



***Development Special Use Permit #2022-10018  
Vacation #2022-00002  
Restaurant Depot, 4600 Eisenhower Avenue***

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<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Restaurant Depot	PC Hearing:	November 1, 2022
	CC Hearing:	November 12, 2022
	If approved, DSUP Expiration:	May 12, 2024 (36 months)
	Total Plan Acreage: <i>Existing:</i> <i>Proposed:</i>	262,305 SF (6.02 acres) 230,991 SF (5.30 acres) 31,314 SF (0.72 acres)
<b>Location:</b> 4600 Eisenhower Avenue	Zone:	Office Commercial-Medium OCM (100)
	Proposed Use:	Wholesale/Warehouse
	Gross New Floor Area:	27,123 SF
	Small Area Plan:	Eisenhower West
<b>Applicant:</b> JMDH Real Estate of Alexandria II, LLC, represented by Mary Catherine Gibbs, Attorney	Green Building:	Addition will comply with LEED Silver or equivalent
	Historic District	NA

<b>Purpose of Application</b>
Consideration of a request to amend to DSUP#2009-0003 for a new development special use permit and site plan, with modifications, to construct a 27,123 GSF expansion to an existing building; and a request to vacate approximately .72 acres (31,314 SF) of City right-of-way.
<b>Special Use Permits and Modifications Requested:</b>
<ol style="list-style-type: none"> <li>1. Development Special Use Permit amendment to DSUP#2009-0003 for expansion to a wholesale facility within the OCM 100 Zone, with modifications, and,</li> <li>2. Vacation of public right-of-way.</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Margaret Cooper, Urban Planner III, <a href="mailto:Margaret.Cooper@AlexandriaVA.gov">Margaret.Cooper@AlexandriaVA.gov</a> Maya Contreras, Principal Planner, <a href="mailto:Maya.Contreras@AlexandriaVA.gov">Maya.Contreras@AlexandriaVA.gov</a> Robert Kerns, AICP, Division Chief, <a href="mailto:Robert.Kerns@AlexandriaVA.gov">Robert.Kerns@AlexandriaVA.gov</a>

**PLANNING COMMISSION ACTION, NOVEMBER 1, 2022:**

On a motion by Vice Chair McMahon, seconded by Commissioner Lyles, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10018 and Vacation #2022-00002 with amendments to Condition #32 regarding the purchase price. The motion carried on a vote of 6 to 0 with Commissioner Ramirez absent.

Reason: The Planning Commission agreed with the staff analysis. Per a staff recommendation, the Commission revised condition 32 to reflect the updated purchase price for the land being vacated.

Chair Macek briefly explained that the proposed vacation does not require Section 9.06 conformance because the land being vacated is right-of-way and not an individual parcel. He said the land being vacated has low independent utility for development as it has access issues and is a small property relative to the surrounding area.

Vice Chair McMahon thanked staff and the applicant for coordinating the path connectivity with Fairfax County.

**32. CONDITION AMENDED BY PLANNING COMMISSION:** Make a payment for the requested vacation of a portion of the existing City right-of-way. The original purchase price of \$1,000,000 will be decreased commensurate with the approximately seven percent (7%) change in land area (percentage to be finalized at final site plan) associated with the proposed multimodal trail. The purchase price will be reduced by no more than \$100,000. Make a payment in the amount of \$1,000,000 for the requested vacation of a portion of the existing City right-of-way. The payment shall be made to the Department of Recreation, Parks and Cultural Activities prior to the release of the Final Site Plan. Approval of this vacation shall also be subject to the following:

- a. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
- b. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z, T&ES, and RPCA prior to Final Site Plan release. The approved plat shall be recorded in the Land Records of the City of Alexandria. (P&Z) (T&ES) (RPCA) \*
- c. The applicant shall be responsible for perpetual ownership, development, and maintenance of the improvements constructed in the vacated right-of-way.
- d. The applicant shall include the 'final' location of proposed ROW and property lines on all proposed plan sheets of the Final 1 Site Plan submission. The requested Vacation area has been reduced slightly since current site plan submission (by approximately 2-3' along eastern extent of subject parcel), with the "final" ROW and Property Line locations being as shown on current version of Vacation Plat associated with VAC2022-00002. The 'current' VAC plat is dated 09/19/2022. (P&Z) (T&ES) \*

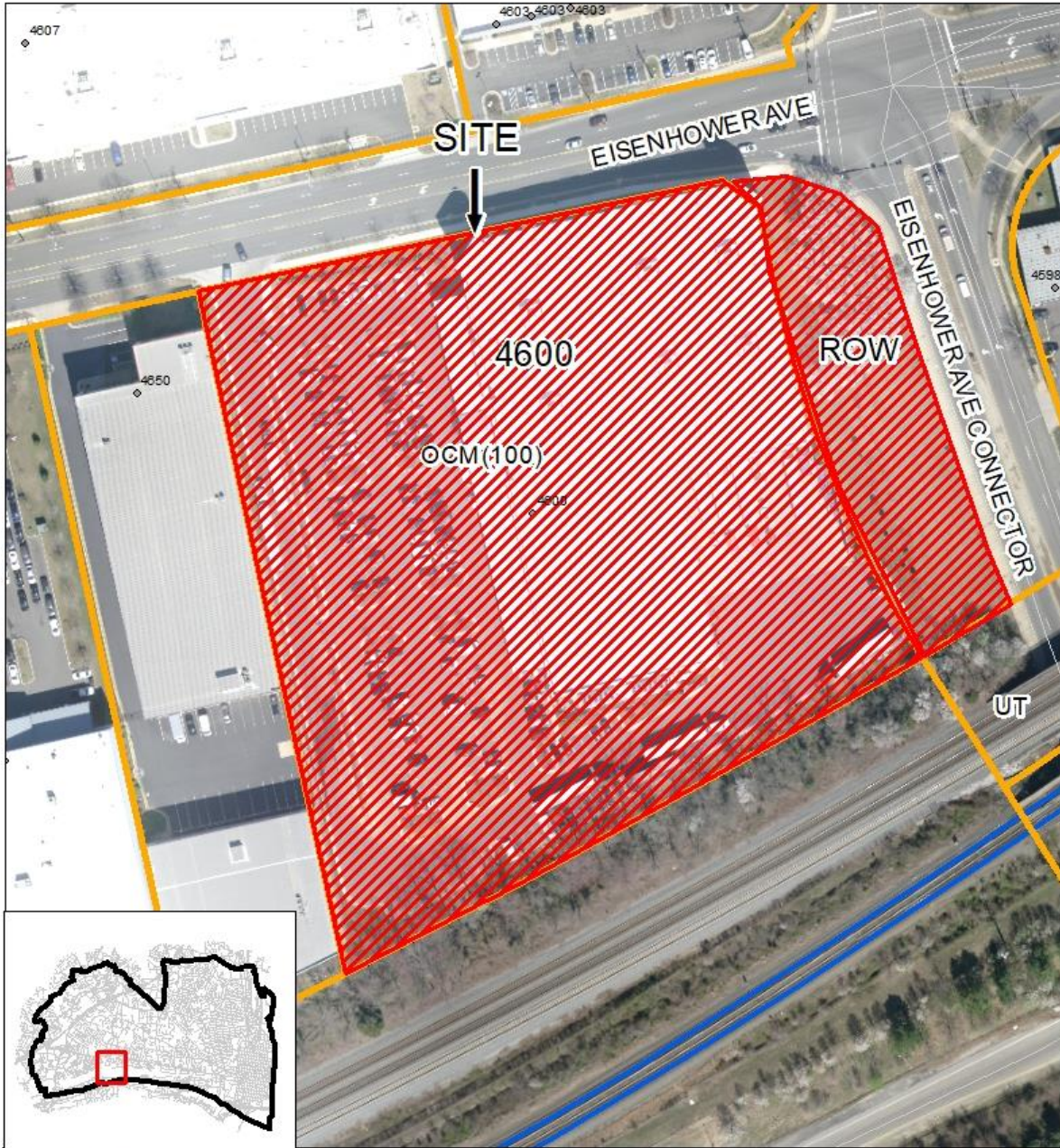
Speakers:

Mary Catherine Gibbs, attorney for the applicant, spoke in support of the project and asked the Planning Commission to recommend approval with the revision to condition 32 regarding the purchase price.



DSUP #2022-10018  
VAC #2022-00002  
4600 Eisenhower Avenue  
Restaurant Depot

**PROJECT LOCATION MAP**



**Development Special Use Permit #2022-10018  
Vacation #2022-00002  
Restaurant Depot Amendment - Expansion  
4600 Eisenhower Avenue**



0 50 100 200 Feet

## I. SUMMARY

### A. *Recommendation*

Staff recommends **approval** of the Development Special Use Permit, with Site Plan to amend DSUP#2009-0003, and the associated Vacation request, to allow the construction of a single-story addition to the existing Restaurant Depot wholesale facility. If approved, the addition would be constructed on undeveloped City right-of-way at the intersection of Clermont and Eisenhower Avenues. The proposal supports a long-standing business and is consistent with the surrounding uses and the Eisenhower West Small Area Plan (EWSAP).

