

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Docket - Final

Saturday, November 16, 2013

9:30 AM

Council Chambers

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

- 1 **Calling the Roll.**
- 2 **Public Discussion Period.**

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission

END OF ACTION CONSENT CALENDAR

None.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 3 [14-2064](#) Public Hearing on the Proposed City Legislative Package, Including the Proposed Charter Amendment, For the 2014 General Assembly Session.
Attachments: [14-1963 Proposed Positions for the 2014 Alexandria City Package.docx](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 4 [SUP13-066](#) Special Use Permit #2013-0066
5723 Edsall Road (Parcel Address: 5725 Edsall Road) - Leah Bakery
Public Hearing and Consideration of a request to operate a bakery; zoned CG/Commercial General. Applicant: Mulugeta Alemayehu Wereta
Planning Commission Action: Recommend Approval 7-0
Attachments: [SUP13-066 Staff Report to Council](#)
 [SUP13-066 Presentation](#)
- 5 [DSUP12-03](#) Master Plan Amendment #2013-0003
 [1](#) Rezoning #2013-0004
 Development Special Use Permit #2012-0031

800 & 820 Slater's Lane - Slater's Lane Residences
Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7-700; zoned RC/High Density Apartment. Applicant: CIAM-Slaters, LLC represented by Duncan W. Blair, attorney
Planning Commission Action: MPA #2013-0003 Adopted Resolution 4-3; REZ #2013-0004 Recommend Approval 4-3; DSUP #2012-0031 Recommend Approval 4-3

Attachments: [DSUP12-031 Staff Report to Council](#)

[DSUP12-031 Presentation](#)

- 6 [SUP13-063](#) Special Use Permit #2013-0063
615-E S. Pickett Street (Parcel Address: 504 S. Van Dorn Street) - Auto Repair Shop
Public Hearing and Consideration of a request to operate a light automobile repair business; zoned CG/ Commercial General. Applicant: Anas Al-Hadidi
Planning Commission Action: Recommend Approval 7-0

Attachments: [SUP13-063 Staff Report to Council](#)

[SUP13-063 Presentation](#)

ORDINANCES AND RESOLUTIONS

- 7 [14-2099](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Charter of the Alexandria Commission on Information Technology to Revise the Composition and Organization of the Commission; to Alter the Functions of Commission; and to Provide for Administrative and Logistical Support. [ROLL-CALL VOTE]
Attachments: [14-2099 cover](#)
[14-2099 ordinance](#)
- 8 [14-2025](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by City Council to the Old Town North chapter of such master plan as Master Plan Amendment No. 2013-0004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation Ordinance for the Master Plan

Amendment for the 700 North Washington Street Project approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

Attachments: [14-2025 Coversheet](#)

[14-2025 Ordinance](#)

- 9 [14-2028](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2013-0003. (Implementation Ordinance for the Map Amendment for the 700 North Washington Street Project approved by City Council on October 19, 2013) [ROLL-CALL VOTE]

Attachments: [14-2028 Coversheet](#)

[14-2028 Ordinance](#)

- 10 [14-2061](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 4-802 (Permitted Uses) of Section 4-800 (OC/Office Commercial Zone), Section 4-902 (Permitted Uses) of Section 4-900 (OCM(50)/Office Commercial Medium (50) Zone), Section 4-1002 (Permitted Uses) of Section 4-1000 (OCM(100)/Office Commercial Medium (100) Zone) and Section 4-1102 (Permitted Uses) of Section 4-1100 (OCH/Office Commercial High) all of Article IV (Commercial, Office, and Industrial Zones) and Sections 5-102 (Permitted Uses) and 5-103 (Special Uses) of Section 5-100 (CRMU-L/commercial Residential Mixed Use (Low)), Sections 5-202 (Permitted Uses) and 5-203 (Special Uses) of Section 5-200 (CRMU-M/Commercial Residential Mixed Use (Medium)), Sections 5-302 (Permitted Uses) and 5-303 (Special Uses) of Section 5-300 (CRMU-H/Commercial Residential Mixed Use (High)), and Section 5-402 (Permitted Uses) of Section 5-400 (CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone) all of Article V (Mixed Use Zones) all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0010 (Implementing Ordinance for the Text Amendment to add public school and social service uses to the Commercial and mixed use zones approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

