 square foot automobile detail building, which includes office space, car detail operations and 37 auto-lifts, located on the second floor and the roof of the detail building; and
- Reconfigure and expand the current parking lot to install an additional 220 auto lifts to increase the total to 540 lifts, potentially accommodating 1,080 cars.

In 2008, the City Council approved a text amendment to CDD #7 to permit the storage and sale of cars within 100 feet of Commonwealth Avenue. This text amendment was approved with an amendment to a previously approved development special use permit (DSUP #2007-0034) which eliminated a 5-story parking structure and surface parking for storage of vehicles and proposed instead, auto lifts and a detail building.

The proposed improvements are located at the northeastern gateway to the City, on Jefferson Davis Highway. The site consists of an irregular shaped parcel, which is bordered by the existing Potomac Yard Retail Center to the east, Four Mile Run Park to the north, Commonwealth Avenue to the west and the Reserve at Potomac Yard apartments to the south. Overall, the area surrounding the site is characterized by surface parking and auto-oriented uses, although the Four Mile Run Park, Cora Kelly School and the Reserve at Potomac Yard apartments provide a buffer to the adjacent residential communities.

The applicant, Jack Taylor's Alexandria Toyota, Incorporated, requests a three-year extension of the approved development special use permit. As a result of the recent economic downturn, the applicant did not seek approval of a final site plan or building permits to complete the project improvements. As the project did not achieve substantial construction prior to April 1, 2012, the applicant filed an extension request to provide additional time to commence construction on the previously approved improvements.

II. STAFF ANALYSIS

Staff believes that the proposal is consistent with the auto-oriented uses that predominate in this area of the City and does not significantly intensify the existing use. The use of auto lifts are preferable to the above-grade parking structure approved in the original development special use permit (DSUP #2002-0050) as they are temporary and do not require a foundation, which allows the lifts to be moved or relocated in the future. The auto lifts are also less visually obtrusive, as they are approximately 13 feet in height, when occupied with two vehicles.

Although staff prefers the use of auto lifts to the previously proposed parking structure, staff remains concerned with the proximity of the proposed lifts to the residential neighborhoods located to the west of the site. In an effort to provide a buffer between the commercial use of the site and the neighboring residential uses, staff included a recommendation in the approved development special use permit which required the applicant to install new landscaping along Commonwealth Avenue to screen the proposed auto lifts. Staff continues to recommend the installation of landscaping adjacent to Commonwealth Avenue with this extension request.

The request for approval of an extension allows staff the opportunity to reevaluate the application and update the conditions of approval to ensure consistency with the current City policies and staff recommendations. As noted in the staff recommendations section of the report, several conditions have been updated to reflect current standards, although many of the revisions are minor. It is important to note that in general, development projects which were approved prior to the adoption of the City's green building policy are required to comply with the policy through amendments or extensions. However, in this case, staff does not believe that the application meets the Leadership in Energy and Environmental Quality (LEED) 2009 Minimum Program Requirements, and is ineligible to apply for LEED certification. Therefore, staff has not updated the previously approved condition which requires the applicant to hire a LEED

Accredited Professional as a member of the design and construction team, but does not require LEED certification, or equivalent.

III. COMMUNITY

The applicant has made several attempts to reach out to the adjacent property owners to inquire if they would like to have a meeting to discuss the proposed extension request and has not received any response to date. The applicant has also offered to answer any questions regarding the extension request that adjoining property owners may have.

IV. CONCLUSION

In conclusion, staff recommends **approval** of DSUP #2012-0009, the three-year extension request for the previously approved development special use permit with site plan (DSUP #2007-0034), with an extension date of April 1, 2015, subject to compliance with all applicable City codes, standards, policies and the following staff recommendations, as amended.

V. GRAPHICS



Figure 1: Proposed Automobile Detail Building - South Elevation

VI. STAFF RECOMMENDATIONS

The following staff recommendations are amendments to DSUP2001-0010, as amended through DSUP2007-0034. Specific recommendations that are no longer applicable or have been amended, added, deleted or otherwise modified include the following:

Conditions Added: 37, 46, 64, 65, 71, 72 and 80.

Conditions Amended: 4, 6, 20, 22, 23, 34, 38, 43, 56, 57, 70, 74, 77, 78, 85, 88, 90, 97 and 98.

Conditions Deleted and Moved to City Department Code Comments: 14, 16, 18, 19, 21, 24–28, 50, 52, 53, 58 and 105-116.

Conditions Deleted: 13, 48, 49, 51, 54, 55, 62, 68, 69 and 89.

A. GENERAL

1. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
2. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Auto Sales: Monday through Friday, 9:00 AM to 9:00 PM
Saturday, 9:00 AM to 9:00 PM
Sunday, 12:00 PM to 6:00 PM

Auto Service: Monday through Friday, 7:00 AM to 8:00 PM
Saturday, 8:00 AM to 5:00 PM
Sunday, closed
3. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (DSUP 2002-0050)(P&Z)

B. BUILDING

4. **CONDITION AMENDED BY STAFF:** The proposed building shall be consistent with the building elevations dated April 25, ~~2008~~ 2208 and shall provide the following to the satisfaction of the Director of P&Z.
- a. The car detailing building shall be of similar style and materials as the main dealership building.
 - b. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building.
 - c. If ventilation is required on the second floor, they will be punched openings consistent with the doors on the first level, centered on the doors and windows below.
 - d. The applicant shall hire a LEED accredited professional as a member of the design and construction team. The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project.; ~~specifically, the applicant shall provide a green vegetated roof on those portions of all of the building(s) not occupied by mechanical, service and associated areas to the greatest extent possible.~~ The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. The applicant shall be responsible for compliance with the green building requirements herein. The building shall be evaluated based on the applicable green and/or sustainable standard.(P&Z) (~~DSUP-2007-0034~~)

C. LANDSCAPING

5. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police) (DSUP #2002-0050)
6. **CONDITION AMENDED BY STAFF:** The applicant shall provide a landscape design along the entire Commonwealth frontage as generally depicted in Attachment #1 and shall be designed and installed and to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
- a. A minimum of 22 trees with a mixture of evergreen and deciduous species. Of which 10 will be a minimum 10' evergreen trees to greatest extent possible.
 - b. The design shall include a 1-2 foot undulating berm ranging as depicted in Attachment #1.
 - c. The design shall include an 8 foot decorative wooden fence; fence design and material subject to review and approval.
 - d. The design shall be installed and approved, except for the trees, prior to the any vehicular parking within the RC zone district. The trees shall be installed prior to release of the final site plan. (P&Z) (DSUP 2007-0034)

7. The submitted landscape plan will be revised to indicate the perimeter landscape as shown in the DSUP 2002-0050 with Final Site Plan #1. (P&Z) (DSUP 2007-0034)
8. All existing plant material that has died shall be replaced prior to the Certificate of Occupancy of the detail building. (P&Z) (DSUP 2007-0034)
9. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall comply with the City of Alexandria Landscape Guidelines and shall:
 - a. Provide an enhanced level of planting and a greater mix of shade, evergreen and ornamental trees.
 - b. Provide required planting notes on drawings.
 - c. Provide crown area coverage calculations including the field verified condition of all plantings.
 - d. Coordinate above and below grade site utilities, lights, signs, lift structures, and site grading to avoid conflicts. (RP&CA) (DSUP 2007-0034)
10. The following modifications to the landscape plan and supporting drawings are required:
 - a. Deciduous trees adjacent to Commonwealth Avenue shall be 3.5 inches minimum caliper and evergreen shall be minimum 10' in height.
 - b. The applicant shall add additional landscaping to adequately screen the car lifts to the satisfaction of the Directors of P&Z and RP&CA.
 - c. Provide height specification for all trees.
 - d. Provide multi-trunk or single specification for trees.
 - e. Provide planting details for all proposed conditions including tree wells.
 - f. All grass areas including parking islands shall be sodded or fully planted with evergreen groundcover. (RP&CA)(PC) (DSUP 2007-0034)
11. Provide an overall water management/irrigation system for the site. Provide at least one hose every 90 feet along the perimeter of the building. Provide an exhibit that demonstrates that water access and full coverage of the site using 100 feet of hose scope. (RP&CA) (DSUP 2007-0034)

D. HOUSING

12. A voluntary contribution of \$1.50 for the proposed additional gross floor area of 12,985 sq.ft., for a contribution of \$19,478 would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing) (DSUP 2007-0034)

E. SITE PLAN

13. **CONDITION DELETED BY STAFF:** ~~All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP#2002-0050)~~
14. **CONDITION DELETED BY STAFF:** ~~Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES) (DSUP#2002-0050)~~
15. Signage prohibiting parking on the private drive shall be installed along the private drive. (P&Z) (DSUP 2007-0034)
16. **CONDITION DELETED BY STAFF:** ~~In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES) (DSUP 2007-0034)~~
17. All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES) (DSUP 2007-0034)
18. **CONDITION DELETED BY STAFF:** ~~The applicant shall provide the location of the solid waste disposal and recycling containers and the turning movements of a trash truck. The storage space shall be provides for solid waste and recyclable material 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 City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (DSUP 2007-0034)~~
19. **CONDITION 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 Waste to Energy 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) (DSUP 2007-0034)~~
20. **CONDITION AMENDED BY STAFF:** Trash Receptacle Condition: Applicant shall provide ~~\$4,600~~ \$4,000 for the purchase of 4 Iron Site Bethesda Series, Model SD-42 decorative black metal trash receptacles with domed lid by Victor Stanley, at \$1,150 ~~\$1000~~ per receptacle, to the Director of T&ES for purchase and installation. Full payment must be made prior to release of the Site Plan. (T&ES) (~~DSUP 2007-0034~~)

21. **CONDITION DELETED BY STAFF:** ~~Applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP 2007-0034)~~

F. STORMWATER

22. **CONDITION AMENDED BY STAFF:** During Final Plan submittal design relocation of existing public storm sewers located under ~~the~~ any proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES) (~~DSUP2002-0050~~)
23. **CONDITION AMENDED BY STAFF:** Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations ~~and that they are functioning as designed and are unaffected by construction activities.~~ If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) (~~DSUP2002-0050~~)
24. **CONDITION DELETED BY STAFF:** ~~Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development 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) (DSUP 2007-0034)~~
25. **CONDITION DELETED BY STAFF:** ~~In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES) (DSUP 2007-0034)~~
26. **CONDITION DELETED BY STAFF:** ~~Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to 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) (DSUP 2007-0034)~~

27. **CONDITION DELETED BY STAFF:** ~~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. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP 2007-0034)~~
28. **CONDITION DELETED BY STAFF:** ~~Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2007-0034)~~
29. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES) (DSUP 2007-0034)
30. 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) (DSUP 2007-0034)
31. 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) (DSUP 2007-0034)
32. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP 2007-0034)
33. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design

professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP 2007-0034)
34. **CONDITION AMENDED BY STAFF:** The Applicant shall submit two originals of a storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (~~DSUP 2007-0034~~)
35. 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) (DSUP 2007-0034)
36. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES) (DSUP 2007-0034)
37. **CONDITION ADDED BY STAFF:** Meet the new Virginia State Stormwater Regulations or the revised Environmental Management Ordinance, whichever is more stringent at the time of Final Site Plan submission. (T&ES)

G. UTILITIES

38. **CONDITION AMENDED BY STAFF:** All private utilities without a franchise agreement shall be located outside of the public right-of-way and public utility easements. (T&ES) (~~DSUP 2007-0034~~)
39. Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES) (DSUP 2007-0034)

H. WATERSHED, WETLANDS AND RPAS

40. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments at the submission of the first final site plan. (T&ES) (DSUP 2007-0034)
41. The lot is located within an existing RPA or mapped wetland area. However, the amendment is outside the RPA and appears not to further impact the RPA. Should it be determined at final engineering that the drainage or other construction impact the RPA the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance and provide mitigation to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)

I. CONTAMINATED LANDS

42. 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, Division of Environmental Quality. (T&ES) (DSUP 2007-0034)
43. **CONDITION AMENDED BY STAFF:** 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. ~~"Clean" backfill shall be used to fill utility corridors.~~
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.