Discussion topics include:

- Consistency with the Eisenhower West Small Area Plan;
- Site improvements;
- Vacation of City right-of-way

## II. BACKGROUND

### A. *Site Context and Project Description*

This addition is proposed on a 32,459 square-foot section of a City owned right-of-way reservation located on the corner of eastbound Eisenhower Avenue and the southbound Eisenhower Avenue/Clermont Connector, adjacent to the existing Restaurant Depot at 4600 Eisenhower Avenue.

The site is bounded by Eisenhower Avenue to the north, with industrial and warehouse users on the far side of the street; by the CSX rail line, Metro tracks, and the Beltway to the south; CubeMart Self-Storage to the west; and the southbound Eisenhower Avenue/Clermont Connector to the east. The right-of-way reservation ranges in width between 120 feet to 170 feet and was intended for future on-ramp expansions to connect to the I-496/Beltway.

Restaurant Depot has been in the Eisenhower Valley since 2002 and serves local and regional customers with a membership model to purchase food, restaurant equipment and other supplies. It was originally located at 4700 Eisenhower Avenue. In 2009, DSUP#2009-0003 was approved, which allowed them to move to the corner of Eisenhower and Clermont Avenues and to construct a new 73,000 ± square foot facility.

In the fall of 2021, Jetro Cash & Carry (Restaurant Depot) approached the City and proposed to purchase the right-of-way adjacent to their building for a one-story addition of approximately 27,000 square feet to accommodate additional warehouse space. Subsequently, they made an unsolicited offer to purchase the property.

The adjacent City-owned public right of way is shown as open space in the Eisenhower West Small Area Plan (EWSAP) and was planted and maintained by Restaurant Depot as part of the 2009 approval. Per the Small Area Plan, the Restaurant Depot site and neighboring parcels are intended for long-term mixed-use development. The City-owned right-of way was not previously declared surplus.

### III. ZONING

Table 1:

Property Address:	4600 Eisenhower Avenue Tax Map # 069.03-01-13		
Existing Site	230,991 sq. ft. or 5.30 acres		
Right-of-Way	<u>31,314 sq. ft. or .72 acres*</u>		
Total Site Area:	262,305 sq. ft. or 6.02 acres		
Zone:	OCM (100)		
Current Use:	Warehouse & Right-of-Way		
Proposed Use:	Warehouse		
	<b><i>Permitted/Required</i></b>	<b><i>SUP</i></b>	<b><i>Proposed</i></b>
FAR	1.5	NA	.41
Buffer	NA		NA
Setbacks			
Primary front	N/A		6.9'
Secondary Front**	N/A		4.2'
Sides	N/A		16.3', 206.4'
<b><i>Parking</i></b>			
Wholesale/warehouse	197 spaces		197 spaces
<b>Use:</b>			
Office:	4		4
Employees > 20:	5		5
Total:	<b>206 spaces</b>		<b>206 spaces</b>
Loading spaces:	5		5
<b>Open Space</b>	NA for non-residential use		
<b>Tree Canopy<sup>3</sup></b>	25.0% (24,741 SF)		6% (4,169 SF) ***

\*The final right-of-way amount may be adjusted, per Condition 32

\*\* Property is on a corner lot

\*\*\* modification requested

## **IV. STAFF ANALYSIS**

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

Staff finds that the business expansion and the sale of the City-owned right-of-way are consistent with the Eisenhower West Small Area Plan (EWSAP) and recommends support of the proposal.

At the time of the 2009 approval, this site was within the Landmark-Van Dorn Small Area Plan. The area was anticipated for eventual redevelopment to higher density commercial uses, although the Plan acknowledged that continuation of industrial and service commercial uses was appropriate in the interim.

The Eisenhower West Small Area Plan was adopted in December, 2015, placing this site in Neighborhood #6, Clermont Exchange. As with the previous plan, development within this neighborhood is anticipated to be mixed-use, with large format retail permitted as an interim use. Since the Plan's adoption, Floor & Décor was approved to renovate and occupy an adjacent warehouse within Neighborhood #6, and the Eisenhower Pointe townhouse development was approved within the adjacent Neighborhood #5, Bush Hill.

The EWSAP anticipated a 25 to 30 year build-out. Given the proximity to the Beltway, this neighborhood was determined to have the potential to support additional car-oriented uses, such as large format retail, on an interim basis until the market for mixed-use development is mature.

### ***B. Building and Site Design***

The existing building is situated prominently at the Eisenhower Avenue/Connector intersection, with the surface parking lot tucked behind the building, accessed from Eisenhower Avenue and screened by landscaping. At the time of its approval, staff and the applicant worked closely on a design that would add to the streetscape, while meeting the interior needs for a wholesale warehouse use.

To mitigate the lack of windows and entrances, which is inherent to these uses, the exterior was enhanced through a combination of graphics, awnings, canopies, and colors. The building design has been well received by the community. As part of that approval, the applicant also planted and maintained the right-of-way reservation.

As proposed, the one-story addition will fill in the corner, and, at 40' in height, has been designed to read as a secondary wing to the existing structure, which is approximately 50' in height. The addition will wrap around the existing loading area, further shielding loading and parking from view. The addition will be constructed from vertical metal panels, in grey to match the existing building, with a red brick water table along the base.

While the design of the addition is simpler than the existing Eisenhower Avenue frontage, it is accented with horizontal metal sections in grey and yellow, and spandrel glass windows and metal doors in blue. The addition will comply with the City's Green Building requirement and meet, or exceed, LEED Silver or an equivalent standard.

### ***Multimodal Sidewalk***

The applicant initially proposed a six-foot sidewalk with nine new street trees for the Eisenhower Connector frontage, and staff supported the design. In August, staff was informed by Fairfax County of planned improvements to some of their on-street bike facilities, to the south of the project site. Staff revisited the question of bike infrastructure along the Connector frontage, and the applicant agreed to adjust the streetscape as generally shown in *Attachment 1*. They will widen the proposed sidewalk from a six-foot pedestrian path to a ten-foot multimodal trail, while retaining the proposed street trees.

Multimodal trails are typically twelve feet wide, however, staff finds ten feet to be a reasonable compromise for this approximately 400' frontage. The Eisenhower West area was not designed for bicycle infrastructure, and the EWSAP recommends several changes to better support these users. A multimodal sidewalk design is recommended for new construction along the Avenue as well as a proposed a new "rear road" to parallel Eisenhower Avenue, located south of the CXS tracks.

The first section of this road and the multimodal sidewalk are being constructed as part of the new Eisenhower Pointe townhouse project at the east side of the Victory Center site. As redevelopment continues, this network will be extended. Construction of off-street bicycling facilities for this one-block section of the Connector are an important connection, in the interim and for future bicycle infrastructure.

### ***Parking***

The Zoning Ordinance required 184 parking spaces for the previous approval, and the applicant constructed 203 spaces, in addition to five (5) loading spaces. The current parking lot design has functioned well, and staff has not received any complaints about the site.

Since 2009, the Zoning Ordinance parking requirements have been updated, and, as designed, the project would need 206 spaces. This includes the existing building and the addition, and covers parking for the warehouse and office portions, and extra spaces for more than twenty on-site employees. The applicant is restriping a portion of the lot and will be able to meet the parking requirement. No additional loading spaces are required.

### ***Crown Cover Modification***

The applicant has requested a contribution in-lieu for the majority of their crown coverage requirement. While provision of trees on site are strongly encouraged at most developments, staff



supports the modification request in this instance, given site conditions, and recommends approval of the modification request. The total proposed lot area is 262,305 square feet, the required 25% crown coverage is 65,577 square feet, and they are providing 4,169 SF of “qualifying” canopy, or 6%. The in-lieu contribution for 61,408 square feet of crown coverage, approximately \$122,816, will go to the City’s Urban Forestry fund.

The OCM Zone does not require open space for non-residential development but does require a 25% crown coverage requirement, which limits opportunities for planting. As part of the previous approval, the applicant planted Chinese Elms in the parking lot, which provide 1,524 square feet of crown coverage. However, the current Landscape Guidelines do not allow credit for this species, as it is invasive in this area. Since the trees are doing well, staff did not recommend removing and replacing this as part of the review. The applicant is also planting nine new street trees along the Connector frontage, which will add to the City’s overall canopy, but not towards their requirement.