Attachments: [14-2061 Coversheet](#)

[14-2061 Ordinance](#)

- 11 [14-2063](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 11-500 (Special Use Permits) of Division B (Development Approvals) of Article IX (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0008 (Implementing Ordinance for the Text Amendment to address Visitor and Guest permits in the Residential Parking Permit Program approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

Attachments: [14-2063 Coversheet](#)
 [14-2063 Ordinance](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (12-14)

Planning Commission (continued)

- 12 [14-2129](#) Special Use Permit #2013-0069
 251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant
 Public Hearing and Consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District. Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney
 Planning Commission Action: Deferred without objection
- 13 [14-2130](#) Text Amendment #2013-0011
 Townhome Requirements
 A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400(B)(3)(d) of the Zoning Ordinance to allow small, rear loaded garage townhouse development to include a drive aisle as part of the lot. Staff: Department of Planning and Zoning
 Planning Commission Action: Deferred without objection
- 14 [14-2131](#) Text Amendment #2013-0012
 Townhome Requirements
 A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 7-1600 of the Zoning Ordinance to allow more than eight townhouses in a row with a special use permit in all zones that allow townhouses and to remove the restriction on the length of the townhouse structure. Staff: Department of Planning and Zoning
 Planning Commission Action: Deferred without objection



Legislation Details (With Text)

File #: 14-2064 **Name:** Presentation of proposed Legislative Package for the 2014 Session

Type: **Status:** Agenda Ready

File created: 10/23/2013 **In control:** City Council Legislative Meeting

On agenda: 11/16/2013 **Final action:**

Title: Public Hearing on the Proposed City Legislative Package, Including the Proposed Charter Amendment, For the 2014 General Assembly Session.

Sponsors:

Indexes:

Code sections:

Attachments: [14-1963_Proposed Positions for the 2014 Alexandria City Package.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 11, 2013

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: RASHAD M. YOUNG, CITY MANAGER /s/

DOCKET TITLE:

Public Hearing on the Proposed City Legislative Package, Including the Proposed Charter Amendment, For the 2014 General Assembly Session.

ISSUE: Public hearing on the proposed City Legislative Package for the 2014 General Assembly Session.

RECOMMENDATION: That City Council:

- (1) Hold the public hearing on the attached legislative package;
- (2) Hold the public hearing on the attached proposed City Charter amendments; and
- (4) Adopt the Legislative Package on Tuesday, November 26.

DISCUSSION: For the past several months, staff has been working with Council members, City departments, and boards and commissions to develop legislative and funding proposals for the City's 2014 Legislative

Package. Thirty-five such proposals are described in Attachment 1; all of them have been approved by Council for the public's consideration. Section A contains four major fiscal issues of concern to the City; Section B consists of 9 legislative proposals recommended for introduction by the City's delegation; Section C consists of 19 proposals to support (or introduce); and Section D includes 3 items which the City would recommend that its legislative delegation oppose.

ATTACHMENT:

Attachment 1 - Proposed Positions for the 2014 Alexandria City Package

STAFF:

Bernard Caton, Legislative Director

Attachment 1--Proposed Positions for the 2014 Alexandria City Package

City Council's Legislative Subcommittee recommends that the City adopt the following as positions for its 2014 Legislative Package:

A—MAJOR FISCAL ISSUES

1. State Budget and Local Revenues. The Governor and General Assembly should not further restrict local revenue authority or sources, such as BPOL, without providing alternative revenue authority and sustainable revenue sources; should not impose unfunded mandates on local governments; and should not shift state funding responsibilities onto local governments. The City asks its delegation to strongly support this position.