- f. Applicant shall submit 5 copies (3 electronic and two hard copies) of the above. The remediation plan must be included in the Final Site Plan. (T&ES) (~~DSUP 2007-0034~~)
44. In the event of the sale of this property, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Alexandria Toyota site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)
45. Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
 - a. The Applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES) (DSUP 2007-0034)

J. STREETS / TRAFFIC

46. **CONDITION ADDED BY STAFF:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.***(P&Z)(T&ES)
47. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2002-0050)
48. **CONDITION DELETED BY STAFF:** ~~Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES) (DSUP 2007-0034)~~
49. **CONDITION DELETED BY STAFF:** ~~The applicant shall install and maintain ADA accessible pedestrian crossings at all crossings serving the development. (T&ES) (DSUP 2007-0034)~~

50. **CONDITION DELETED BY STAFF:** ~~All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP 2007-0034)~~
51. **CONDITION DELETED BY STAFF:** ~~Provide City standard pavement for Emergency Vehicle Easements (EVE). (T&ES) (DSUP 2007-0034)~~
52. **CONDITION DELETED BY STAFF:** ~~No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways. (T&ES) (DSUP 2007-0034)~~
53. **CONDITION DELETED BY STAFF:** ~~All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP 2007-0034)~~
54. **CONDITION DELETED BY STAFF:** ~~A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended since these will impede traffic flow. (T&ES) (DSUP 2007-0034)~~
55. **CONDITION DELETED BY STAFF:** ~~The alley pavement widths do not support turning movements of vehicles into garages. Provide a total turning radius of 25 feet. (T&ES) (DSUP 2007-0034)~~
56. **CONDITION AMENDED BY STAFF:** The applicant shall be responsible for construction/installation of missing, ~~or if damaged during construction,~~ or upgrading the existing public infrastructure; including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. 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) (DSUP 2007-0034)
57. **CONDITION AMENDED BY STAFF:** Submit a A Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES) (DSUP 2007-0034)

58. ~~**CONDITION DELETED BY STAFF:** Provide all pedestrian and traffic signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2007-0034)~~
59. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES) (DSUP 2007-0034)
60. 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) (DSUP 2007-0034)
61. Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2007-0034)
62. ~~**CONDITION DELETED BY STAFF:** The slope on parking ramp to garage entrance shall not exceed 10 percent. In case the slope varies between 10% and 12% then the applicant shall provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES) (DSUP 2007-0034)~~
63. Applicant shall improve pedestrian facilities at the intersection of Route 1 and Alexandria Toyota Dealership entrance. Improvements shall include accessible pedestrian push buttons (PRISMA DAPS) and ADA ramps. Applicant shall also provide truck turning movements to explore possibility of extending median to provide pedestrian refuge. (Transportation)(PC) (DSUP 2007-0034)

K. BUS STOPS AND BUS SHELTERS

64. **CONDITION ADDED BY STAFF:** Make bus stops located on Jefferson Davis Highway adjacent to the site ADA compliant. ADA compliance includes:
 - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The existing width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad in accessible. (T&ES)

L. CONSTRUCTION

65. **CONDITION ADDED BY STAFF:** 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)
66. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP #2002-0050)
67. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0050)
68. **CONDITION DELETED BY STAFF:** ~~Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSUP #2002-0050)~~
69. **CONDITION DELETED BY STAFF:** ~~Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSUP #2002-0050)~~
70. **CONDITION AMENDED BY STAFF:** ~~The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES) (DSUP 2007-0034)~~
71. **CONDITION ADDED BY STAFF:** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the

applicant. If the violation is not corrected within five (5) calendar days, a “stop work order” will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)

72. **CONDITION ADDED BY STAFF:** 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)
73. The applicant shall identify a person who will serve as 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 T&ES. (T&ES) (DSUP 2007-0034)
74. **CONDITION AMENDED BY STAFF:** ~~Submit an approvable~~ construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of the Erosion and Sediment Control for the final the site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES) (~~DSUP 2007-0034~~)
75. No major construction staging will be allowed from Jefferson Davis Highway Route 1. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (DSUP 2007-0034)
76. The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into public right of way, including but not limited to footings, foundations, etc., must be approved by the Director of T&ES. (T&ES) (DSUP 2007-0034)

77. **CONDITION AMENDED BY STAFF:** The sidewalk serving the site 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) (~~DSUP 2007-0034~~)
78. **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) (~~DSUP 2007-0034~~)
79. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES) (DSUP 2007-0034)
80. **CONDITION ADDED BY STAFF:** If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. AIR POLLUTION

81. No material may be disposed of by venting into the atmosphere. (T&ES) (DSUP 2007-0034)
82. No paint or coatings shall be applied outside the paint spray booth. (T&ES) (DSUP 2007-0034)
83. The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (DSUP 2007-0034)

84. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP 2007-0034)

N. AUTOMOTIVE

85. **CONDITION AMENDED BY STAFF:** Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from ~~ASA~~ Alexandria Renew Enterprises, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (~~DSUP 2007-0034~~)
86. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (DSUP 2007-0034)
87. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP 2007-0034)
88. **CONDITION AMENDED BY STAFF:** The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-746-4065 ~~703-838-4334~~. (T&ES) (~~DSUP 2007-0034~~)

O. MISCELLANEOUS

89. **CONDITION DELETED BY STAFF:** ~~No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth.~~ (T&ES) (~~DSUP 2007-0034~~)
90. **CONDITION AMENDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES) (~~DSUP 2007-0034~~)
91. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)

92. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
93. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
94. The premises shall be policed daily for trash and litter. (P&Z) (DSUP 2007-0034)
95. The applicant is encouraged to participate in the City's Adopt-a-Street program. (T&ES) (DSUP 2007-0034)
96. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z) (DSUP 2007-0034)
97. **CONDITION AMENDED BY STAFF:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be completed to the satisfaction of the Directors of T&ES, P&Z, 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 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 the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-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 and 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. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - l. Lighting levels shall not exceed ~~15~~ 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z)
 - m. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police)(P&Z)
98. **CONDITION AMENDED BY STAFF:** The applicant shall provide five bicycle parking racks to provide ten bicycle parking space(s) for employees and visitors on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations shall preferably be covered, grouped, and located within 50 feet of the main entrance. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: www.alexandriava.gov/bicycleparking. ~~ride.org/bicycleparking.php~~ (T&ES) (DSUP 2007-0034)
99. The applicant shall provide one shower per gender to the satisfaction of the Director of T&ES. A minimum of five clothes storage lockers per gender shall be installed for every required employee bicycle parking space. The lockers shall be accessible to all employees of the building to the satisfaction of the director of T&ES. (T&ES) (DSUP 2007-0034)
100. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES) (DSUP 2007-0034)
101. Applicant proposes a Detention/Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention/infiltration vault with this efficiency on the approved BMP list for the city. Applicant shall provide sufficient detail or other method of appropriate treatment with Final 1 to satisfy Article XIII requirements. (T&ES) (DSUP 2007-0034)

102. Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention/infiltration vault. (T&ES) (DSUP 2007-0034)
103. Sheet C8.10: SWM BMP Drainage Areas block. The total drainage area portrayed as the Prop. Detention/Infiltration Vault states 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect. (T&ES) (DSUP 2007-0034)
104. Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match. (T&ES) (DSUP 2007-0034)
105. **CONDITION DELETED BY STAFF:** ~~Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES) (DSUP 2007-0034)~~
106. **CONDITION DELETED BY STAFF:** ~~The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) (DSUP 2007-0034)~~
107. **CONDITION DELETED BY STAFF:** ~~The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES) (DSUP 2007-0034)~~

108. **CONDITION DELETED BY STAFF:** ~~Include all symbols, abbreviations, and line types in the legend. (T&ES) (DSUP 2007-0034)~~
109. **CONDITION DELETED BY STAFF:** ~~All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18 inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C 151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C 76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034 77 SDR 35 and ASTM 1785 76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES) (DSUP 2007-0034)~~
110. **CONDITION DELETED BY STAFF:** ~~All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034 77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C 151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C 76 Class IV (For 12" or larger diameters); however, RCP C 76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" 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) (DSUP 2007-0034)~~
111. **CONDITION DELETED BY STAFF:** ~~Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C 151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES) (DSUP 2007-0034)~~
112. **CONDITION DELETED BY STAFF:** ~~Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of~~

~~Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES) (DSUP 2007-0034)~~

113. **CONDITION DELETED BY STAFF:** ~~No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES) (DSUP 2007-0034)~~
114. **CONDITION DELETED BY STAFF:** ~~Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) (DSUP 2007-0034)~~
115. **CONDITION DELETED BY STAFF:** ~~The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) (DSUP 2007-0034)~~
116. **CONDITION DELETED BY STAFF:** ~~Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES) (DSUP 2007-0034)~~

CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F - 1. **FINDING DELETED BY STAFF:** ~~All previous applicable T&ES conditions and Code requirements of DSUP#2002-05 and DSUP #2005-0009 to be carried forward with this extension request and the following NEW CONDITIONS. (Note the new conditions have been reflected in Section IV of the staff report.) (DSUP 2007-0034)~~
- F - 2. **FINDING DELETED BY STAFF:** ~~No objection to proposed extension request. (DSUP 2007-0034)~~
- F - 3. **FINDING DELETED BY STAFF:** ~~No preliminary development plan was submitted for staff review.~~
- ~~a. Bond for the public improvements must be posted prior to release of the plan.~~
 - ~~b. All downspouts must be connected to a storm sewer by continuous underground pipe.~~
 - ~~c. All utilities serving this site to be underground.~~
 - ~~d. The sewer tap fee must be paid prior to release of the plan, if applicable.~~
 - ~~e. All easements and/or dedications must be recorded prior to release of the plan.~~
 - ~~f. 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.~~
 - ~~g. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, and Chapter 5, which sets the maximum permissible noise level as measured at the property line. (DSUP 2007-0034)~~

Code Administration Enforcement:

- C - 1. **CODE REQUIREMENT DELETED BY STAFF:** ~~The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. (DSUP 2007-0034)~~
- C - 2. **CODE REQUIREMENT DELETED BY STAFF:** ~~The final site plans shall show placement of fire easement signs. Condition not met. (DSUP 2007-0034)~~

- C - 3. **CODE REQUIREMENT DELETED BY STAFF:**—~~The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC). (DSUP 2007-0034)~~
- C - 4. **CODE REQUIREMENT DELETED BY STAFF:**—~~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. (DSUP2007-0034)~~
- C - 5. **CODE REQUIREMENT DELETED BY STAFF:**—~~A soils report must be submitted with the building permit application. (DSUP 2007-0034)~~
- C - 6. **CODE REQUIREMENT DELETED BY STAFF:** ~~Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. (DSUP 2007-0034)~~
- C - 7. **CODE REQUIREMENT DELETED BY STAFF:**—~~A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. (DSUP 2007-0034)~~
- C - 8. **CODE REQUIREMENT DELETED BY STAFF:**—~~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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. (DSUP 2007-0034)~~
- C - 9. **CODE REQUIREMENT DELETED BY STAFF:**—~~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. (DSUP 2007-0034)~~
- C - 10. **CODE REQUIREMENT DELETED BY STAFF:**—~~Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. (DSUP 2007-0034)~~
- C - 11. **CODE REQUIREMENT DELETED BY STAFF:**—~~Required exits, parking, and facilities shall be accessible for persons with disabilities. (DSUP 2007-0034)~~

Findings added by staff:

Planning & Zoning

- F - 1. Revise Existing Conditions Sheet to accurately show the existing configuration and where the approved lifts are located. (P&Z) (DSUP 2007-0034)
- F - 2. Include a sheet demonstrating tracker trailer turning movements and show where the trucks unload on the site. (P&Z) (DSUP 2007-0034)
- F - 3. Revise sheets to accurately indicate adjacent property owners and uses. (DSUP 2007-0034)
- F - 4. Correct General Note on SH C2.00 to indicate there is an RPA on the site. (P&Z) (DSUP 2007-0034)
- F - 5. Correct the scale of architectural drawings to indicate correct scale. (1/16 not 1/8) (P&Z) (DSUP 2007-0034)
- F - 6. Correct typos on SH L3.10 (P&Z) (DSUP 2007-0034)
- F - 7. Correct / coordinate scales on SH C9.00 (P&Z) (DSUP 2007-0034)
- F - 8. Correct parking and building sq. ft. calculations, coordinate sheets. (DSUP 2007-0034)
- C - 1. **CODE REQUIREMENT ADDED BY STAFF:** Public improvements shall include the landscaping on Commonwealth Avenue. Landscaping shall comply with the requirements of Zoning Ordinance, Section 11-413(A)(6). The applicant shall maintain the landscaping on Commonwealth Avenue during the three year survival period. Please include a note on the final site plan which references this Code Requirement.

Transportation & Environmental Services:

- C - 1. **CODE REQUIREMENT ADDED BY STAFF:** In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of 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) (DSUP #2007-0034)
[http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connecti
on%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 - 2. **CODE REQUIREMENT ADDED 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 Waste to Energy 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) (DSUP 2007-0034)
- C - 3. **CODE REQUIREMENT ADDED BY STAFF:** Applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES) (DSUP 2007-0034)
- C - 4. **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development 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) (DSUP 2007-0034)
- C - 5. **CODE REQUIREMENT ADDED BY STAFF:** In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES) (DSUP 2007-0034)

- C - 6. **CODE REQUIREMENT ADDED BY STAFF:** Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to 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) (DSUP 2007-0034)
- C - 7. **CODE REQUIREMENT ADDED BY STAFF:** All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES) (DSUP 2007-0034)
- C - 8. **CODE REQUIREMENT ADDED BY STAFF:** No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by Code. (T&ES) (DSUP 2007-0034)
- C - 9. **CODE REQUIREMENT ADDED BY STAFF:** All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES) (DSUP 2007-0034)
- C - 10. **CODE REQUIREMENT ADDED BY STAFF:** Provide all pedestrian and traffic signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2007-0034)
- C - 11. **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 12. **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and 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 - 13. **CODE REQUIREMENT ADDED BY STAFF:** The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 14. **CODE REQUIREMENT ADDED BY STAFF:** Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 15. **CODE REQUIREMENT ADDED BY STAFF:** (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 16. **CODE REQUIREMENT ADDED BY STAFF:** Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES, Code Administration and the Fire Chief and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 17. **CODE REQUIREMENT ADDED 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 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 - 18. **CODE REQUIREMENT ADDED BY STAFF:** Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 19. **CODE REQUIREMENT ADDED BY STAFF:** The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 20. **CODE REQUIREMENT ADDED BY STAFF:** All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 21. **CODE REQUIREMENT ADDED BY STAFF:** Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 22. **CODE REQUIREMENT ADDED BY STAFF:** Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 23. **CODE REQUIREMENT ADDED BY STAFF:** The thickness of sub-base, base, and wearing course shall be designed using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 24. **CODE REQUIREMENT ADDED BY STAFF:** All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25. **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C - 26. **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 27. **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28. **CODE REQUIREMENT ADDED BY STAFF:** 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)
- F - 1. All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps computations must be provided for approval. (T&ES) (DSUP 2007-0034)
- F - 2. Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES) (DSUP 2007-0034)
- F - 3. 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) (DSUP 2007-0034)
- F - 4. **FINDING AMENDED BY STAFF:** ~~Recycling Condition:~~ The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The 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 519-3486 ext.132. (T&ES) ~~(DSUP 2007-0034)~~
- F - 5. **FINDING DELETED BY STAFF:** ~~Americans with Disability Act (ADA) ramps shall comply with the requirements of memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the~~

~~ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES) (DSUP 2007-0034)~~

- F - 6. The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management. (DSUP 2007-0034)
- F - 7. **FINDING AMENDED BY STAFF:** The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. ~~This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law. (DSUP 2007-0034)~~
- F - 8. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. (DSUP 2007-0034)
- F - 9. **FINDING ADDED BY STAFF:** Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP 2007-0034)
- F - 10. **FINDING ADDED BY STAFF:** Applicant proposes a Detention / Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention / infiltration vault with this efficiency on the approved BMP list for the City. Applicant shall provide sufficient detail or other method of appropriate treatment with Final #1 to satisfy the Article XIII requirements.
- F - 11. **FINDING ADDED BY STAFF:** Applicant cannot take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention / infiltration vault.
- F - 12. **FINDING ADDED BY STAFF:** Sheet C8.10: SWM BMP Drainage Areas Block. The total drainage area portrayed as the Prop. Detention / Infiltration Vault states that 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect.
- F - 13. **FINDING ADDED BY STAFF:** Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct

block. The way the applicant is filling out the block does not account for the total acreage on-site. (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match.