The previous approval met the 25% requirement through new trees provided in the parking lot as well as the planting and ongoing maintenance of trees in the City right-of-way. As this is the area proposed for the addition, this option is no longer available, and the crown coverage requirement is increased because the site area is expanded.

### ***C. Vacation of Right-of-Way Reservation***

Staff recommends approval of the vacation request. Upon receipt of the unsolicited offer to purchase, staff coordinated with VDOT and determined the right-of-way would not be needed for future I-495 Beltway expansions. While it is possible to independently develop this property under the present OCM-100 zone, VDOT Regulations would prevent the existence of a driveway or curb cut near the Eisenhower Avenue intersection, which limits the ability for another purchaser to develop the parcel. Although it is shown as open space in the EWSAP, given the volume of traffic that accesses the Beltway, it is not an ideal or peaceful location for open space.

Per City policy, the purchase price will be applied towards future open space purchase. The final purchase price will be adjusted, to accommodate the seven percent (7%) change in land area associated with the proposed multimodal trail.

### ***D. Contributions***

The applicant has agreed to provide a voluntary contribution of approximately \$65,366, subject to adjustment upon the final square footage of the building, or \$2.41 per square foot of proposed gross floor area for the affordable housing fund. They will also provide \$.30 per square foot of proposed gross floor area, approximately \$8,137, for the City’s public art fund, to be used towards art within the Eisenhower West Small Area Plan area. These contributions are consistent with City’s adopted policies.

Consistent with developer contribution policies for Small Area Plans elsewhere in the City, the Eisenhower West/Landmark Van Dorn Developer Contribution policy is based on the premise that

contributions are to be provided on new development envisioned by the Small Area Plan. Developer contributions are intended to mitigate the impact of Plan-enabled new development by implementing Plan area community amenities such as open space and transportation improvements.

As described in the Eisenhower West SAP, the Restaurant Depot use and proposed addition are considered interim in the context of the long term vision for the area. As such, the project is not expected to provide developer contributions. When the site redevelops in the future at the density enabled by the Eisenhower West Plan, developer contributions to mitigate the impacts of that density will be expected. It is also worth noting that the existing building was already in place prior to adoption of the Eisenhower West Plan and the proposed addition utilizes density already permitted under the site's existing zoning (as opposed to the Eisenhower West Plan).

## **V. COMMUNITY**

The applicant met with Eisenhower West/Landmark Van Dorn Advisory Group on Thursday, September 22nd. The group was supportive of the expansion of the business and the multimodal sidewalk improvements. The applicant also held a virtual meeting for the full community on Thursday, October 13<sup>th</sup>, 2022. Staff has not received any questions about the project.

## **VI. CONCLUSION**

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

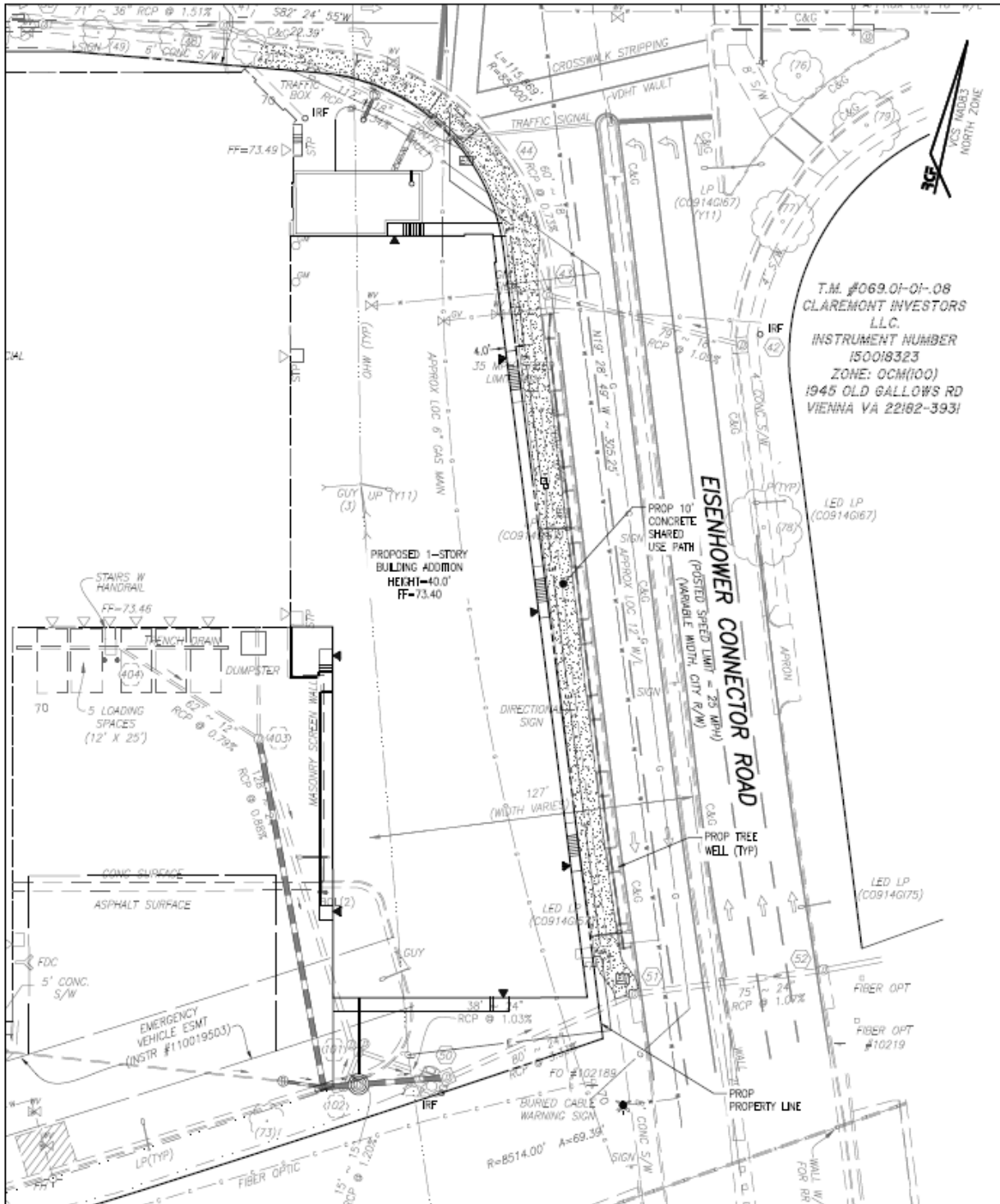
Staff:

Robert M. Kerns, Chief, Development;  
Maya Contreras, Principal Planner;  
Margaret O. Cooper, Urban Planner.

### **Attachments:**

1. Applicant exhibit for 10' shared use path, dated 9/12/22
2. Conditions of approval for DSUP#2022-10018
3. Conditions of approval for DSUP#2009-00003

Attachment 1: Applicant exhibit for 10' shared use path, dated 9/12/22



**VII. STAFF RECOMMENDATIONS**

1. The following conditions are associated with DSUP #2022-10018 for the expansion of the existing building. All conditions associated with DSUP #2009-0003 are located at the end of this section, and were satisfied with the previous approval.
2. The Final Site Plan shall conform substantially with the preliminary plan dated 8/19/2022, and Attachment 1, showing a ten foot (10') multimodal sidewalk, further described in Condition 30, and comply with the following conditions of approval.

**I. SITE PLAN**

3. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
4. Submit the plats and associated deeds for all applicable easements prior to submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) \*
  - a. Emergency Vehicle Easement(s) (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane.
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) \*\*
6. Show any new site utilities are compatible with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) \*
  - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
  - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.