2. Transit Service Delivery Advisory Committee (TSDAC). Senate Joint Resolution 297 of the 2011 Session directed the Department of Rail and Public Transit (DRPT) to look into several issues relating to transit funding; DRPT made a report prior to the 2012 Session which focused on one issue only—whether there should be a new, performance-based system for allocating DRPT funds (State transit funds have traditionally been distributed using a formula that is based on the amount of funds spent by the locality on transit). The DRPT proposal had a number of drawbacks (e.g., it would have been impossible to accurately predict the amount of future state aid that would be available to local transit agencies; the integrity of data that would be the basis of funding decisions was questionable).

Although there was support in the 2013 Session for a formula that rewards the efficient delivery of services, there was also agreement that the DRPT proposed formula and its accompanying methodology was problematic. As a result, the General Assembly created a Transit Service Delivery Advisory Committee (TSDAC), made up of representatives of local government, transit providers, and DRPT. It directed TSDAC to develop a funding formula that rewards efficiency; the formula was to be used only for any State money over and above that which has traditionally been provided to local transit providers (approximately \$160 million annually)—in other words, this formula will be used only to distribute transit funds that result from the major transportation funding legislation (HB 2313) passed in the 2013 Session.

TSDAC has been meeting regularly since April, and has developed funding formula proposals (the Commonwealth Transportation Board has final authority over the formula) that are much more defensible than those developed last year. They do have shortcomings (e.g., they have been unable to develop a method of counting Metrorail ridership in a way that accurately allocates Northern Virginia transit ridership) that TSDAC hopes to address in the coming year. Even with these shortcomings, however, they will provide more new transit funding to the City than either the current distribution formula or the 2013 DRPT proposal would.

The City asks its General Assembly delegation to ensure that any TSDAC funding formula which is considered, and ultimately approved by the 2014 General Assembly, treats the City and Northern Virginia fairly. Furthermore, if there is insufficient data (e.g., WMATA ridership) to finalize any formula decisions, TSDAC should be directed to continue to address these shortcomings in 2014.

3. Transportation Funding. The City supported the major transportation funding legislation of 2013 (HB 2313). It addressed a long-standing City legislative position—the need for new State revenue for transit and other transportation. The Alexandria Transportation Commission recommends that the City carefully monitor any transportation funding legislation that is considered by the 2014 Session, and oppose any proposals that will lessen funds coming to Alexandria, or result in the City not receiving its fair share of any transportation revenues.

4. Cost of competing. Costs of competing funds are awarded to Northern Virginia school systems in recognition of the fact that our schools must pay higher salaries than schools in other parts of the State. The State has stopped providing full funding to school support positions. Providing insufficient State cost of competing funds simply shifts the burden to Alexandria and other Northern Virginia counties and cities. Council’s Legislative Subcommittee, as well as other Northern Virginia localities, recommends that the General Assembly support full funding for the cost of competing in the upcoming biennial budget.

B—REQUESTS FOR LEGISLATIVE OR BUDGET PROPOSALS TO BE INTRODUCED

1. Revisions to the City Charter. Councilman Wilson has asked that two revisions be requested for the City Charter:

a. The first of these would eliminate a provision that prohibits the City Attorney from being the “legal advisor” to the School Board. Recent discussions have taken place between the School Board members and City Council members—these discussions included the City Attorney—with respect to the City Attorney’s office providing legal counsel to the School Board (the School Board currently contracts for legal assistance). While no final decision has been made, it would be helpful to amend the City Charter to remove this provision so that such a change can be made if agreed to by the School Board and City Council.

b. The second proposed change would simply “clean up” the Charter provisions that refer to May Council and School Board elections. Three years ago, the City chose to move these elections to November, as allowed under State general law. References to May elections throughout the Charter will be changed to November.