- F - 14. **FINDING ADDED BY STAFF:** The Memorandum to Industry 02-09 dated December 3, 2009 can be used as a resource to prepare the final site plan. This memorandum 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 - 15. **FINDING ADDED BY STAFF:** Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 16. **FINDING ADDED BY STAFF:** The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 17. **FINDING ADDED BY STAFF:** The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 18. **FINDING ADDED BY STAFF:** The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

- F - 19. **FINDING ADDED BY STAFF:** Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 20. **FINDING ADDED BY STAFF:** All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18” in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15”. The acceptable pipe materials will be 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 - 21. **FINDING ADDED BY STAFF:** All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 22. **FINDING ADDED BY STAFF:** Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 23. **FINDING ADDED BY STAFF:** Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or

water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete. (T&ES)

- F - 24. **FINDING ADDED BY STAFF:** No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 25. **FINDING ADDED BY STAFF:** Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 26. **FINDING ADDED BY STAFF:** The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 27. **FINDING ADDED BY STAFF:** Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 28. **FINDING ADDED BY STAFF:** Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

- F - 29. **FINDING ADDED BY STAFF:** All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 30. **FINDING ADDED BY STAFF:** 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)

Code Enforcement Comments added by staff:

Updated comments are in BOLD.

- F - 1. **FINDING DELETED BY STAFF:** ~~Sheet C6.10 needs to show that the construction will comply with the current edition of the USBC. USBC2000 is not the current edition.~~
- F - 2. **FINDING ADDED BY STAFF:** 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.
- F - 3. **FINDING ADDED BY STAFF:** As of July 1, 2011, the Department of Code Administration became independent of the Fire Department and is now a standalone City agency. Therefore, the code requirements and findings approved with DSUP2007-0034 shall be reviewed with each subsequent amendment and/or extension to ensure that the current code requirements and standards are cited and applied. As the requirements of Code Administration and the Fire Department have changed since the approval of DSUP2007-0034, these agencies reserve the authority to review and revise the code requirements and findings with subsequent amendments and / or extensions and will discuss any necessary language with the applicant.
- C - 1. **CODE REQUIREMENT DELETED BY STAFF:** ~~The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all~~

~~Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. (DSUP 2007-0034)~~

- C - 2. **CODE REQUIREMENT DELETED BY STAFF:** ~~The final site plans shall show placement of fire easement signs. Condition not met. (DSUP 2007-0034)~~
- C - 3. The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC). (DSUP 2007-0034)
- C - 4. 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. (DSUP 2007-0034)
- C - 5. **CODE REQUIREMENT DELETED BY STAFF:** ~~Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. (DSUP 2007-0034)~~
- C - 6. A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0. (DSUP 2007-0034)
- C - 7. 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. (DSUP 2007-0034)
- C - 8. Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. (DSUP 2007-0034)
- C - 9. **CODE REQUIREMENT DELETED BY STAFF:** ~~Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.~~
- C - 10. New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant. (DSUP 2007-0034)

- C - 11. Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant. (DSUP 2007-0034)
- C - 12. Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; > 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb. (DSUP 2007-0034)
- C - 13. 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. (DSUP 2007-0034)
- C - 14. **CODE REQUIREMENT DELETED BY STAFF:** ~~The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Condition met.~~
- C - 15. **CODE REQUIREMENT DELETED BY STAFF:** ~~A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2).~~
- C - 16. This structure contains mixed use groups [B, Business; S-2, Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3. (DSUP 2007-0034)
- C - 17. **CODE REQUIREMENT AMENDED BY STAFF:** The required mechanical ventilation rate shall meet the requirements of the USBC for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C - 18. Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles. (DSUP 2007-0034)
- C - 19. **CODE REQUIREMENT DELETED BY STAFF:** ~~A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.~~
- C - 20. **CODE REQUIREMENT DELETED BY STAFF:** ~~Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.~~

- C - 21. The parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9). (DSUP 2007-0034)
- C - 22. Enclosed parking garages must be ventilated in accordance with USBC 406.4.2. (DSUP 2007-0034)
- C - 23. 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 (DSUP 2007-0034)
- C - 24. 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). (DSUP 2007-0034)
- C - 25. A soils report must be submitted with the building permit application. Acknowledged by applicant. (DSUP 2007-0034)
- C - 26. **CODE REQUIREMENT DELETED BY STAFF:** ~~Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.~~
- C - 27. Required exits, parking, and facilities shall be accessible for persons with disabilities. (DSUP 2007-0034)
- C - 28. Handrails must comply with USBC 1009.11. (DSUP 2007-0034)
- C - 29. A separate tap is required for the building fire service connection. (DSUP 2007-0034)
- C - 30. Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. Acknowledged by applicant. (DSUP 2007-0034)

Fire Department:

- F - 1. **FINDING 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.

- C - 1. **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall provide a separate Fire Service Plan which illustrates where applicable: a) emergency ingress/egress routes to the site; b) fire department connections (FDC) to the building if fire sprinkler system is required; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.
- C - 2. **CODE REQUIREMENT ADDED BY STAFF:** The applicant 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. This information will determine if item C-3 requirements apply.
- C - 3. **CODE REQUIREMENT ADDED BY STAFF:** The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.
- C - 4. **CODE REQUIREMENT ADDED BY STAFF:** A fire prevention code permit may be required for the proposed use and occupancy condition.
- C - 5. **CODE REQUIREMENT ADDED BY STAFF:** A Knox Box building key access system shall be installed to facilitate building entry by fire department personnel during an emergency.
- C - 6. **CODE REQUIREMENT ADDED BY STAFF:** The site plan shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.
- a. Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
 - b. Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a $\frac{3}{8}$ -inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING,"

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

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



C - 7. **CODE REQUIREMENT ADDED BY STAFF:** Show fire apparatus vehicle turning radius based on the following specifications:

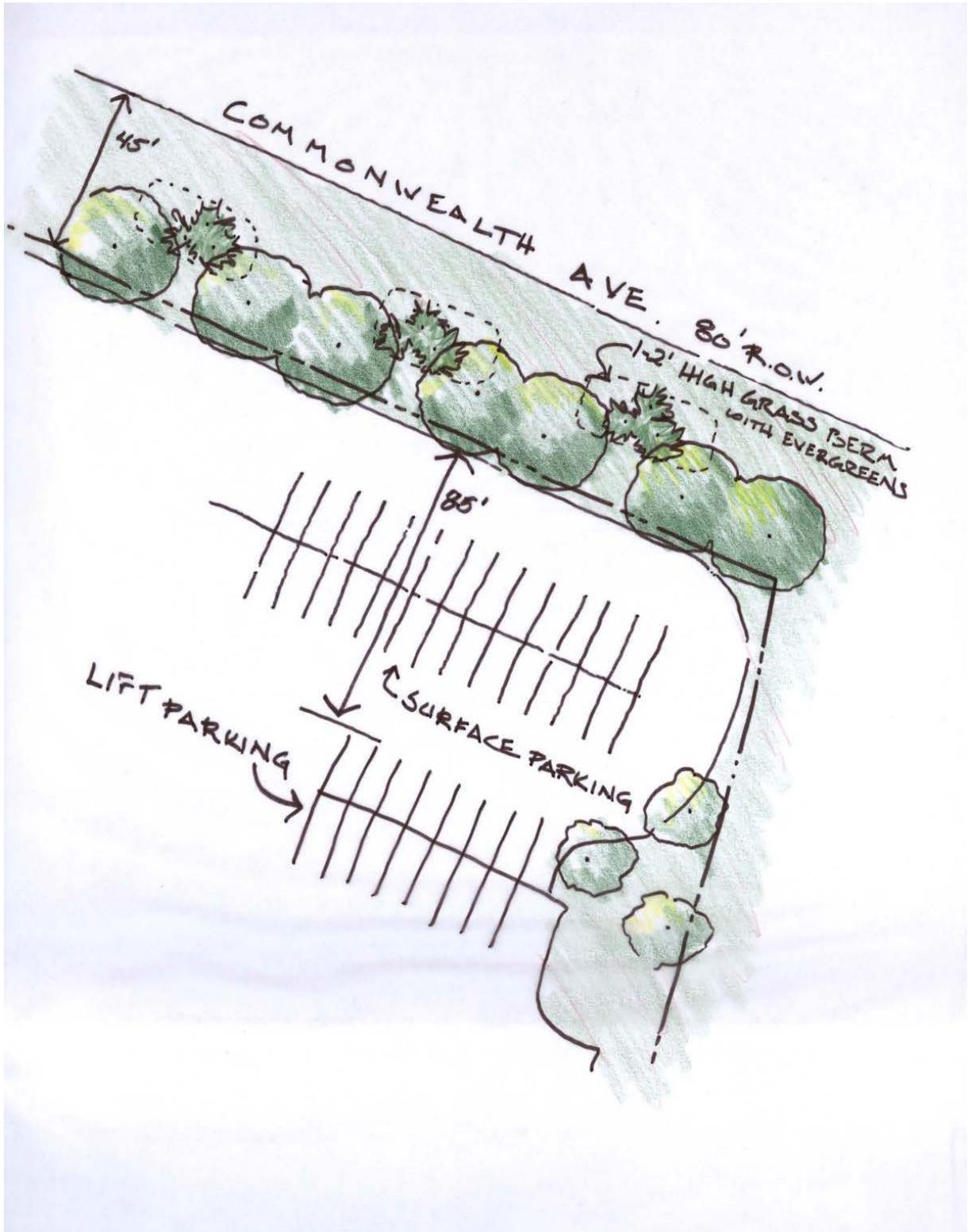
Tower 203 Turning Specifications:

- a. Turning Radius:
 - i. Wall to Wall = 54.98 feet + / - 2 feet
 - ii. Curb to Curb = 51.33 feet + / - 2 feet
 - iii. Inside turning radius = 37.73 feet + / - 2 feet
- b. Overall Length – 47' – 4 ½"
- c. Overall Width – 98"
- d. Wheel Bases from front axle to both rear axles – 240"
- e. Tandem axle spacing – 56" CL of axle to CL of axle
- f. Gross Weight – As built with no equipment or water gross weight = 66,000#
- g. Angle of Approach – 13 Degrees
- h. Angle of Departure – 11 degrees
- i. Ramp Break Over – Break over angle is 9°

Alexandria Fire Department
Fire Apparatus Specification Information

1. **Tractor Drawn Aerial Ladder Truck w/100' Ladder**
Apparatus I.D.# - Truck 208
Overall Length - 678" (56' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheel Bases:
Tractor - 150" (12' 5") from front steer axle to drive axle.
Trailer - 306" (25' 5") from drive axle to rear steer axle.
GVW: 64,500#
Angle of Approach¹: Tractor - 11 degrees and Trailer - 11 degrees
Angle of Departure²: Tractor - 11 degrees and Trailer - 15 degrees
Ramp Breakover³: Tractor - 6 degrees and Trailer - 12 degrees
Turning Radius⁴: Within 45' wall to wall.
2. **Rear Mount Aerial Ladder Truck**
Apparatus I.D.# - Truck 204
Overall Length - 498" (41' 4")
Overall Width - 108" (9') w/mirrors
Wheel Bases:
Front Axle to No. 1 Rear Axle (First Axle of Tandem) - 215" (17' 11")
Front Axle to No. 2 Rear Axle (Second Axle of Tandem) - 289" (22' 4")
Tandem Axle Spacing - 54" (4' 5")
GVW: 69,500#
Angle of Approach¹: 11 degrees
Angle of Departure²: 10 degrees
Ramp Breakover³: 6 degrees
Turning radius⁴: Within 43' wall to wall.
3. **Dash 2000 Heavy Duty Rescue Pumper (Engine)**
Apparatus I.D.# - Rescue Engine 205
Overall Length - 390" (32' 6")
Overall Width - 108" (9') w/mirrors and 96" (8') w/o mirrors.
Wheelbase - 212.5" (18' rounded to the nearest foot).
GVW: 51,800#
Angle of Approach¹: 11 degrees
Ramp Breakover³: 8 degrees
Turning Radius⁴: Within 42' wall to wall
4. **City of Alexandria Advance Life Support Ambulance**
Apparatus I.D.# - Medic 202 (Specifications applicable to Medic 205, 206, 207, and M208)
Overall Length: 297" (24 ft. 9 in.)
Overall Width: 110" (9 ft. 2 in.) w/mirrors and 99" (8 ft 3 in.) w/o mirrors.
Overall Height: 114" (9 ft. 6 in.)
Wheel Base: 167" (13 ft 11 in.)

VII. ATTACHMENT





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2012-0009 **Project Name:** Alexandria Toyota Detail Building

PROPERTY LOCATION: 3750 Jefferson Davis Hwy.

TAX MAP REFERENCE: 008.03-01-03 **ZONE:** CDD 7

APPLICANT:

Name: Jack Taylor's Alexandria Toyota, Inc.

Address: 3750 Jefferson Davis Hwy., Alexandria, VA 22305

PROPERTY OWNER:

Name: Taylor Holdings, LLC

Address: 3750 Jefferson Davis Hwy., Alexandria, VA 22305

SUMMARY OF PROPOSAL Request for extension of DSUP #2007-0034 to build approved detail building/installation of auto lifts.

MODIFICATIONS REQUESTED None.

SUPs REQUESTED _____

[] **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.