- c. Excluding above grade utilities from dedicated open space areas and tree wells.
  - d. Screening all utilities from the public right-of-way.
7. Provide a lighting plan for the addition, the eastern frontage and any portion of the parking lot where lighting is adjusted with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) \*
- a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
  - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
  - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
  - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
  - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
  - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
  - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
  - l. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. \*\*

8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release for the addition. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) \*
9. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) \*

**A. BUILDING**

10. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) \*
11. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated 8/19/2022, the existing building, and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) \*
12. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission.
  - a. Prior to ordering final building materials, provide a materials board that includes all proposed materials and finishes at first Final Site Plan. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z) \*, \*\*\*
  - b. Prior to beginning construction, schedule an on-site materials discussion with staff and the applicant teams to finalize approved materials, finishes, and relationships. \*\* (P&Z)

**B. OPEN SPACE/LANDSCAPING**

13. Provide material, finishes, and architectural details for any new retaining , seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and



construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) \*

### **C. PEDESTRIAN/STREETScape**

14. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) \*\*\*
  - a. Install ADA accessible pedestrian improvements serving the site.
  - b. Any newly constructed curb ramp shall be concrete with detectable warning and shall conform to current VDOT standards.
  - c. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

### **D. PARKING**

15. If changes are made to the parking lot, provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
16. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) \*
17. Provide bicycle parking per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking).
18. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) \*, \*\*\*
19. Provide signage, striping, or other means to prevent parking in emergency vehicle easement(s) prior to Final Site Plan release, to the satisfaction of the Director of T&ES. (T&ES) \*
20. Update parking counts on the cover sheet to indicate the number of electric vehicle charger and electric vehicle charger ready parking spaces and show the location of these spaces prior to Final Site Plan release. (T&ES) \*
21. Encourage employees who drive to use off-street parking. (T&ES)

22. Encourage employees to use public transportation. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
23. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information. (T&ES)

## **E. SUSTAINABILITY**

24. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
25. The addition shall comply with the requirements of the current City of Alexandria Green Building Policy at the time of DSUP approval. Diligent pursuit and achievement of this certification shall be monitored through these requirements unless exempted by the certification rating systems and the Green Building Policy:
  - a. Provide evidence of the project's registration with LEED, Green Globes, or Earthcraft (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist from the P&Z website showing how the project plans to achieve the certification and clearly indicate that requirements for the priority performance points are being met as defined by the City of Alexandria's Green Building Policy. \*
  - b. Provide an updated copy of the draft certification scorecard/checklist prior building permit release for above-grade construction to show compliance with the Green Building Policy. \*\*
  - c. Provide updated building energy performance analysis and building energy use intensity (EUI) (energy use per sq. ft.) prior to release of the building permits for above-grade construction. \*\*
  - d. Provide a draft commissioning plan and verification, if required by the Green Building Rating System and the building code, from a certified third-party reviewer that includes items "i" through "v" below, prior to receiving building permits for above-grade construction. \*\*
    - i. A narrative describing the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.
    - ii. A listing of the specific equipment, appliances, or systems to be tested and a description of the tests to be performed.
    - iii. Functions to be tested including, but not limited to, calibrations and economizer controls.

- iv. Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.
  - v. Measurable criteria for performance.
- e. Provide updated water efficiency documentation for the priority performance points as defined by the City of Alexandria's Green Building Policy prior to building permit release for above-grade construction. \*\*
  - f. Provide updated documentation for the indoor environmental quality priority performance points as defined by the City of Alexandria's Green Building Policy prior to the release of building permits for above-grade construction. \*\*
  - g. Provide evidence that design phase credits (for the certifying party) have been submitted by the first Certificate of Occupancy. \*\*\*
  - h. Provide a commission report that has been verified by a certified, third-party reviewer, including issues log, completed pre-function checklists, and any completed functional performance tests prior to issuance of the final Certificate of Occupancy. \*\*\*
  - i. Provide evidence showing that the requirements for priority performance points for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as defined by the City of Alexandria's Green Building Policy for Design Phase credits to the U.S. Green Building Council, Green Globes, or Earthcraft (or equivalent) prior to issuance of a Certificate of Occupancy. \*\*\*
  - j. Provide documentation of applicable green building certification prior to approval of the performance bond clearly indicating that the priority performance points requirement for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality have been achieved as defined by the City of Alexandria's Green Building Policy. \*\*\*\*
  - k. Failure to achieve the certification level, as required by the City of Alexandria's Green Building Policy, will be evaluated by City Staff to determine whether a good faith, reasonable, and documented effort was made to achieve the certification level to the satisfaction of the Director of P&Z.
26. Demonstrate that the new portion of the roof is solar ready, with the necessary conduit and available electrical panel area to enable future solar panel installation, on the Final Site Plan. (T&ES) \*

## **II. TRANSPORTATION**

### **A. STREETS/TRAFFIC**

27. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction

Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) \*\*\*\*\*

28. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) \*
29. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) \*\*\*\*\*
30. Provide a 10-foot concrete multi-use path along the site frontage of the Eisenhower Connector as shown in Attachment #1 per the City's Transportation Management Plan, Pedestrian and Bicycle Mobility Plan, and the Eisenhower West Small Area Plan. (T&ES)

#### **B. BUS STOPS AND BUS SHELTERS**

31. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) \*

#### **C. VACATION**

32. **CONDITION AMENDED BY PLANNING COMMISSION:** Make a payment for the requested vacation of a portion of the existing City right-of-way. The original purchase price of \$1,000,000 will be decreased commensurate with the approximately seven percent (7%) change in land area (percentage to be finalized at final site plan) associated with the proposed multimodal trail. The purchase price will be reduced by no more than \$100,000. ~~Make a payment in the amount of \$1,000,000 for the requested vacation of a portion of the existing City right-of-way.~~ The payment shall be made to the Department of Recreation, Parks and Cultural Activities prior to the release of the Final Site Plan. Approval of this vacation shall also be subject to the following:
  - a. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
  - b. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z, T&ES, and RPCA prior to Final Site Plan release. The approved plat shall be recorded in the Land Records of the City of Alexandria. (P&Z) (T&ES) (RPCA) \*
  - c. The applicant shall be responsible for perpetual ownership, development, and maintenance of the improvements constructed in the vacated right-of-way.

- d. The applicant shall include the ‘final’ location of proposed ROW and property lines on all proposed plan sheets of the Final 1 Site Plan submission. The requested Vacation area has been reduced slightly since current site plan submission (by approximately 2-3’ along eastern extent of subject parcel), with the “final” ROW and Property Line locations being as shown on current version of Vacation Plat associated with VAC2022-00002. The ‘current’ VAC plat is dated 09/19/2022. (P&Z) (T&ES) \*

### **III. PUBLIC WORKS**

#### **A. UTILITIES**

33. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
34. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
35. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) \*\*\*

#### **B. SOLID WASTE**

36. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage next to the existing black receptables and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) \*

### **IV. ENVIRONMENTAL**

#### **A. STORMWATER MANAGEMENT**

37. The City of Alexandria’s stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as

determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) \*

38. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) \*
39. Design all stormwater Best Management Practices (BMPs) to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) \*
40. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) \*
41. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by The City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) \*\*\*\*\*
42. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the released 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) \*\*\*\*\*
43. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio-Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) \*\*\*\*\*



44. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum as part of the Final Site Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) \*
45. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
  - a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
  - d. A copy of the executed maintenance service contract, and,
  - e. 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. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) \*\*\*\*
46. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) \*\*\*\*
47. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) \*\*\*\*
48. The existing storm drain located on-site between structure 50 and 51 must be privately maintained by the applicant. Structure 51 in the public ROW will remain publicly maintained. (SWM)
49. The applicant must submit a trash management plan to control and reduce the amount of trash and litter from the site. (SWM) \*

**B. WATERSHED, WETLANDS, & RPAs**

50. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

51. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
52. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
  - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
  - b. Highly erodible and highly permeable soils,
  - c. Steep slopes greater than 15 percent in grade,
  - d. Known areas of contamination; springs, seeps, or related features, and
  - e. A listing of all wetlands permits required by law. (T&ES)

**C. CONTAMINATED LAND**

53. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
54. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) \*
  - a. 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. A Risk Assessment indicating any risks associated with the contamination.
  - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.

- e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
55. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) \*
56. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

**D. SOILS**

57. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) \*

**E. NOISE**

58. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 3 AM. (T&ES)
59. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) \*\*\*

**F. AIR POLLUTION**

60. 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 T&ES. (T&ES)
61. Provide an electrical plug and related equipment within loading docks that will have refrigerator vehicle deliveries to limit emissions and noise from idling. Show the plug location prior to Final Site Plan release and install prior to the issuance of the Certificate of Occupancy. (T&ES) \*, \*\*\*

**V. CONSTRUCTION MANAGEMENT**

62. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
  - a. No streetlights shall be removed without authorization from the City of Alexandria,
  - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, \*
  - e. Include an overall proposed schedule for construction, \*
  - f. Include a plan for temporary pedestrian circulation, \*
  - g. Include the location and size of proposed construction trailers, if any, \*
  - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and \*
  - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. \*\*\*
63. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:

- a. Establish and provide verifiable details and/or agreements on 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. Post information on transit schedules and routes, \*
  - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
  - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) \*
64. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) \*\*
65. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
66. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public rights-of-way. (T&ES) \*\*
67. Transit stops adjacent to the site shall remain open, if feasible, for the duration of construction. If construction requires closing a stop at Eisenhower Avenue, temporary ADA accessible transit stop shall be determined and installed. Coordinate with the T&ES Transportation Planning Division at (703) 746-4088 as well as with the transit agency which provides service to the bus stop. Install signs noting the bus stop closure and location of the temporary bus stop prior to taking bus stops out of service. (T&ES)
68. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and

tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit.  
(T&ES) \*\*

69. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) \*
70. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) \*\*
71. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
72. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) \*, \*\*\*
73. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) \*\*\*
74. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) \*\*
  - a. Key dimensions of the building as shown on the approved Final Site Plan,
  - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
  - c. Extent of any below-grade structures,
  - d. Foundation wall in place, and
  - e. Future face of finished wall above.



75. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) \*\*\*
76. If outstanding performance, completion, or other bonds for the benefit of the City are 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 and associated documents 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) \*\*\*\*

**VI. CONTRIBUTIONS**

77. Contribute \$2.41 per net square foot of the proposed addition as shown on the Final Site Plan to the City's Housing Trust Fund. Make all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing) \*\*\*
78. Provide an equivalent monetary contribution for public art within the Small Area Plan per the City's Public Art Policy, adopted December 13, 2014, to the satisfaction of the Directors of P&Z and RP&CA. The public art in-lieu contribution shall be \$0.30 per gross square foot for the building addition, building prior to issuance of the first Certificate of Occupancy. (P&Z) (RP&CA) \*\*\*
79. If a modification to meeting the 25-percent minimum crown coverage requirement of the Zoning Ordinance and/or the street tree requirement in the Landscape Guidelines is approved, the applicant shall provide a monetary contribution, (include \$2-foot contribution) in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Urban Forestry Fund. Provide the contribution prior to issuance of the first Certificate of Occupancy. Payment shall be payable to the City of Alexandria, with a transmittal letter addressed to RP&CA citing the project name and case number, contribution amount, and the condition being fulfilled. (P&Z) (RP&CA) \*\*\*

**CITY DEPARTMENT CODE COMMENTS**

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

**A. Planning and Zoning (P&Z)**

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) \*\*\*\*
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. \*
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) \*\*\*\*

**B. Code Administration (Building Code)**

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. \*\*
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. \*\*
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. \*\*

**C. Federal Environmental Reviews:**

- F - 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
- a. Information on the § 106 process is at [www.achp.gov](http://www.achp.gov) or [www.dhr.virginia.gov/environmental-review/](http://www.dhr.virginia.gov/environmental-review/)
  - b. Information on the NEPA process is at [www.epa.gov](http://www.epa.gov)

**D. Archaeology**

- F - 1. Historic maps indicate that this property remained undeveloped until the mid- twentieth century. The property has a low likelihood of containing significant archaeological resources.
- R - 1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
- a. The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

**E. Transportation & Environmental Services (T&ES)**

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) \*

- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus 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 - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) \*
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 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 - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 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 - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) \*, \*\*\*\*

- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using 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. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) \*, \*\*\*\*
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) \*, \*\*\*\*
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) \*, \*\*\*\*
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) \*, \*\*\*\*
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) \*, \*\*\*\*
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) \*
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) \*
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) \*
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) \*

- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. \*
  - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) \*
- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) \*
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) \*
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) \*
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) \*
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) \*
- a. The location of customer utility services and installing 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 per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES) All new customer utility services, extensions of existing



- customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. \*, \*\*\*\*\*
- b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. \*, \*\*\*\*\*
- C - 5 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) \*, \*\*\*\*\*
- C - 6 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) \*
- C - 7 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES) \*
- C - 8 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) \*
- C - 9 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES) \*
- C - 10 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) \*

- C - 11 Post the bond for the public improvements before Final Site Plan release. (T&ES) \*
- C - 12 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) \*
- C - 13 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) \*
- C - 14 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) \*\*\*\*
- C - 15 Design the thickness of sub-base, base, and wearing course 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. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) \*, \*\*\*\*
- C - 16 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) \*
- C - 17 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) \*
- C - 18 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) \*
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 21 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
  - ii. Saturdays from 9 AM to 6 PM
  - iii. No construction activities allowed on Sundays and holidays

- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
    - i. Monday through Friday from 9 AM to 6 PM
    - ii. Saturdays from 10 AM to 4 PM
    - iii. No pile driving is allowed Sundays and holidays
  - b. § 11-5-109 restricts excavating work in the right-of-way to:
    - i. Monday through Saturday 7 AM to 5 PM
    - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 22 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) \*
- C - 23 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) \*
- C - 24 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) \*
- C - 25 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) \*
- F. Information Technology**
- R - 2. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

**Asterisks denote:**

- \* Condition must be fulfilled prior to release of the Final Site Plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

The following conditions are associated with DSUP #2009-0003.

**I. STAFF RECOMMENDATIONS:**

1. Condition deleted by City Council. (City Council)
2. Provide all improvements depicted on the preliminary plan dated June 11, 2009 and August 20, 2009 and comply with the following conditions of approval.

**A. *PEDESTRIAN/STREETSCAPE:***

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z, RP&CA and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install and maintain ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. The sidewalk along Eisenhower Avenue shall be 6 feet wide with a minimum 4 foot wide landscape strip along the entire frontage. The transition to the wider sidewalk along Clermont Avenue shall be more gradual.
  - d. Sidewalks shall be flush (maximum ¼” change in grade) across all driveway crossings.
  - e. Upgrade curb ramp at the corner of Clermont Drive and Eisenhower Avenue with detectable warning surface that conforms to VDOT standards as outlined in a City Memo to Industry (3/07) available on-line: <http://alexandriava.gov/tes/info/default.aspx?id=3522>
  - f. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
  - g. All crosswalks shall be standard, 6” wide, white thermoplastic parallel lines with reflective material, with 10’ in width between interior lines. All other crosswalk treatments must be approved by the Director of T&ES.
  - h. Within the parking lot, provide a pedestrian crosswalk that is not inclusive of the gutter pan.
  - i. Install four (4) pedestrian countdown signals and pedestrian activated push-buttons at the intersection of Eisenhower Avenue and Clermont Avenue in accordance with City Standards. All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG). (P&Z)(RP&CA)(T&ES)
  - j. The applicant shall complete 3(f) & (i) for no more than \$10,000.00 dollars.

**B. OPEN SPACE/LANDSCAPING:**

4. The applicant shall provide a voluntary contribution of \$500,000 to be allocated towards priority public parks, trails and/or recreation projects in Eisenhower Valley or Park District III. The specific projects to be funded will be determined during the Fiscal Year 2011 to Fiscal Year 2016 Capital Improvement Program decision making process. The contribution shall be provided to the City prior to the issuance of the Certificate of Occupancy. (P&Z)(RP&CA)(PC)
5. Develop, provide, install and maintain an integrated Landscape Plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and RP&CA. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers. (P&Z)(RP&CA)
6. Provide the following modifications to the landscape plan and supporting drawings:
  - a. Continue to work with staff to install and maintain an enhanced multi-layered landscape buffer along Clermont Drive inclusive of a reforestation seedling program. Seedlings shall be native hardwoods at a minimum of 1/2 inch in caliper and maximum of 2 inches in caliper at time of installation. The total number of caliper inches shall be no less than 30.
  - b. The eastern façade requires additional landscaping to soften the long expanse of solid wall.
  - c. To ensure an uninterrupted landscape buffer, eliminate the sidewalk proposed between the eastern building elevation and Clermont Drive.
  - d. Provide a mix of evergreen and deciduous shrubs and ornamental plantings along Eisenhower Avenue. Plantings shall be layered and provide a variety of heights.
  - e. Revise the planting plan to replace Red Maples, Cherry trees and mislabeled “PA” with a hardy large canopy shade tree such as Honey Locust or Linden species.
  - f. Coordinate the landscape plan with the civil drawings including all building exits and service access points. Plantings shall not block access points.
  - g. All stormwater inlets shall be located outside of parking islands.
  - h. Explore the possibility of relocating the two stormwater inlets within the north-south planting median to a less prominent location.
  - i. Provide additional screening along the screened refrigeration equipment to the satisfaction of the Directors of RC&PA and P&Z. (RP&CA)(P&Z)
7. Provide a site irrigation/water management plan developed, installed and maintained to the satisfaction of the Directors of RP&CA and Code Administration.

- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at the perimeter of the building. Provide at least one accessible external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff. (Code Administration) (RP&CA)
8. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

**C. *TREE PROTECTION AND PRESERVATION:***

9. Contract with a professional tree preservation company to provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z, RP&CA and the City Arborist. (P&Z)(RP&CA)

**D. *BUILDING:***

10. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Provide an aluminum storefront or an aluminum curtain wall with a computer graphic on the eastern building elevation between the checkerboard pattern and the metal wall panel to introduce a vertical break and offer a transition between the north and east building elevations.
  - b. Graphics installed behind the aluminum storefront windows on the western building elevation shall be reviewed and approved by the Director of P&Z.
  - c. Materials shall be consistent with the material sample board dated June 15, 2009 except for the following:
    - i. Revise the blue spandrel glass (G-3) and the blue paint (H-1) (M-4) (P-1) to ensure consistency between the colors. The blue spandrel glass appears too dark to be a continuation of the blue scored panel band.
    - ii. Revise the yellow spandrel glass (G-4) and the yellow paint (M-6) (P-2) to ensure consistency between the colors.
    - iii. Final materials and colors shall be subject to the approval of the Director of P&Z.