2. Pedestrian Safety. Pedestrians, especially in densely populated communities, need assurance that when they use crosswalks to get across the street, oncoming drivers will not hit them. Unfortunately, Virginia law does not provide that assurance. Drivers are required to yield, but not necessarily stop, for pedestrians in crosswalks. This often leaves a pedestrian guessing whether the oncoming traffic actually will stop so that the pedestrian can safely cross where he has right-of-way (in the crosswalk). For some time now, the City, together with other Northern Virginia localities and others throughout Virginia, has been seeking a change in state law to require drivers to stop (not just yield) for pedestrians in crosswalks. Councilman Wilson, and the City’s Transportation Commission, request the City delegation to support such legislation if offered in the 2014 Session.

3. CSO Funding. Alexandria was recently issued a new discharge permit by the State Water Control Board. Included in the permit is a requirement that the City develop and implement a

long-term plan to minimize the discharge of raw sewage from combined sewer pipes (which carry both storm water and sewage) when it rains. Preparing this plan will take several years, but after it is complete, it must be implemented. The cost could reach as much as \$200-300 million over a period of approximately 20 years. When Richmond and Lynchburg faced similar costs to address CSO issues in the 1980's (they are the only Virginia localities that have been required to make massive sewer line upgrades to address CSO problems), the General Assembly agreed to provide significant funding to assist these cities. Councilman Wilson would like the City to explore the possibility of State assistance for Alexandria, and recommends that we begin seeking State assistance for this from the Governor and General Assembly. The Environmental Policy Commission supports this recommendation, and also asks that the City seek additional State funding for other water quality needs.

4. ABC Laws and Wine Tastings. An Alexandria restaurant owner has hosted weekly wine tastings in her restaurant for some years now. The restaurant typically partners with one of its wine wholesalers, who will educate those tasting the wines about them, and also pour the wines that are being tasted. The restaurant owner believes this system is very valuable for all those involved, since the wholesaler knows more about the wine than the restaurant employees, and restaurant employees are not tied up with the tastings.

Recently, the restaurant's wine distributors were notified by the State's Alcoholic Beverage Control agency that they are not allowed to participate in tasting events at local restaurants or combination retail/restaurant businesses. Not surprisingly, the wholesalers will no longer participate as partners in these tastings. As a result, the restaurant has stopped its weekly tastings, and will lose revenue from the lost wine sales (as well as other items bought by tasting customers).

Councilman Wilson has asked that the City's legislative delegation introduce legislation to allow participation by wholesalers in such tastings in the future.

5. Opportunity Educational Institution. Legislation passed by the 2013 General Assembly (and opposed by the City) creates a State school district, the Opportunity Educational Institution (OEI), to take over schools whose students perform poorly on required State standardized tests. The OEI is scheduled to start operating these schools by the beginning of the 2014-15 school year. One of the schools that are scheduled to be run by OEI is Jefferson-Houston. The legislation creating OEI includes no new money or specific plans to improve these problem schools. The City and ACPS do not believe that the OEI legislation demonstrates any likelihood that the OEI can improve Jefferson-Houston, and they want control over all Alexandria schools left to the Alexandria School Board. The City of Norfolk has now filed suit on OEI, questioning its constitutionality.

Councilman Wilson has recommended that the City ask its delegation to introduce legislation to eliminate the Opportunity Educational Institution (OEI), or to significantly modify its enabling legislation so that there is considerably greater local input and control over any Alexandria schools placed in OEI.

6. Condo Conversions. In 2007, with the City's strong support, the General Assembly enacted legislation to allow a disabled or elderly tenant to assign purchase rights to his unit to a government agency, housing authority, or nonprofit housing corporation in the case of a

condominium conversion. The agency, authority, or nonprofit corporation then offers the tenant a lease of the unit at an affordable rent. The number of units that can be acquired this way cannot exceed five percent of the total number of units (or one unit, if five percent equals less than a full unit), or impede the condominium conversion process.

Councilman Wilson has asked that the City support legislation extending the ability to assign purchase rights to any tenant; if an incremental step is needed that is not as broad, he suggests allowing families with minor children living at home to assign their purchase rights.

7. Flood Insurance. Councilman Wilson has asked that the Legislative Subcommittee discuss with the members of the delegation ways that the State might partner with localities to assist them in lowering their rating class in the Community Rating System for FEMA's National Flood Insurance Program. Lowering the class provides residents with additional discounts in this program.