Mary Catherine Gibbs

Print Name of Applicant or Agent

307 N. Washington St.

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Mary Catherine Gibbs
Signature

703-836-5757 703-548-5443

Telephone # Fax #

mcg.hcgk@verizon.net

Email address

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

Jack Taylor, 3750 Jefferson Davis Hwy, Alexandria, VA 22305 - 100%

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. Jack Taylor	3750 Jefferson Davis Hwy.	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3750 Jefferson Davis Hwy (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. Taylor Holdings, LLC	3750 Jefferson Davis Hwy.	
2. Jack Taylor	3750 Jefferson Davis Hwy	100%
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. Alexandria Toyota, Inc.	None	
2. Taylor Holdings, LLC	None	
3. Jack Taylor	In-Kind Contribution for use	Mayor William D. Euille

of vehicle

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.

3/21/12
Date

Mary Catherine Gibbs
Printed Name


Signature

2. **Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (*Attach additional sheets if necessary.*)

Alexandria Toyota is seeking to extend their approval of the Auto Detailing Building and permanent lifts based upon the economic conditions that have existed for the past several years. Only now is the economy beginning to turn around, and therefore, construction of the building can be contemplated in the near future. No changes to the approved plan are requested.

Alexandria Toyota was originally approved for this significantly smaller detailing building and lifts on June 14, 2008. That approval was automatically extended by the adoption of amendments to the Zoning Code that extended the validity period for development site plans and development special use permits, along with associated permits or plans that were valid but had not commenced substantial construction prior to April 1, 2009 to an expiration date of March 31, 2012. Alexandria Toyota is filing for this extension prior to that expiration date so that they can have more time to commence construction now that the economy is beginning to turn around.

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

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

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

Specify time period (i.e. day, hour, or shift).
Up to 100.

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

Day	Hours	Day	Hours
Mon-Sat.	7 a.m. to 9 p.m.		
Sun.	9 a.m. to 5 p.m.		

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Normal noise associated with mechanical equipment for auto repair.

B. How will the noise from patrons be controlled?
None anticipated above the lawful limit, the bay doors will remain closed during any operation of the mechanical equipment.

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

NA

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

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

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

~~Normal for proposed use.~~

C. How often will trash be collected?

~~At least once a week.~~

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

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:

N/A

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:

Regular cleaning solutions for cleaning of the facility and cars.

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

Proper lighting and the number of employees on site during normal business hours.

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.

N/A

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?
406

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

<u>1292</u>	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?
on site. _____

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? 4

B. How many loading spaces are available for the use? 4

C. Where are off-street loading facilities located?
on site

D. During what hours of the day do you expect loading/unloading operations to occur?
Monday-Friday, 7 am to 6 pm

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

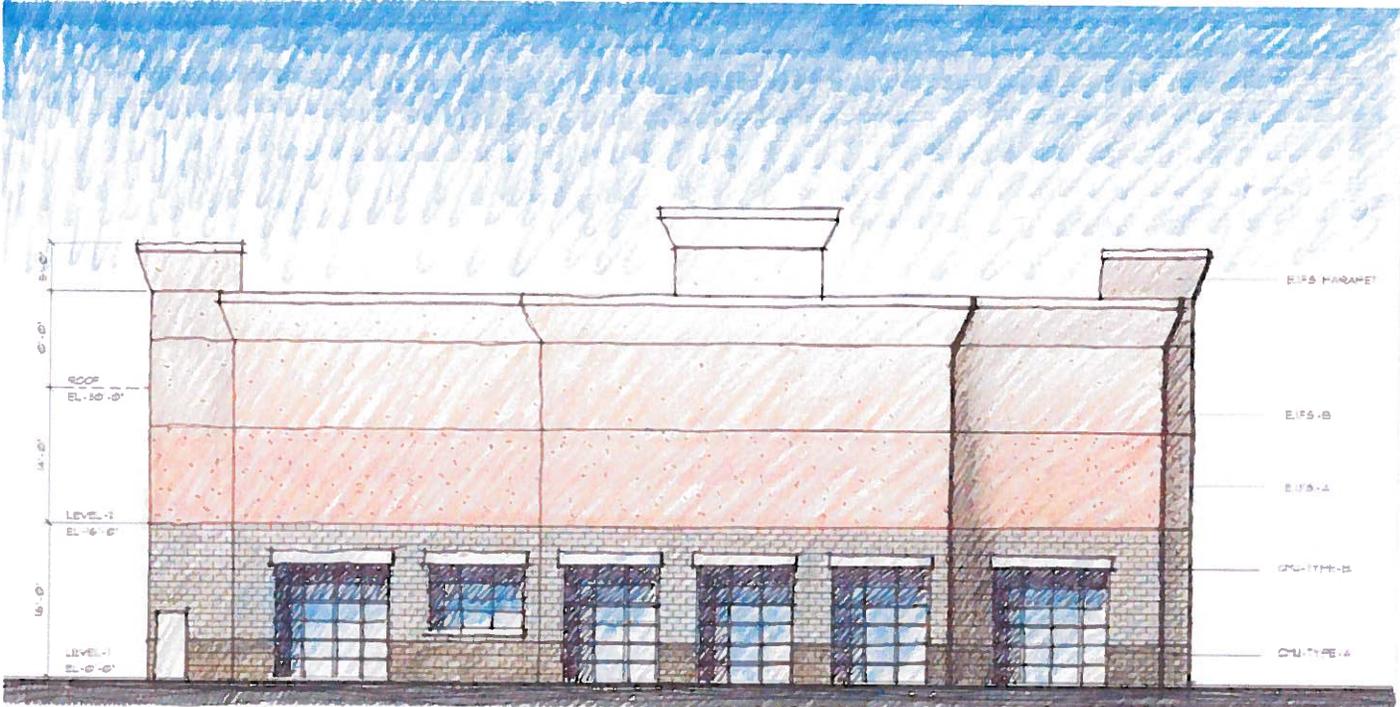
15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

Docket Item #17 A & B

**Alexandria Toyota
3750 Jefferson Davis Highway**

**Text Amendment #2008-0006 (A)
DSUP Amendment #2007-0034 (B)**



**Planning Commission
June 3, 2008**

Docket Item #17 A & B

Text Amendment #2008-0006 (A)
DSUP #2007-0034 (B)

Planning Commission Meeting
June 3, 2008

REQUEST: Consideration of a request for 1) a text amendment to the CDD #7 table in the City's Ordinance and; 2) a development special use permit, with site plan, to construct an auto detailing building and the installation of auto lifts.

APPLICANT: Alexandria Toyota
by Harry Hart, attorney

LOCATION: 3750 Jefferson Davis Highway
Land bound by Four Mile Run, Jefferson Davis Highway, E. Reed Street and Commonwealth Avenue

ZONE: Coordinated Development District - CDD #7
Underlying Zone OC, RB and RC zone districts

CITY COUNCIL ACTION, JUNE 14, 2008: City Council approved the Planning Commission recommendation, with a request for staff to come back with a clarification of exactly what the trash can policy is, who is asked to pay what, when and how.

PLANNING COMMISSION ACTION, JUNE 3, 2008: On a motion by Ms. Jennings, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of DSUP #2007-0034 and TA #2008-0006, subject to compliance with all applicable codes, ordinances and staff recommendations, and with the deletion of conditions #16, #40, #61, #63 and #113. The Planning Commission also amended conditions #6(d) delaying the installation of the trees to the release of final site plan, #10 requiring that the applicant provide additional landscape material along the Commonwealth Avenue frontage to screen the parking lifts to the satisfaction of the Directors of P&Z and RP&CA, and condition #64 removing the requirement that the applicant provide a countdown signal and crosswalks.

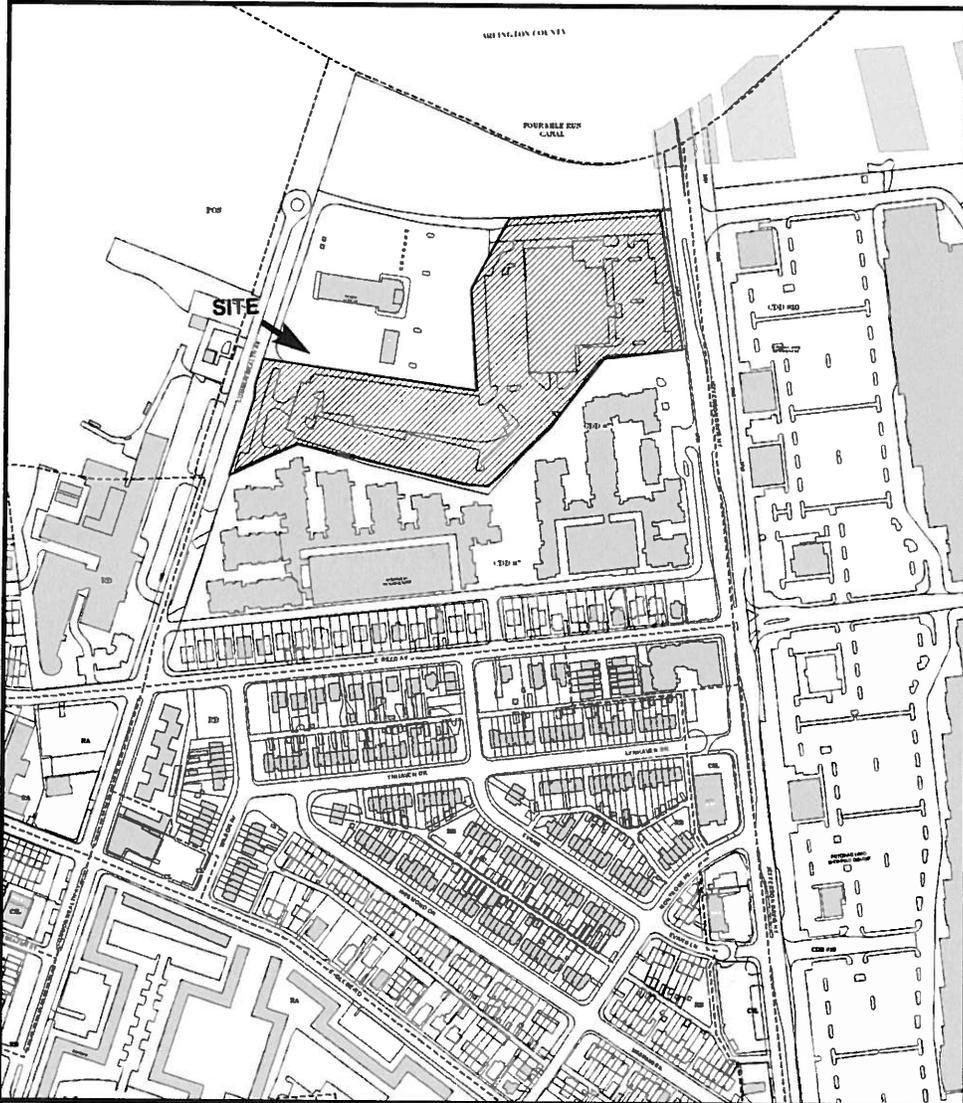
Reason: The Planning Commission agreed with staff analysis that the current proposal was less obtrusive than the previously approved 5 story parking structure and determined that all of the proposed 540 car lifts could be screened with additional landscaping and that the other additional conditions were not necessary as this is an existing business with existing sidewalks and utilities.

Speakers:

Alexandria Toyota
DSUP #2007-0034
TA #2008-0006

Bud Hart, attorney, representing the applicant.

Alexandria Toyota
DSUP #2007-0034
TA #2008-0006



DSUP #2008-0034

06/03/08



I. Impact/Benefit Chart

IMPACT/BENEFIT	COMMENTS
Consistency with Strategic Plan	A strong local economy that is growing in varied small businesses and job opportunities. A City government that is financially sustainable, efficient and community oriented.
Use	Automobile storage and sales.
Open Space	Not required Land adjacent to 4 Mile Run dedicated to the City
Building	Proposed 13,000 sq. ft. auto detailing/office building
Traffic/Transit	Located on main arterial road
Parking	204 parking spaces required 1,292 parking spaces provided of which 1,117 sq. ft.
Affordable Housing	Not Applicable

II. Executive Summary:

The applicant is requesting approval of:

- A text amendment to the CDD-Coordinated Development (CDD # 7) zoning table to permit storage of cars for the dealership within 100 feet of Commonwealth Avenue with approval of a development special use permit; and
- A development special use permit amendment to permit car lifts and an approximately 13,000 sq.ft. auto detailing/office building.

Text Amendment

The property is zoned CDD#7–Coordinated Development District, although the “underlying zone” zoning for the property consists of OC–Office Commercial and RC-Residential zones. The current CDD zoning table permits certain uses with a special use permit by utilizing the underlying zones or additional density if the CDD zoning is utilized. For example, automobile sales are permitted with approval of a special use permit which is how the current facility was initially approved in March, 2003 (DSUP#2002-0050). However, currently the CDD zoning table(see table #2) does not permit car sale and/or storage within 100 feet of Commonwealth Avenue.

To permit storage of cars adjacent to Commonwealth Avenue, the applicant is requesting approval of a text amendment (*table # 2*) to permit cars sales and storage within 100 feet of Commonwealth Avenue with the approval of a special use permit. The text amendment was initiated by City Council at their April 22, 2008 hearing.

An intent of not permitting commercial uses adjacent to Commonwealth Avenue was to ensure that commercial structures/uses from Route 1 did not encroach into the predominantly residential character of Commonwealth Avenue. While the proposed text amendment would permit commercial parking/storage adjacent to Commonwealth Avenue, it does not permit commercial structures. In addition, the storage of cars is something that could be moved or relocated easily as part of any



Figure 1 Existing Zoning and Context

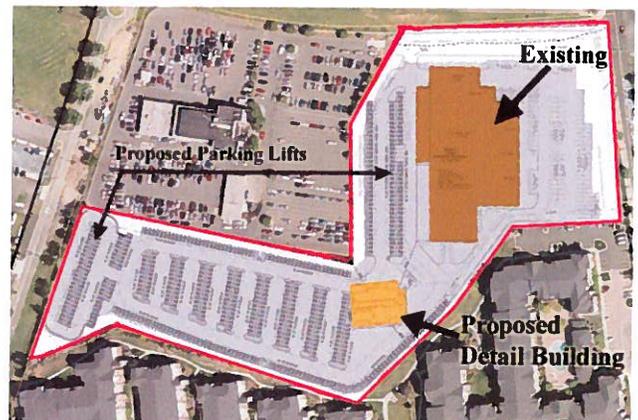


Figure 2 Site Plan

redevelopment of the property. While staff is recommending approval of the proposed text amendment, the approval is based on the following:

- A significant amount of additional screening and landscaping on Commonwealth Avenue;
- Eliminating two rows of proposed car lifts to ensure that the proposed lifts are not visible from Commonwealth Avenue.