- d. Provide an enlarged detail and section of the metal canopy at the main building entrance with the first final site plan. The final detailing of the metal canopy shall be subject to the approval of the Director of P&Z.
  - e. The flush metal panel screens for the rooftop HVAC units shall be factory finished to match the darker scored panel in the checkerboard pattern, labeled H-3 in the materials schedule. (P&Z)
11. The applicant shall construct an on-site mock-up panel prior to vertical construction and approval of the wall check survey.
- a. The mock-up panel shall replicate a representative portion of the building and include each of the proposed building materials, including but not limited to brick, metal, scored panels in checkerboard pattern, spandrel glass adjacent to a colored band and a computer graphic for review and approval by the Department of Planning and Zoning.
12. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of P&Z, RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED with the submission of the first final site plan.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) prior to issuance of a certificate of occupancy.  
\*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Certification from USGBC within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staff's determination will apply. (P&Z)(RP&CA)(T&ES)
13. The applicant shall work with the City for reuse of the existing building materials as part of the demolition process, leftover, unused, and/or discarded building materials.(T&ES)
14. The applicant shall use EPA-labeled WaterSense fixtures to minimize the generation of municipal wastewater from the site and explore the possibilities of adopting water reduction strategies (i.e., use of graywater system on-site) and other measures that could possibly reduce the wastewater generation from this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)
15. All ground level pedestrian exits that open into non-secure areas shall be emergency exits only and fitted with panic bar hardware. (Police)



E. **SIGNAGE:**

16. Design the business sign to relate in material, color and scale to the building to the satisfaction of the Director of P&Z.
  - a. The business sign shall be designed of high quality materials and sign messages shall be limited to logos and names, except the business may provide the graphics shown in the storefront and on the metal awnings, as illustrated in the preliminary plan dated June 11, 2009 and August 20, 2009 (P&Z)
17. A freestanding identification sign shall be prohibited. (P&Z)
18. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

F. **HOUSING:**

19. A voluntary contribution of \$108,500 (\$1.50 per square foot of proposed gross floor area) 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. The contribution is to be made prior to the issuance of the Certificate of Occupancy. \*\*\* (Housing)

G. **PARKING:**

20. Locate 195-205 parking spaces in the surface parking lot. (P&Z)(T&ES)
21. Provide four employee bicycle parking space(s) within 50 feet of the building entrance. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
22. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall include the following:
  - a. Total number of parking spaces.
  - b. Dimensions of the parking spaces.
  - c. Total number of ADA spaces with dimensions.
  - d. The name of the towing company the applicant will use and the contact information for the towing company per the City code.\* (T&ES)

H. ***SITE PLAN:***

23. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)
24. Submit the plat of consolidation and all applicable easements prior to the second site plan submission. The plat shall be approved and recorded prior to the release of the final site plan.\* (P&Z)
25. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of RP&CA, P&Z, and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas.
  - d. Provide additional screening of the compressors in the rear of the property from public right-of-way and the parking lot. (RP&CA)(P&Z)(T&ES)
26. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and RP&CA in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)

## I. **CONSTRUCTION**

- 27. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES.  
\* (T&ES)
- 28. 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 the overall schedule for construction and the hauling route;
  - c. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - d. 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)
- 29. Provide off-street parking for all construction workers without charge. 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 ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)

30. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
31. No major construction staging shall be allowed in the rights-of-ways along Eisenhower Avenue and along Clermont Drive. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
32. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Construction & 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)
33. Prior to commencing clearing and 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. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
34. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, RP&CA and T&ES. (P&Z)(RP&CA)(T&ES)
35. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)
36. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit. \*\*\* (P&Z)
37. Submit a wall check prior to the commencement of framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)

38. Submit a height certification and a location survey for all site improvements to the Department of P&Z as part of the request for a certificate of occupancy permit. The height certification and the location survey shall be prepared and sealed by a registered architect, engineer, or surveyor. The height certification shall state that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z)

**J. *STORMWATER***

39. 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)

**K. *WASTEWATER / SANITARY SEWERS***

40. Per the Alexandria Sanitation Authority (ASA), any new flow into the Holmes Run Trunk Sewer during wet weather will cause downstream surcharging and increase overflow at the Holmes Run Junction Chamber (HRJC). In order to prevent additional overflows at the HRJC, storage from the proposed project (base flow and wet weather) shall be provided during precipitation events, if the municipal wastewater generated from the development is equal to or greater than the equivalent of 400 people. Due to the distance of the site from HRJC, it is recommended that the flow be detained throughout the precipitation event. A standard level of service in the industry is to consider typical precipitation events as 24 hours.

However, if the City of Alexandria and ASA develops an alternate solution(s) to this condition prior to release of the approved Final Site Plan (FSP) then the applicant shall implement the adopted alternate solution(s) under the terms and conditions acceptable to the City and ASA. If the alternate solution is adopted by the City and ASA subsequent to release of the FSP but prior to the construction then the applicant shall submit a revision to amend the approved FSP and implement the solution(s) adopted by the City and ASA. ASA recommends that the project reduce the sanitary sewer flow as much as possible through water conservation and reuse methods. (T&ES)

41. The applicant shall use EPA-labeled WaterSense fixtures to minimize the generation of municipal wastewater from the site and explore the possibilities of adopting water reduction strategies (i.e., use of graywater system on-site) and other measures that could possibly reduce the wastewater generation from this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense/pp/index.htm>. (T&ES)

**L. SOLID WASTE**

42. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles per block face Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans by Victor Stanley. The receptacle(s) shall be placed in the public right of way along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment is required prior to release of the final site plan. (A total of three (3) receptacles are required). (T&ES)\*

**M. STREETS / TRAFFIC**

43. 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)
44. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction and Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
45. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan, shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
46. 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)
47. Show turning movements of standard vehicles in the parking lot and show turning movements of tractor with trailer for the loading docks. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
48. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks on Eisenhower Avenue along the site frontage. These conduits shall terminate in an underground junction box at each end of the site frontage. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)

**N. UTILITIES**

49. Locate all new private utilities outside of the public right-of-way and public utility easements. (T&ES)
50. Underground all new secondary utilities serving the site. (T&ES)

**O. *WATERSHED, WETLANDS, & RPAs***

51. The storm water collection system is located within the Cameron 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)
52. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES)

**P. *BMP FACILITIES***

53. 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)
54. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
55. 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)
56. Submit two originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)

57. 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)
58. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\*\*(T&ES)
59. 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)

**Q. CONTAMINATED LAND**

60. Indicate location of any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
61. Design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)
62. Phase I and Phase II Environmental Site Assessment Reports have previously been submitted. 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 Risk Assessment indicating any risks associated with the contamination.
  - b. 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.

- c. 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.
- d. Applicant shall submit 5 copies of the above. A summary of the remediation plan and the health and safety plan must be included in the Final Site Plan. \* (T&ES)

## R. ***NOISE***

- 63. All exterior loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 64. Supply deliveries, loading and unloading activities shall not occur between the hours of 11:00 p.m. and 3:00 a.m. (T&ES)

## S. ***AIR POLLUTION***

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

### **CITY DEPARTMENT CODE COMMENTS**

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

#### **Planning and Zoning**

- F - 1. The gross floor area shall include the proposed canopy. Eliminate the gross floor area which does not include the area below the canopy from the tabulations and all applicable plan sheets (currently 72,333 square feet).
- F - 2. The floor area ratio is based on the net square footage and the total site area. Based on the net square footage identified in the tabulations, the FAR is .30.
- F - 3. Height, as defined by section 2-154 of the Zoning Ordinance, is measured from the average finished grade. Eliminate the height which is not measured from the average finished grade in the tabulations and all applicable plan sheets (currently 46 feet).
- F - 4. Revise the height to be measured from the average finished grade to the highest point of the building, shown as 50 feet on sheet A-4.1.
- F - 5. The Development Special Use Permit application indicates that the existing Restaurant Depot currently employs 92 people and may intend to increase employment to 120 people with the proposed expansion. However, the parking tabulations indicate a total of 78 employees. Revise the parking tabulations accordingly to resolve this conflict.