Mr. Wilson asked that the delegation introduce a budget amendment to create a grant program to match local funding for efforts designed to lower rating classes. Staff is unable at this time to determine whether the City could likely amass enough additional points to improve its rating class.

8. Virginia Preschool Initiative (VPI). The Virginia Preschool Initiative is a State-sponsored program that provides State funding to be matched with local funding to pay for preschool for at-risk 4-year-olds. The current formula used to determine a locality's funding is based in part on the percentage of a locality's children that qualify for a free lunch through the USDA lunch program. For a child to be eligible for a free lunch, the child's family income must be at or below 130 percent of the federal poverty guidelines (this is slightly more than \$30,000 annually for a family of four).

The Department of Community and Human Services recommends that the City seek to have the eligibility level raised to 185 of poverty (slightly more than \$43,000 annually), which would cover more low-income families and provide preschool opportunities to more children. The Department also recommends that Virginia use more accurate numbers to project the number of preschool-aged children within a locality (projections are now based on free lunch eligibility forms submitted by all K-12 students, but older students often do not return forms to the school to indicate whether they are eligible for free or reduced lunches; if State projections were based on the number of free lunch eligible kindergarten students only, the State projections of the number of VPI-eligible 4-year olds in a locality would be more accurate).

9. Community Net Metering (Environmental Policy Committee). House Bill 1695, as approved in the 2013 Session, allows agricultural customers to participate in community net metering programs. These programs allow electric customers to produce energy (using, for instance, solar power or windmills) and sell any excess back to their electric provider at a rate set by the State Corporation Commission. The Environmental Policy Commission recommends that legislation be introduced in 2014 to extend this authority beyond the agricultural sector to residential customers such as condominium or homeowner associations. If such association members were able to take advantage of net metering, unit owners who produce electricity could produce renewable energy from a common system and sell what they cannot use to their electricity provider (e.g., Dominion Virginia). This would not only save money for the homeowner—it

would also reduce pollution that results from electricity produced by conventional technology (such as coal-fired power plants).

C— REQUESTS FOR LEGISLATION TO BE SUPPORTED OR INTRODUCED

1. Workers' Compensation Medical Costs in Virginia. Over the last decade, medical costs under Virginia's Workers' Compensation system have been substantially higher and growing much faster than workers' compensation medical costs in most other states, including all of our neighboring jurisdictions. A recent study (done by the Workers' Compensation Research Institute) showed that Virginia medical payments per claim were 25 percent higher than the median cost in 16 other states. The higher prices charged by providers were the main reason for the higher medical payments per claim. Costs per claim in Virginia grew 8 percent per year from 2005 to 2010.

Prices charged for non-hospital services in Virginia were 22 percent higher than was typical in the 16-state study group. For hospital outpatient services, the average payment per service was 27 percent higher than the median study state. Medical costs alone accounted for 72 percent of the growth in the Virginia cost per claim during the years 2004 to 2010. The average medical cost per workers' compensation claim in Virginia was \$17,100 in 1996; by 2010 that number had jumped to \$44,500. This number has only gone down one time in the last 15 years.

Forty-four states have adopted fee schedules to contain the rapid increase in the cost of providing treatment to workers' compensation claimants, and 32 of them use Medicare-based fee schedules. All states that border Virginia, as well as the District of Columbia, use such a fee schedule.

The Virginia Municipal League, together with many other public and private entities represented by the Virginia Self-Insurers Association on Workers' Comp issues, will seek approval of legislation in 2014 that will require Virginia to adopt Medicare-based fee schedules for setting medical provider fees in workers' compensation cases. The City's Finance Department recommends that the City support this legislation.