DSUP Amendment

In addition to the text amendment, the applicant is also requesting approval of a development special use permit to amend the previously approved development special use permit (DSUP #2002-0050) to eliminate the proposed 5-level (730 space) parking structure which was approved as part of the previous proposal. In addition to the parking structure, the previous approval had 401 surface storage space for a total of 1,131 on the site. In comparison, the current proposal replaces the parking structure with 540 car lifts, (1,080 parking spaces) 37 lift parking spaces within the detail building (74 parking spaces) and 138 spaces for a total of 1,292 spaces on-site. The number of parking/storage spaces is discussed in more detail below.

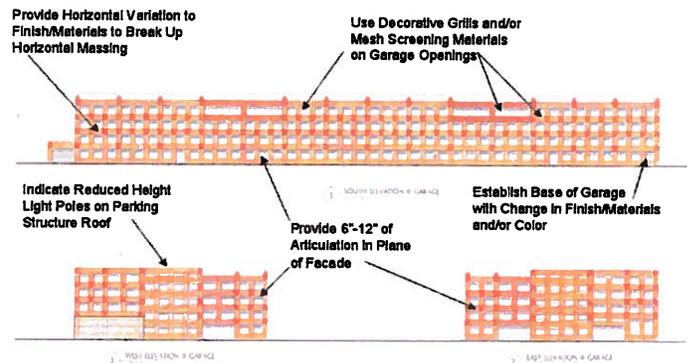


Figure 3 Previously Approved Parking Structure

The proposed spaces and car lifts are for storage of vehicles and cannot be accessed by the general public. The proposed development special use permit also consists of a request to approve an approximately 13,000 sq.ft. building that will be used for office, vehicle storage, car detailing and be located within the central portion of the site.

While parking and/or car storage adjacent to Commonwealth Avenue is not ideal, the property line is setback from the street approximately 45 feet and would be screened by the existing 8 ft. tall fence. In addition, staff is recommending that additional landscaping/screening be provided and that 50 lifts be eliminated; thereby maintaining 85 feet of the buffer and ensuring that the lifts and cars are not visible from Commonwealth Avenue. While the lifts are not ideal, they are preferable to the previously approved parking structure. Although the prior parking structure was approved, staff had concerns about the proposed mass and scale of the approved structure and its visibility from Route 1 and Commonwealth Avenue. A benefit with the proposed lifts is that they are less massive than the approved parking structure and the proposed lifts also have less of a visual impact on the adjoining residential apartment complex. (The Reserves at Potomac Yard).

Alexandria Toyota
DSUP #2007-0034
TA #2008-0006

Staff recommends **approval** with the conditions in the staff report.

III. CDD Background:

A. *History*

At the time of establishing the CDD zoning for the property, the majority of the properties were either vacant or under utilized and it was envisioned that the land would develop as a mixture of office, residential and retail uses. Although coordinated overall development is the goal of the CDD zone district, the zone district includes provisions for development without an overall coordinated plan by using the “underlying” zoning. The underlying zoning for the CDD permits OC/Office Commercial uses except along Commonwealth Avenue, where a depth of 100 feet has the RC/Residential High designation. The coordinated development envisioned for these properties did not occur and they developed independently with their underlying zoning as commercial, auto related uses on the northern portion and residential uses to the south.

In 1996, the CDD was modified to allow an auto dealership within the CDD with a special use review. This amendment to the CDD was reviewed concurrently with a DSUP for the auto dealership. In 1999, the apartments known as the Reserves at Potomac Yard were approved and completed the development of the CDD properties. In 2003, a DSUP which allowed for the expansion the existing auto dealership in two phases by adding service bays (Phase I) and constructing a 5-1/2 story (730 parking space) parking structure with an internal car wash facility (Phase II) was approved. This amendment maintained the 100’ RC/Residential High buffer along Commonwealth Avenue. Staff and the community expressed concerns about the visual impact of the proposed garage, but ultimately recommended approval with conditions. A final site plan for Phase I was subsequently released and in 2005, Phase I completed construction

In 2005, a 24 month extension for Phase II for the dealership was granted, extending the commencement date of substantial construction to 2009. In 2006, a Minor Amendment was approved which allowed 150 temporary auto lifts and subsequent building permit was approved for the construction of 120 temporary auto lifts. A memo was sent to the Planning Commission to keep them advised of this administrative approval. In 2007, another Minor Amendment was approved allowing an additional 200 temporary auto lifts and subsequently a building permit was approved for this work. The total number of approved auto lifts is 320, which holds 640 vehicles.

B. Site and Surrounding Context

The site is an irregular shaped parcel of land that connects Route 1 on the east to Commonwealth Avenue on the west. The parcel is bound on the south by the apartments know as the Reserves at Potomac Yard, on the east by Route 1 and the Potomac Yard Center (Landbay F), on the north by Four Mile Run and the Hertz car storage facility, and on the west by Commonwealth Avenue, the Cora Kelly School and predominantly small scale residential townhomes and multi-family buildings.



Figure 4 Site Context

As demonstrated by the site context graphic,, this portion of the City is dominated by large spans of parking, industrial uses and is very auto oriented. The uses to the north in Arlington County are similar in nature to the proposal, with the Heishman’s BMW-Porsche-Audi car dealership, a power substation and water treatment plant along Four Mile Run. To the east of the property exists the large parking lots of the Potomac Yard retail center. The apartments in the south and the school and park on the west provide substantial buffer to the surrounding communities from these commercial uses.

IV. Zoning:

Zoning Table #1

Property Address:	3750 Jefferson Davis Highway Tax Map # 008.03-01-03	
Total Site Area:	8.94 acres or 389,546 sq. ft.	
Zone:	CDD #7 Underlay Zones - OC/Office Commercial and RC/Residential High	
Current Use:	Automobile Dealership	
Proposed Use:	Automobile Dealership	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	427,482 S.F.	82,380 S.F.
Buffer	100'	60'
Parking		
Retail Use:	46	46
Non-Retail Use:	151	151
Office Use:	3	3
Handicapped:	6	6
Total:	206	1292
Loading spaces:	4	4

V. Proposal:

A. *Project Description*

The applicant is proposing to construct a 3-story “detail building”, to re-orient the existing parking and add auto lifts to increase parking efficiency, expand the parking area and quantity of auto lifts to maximize the size of the parking lot.

Proposed Building

The proposed building is a three-story (12,575 sq.ft.) structure that contains vehicle storage, offices and an auto-detailing facility, with a maximum height of approximately 50 feet. The detailing facility will have two areas to put the finishing touches on the cars prior to them being sold. One is the car wash area and the other is a detailing room where the cars will be cleaned and polished. There is an existing car wash facility within the main building that will be used as a secondary or backup car wash, with the newer, more modern building being the primary car wash facility. Within the detail building, the applicant is proposing to provide 37 car lifts on the second floor and the roof, providing a total of 74 vehicle storage spaces. The cars will be transported via an internal elevator to and from their storage spaces. The building layout has been designed to allow for the internal movements of the cars by locating the lifts along the perimeter of the building, leaving the central core for vehicular circulation.



Figure 5 Building South Elevation

Car Lifts –Car Storage

The applicant is proposing to reconfigure and expand their current parking lot and install an additional 220 auto lifts to increase the total number of auto lifts to 540 (1,080 parking spaces). The lifts are painted steel and stand approximately 8’-2” tall without vehicles (see diagram). Each lift holds one vehicle and allows the applicant to park two vehicles (one above the other) in a standard parking space. They are powered from underground wires and do not require foundations. Additionally, the parking lot has been extended into the underlying RC/Residential High zone adjacent to Commonwealth Avenue.

Harding Steel SUV Lift Specifications

Capacity	Working Capacity	5,000 lbs
	Static Capacity	13,200 lbs
	Dynamic Capacity	3,000 lbs
	Overall Width	64 1/2"
Dimensions	Platform Width	61 7/8"
	Drive-Shaft Width	68 5/8"
	Overall Platform Length	145 11/16"
	Maximum vehicle wheelbase	141"
Performance	Maximum clearance (lower car)	73"
	Overall height	98 7/16"
	Lifted Speed (seconds)	17 seconds
	Lowering Speed (seconds)	15 seconds
Power	Power Requirements	220V 3 Phase 40 amp 220V Single Phase 4" amp
	Applications	Outdoor/Indoor
Materials	Surface	Asphalt/Concrete
	Material	100% Galvanized Steel
	Safety	Steel-on-Steel Locks

10
65

Alexandria Toyota
DSUP #2007-0034
TA #2008-0006

This proposal would allow for 1,154 spaces in the rear of the building for a total of 1,292 parking spaces on site. The previous approval, with the parking structure, allowed for a total of 1,131 parking spaces on the site. Staff believes that while this proposal does increase the parking slightly, it is less visually obtrusive, more efficient and does not significantly intensify the use, as there will be no additional employees resulting from this amendment. In addition, the lifts are temporary and moveable structures. Therefore the lifts are not a significant on-site structure as the previously approved parking structure which could delay the potential long term redevelopment of the site. Furthermore, staff is recommending that the applicant eliminate 50 lifts adjacent to Commonwealth Avenue, reducing the number of parking spaces to 1,242 and to provide berming, fencing and a naturalized landscape to further screen the proposed development.

VI. Staff Analysis:

A. CDD Text Amendment:

The proposed CDD text amendment would enable the existing car dealership to use their land with the ancillary use of vehicular parking and is consistent with the adjacent Hertz car rental/repair use to the north. While acknowledging that this use is compatible with the surrounding context and is a less impact to the adjacent residential; staff does have concerns about the visual nature that stacked parking may have from Commonwealth Avenue, as demonstrated by the section below. As previously discussed, staff is recommending approval of the proposed text amendment, because the proposed parking storage of cars are not permanent commercial structures adjacent to Commonwealth Avenue, which staff believes is consistent with the intent of the current zoning provision. In addition, parking/storage of cars will require approval of a special use permit, which can be evaluated on a case by case basis.

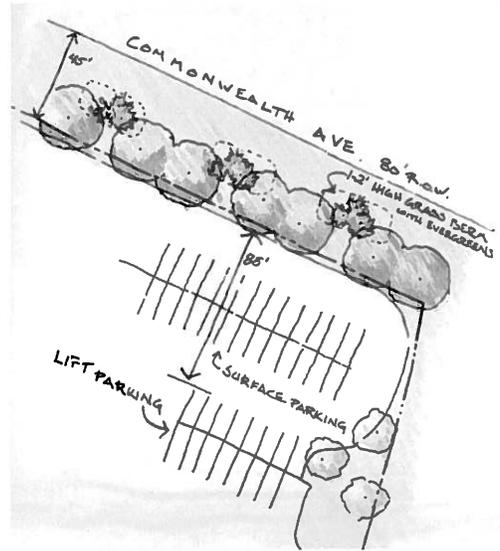


Figure 7 Staff Recommended Landscape Along Commonwealth Avenue

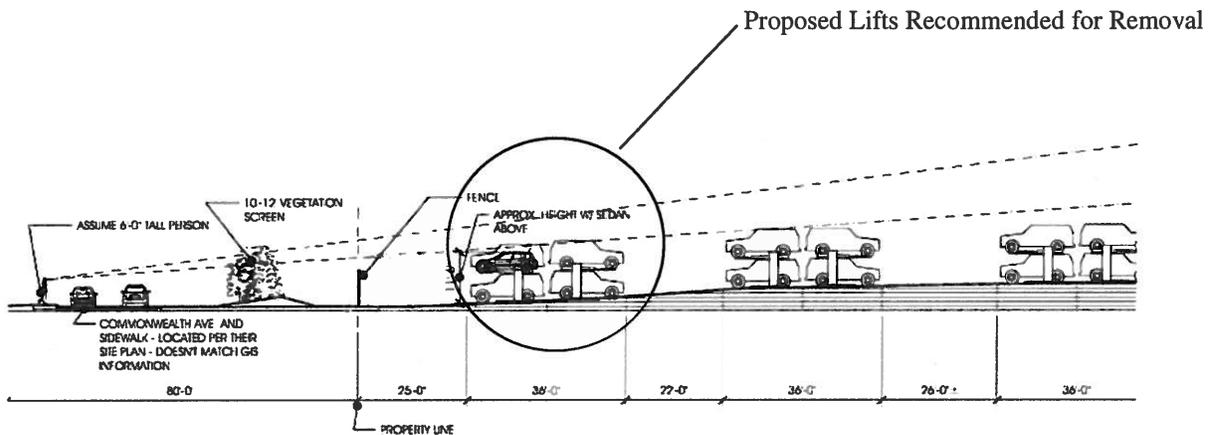


Figure 8 Proposed Lifts

Table 2. Proposed Text Amendments

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
7	Route 1 Properties	RB zone regulations apply along Reed Avenue, the RC zone regulations apply along Commonwealth Avenue to a depth of 100 feet <u>except as provided below</u> and the OC zone regulations apply on the remainder of the site provided that: - heights in the area along Commonwealth Avenue shall not exceed 45 feet - the use of automobile and trailer rental or sales be permitted with a special use permit on the portion of the site governed by the OC zone regulations <u>and surface parking associated with the use of automobile and trailer rental or sales within 85 feet of Commonwealth Avenue and car lift parking within the remaining 15 feet be permitted with a special use permit.</u>	For the north side of East Reed Avenue, a maximum 27 dwelling units per acre, provided that a minimum of 10 percent of the total number of units are made affordable as defined in the city affordable housing policy. Development shall comply with the CDD guidelines adopted in the Potomac West Small Area Plan	45 feet	Mix of uses including office, retail, residential, hotel and open space. On the north side of East Reed Avenue, the preferred land use is residential townhouse uses; however, stacked townhouse uses may be permitted, provided they are arranged on the site to create variety in the streetscape, minimize the number of curb cuts along East Reed Avenue, and provide ground-level, usable open space.