- F - 6. Revise the parking and loading tabulations to be based on total gross floor area, including the area beneath the canopy (80,785 square feet).
- F - 7. Per the Preliminary Development Special Use Permit checklist, indicate the building height and identify the primary and secondary entrances on the dimension plan.
- F - 8. Revise the dimension plan with first final submission to:
- a. Provide a dimension from the parking lot to the sidewalk on Eisenhower Avenue.
  - b. Dimension the building walls, including any undulations.
  - c. Clarify the 5.3' dimension along the eastern property line.
  - d. Dimension the fence/wall that is screening the refrigeration equipment.
  - e. Dimension the width between the 5' concrete ramp and the building.
  - f. Dimension the width of the sidewalk between the handicap parking signs and the parking spaces in the cart coral area.
  - g. Provide a dimension from the parking lot to the southern property line.
- F - 9. Provide clarification on why the ramp with handrail is necessary on the sidewalk in the southwest corner of the building.
- F - 10. Coordinate sheets.
- F - 11. Remove "City of Alexandria" from rear portion of the property – all sheets.
- F - 12. Call out the entire City Right-Of-Way, including the green space.
- F - 13. The civil and landscape sheets indicate that a segment of railroad tracks are located on the site. Confirm whether this is a drafting error and if so, eliminate the railroad tracks shown on the site from all sheets.
- F - 14. Clarify detail 8 on sheet A-1.3. Detail 8 refers to detail 5 on sheet A-1.5; however sheet A-1.5 is not included in the plan set.
- F - 15. Dimension the width of the ramp in detail 6 on sheet A-1.2.
- F - 16. Provide clarification on the yellow guardrail and location of bollards shown in detail 1 on sheet A-1.3.
- F - 17. The "fish" graphic on the northern building elevation appears to intersect the aluminum storefront glass and the blue spandrel band. According to detail 2 on sheet A-5.2, the graphics are installed 1'-7 1/2" behind the aluminum storefront system. Please clarify how the graphic intersects both surfaces or revise elevations accordingly if this is a drafting error.

**Transportation and Environmental Services**

- F - 1. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorous removal requirements and second, water quality volume default. Compliance with the phosphorous 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. Applicant's BMP is treating 3.52 acres of the water quality volume being generated. There remains 1.09 acres of impervious surface, from which the water quality volume is not being treated. Applicant shall explore mechanisms to treat this volume. If the applicant can demonstrate that it is not possible to treat this volume, the applicant is referred to City of Alexandria, Article XIII, Environmental Management Ordinance, Section 13-110(A), alternate stormwater management equivalency options and establishment of the Alexandria Water Quality Improvement Fund. To justify employing the equivalency option applicant shall follow the guidance provided in Section 13-110(D) and submit a letter to Claudia Hamblin-Katnik, Watershed Program Administrator, 301 King Street, Room 3000, Alexandria, VA 22314 outlining this intent. (T&ES)
- F - 2. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. All storm sewers shall be constructed to the City of Alexandria standards and specifications. 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)

- F - 7. 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)
- F - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.
- F - 9. 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.
- F - 10. 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.

- F - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 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.
- F - 12. 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.
- F - 13. 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.
- F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 16. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional

10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)

- C - 3 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 4 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)
- C - 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)
- C - 6 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- C - 7 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 8 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 9 Bond for the public improvements must be posted prior to release of the site plan.\*
- C - 10 The sewer tap fee must be paid prior to release of the site plan.\*
- C - 11 All easements and/or dedications must be recorded prior to release of the site plan.\*

- C - 12 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.\*
- C - 13 Provide a phased erosion and sediment control plan consistent with grading and construction plan.
- C - 14 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.
- C - 15 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 - 16 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 17 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code.
- C - 18 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval. (T&ES)\*
- C - 21 The applicant shall comply with the City of Alexandria’s Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C - 22 The applicant 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. (T&ES)\*
- C - 23 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. (T&ES)
- C - 24 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. (T&ES)\*

**Code Administration:**

- F - 17. If you have any questions related to the Code Administration's Site Plan Review, please contact James Hunt at 703.746.4197 or via email at [james.hunt@alexandriava.gov](mailto:james.hunt@alexandriava.gov)
- F - 18. The heights listed on Sheets A-4.3 and C-1.0 are not consistent.
- F - 19. The development shall comply with the storage requirements of the Statewide Fire Prevention Code.
- C - 1 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 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) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. The plan is provided on sheet C-5.0. There are fire hydrants within the site that are located more than 300 feet from another fire hydrant. According to the existing submitted plan for Preliminary Review, the applicant shall add one additional hydrant between the existing northwest fire hydrant and the southwest fire hydrant. The additional hydrant will allow the project to be compliant with this code requirement. In the event of the failure of the northwestern fire hydrant, Fire Department Personnel will be able to connect to a fire hydrant that is located within 300 feet from the failed fire hydrant. The fire hydrant can be located on a landscaped island along the EVE as long as the fire hydrant's accessibility is not impeded by anything.



**Police**

*Landscape Recommendations*

R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

**Archaeology**

F - 20. There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

Asterisks denote the following:

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



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSUP #** \_\_\_\_\_ **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 4600 Eisenhower Ave., Alexandria, VA 22304  
**TAX MAP REFERENCE:** 069.03-01-13 **ZONE:** OCM-100

**APPLICANT:**

Name: JMDH Real Estate of Alexandria II, LLC  
Address: 1710 WHITESTONE EXPYWHITESTONE NY 11357-3054

**PROPERTY OWNER:**

Name: Same as above  
Address: Same as above

**SUMMARY OF PROPOSAL** Applicant is requesting to expand an existing wholesale warehouse project which necessitates an amendment to the existing DSUP.

**MODIFICATIONS REQUESTED** \_\_\_\_\_

**SUP's 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, Wire Gill, LLP

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

*Mary Catherine Gibbs*  
Signature  
703-836-5757 703-548-5443  
Telephone # Fax #  
mcgibbs@wiregill.com  
Email address  
July 8, 2022  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid and Date: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development SUP # \_\_\_\_\_

**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 three percent.

JRD Real Estate III, LLC is the sole member of JMDH Real Estate of Alexandria II, LLC, both of whose addresses are 1710 Whitestone Expressway, Whitestone, NY 11357.

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 three 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. JMDH Real Estate of Alexandria II, LLC	1710 WHITESTONE EXPY WHITESTONE NY 11357-3054	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 4600 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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.

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2. JRD Real Estate III, LLC	1710 Whitestone Expressway Whitestone, NY 11357	100% Owner of JMDH Real Estate of Alexandria II, LLC
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 and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. JMDH Real Estate of Alexandria II, LLC	None	None
2. JRD Real Estate III, LLC	None	None
3.		

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

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

July 8, 2022

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.)

The Applicant has owned and operated the existing Restaurant Depot at 4600 Eisenhower Ave. since it obtained the original Development Special Use Permit for this site in 2009 (DSUP 2009-0003). Restaurant Depot continues to serve thousands of restaurant businesses in Alexandria and the surrounding jurisdictions, including many small independent restaurant owners. It has been extremely successful at this location since it moved here from just slightly farther west on Eisenhower Avenue. It is a thriving Alexandria business that serves a huge restaurant owner market in Alexandria and the region and is in need of additional space to serve those businesses more efficiently and hopefully serve many more. The Applicant is seeking to add approximately 27,000 square feet to the existing approximately 81,000 square foot building, for a new total of just over 108,000 square feet. The Floor Area Ratio will remain well below the permitted 1.5 FAR in the OCM-100 zone at .41 FAR. The hours of operation and the number of employees will remain the same, and a typical shift includes between 23-26 employees. There are three shifts per day. The current hours of operation are: Monday 6AM–6PM, Tuesday 6AM–6PM, Wednesday 6AM–6PM, Thursday 6AM–7PM, Friday 6AM–6PM, Saturday 7:30AM–4PM and Sunday 8AM–3PM.

There is existing Right-of-Way adjacent to the site at 4600 Eisenhower that is part of the larger right-of-way of Clermont and/or Eisenhower Avenue. The amount of Right-of-Way is in excess of that necessary to maintain the existing right-of-way widths for both Clermont Avenue and Eisenhower Ave. As a result of earlier consultations with former City Manager Mark Jinks, as well as follow up correspondence from the current City Manager, Jim Parajon, the Applicant is requesting a vacation of this excess area of Right-of-way as part of this application in order to expand its property at 4600 Eisenhower and build the requested addition. A vacation application is being submitted simultaneously with this DSUP application. Once a vacation is approved and processed, this land will be consolidated with the 4600 Eisenhower Ave. property.

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

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

850-900 per day.

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

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

23-26 employees per shift, three shifts per day.

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

Day	Hours	Day	Hours
Monday	6AM–6PM	Saturday	7:30AM–4PM
Tuesday	6AM–6PM	Sunday	8AM–3PM
Wednesday	6AM–6PM	_____	_____
Thursday	6AM–7PM	_____	_____
Friday	6AM–6PM	_____	_____

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

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

Typical noise from a wholesale warehouse use of this size, including patrons entering and exiting the site in their vehicles as well as trucks delivering goods to the site.