* Underlined text is the proposed amendment

B. DSUP Amendment

The site is a northern gateway into the City. Because of this, the scale and mass of the proposed project is important. The previously approved parking structure had a footprint of 125 ft. by 378 ft. (47,250 sq. ft.), stood 5 ½ levels (48 ft.) tall and held 730 vehicles. It would have been visible from Four Mile Run Park, Route 1 and Commonwealth Ave. Staff and the Lynhaven Civic Association had concerns regarding the height, scale and mass of the project in terms of the visual impacts to the surrounding area and produced a visual graphic demonstrating the impact of the garage from Route 1 as seen below.



Figure 9 Existing Conditions



Figure 10 Previously Approved Parking Garage

Staff believes that the proposed lifts are preferable compared to the previously approved parking structure and because of the rear yard location will not be seen from Route 1. The lifts will be over 280 feet from the Four Mile Run trail and given the 13'-0" height when loaded with two vehicles, won't be obtrusive. Another advantage of installing the car lifts is that they are temporary in nature, not requiring any permanent foundation, so they can be moved or relocated if the property were to redevelop.

The applicant is requesting a surplus of parking, well over 1,000 more spaces than required by our zoning ordinance. As this is an automotive car dealership, this request is an essential ancillary use for a car dealership business. However, staff has concerns about having the entire rear lot dedicated to the parking lifts for several reasons. The commercial uses on the property require 206 parking spaces for its customers and employees. The applicant is proposing to maintain 102 front yard surface spaces and there are an additional 51 internal spaces within the service bays for a total of 153 spaces, 53 spaces less than required. With the previous approval, employees are not permitted to park on the private access drive and were encouraged to park in the rear of the property. So where will the employees park if the entire rear lot is dedicated to parking lifts? If employees are to use the parking lifts for their parking needs, it could be problematic. When one employee is parked in the elevated position, he/she will need to find the person who is parked underneath to gain access to their car. Conversely, if the employees are restricted to the lower row, then that employee will have to be found if the upper inventory car is needed.

Secondly, the intent of maintaining the 100 foot wide strip along Commonwealth Avenue was to buffer the predominantly residential uses/character of Commonwealth from the commercial uses proposed on the site. The lifts located within this portion of the property intrude into that buffer and impact the views from Commonwealth Avenue. Staff does not support the use of lifts for employee parking and dedicated employee surface spaces should be provided within the first 85' of Commonwealth. Also, staff is recommending that the applicant install new landscaping along Commonwealth Avenue to screen the proposed development as generally depicted in Attachment #1. In addition to these enhancements, per the previous approval, (DSUP #2002-

0050, cond. #58) the applicant has provided to the City \$50,000 for landscape improvements along Four Mile Run trail and Commonwealth Avenue. The improvements consist of street trees (30 feet on center) and irrigation for the plantings. At present, Potomac Yard development is completing sewer line upgrades along Commonwealth. Once those improvements are completed, the City will install the landscape.

Proposed Detailing Building

While the applicant is not proposing to construct the large parking structure, the applicant is proposing to construct a smaller car detailing building that will provide office space, vehicular storage and car detailing amenities. The building foot print is roughly 54' x 97' and contains approximately 13,000 sq. ft. of floor space. The proposed building will have three stories and be 40 feet tall, with taller 49 foot cornices to provide some architectural variation.

The first floor contains the car wash, detailing room and two offices. The second story will have two additional offices and 17 car lifts for vehicular storage. The roof will also be used for vehicular storage with 17 more lifts. The building's design incorporates a tall parapet that will screen the roof top car lifts. The overall layout of the building retains the central portion of the each floor for vehicular circulation and the cars will be transported through the building by an internal elevator.

The proposed building will match the existing structure with materials and colors. The only wall openings in the building are the doors and windows on the first level. They have what appear to be projected cast stone lintels. Ventilation openings may be required on the second floor, due to the fact that the building is a parking garage, and if they are required, staff is recommending they be made to look like punched openings, consistent with the doors on the first level. The previously proposed structure was 5 ½ levels with an exterior finish of red stucco, punched windows and was highly visible from most of neighboring view points. The proposed smaller building will be located behind the existing building and will have limited visibility from Rte. 1.

C. Community

The applicant has met with Lynhaven community on March 3 and presented their new proposal. The overall consensus was that this new proposal was less visual and therefore more desirable. The community did request that additional height be added to the fence and/or landscape be installed to screen the cars from Commonwealth Avenue. Some of the members wanted to visit the site and did so on April 5th. The applicant contacted the manager of the Reserves at Potomac Yard and discussed the new proposal. The manager said that the new use would be less visual and an improvement over the approved 5 story parking structure.

VII. Conclusion:

Staff recommends **approval** of the text amendment and the amendment to permit DSUP #2002-0050 to allow 490 car lifts and a 13,000 sq.ft. “detail building” subject to compliance with all applicable codes and the conditions below. It should be noted that since the time of the original approval six years ago, Code requirements and condition language has changed. Although it appears the numerous conditions have been deleted, many of them are just being replaced with the more up to date language.

Staff: Faroll Hamer, Director, Planning and Zoning;
Jeffrey Farner, Deputy Director, P&Z;
Patricia Haefeli, Principal Planner, P&Z.

VIII. Staff Recommendation:

Staff recommends **approval** of the development special use permit, subject to compliance with all applicable codes and ordinances and the following conditions:

The conditions 1,2,3,23,24,47,66-69,86-93 and Code Requirements and Findings are being carried forward from DSUP#2002-0050 and DSUP#2001-0010. Conditions, 4-22,25-46,48-65,71-85,94-114 are new conditions and with Findings and Code Requirements conditions 115-179 and the associated Code Requirements are proposed to be deleted and updated with the current recommendations. The Planning Commission deleted condition #16, #40, #61, #63 and #113 and amended conditions #6(d), #10 and #64.

General

1. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (DSUP 2001-0010)
2. The hours of operation shall be restricted as follows: (P&Z) (SUP96-0161) (DSUP 99-0024)

Sales:	Monday through Friday, 9:00 AM to 9:00 PM
	Saturday, 9:00 AM to 9:00 PM
	Sunday, 12:00 PM to 6:00 PM
Service:	Monday through Friday, 7:00 AM to 8:00 PM
	Saturday, 8:00 AM to 5:00 PM
	Sunday, closed
3. No vehicle driveway access shall be permitted from along Commonwealth Avenue. (DSUP 2002-0050)(P&Z)

Building

4. **Condition added by staff:** The proposed building shall be consistent with the building elevations dated April 25, 2208 and shall provide the following to the satisfaction of the Director of P&Z.
 - a. The car detailing building shall be of similar style and materials as the main dealership building.

- b. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building.
- c. If ventilation is required on the second floor, they will be punched openings consistent with the doors on the first level, centered on the doors and windows below.
- d. The applicant shall hire a LEED accredited professional as a member of the design and construction team. The accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project; specifically, the applicant shall provide a green vegetated roof on those portions of all of the building(s) not occupied by mechanical, service and associated areas to the greatest extent possible. The applicant shall also work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials. The applicant shall be responsible for compliance with the green building requirements herein. The building shall be evaluated based on the applicable green and/or sustainable standard.(P&Z)

Landscaping

5. The proposed Saucer Magnolias and Austria Pines are to be limbed up a minimum of 6 feet as they mature to enhance natural surveillance. (Police) (DSUP #2002-0050)
6. **Condition amended by PC:** The applicant shall provide a landscape design along the entire Commonwealth frontage as generally depicted in Attachment #1 and shall be designed and installed and to the satisfaction of the Directors of P&Z and RP&CA. The plan shall include:
 - a. A minimum of 22 trees with a mixture of evergreen and deciduous species. Of which 10 will be a minimum 10' evergreen trees.
 - b. The design shall include a 1-2 foot undulating berm ranging as depicted in Attachment #1.
 - c. The design shall include an 8 foot decorative wooden fence; fence design and material subject to review and approval.
 - d. The design shall be installed and approved, except for the trees, prior to the any vehicular parking within the RC zone district. The trees shall be installed prior to release of the final site plan. (P&Z)
7. **Condition added by staff:** The submitted landscape plan will be revised to indicate the perimeter landscape as shown in the DSUP 2002-0050 with Final Site Plan #1. (P&Z)
8. **Condition added by staff:** All existing plant material that has died shall be replaced prior to the Certificate of Occupancy of the detail building. (P&Z)
9. **Condition added by staff:** Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the

Directors of Recreation, Parks & Cultural Activities, Planning & Zoning and Transportation & Environmental Services. At a minimum the Landscape Plan shall comply with the City of Alexandria Landscape Guidelines and shall:

- a. Provide an enhanced level of planting and a greater mix of shade, evergreen and ornamental trees.
 - b. Provide required planting notes on drawings.
 - c. Provide crown area coverage calculations including the field verified condition of all plantings.
 - d. Coordinate above and below grade site utilities, lights, signs, lift structures, and site grading to avoid conflicts. (RP&CA)
10. **Condition amended by PC:** The following modifications to the landscape plan and supporting drawings are required:
- a. Deciduous trees adjacent to Commonwealth Avenue shall be 3.5 inches minimum caliper and evergreen shall be minimum 10' in height.
 - b. The applicant shall add additional landscaping to adequately screen the car lifts to the satisfaction of the Directors of P&Z and RP&CA.
 - c. Provide height specification for all trees.
 - d. Provide multi-trunk or single specification for trees.
 - e. Provide planting details for all proposed conditions including tree wells.
 - f. All grass areas including parking islands shall be sodded or fully planted with evergreen groundcover. (RP&CA)
11. **Condition added by staff:** Provide an overall water management/irrigation system for the site. Provide at least one hose every 90 feet along the perimeter of the building. Provide an exhibit that demonstrates that water access and full coverage of the site using 100 feet of hose scope. (RP&CA)

Housing

12. **Condition added by staff:** A voluntary contribution of \$1.50 for the proposed additional gross floor area of 12,985 sq.ft., for a contribution of \$19,478 would be consistent with the "Developer Housing Contribution Work Group Report" dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing)

Site Plan

13. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP#2002-0050)

14. Maintain a minimum 10 feet horizontal separation between the water and sewer mains. (T&ES) (DSUP#2002-0050)
15. Condition added by staff: Signage prohibiting parking on the private drive shall be installed along the private drive. (P&Z)
16. ~~Condition Deleted by PC: Car lift parking shall be prohibited within the first 85 feet of Commonwealth Avenue. (P&Z)~~
17. Condition added by staff: In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. (T&ES)
18. Condition added by staff: All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
19. Condition added by staff: The applicant shall provide the location of the solid waste disposal and recycling containers and the turning movements of a trash truck. The storage space shall be provides for solid waste and recyclable material 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 City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
20. Condition added 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 Waste to Energy 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)
21. Condition added by staff: Trash Receptacle Condition: Applicant shall provide \$4,000 for the purchase of 4 trash receptacles, at \$1000 per receptacle, to the Director of T&ES for purchase and installation Full payment must be made prior to release of the Site Plan. (T&ES)
22. Condition added by staff: Applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (T&ES)

Stormwater

23. During Final Plan submittal design relocation of existing public storm sewers located under the proposed building footprint which extend from EX 106 and EX 104 storm structures to the satisfaction of the Director of T&ES. (T&ES)) (DSUP2002-0050)
24. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations and that they are functioning as designed and are unaffected by construction activities. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES)) (DSUP2002-0050)
25. **Condition added by staff:** Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development 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)
26. **Condition added by staff:** In order to meet the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall prepare a Stormwater Management Plan and request the Director of Transportation and Environmental Services (T&ES) to grant a waiver for the storm water detention. The applicant shall demonstrate the availability of an adequate storm water outfall and meet the requirements of Memorandum to Industry No. 2002-0001 on Stormwater Waiver Request. (T&ES)
27. **Condition added by staff:** Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer outfall as per the requirements of Memorandum to 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)
28. **Condition added by staff:** 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. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)

29. Condition added by staff: Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
30. Condition added by staff: The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
31. Condition added by staff: 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)
32. Condition added by staff: 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)
33. Condition added by staff: Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMP's and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
34. Condition added by staff: The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)

35. Condition added by staff: The Applicant shall submit a storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
36. Condition added by staff: 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)
37. Condition added by staff: Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the Division of Environmental Quality on digital media. (T&ES)

Utilities

38. Condition added by staff: All private utilities shall be located outside of the public right-of-way and public utility easements. (T&ES)
39. Condition added by staff: Show all existing and proposed public and private utilities and easements and provide a descriptive narration of various utilities. (T&ES)
40. ~~Condition deleted by PC: Applicant shall underground all the utilities serving the site. (T&ES)~~

Watershed, Wetlands and RPAs

41. Condition added by staff: Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments at the submission of the first final site plan. (T&ES)

42. **Condition added by staff:** The lot is located within an existing RPA or mapped wetland area. However, the amendment is outside the RPA and appears not to further impact the RPA. Should it be determined at final engineering that the drainage or other construction impact the RPA the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance and provide mitigation to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

Contaminated Lands

43. **Condition added by staff:** 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, Division of Environmental Quality. (T&ES)
44. **Condition added by staff:** 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. "Clean" backfill shall be used to fill utility corridors.
 - 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 5 copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES)
45. **Condition added by staff:** In the event of the sale of this property, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of Alexandria Toyota site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
46. **Condition added by staff:** Due to the proximity of historic landfill and the potential for contamination, the following condition shall be included:
The Applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or

other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES)

Streets / Traffic

47. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2002-0050)
48. Condition added by staff: Americans with Disability Act (ADA) ramps shall comply with the requirements of Memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)
49. Condition added by staff: The applicant shall install and maintain ADA accessible pedestrian crossings at all crossings serving the development. (T&ES)
50. Condition added by staff: All private streets and alleys must comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
51. Condition added by staff: Provide City standard pavement for Emergency Vehicle Easements (EVE). (T&ES)
52. Condition added by staff: No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways. (T&ES)
53. Condition added by staff: All driveway entrances, sidewalks, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
54. Condition added by staff: A minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained. Additional curb cuts at this location are not recommended since these will impede traffic flow. (T&ES)
55. Condition added by staff: The alley pavement widths do not support turning movements of vehicles into garages. Provide a total turning radius of 25 feet. (T&ES)

56. Condition added by staff: The applicant shall be responsible for construction/installation of missing, or if damaged during construction, or upgrading the existing public infrastructure; including but not limited, to streets, alleyways, sewers, street lighting, traffic and pedestrian signals, sidewalks, curb and gutter, and storm water drop inlet structures. (T&ES)
57. Condition added by staff: A Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be submitted to the Director of T&ES along with the Building Permit Application. (T&ES)
58. Condition added by staff: Provide all pedestrian and traffic signage in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
59. Condition added by staff: All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
60. Condition added by staff: 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)
61. Condition added by staff: Show turning movements of standard vehicles in the parking structure and/or parking lots. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
62. Condition deleted by PC: ~~Provide thermoplastic ladder style pedestrian cross walks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES. (T&ES)~~
63. Condition added by staff: The slope on parking ramp to garage entrance shall not exceed 10 percent. In case the slope varies between 10% and 12% then the applicant shall provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
64. Condition deleted by PC: ~~The applicant shall furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks around the perimeter of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)~~

65. Condition amended by PC: Applicant shall improve pedestrian facilities at the intersection of Route 1 and Alexandria Toyota Dealership entrance. Improvements shall include ~~countdown pedestrian signals~~, accessible pedestrian push buttons (PRISMA DAPS), ~~crosswalks~~ and ADA ramps. Applicant shall also provide truck turning movements to explore possibility of extending median to provide pedestrian refuge. (Transportation)

Construction

66. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP #2002-0050)
67. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0050)
68. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSUP #2002-0050)
69. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSUP #2002-0050)
70. Condition added by staff: The applicant shall prepare and submit a plan that delineates a detailed construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES, and Code Enforcement prior to the release the final site plan. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (T&ES)
71. Condition added by staff: The applicant shall identify a person who will serve as 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 T&ES. (T&ES)

72. Condition added by staff: Submit an approvable construction phasing plan to the satisfaction of the Director of T&ES, which will allow review, approval and partial release of final the site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Direction of T&ES. (T&ES)
73. Condition added by staff: No major construction staging will be allowed from Jefferson Davis Highway Route 1. Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
74. Condition added by staff: The T&ES Department is concerned about the limits of excavation relative to the property lines. Any structural elements that extend into public right of way, including but not limited to footings, foundations, etc., must be approved by the Director of T&ES. (T&ES)
75. Condition added by staff: The sidewalk serving the site shall remain open during construction. (T&ES)
76. Condition added by staff: A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of C&I prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
77. Condition added by staff: During the construction phase of this development, the site developer, their contractor, certified land disturber, or owners other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

Air Pollution

78. Condition added by staff: No material may be disposed of by venting into the atmosphere. (T&ES)

79. Condition added by staff: No paint or coatings shall be applied outside the paint spray booth. (T&ES)
80. Condition added by staff: The Applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
81. Condition added by staff: Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

Automotive

82. Condition added by staff: Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES)
83. Condition added by staff: Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
84. Condition added by staff: All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
85. Condition added by staff: The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES)

Miscellaneous

86. No material may be disposed of by venting into the atmosphere and no paint or coatings shall be applied outside the paint spray booth. (T&ES)
87. All loudspeakers shall be prohibited from the exterior of the building. (T&ES)

88. Crime Prevention Unit of the Alexandria Police Department shall be consulted in reference to security hardware of the proposed buildings. (Police) (SUP96-0161) (DSUP 99-0024)
89. Provide restricted access and control of the inventory of vehicles and vehicle keys. (Police) (SUP96-0161) (DSUP 99-0024)
90. Contact the Police Department for a site security survey for the entire business. (Police) (SUP96-0161) (DSUP 99-0024)
91. The premises shall be policed daily for trash and litter. (P&Z)
92. The applicant is encouraged to participate in the City's ■Adopt-a-Street■ program. (T&ES)
93. The applicant shall be subject to the provisions of the Route 1 planning study and the approval of the development special use permit shall in no way exempt or preclude the implementation of the upcoming Route 1 planning study. Future pedestrian, streetscape, landscaping and signage shall be consistent with the Route 1 planning study. (P&Z)
94. **Condition added by staff:** Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be completed to the satisfaction of the Directors of T&ES, P&Z, 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 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 the adjacent streets and/or 20 feet beyond the property line on all adjacent properties, and right-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 and 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. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night. The fixtures shall not be flushed against the ceiling, but should hang down at least to the crossbeam to provide as much light spread as possible.
 - k. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
 - l. Lighting levels shall not exceed 30 foot candles in the front parking lot area adjacent to Jefferson Davis Highway. There shall be no increases to lighting levels on the remainder of the site that were approved on the final development plan. (P&Z) (DSUP 99-0024)
 - m. Minimum maintained site lighting shall be 2 foot candles, to the satisfaction of the Police Chief and the Director of Transportation and Environmental Services. (Police) (P&Z) (SUP96-0161) (DSUP 99-0024)
95. **Condition added by staff:** The applicant shall provide five bicycle parking racks to provide ten bicycle parking space(s) for employees and visitors on the surface to the satisfaction of the Director of T&ES. Bicycle rack locations shall preferably be covered, grouped, and located within 50 feet of the main entrance. Bicycle parking racks shall be located in a manner that will not obstruct the existing/proposed sidewalks. Bicycle parking standards and details for acceptable locations are available at: www.alexride.org/bicycleparking.php (T&ES)
96. **Condition added by staff:** The applicant shall provide one shower per gender to the satisfaction of the Director of T&ES. A minimum of five clothes storage lockers per gender shall be installed for every required employee bicycle parking space. The lockers shall be accessible to all employees of the building to the satisfaction of the director of T&ES. (T&ES)
97. **Condition added by staff:** The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)
98. **Condition added by staff:** Applicant proposes a Detention/Infiltration Vault with a 40% pollutant removal efficiency. No further details are provided. There is presently no detention/infiltration vault with this efficiency on the approved BMP list for the city. Applicant shall provide sufficient detail or other method of appropriate treatment with Final 1 to satisfy Article XIII requirements. (T&ES)

99. **Condition added by staff:** Applicant can not take credit for off-site drainage area flowing to the BMP as is the case with the proposed detention/infiltration vault. (T&ES)
100. **Condition added by staff:** Sheet C8.10: SWM BMP Drainage Areas block. The total drainage area portrayed as the Prop. Detention/Infiltration Vault states 4.47 acres. However, if one sums the drainage areas contributing to that BMP they add up to 4.43 acres. This 4.43 acres figure also appears to include off-site drainage which is not allowed. This is inconsistent and incorrect. (T&ES)
101. **Condition added by staff:** Sheet C9.0: Project Description Block (BMP Treatment Area block) is the incorrect block to use. See <http://www.alexandriava.gov/uploadedFiles/tes/info/projectblock.pdf> for the correct block. The way the applicant is filling out the block does not account for the total acreage on-site (This shows treatment of 8.27 acres, the miscellaneous block states that all water quality volume is treated yet there are 8.94 acres on-site. What is happening with the remaining 0.67 acres?) Numbers do not match. (T&ES)
102. **Condition added by staff:** Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
103. **Condition added by staff:** The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
104. **Condition added by staff:** The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

105. Condition added by staff: Include all symbols, abbreviations, and line types in the legend. (T&ES)
106. Condition added by staff: All storm sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter for storm sewers shall be 18-inches in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead shall be 15". The acceptable pipe material will be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.5 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
107. Condition added by staff: All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6". The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM 3034-77 SDR 35, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); however, RCP C-76 Class III pipe may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Lateral shall be connected to the sanitary sewer through a manufactured "Y" 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)
108. Condition added by staff: Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
109. Condition added by staff: Maintenance of Vertical Separation for Crossing Water Main Over and Under a Sewer: When a water main over crosses or under crosses a sewer then the vertical separation between the bottom of one (i.e., sewer or water main) to the top of the other (water main or sewer) shall be at least 18"; however, if this cannot be achieved then both the water main and the sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA

C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)

110. **Condition added by staff:** No pipe shall pass through or come in contact with any part of sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
111. **Condition added by staff:** Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. Sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
112. **Condition added by staff:** The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
113. **Condition added by staff:** Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
114. **Condition deleted by PC:** ~~The applicant shall provide a transportation study that examines the impacts of proposed development on pedestrian, transit and vehicular traffic.~~ (T&ES)

CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 All previous applicable T&ES conditions and Code requirements of DSUP#2002-0050 and DSUP #2005-0009 to be carried forward with this extension request and the following NEW CONDITIONS.
(Note the new conditions have been reflected in Section IV of the staff report.)
- F-2 No objection to proposed extension request.
- F-3 No preliminary development plan was submitted for staff review.
- a) Bond for the public improvements must be posted prior to release of the plan.
 - b) All downspouts must be connected to a storm sewer by continuous underground pipe.
 - c) All utilities serving this site to be underground.
 - d) The sewer tap fee must be paid prior to release of the plan, if applicable.
 - e) All easements and/or dedications must be recorded prior to release of the plan.
 - f) 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.
 - g) The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, and Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-2 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width;

f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.

- C-3 The final site plans shall show placement of fire easement signs. Condition not met.
- C-4 The public parking garage floor must comply with USBC and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code. Floors of public garages must be graded to drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers (USBC).
- C-6 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-9 A soils report must be submitted with the building permit application.
- C-10 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-11 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-12 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-13 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-14 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-15 Required exits, parking, and facilities shall be accessible for persons with disabilities

Findings added by staff:

Planning & Zoning

F-1 Revise Existing Conditions Sheet to accurately show the existing configuration and where the approved lifts are located. (P&Z)

F-2 Include a sheet demonstrating tracker trailer turning movements and show where the trucks unload on the site. (P&Z)

F-3 Revise sheets to accurately indicate adjacent property owners and uses.

F-4 Correct General Note on SH C2.00 to indicate there is an RPA on the site. (P&Z)

F-5 Correct the scale of architectural drawings to indicate correct scale. (1/16 not 1/8) (P&Z)

F-6 Correct typos on SH L3.10 (P&Z)

F-7 Correct / coordinate scales on SH C9.00 (P&Z)

F-8 Correct parking and building sq. ft. calculations, coordinate sheets.

Transportation & Environmental Services

Code Enforcement Comments added by staff:

- 1) All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps a computations must be provided for approval. (T&ES)
- 2) Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- 3) 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)

- 4) Recycling Condition: The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space _____ guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- 5) Americans with Disability Act (ADA) ramps shall comply with the requirements of memorandum to Industry No. 03-07 on Accessible Curb Ramps dated August 2, 2007 with truncated domes on the end of the ramp with contrasting color from the rest of the ramp. A copy of this Memorandum is available on the City of Alexandria website. (T&ES)
- 6) The applicant must comply with the Article XIII of the City of Alexandria Zoning Ordinance, which _____ includes requirements for storm water pollutant load reduction, treatment of the water quality volume default, and storm water quantity management.
- 7) The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- 8) All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF.

Updated comments are in **BOLD**.

F-1 Sheet C6.10 needs to show that the construction will comply with the current edition of the USBC. USBC2000 is not the current edition.

C-1 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems. Acknowledged by applicant.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). Acknowledged by applicant.

- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property. Acknowledged by applicant.
- C-4 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; > 3" in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-5 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-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. Condition met.
- C-7 A Certificate of Use of Occupancy is required prior to opening (USBC 116.1). Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts (USBC 116.2).
- C-8 This structure contains mixed use groups [B, Business; S-2, Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-9 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust
- C-10 Electrical wiring methods and other electrical requirements must comply with ICC Electric Code 2000 for commercial repair garages of automobiles.
- C-11 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application. An inventory and MSDS sheets for hazardous materials are required.
- C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

C-13 The parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9).

C-14 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.

C-15 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-16 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-17 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**

C-18 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.

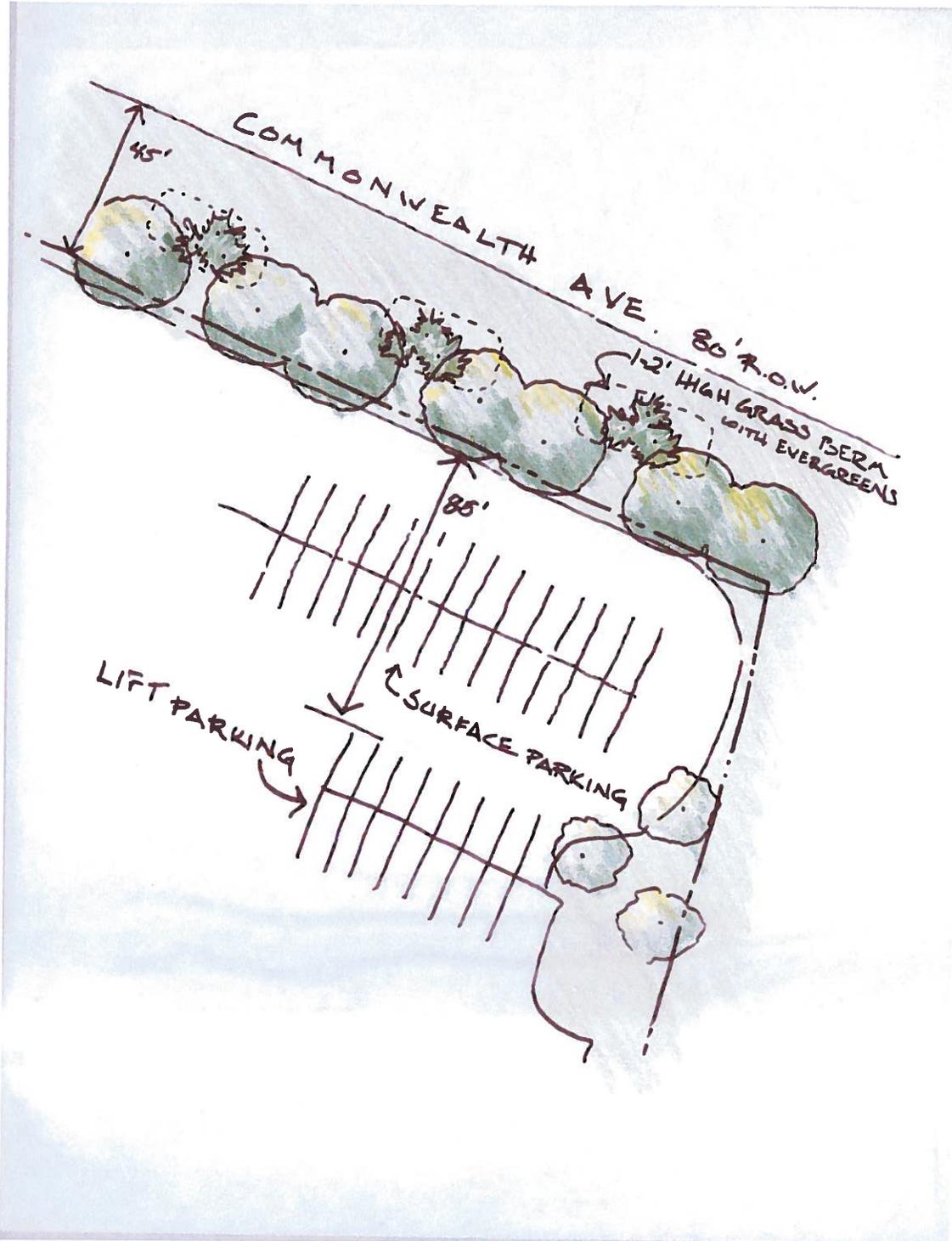
C-19 Required exits, parking, and facilities shall be accessible for persons with disabilities.