B. How will the noise from patrons be controlled?

The entire operation is internal to the building.

**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?

Typical trash from a wholesale warehouse use of this size.

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

An amount that typically fills the one large dumpster in the rear of the site each week.

C. How often will trash be collected?

Every week to ten days, or more, if needed.

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

The site will be monitored by Staff to ensure no littering.

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

Yes.  No.

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

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

Yes.  No.

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

The applicant carries about 25 types of degreasers, hand and dish soap as well as grill cleaning solutions. Inventories vary greatly, about 50 cases may be on site at any one time.

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

The store is monitored electronically and there is sufficient lighting in the parking lot for times of the day necessary.

**ALCOHOL SALES**

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

Yes.  No.

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

**PARKING AND ACCESS REQUIREMENTS**

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

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

B. How many parking spaces of each type are provided for the proposed use:  
162 Standard spaces  
34 Compact spaces  
7 Handicapped accessible spaces  
\_\_\_\_\_ Other



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

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

---

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 5
- B. How many loading spaces are available for the use? 5
- C. Where are off-street loading facilities located? in the rear of the building.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
3 a.m. to 4 a.m. Monday through Friday, 8 a.m. to noon on Saturdays.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
15-20 per day every weekday and 3-4 on Saturdays, by appointment.

**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 from Eisenhower Ave. remains adequate.

PROPERTY LOCATION: 4600 Eisenhower Ave.

TAX MAP REFERENCE: 069.03-01-13 ZONE: OCM-100

APPLICANT'S NAME: JMDH Real Estate of Alexandria II, LLC

ADDRESS: 1710 WHITESTONE EXPYWHITESTONE NY 11357-3054

PROPERTY OWNER NAME: City of Alexandria

(Owner of abutting area to be vacated)

ADDRESS: 300 King Street, Alexandria, VA 22314

VACATION DESCRIPTION: Request to vacate approximately .72 acres (@31,314 feet)

of right of way adjacent to 4600 Eisenhower Ave. that is not included in the existing width of


the roadways of either Eisenhower Avenue or Clermont Avenue and consolidate it with 4600 Eisenhower.

- THE UNDERSIGNED hereby applies for a Vacation Ordinance in accordance with the provisions of Chapter 10 of the Code of the State of Virginia, the Alexandria City Charter and City Code, and the Alexandria Zoning Ordinance.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- 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 their knowledge and belief.

Mary Catherine Gibbs, Wire Gill, LLP  
*Print Name of Applicant or Agent*

700 N. Fairfax St., Suite 600  
*Mailing/Street Address*

Alexandria, VA 22314  
*City and State      Zip Code*

  
*Signature*

703-836-5757    703-548-5443  
*Telephone #      Fax #*

July 8, 2022  
*Date*

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July 8, 2022  
Date

Mary Catherine Gibbs  
Printed Name

  
Signature

July 8, 2022

**LEGAL DESCRIPTION**

**VACATED PORTION of EISENHOWER CONNECTOR ROAD**

**(Formerly Clermont Avenue)**

To be Consolidated into Lot 600

With Lot 500

“BOGUL INDUSTRIAL AREA”

Instrument #110019502

City of Alexandria, Virginia

All that certain tract or parcel of land lying, being and situate in the City of Alexandria, Virginia being a portion of the right-of-way of the Eisenhower Connector Road (formerly Clermont Avenue), immediately adjacent and contiguous with Lot 500 as shown on “Plat showing Lot 500 being a consolidation of Parcels 3404-01.2 & 3409-02, Bogul Industrial Area”, attached to Deed of Consolidation, Dedication and Vacation in Instrument #110019502 among the Land Records of said City of Alexandria, Virginia.

Being further described by metes and bounds as follows:

**COMMENCING AT A POINT** at the intersection of the southerly right-of-way line of Eisenhower Avenue (80 feet wide) and the westerly variable width right-of-way line of the above referenced Eisenhower Connector Road (formerly Clermont Avenue);

Thence, departing said Eisenhower Avenue and running with said westerly variable width right-of-way line of the Eisenhower Connector Road:

i. South 55° 57' 26" East, a distance of 8.86 feet to the **TRUE POINT OF BEGINNING**;

Thence, departing said westerly variable width right-of-way line of the Eisenhower Connector Road and crossing and including a portion of the right-of-way thereof, the following three (3) courses and distances:

1. South 19° 28' 49" West, a distance of 22.39 feet to a point;
2. 115.87 feet along the arc of a curve to the right; having a radius of 85.00 feet, a central angle of 78°06'16" and a chord which bears South 58° 31' 57" East, 107.10 feet;
3. South 19° 28' 49" West, a distance of 305.25 feet to a point in the northerly line of the property of the now or formerly CSX Transportation, Inc.;

Thence, running with said northerly line of the now or formerly CSX Transportation, Inc.:

4. 69.39 feet along the arc of a curve to the right; having a radius of 8514.00 feet, a central angle of 00°28'01" and a chord which bears South 59° 07' 38" East, 69.39 feet to a point in the aforementioned westerly variable width right-of-way line of the above referenced Eisenhower Connector Road (formerly Clermont Avenue);

Thence, departing said property of the now or formerly CSX Transportation, Inc. and running with said westerly variable width right-of-way line of the Eisenhower Connector Road (formerly Clermont Avenue), the following two (2) courses and distances;

5. 387.03 feet along the arc of a curve to the right; having a radius of 1040.00 feet, a central angle of 021°19'21" and a chord which bears North 20° 14' 33" East, 384.81 feet to a point of non-tangency;
6. North 55° 57' 26" West, a distance of 27.33 feet to the **POINT OF BEGINNING** and

Containing 31,314 Square Feet or 0.71887 Acres of Land, more or less.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: OCTOBER 27, 2022

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING

SUBJECT: DSUP#2022-10018 & VAC#2022-0002 RESTAURANT DEPOT AMENDMENT: REVISED DSUP CONDITION #32

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### **Recommendation**

Staff recommends revision of DSUP#2022-10018 condition #32 as shown below, to accommodate an adjustment in the amount of land being vacated:

Condition #32-

Make a payment for the requested vacation of a portion of the existing City right-of-way. The original purchase price of \$1,000,000 will be decreased commensurate with the approximately seven percent (7%) change in land area (percentage to be finalized at final site plan) associated with the proposed multimodal trail. The purchase price will be reduced by no more than \$100,000. Make a payment in the amount of \$1,000,000 for the requested vacation of a portion of the existing City right-of-way. The payment shall be made to the Department of Recreation, Parks and Cultural Activities prior to the release of the Final Site Plan. Approval of this vacation shall also be subject to the following:

1. Utility easements for all public and private utilities shall be provided within the vacated right-of-way and such easements are to be shown on the plat of consolidation.
2. The vacated right-of-way shall be consolidated with the adjoining lot, and the plat of consolidation approved by the Directors of P&Z, T&ES, and RPCA prior to Final Site Plan release. The approved plat shall be recorded in the Land Records of the City of Alexandria. (P&Z) (T&ES) (RPCA) \*
3. The applicant shall be responsible for perpetual ownership, development, and maintenance of the improvements constructed in the vacated right-of-way.
4. The applicant shall include the 'final' location of proposed ROW and property lines on all proposed plan sheets of the Final 1 Site Plan submission. The requested Vacation area has been reduced slightly since current site plan

submission (by approximately 2-3' along eastern extent of subject parcel), with the “final” ROW and Property Line locations being as shown on current version of Vacation Plat associated with VAC2022-00002. The ‘current’ VAC plat is dated 09/19/2022. (P&Z) (T&ES) \*

**Vacation Purchase Price**

In late 2021, the applicant agreed to a purchase price of \$1,000,000 for the right-of-way being vacated for the expansion of the existing Restaurant Depot. In August 2022, staff was informed of planned improvements to bike facilities to the south of the project site, which led to staff revisiting the question of bike infrastructure along the Connector frontage. The applicant agreed to adjust the streetscape to accommodate a ten-foot multimodal trail, which resulted in a roughly seven percent (7%) decrease in the land area being vacated. While finalizing the conditions for the project, the applicant requested that the purchase price be adjusted to accommodate the change in land area associated with the proposed multimodal trail.

The City Manager agreed to reduce the purchase price by no more than \$100,000, but Condition #32 was not updated to reflect this change. The revised condition now states that the purchase price will be decreased by the same percentage as the reduction in land area being vacated. The exact square footage of the vacated land, and therefore the purchase price, will be finalized at final site plan.

The applicant is in agreement with the revised condition language.