C-20 Handrails must comply with USBC 1009.11.

C-22 A separate tap is required for the building fire service connection.

C-23 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property. **Acknowledged by applicant.**

ATTACHMENT



Conditions Recommended for Replacement

- ~~115. Any building mounted lights should be incorporated into photometric levels. (T&ES) (DSUP 99-0024)~~
- ~~116. The exterior finish material on the proposed building addition shall be consistent and compatible with the materials contained on the existing dealership building. (P&Z) (DSUP 2001-0010)~~
- ~~117. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)~~
- ~~118. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)~~
- ~~119. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)~~
- ~~120. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)~~
- ~~121. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)~~
- ~~122. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)~~
- ~~123. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)~~

~~124. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:~~

- ~~a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.~~
- ~~b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.~~
- ~~c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides.~~
- ~~d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.~~
- ~~e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.~~
- ~~f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.~~
- ~~g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.~~
- ~~h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.~~
- ~~i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)~~

~~125. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RP&CA. The revised preliminary landscape plan shall be prepared by a registered Landscape Architect and consist of the following:~~

~~Provide a variety of non deciduous landscape plantings consisting of Leyland Cypress, White Pines, Spruce and Holly trees to provide a dense evergreen~~

~~plantings along the frontage of Commonwealth Avenue for the entire landscape buffer adjacent to Commonwealth Avenue, other than the bio-retention areas. The evergreen planting shall be a minimum of 10' 12' at the time of planting.~~

~~Eliminate the parallel parking spaces on the eastern portion of the parking structure.~~

~~Eliminate the extra pavement on the southern portion of the parking structure and replace with landscape screening, except as otherwise required by the Director of Code Enforcement for emergency vehicle access.~~

~~Provide a significant amount of additional evergreen landscape screening on the eastern portion of the parking structure. All plantings on the southern portion of the parking structure be a minimum height of 10' 12' at the time of planting.~~

~~The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.~~

~~The applicant shall provide and maintain an irrigation system for all on site planting areas that provide landscape screening for the parking garage structure.~~

~~The existing evergreen trees located along the southern property line shall be preserved to the extent feasible in providing the berm. To minimize any impact on the root systems of the proposed landscaping insure that no existing or proposed underground utilities and utility structures are located within the areas designated for proposed landscaping.~~

~~All landscaping shall be maintained in good condition and replaced as needed.~~

~~Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)* latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.~~

~~Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4th Edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.~~

~~Where necessary, tree protection shall be installed and approved by the City Arborist prior to beginning any demolition, clearing, or construction to protect existing vegetation located in the vicinity of construction disturbance areas. (P&Z) (RC&PA) (Police)~~

126. ~~The applicant shall implement a landscaping and irrigation plan in an amount not to exceed \$50,000 to the satisfaction of the Directors of RP&CA and P&Z as follows:~~

~~Provide Willow Oaks trees measuring 2.0 in caliper planted 30 feet on center in the existing Four Mile Run bike trail extending from Route 1 to Commonwealth Avenue.~~

~~Provide London Plane street trees measuring 2.0 in caliper planted 30 feet on center along Commonwealth from the subject site extending northward to Four Mile Park.~~

~~The park plan shall be approved and planted within twelve months of the date of approval of the extension request by City Council. (P&Z) (RP&CA)~~

~~127. Show existing and proposed site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid hotspots within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police:~~

~~The roof top parking deck lighting levels and fixtures shall be designed and located so as to restrict illumination levels to the minimum necessary. On the south side of the parking garage facing the apartments, there shall be no lighting projecting above the parapet wall. Bollard type lighting shall be utilized along this side of the parking garage and not project above parapet wall line.~~

~~No lighting shall cast upward or spill over beyond the perimeter of the parking decks, and all lights not necessary for security shall be turned off within 1 hour of closing.~~

~~Lighting throughout the rear parking lot area shall be shielded so that illumination does not project beyond property line. (P&Z) (T&ES) (Police)~~

~~128. There shall be no general public use of the parking garage facility. Access and use of the parking garage facility shall be limited to parking and storage of inventory vehicles by employees of Alexandria Toyota or other automotive dealerships located in high impact areas in the City as determined by the Director of Planning and Zoning. (P&Z) (T&ES) (PC)~~

~~129. The applicant shall preserve the open space area along the frontage of Commonwealth Avenue as a dedicated open space easement where supplemental plantings shall be provided and maintained to provide additional visual screening of the parking garage. The additional materials shall consist of deciduous and evergreen plantings to the satisfaction of the Directors of P&Z and RP&CA. The easement plat shall be approved and recorded prior to release of the final site plan. (P&Z)~~

- ~~130. All building foundations shall be designed to keep existing buried utilities outside of the load plane. (T&ES) (DSUP 2001-0010)~~
- ~~131. Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)~~
- ~~132. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP 1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP 99-0024)~~
- ~~133. The applicant shall comply with the Northern Virginia BMP Handbook and the Alexandria Supplement including the treatment of 100% of the Water Quality Volume for the site. (T&ES) (DSUP 2001-0010)~~
- ~~134. Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)~~
- ~~135. The City of Alexandria Department of Transportation & Environmental Services, Division of Environmental Quality, shall be notified of unusual or unanticipated contamination or underground storage tanks, drums and containers are encountered at the site. Removal of any tank or container, its contents, or any soil contamination and releases to the environment will be handled in accordance with Federal, State and City regulations. (T&ES) (DSUP 2001-0010)~~
- ~~136. Applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy may be obtained by contacting the Division of Environmental Quality on 703/519-3400 extension 166. (T&ES) (DSUP 2001-0010)~~
- ~~137. The stormwater Best Management Practices (BMP) required for this project shall be constructed and installed under the direct supervision of the design engineer or designated representative. The design engineer shall make a written certification to the City that the BMP is constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or representative is present. (T&ES) (DSUP 2001-0010)~~
- ~~138. Provide a summary on the plan of the maintenance requirements for the proposed BMP used at this site consistent with the Northern Virginia BMP Handbook and the Alexandria Supplement including a maintenance schedule, statement of who the responsible party will be, and details on how the BMP will be maintained, including access detail. (T&ES) (DSUP 2001-0010)~~

~~139. The developer shall furnish the owners with an Operation and Maintenance Manual for the BMP located on this site. The manual shall include an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, schedule of routine maintenance for the BMP and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0010)~~

~~140. The applicant shall provide materials and a design treatment for the freestanding parking structure to make it more compatible with the adjacent residential use to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:~~

- ~~a) The parking garage shall be faced with high quality panelized brick and mortar on all four sides, provided that the Director of Planning and Zoning may approve the use of other similarly textured materials that improve the appearance of the building.~~
- ~~b) Generally, the garage face shall consist of punched window openings as illustrated in the applicant's drawings dated 10/15/2002 and as modified by Staff's drawing dated 3/4/2003. The openings shall be of varied size to create vertical bays to break down the horizontal massing.~~
- ~~c) Use of screening material for the garage openings such as a decorative metal grates shall be utilized to screen views of cars and to reduce any ambient lighting on all sides.~~
- ~~d) The garage facade shall be designed with the appearance of a building base, middle and top by varying the finishes, materials, color and texture.~~
- ~~e) The pallet of colors, textures and accent materials utilized on the parking structure shall harmonize with the appearance of a residential or office building to minimize its apparent mass and bulk.~~
- ~~f) To reduce the horizontal building plane, articulation shall be provided by providing a minimum 6 to 12 inch projection for articulation in the facade plane.~~
- ~~g) The use of bollard lighting or similar light sources other than freestanding poles shall be utilized on the roof of the parking structure to the satisfaction of the Director of Planning and Zoning.~~
- ~~h) The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.~~
- ~~i) Signage other than traffic control signage shall not be permitted on the parking structure. (P&Z) (PC)~~

~~141. Show drainage divides and computations. (T&ES) (SUP96-0161) (DSUP 99-0024)~~

~~142. Provide emergency vehicle easements as required by Code Enforcement. (T&ES) (SUP96-0161) (DSUP 99-0024)~~

- ~~143. All emergency vehicle easements must be designed and constructed in accordance with City standards (CSAP 1A). Provide a detail of pavement structure. (T&ES) (SUP96-0161) (DSUP-99-0024)~~
- ~~144. Provide four (4) City standard street cans along Route 1 and Commonwealth Ave, to the satisfaction of the Director of T&ES. (T&ES)~~
- ~~145. During Final Plan submittal, show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)~~
- ~~146. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES)~~
- ~~147. Due to the historic uses at the site and the potential for contamination, the following condition should be included:~~
- ~~148. The applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement.~~
- ~~149. 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:~~
- ~~150. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, the contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the proposed site.~~
- ~~151. Submit a Risk Assessment indicating any risks associated with the contamination.~~
- ~~152. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. "clean" backfill shall be used to fill the utility corridors.~~
- ~~153. Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood, and the environment.~~

- ~~154. Applicant shall submit 5 copies of the above. The remediation plan must be included in the Final Site Plan.~~
- ~~155. The stormwater collection system is part of the Four Mile Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)~~
- ~~156. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)~~
- ~~157. The surface appurtenances associated with the on site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)~~
- ~~158. For any surface installed Best Management Practices, i.e. Bio Retention Filters, Vegetated Swales, etc. are employed for this site, descriptive signage for the BMPs is required to be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)~~
- ~~159. Correct the Watershed note on the BMP Calculations sheet. (T&ES)~~
- ~~160. Car wash installation must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to sanitary with approval from ASA or be covered by a VPDES permit for discharge to the storm sewer. (T&ES)~~
- ~~161. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)~~
- ~~162. The entire parking garage structure shall be sprinklered to the satisfaction of the Director of Code Enforcement. (Code Enforcement)~~
- ~~163. There is to be no controlled access to the parking structure. (Police)~~
- ~~164. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. The contact number is 703-838-4520. (Police) -~~
- ~~165. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the~~

~~certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)~~

~~166. It is the City's policy that, when newly constructed building area exceeds 3,000 gross square feet, a standard contribution of \$1.00 per gross square foot on all new residential development of five or more units, new commercial development and additions to existing structures shall be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental units, and paid at sale to the end user in the case of condominium or single family housing. (Housing)~~

~~167. The City of Alexandria encourages the use of green/sustainable building technology. Provide specific examples as to how this development will incorporate this technology, including low impact development (LID) measures, green roof technology, and energy efficient materials into the design. (T&ES)~~

~~168. The project site lies within The Four Mile Run watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2 year, 10 year, and 100 year storm events.(T&ES)~~

~~169. 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. Any deviation from these requirements must be addressed by the submission of a formal exception letter to the City of Alexandria as described in Memorandum to Industry #2002-0001. (T&ES)~~

~~170. Provide 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)~~

~~171. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.(T&ES)~~

~~172. The Developer shall furnish the owners with 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.(T&ES)~~
- ~~173. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on digital media.(T&ES)~~
- ~~174. A Certified Land Disturber shall be named on all Erosion & Sedimentation Control sheets prior to the pre-construction meeting or commencement of demolition or construction activity in accordance with the Virginia Department of Conservation and Recreation guidelines.(T&ES)~~
- ~~175. During the construction phase of this development, the site developer, their contractor, certified land disturber, or owner's other agent shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws.(T&ES)~~
- ~~176. Provide a plan that shows the method of connection for the discharge of vehicle wash waste water to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official.(T&ES)~~
- ~~177. Parking garage ramps are not designed to safely accommodate general public usage or access. Parking garage can not be used in the future for any type of public parking.(T&ES)~~
- ~~178. Plan does not indicate whether or not there are any know soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality.(T&ES)~~

CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- ~~C_8—All drainage facilities must be designed to the satisfaction of T&ES.~~
- ~~C-9—Provide site lighting plan to meet minimum city standard.~~
- ~~C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).~~
- ~~C-21—Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. **Acknowledged by applicant.**~~
- ~~C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Certified Land Disturber on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC 10.1-563.B.~~
- ~~C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VPDES permit for all construction activities greater than 1 acre.~~

Code Enforcement:

- ~~C-1—Applicant must provide Emergency Vehicle Easement on front and back side of building.~~
- ~~C-5—Provide two Siamese connections located to the satisfaction of the Director of Code Enforcement for the parking structure.~~
- ~~C-7—The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness~~

~~criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.~~

~~C-8 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).~~

~~C-16 The submitted drawings indicate a proposed future change of use for the first floor garage. The future proposed change will be subject to the edition of the USBC in effect at the time of the future request. A change of use will be required and may require additions and modifications to the proposed garage in order to comply with the USBC.~~