2. WMATA Fare Enforcement Inspectors. Early next year, a Bus Rapid Transit Route will begin operation in Alexandria. The following year, this route will extend into Arlington. Once the Arlington portion is open, riders will pay their fare before they board the bus. Since there will be no way for the bus operator to know if a rider has paid, WMATA (which will operate the service) plans to employ fare inspectors who would be authorized to issue citations or tickets to anyone who cannot demonstrate that he has paid his fare. WMATA does not believe that it has the authority for fare inspectors to do this in Virginia, so it plans to pursue a Virginia Code provision giving it such authority. WMATA has asked that the City (and Arlington) support this legislation.

3. Affordable Care Act & Medicaid Expansion (Public Health Commission/Economic Opportunities Commission). Under the Affordable Care Act (ACA) of 2010, each state has the option of expanding coverage under its Medicaid program to include all individuals with incomes up to and including 133 percent of the federal poverty index (the current federal poverty index for an individual is about \$11,000 a year; it is approximately \$19,000 for a family of three). This expanded coverage will be paid for entirely by the federal government for the first

three years of the program; after that, the federal government will cover 90 percent of the cost, with the state responsible for the remainder.

The City's Public Health Advisory Commission and Economic Opportunities Commission recommend that the City and its legislative delegation support this option for three reasons:

1. It will provide coverage for many preventive health care services, especially for low-income women and children;
2. By covering individuals slightly above the federal poverty index, it will address many health disparities which are directly associated with poverty and low-income; and
3. It will help avoid the cost-shifting that already occurs, as low-income, uninsured people turn to local governments and nonprofits for their health care.

4. Prohibit Housing Discrimination Based on the Source of Income (Economic Opportunities Commission). In 1968 the federal government passed the Fair Housing Act, which prohibits housing discrimination based on factors such as race, color, religion, national origin, gender, elderliness, or familial status. Virginia enacted similar legislation in 1972.

In recent years, a number of states have added source of income to the list of discriminatory factors which are prohibited under fair housing laws. Source of income is generally defined as any lawful source of income paid directly or indirectly to a renter or purchaser of housing, including wage, pensions, alimony, child support, or government assistance. States have made this change in respect especially to renters, who say that landlords will sometimes not rent to them because a portion of their income is from government assistance, such as Section 8; or because landlords set higher security deposits or minimum incomes for them. The Economic Opportunities Commission has asked the City to support such a bill if it is introduced in 2014.

5. Constitutional and Statutory Provisions Prohibiting Same Sex Marriages (Human Rights Commission). In 2006, the Virginia Constitution was amended to prohibit marriage other than "between one man and one woman." This amendment also prohibits any "legal status for relationships of unmarried individuals that intends to approximate the design, qualities, significance, or effects of marriage." A similar prohibition was inserted into the Virginia Code in 2004. That provision (§ 20-45.3) prohibits civil unions, partnership contracts or other similar arrangements between persons of the same sex. The Human Rights Commission recommends that the City support any legislation to repeal either the constitutional provision or the Affirmation of Marriage Act.

6. Provide Funding Statewide for Peer Model Recovery Support Services (CSB). For the last two years, the State has funded a Peer Model Recovery program for adults with Substance Abuse issues in Northern Virginia. This program has been very successful in promoting sustained recovery and self-sufficiency among individuals in the region who have alcohol and other substance use disorders. A Peer Recovery Support Specialist provides peer addiction recovery support services before, during, and after a substance abuser's participation in a formal treatment system. Funding for the program runs out at the end of the biennium (June 30, 2014). The

Alexandria CSB and other Northern Virginia CSBs are seeking \$130,000 in State funding for each year of the coming biennium to continue this program.

7. Expand Housing Options for Persons with Serious Mental Illness (CSB). There is very limited permanent supportive housing available for people with Serious Mental Illness (SMI). Services to support people with SMI, including psychiatry, medication, case management, mental health supports, and counseling, are also very limited. The lack of these services further impact the ability of individuals to keep housing once they have acquired it. Consequently, many of these individuals become homeless, end up in hospital emergency rooms, and often become incarcerated or hospitalized in a psychiatric facility.

Alexandria's CSB, together with the other CSBs in Northern Virginia, would like \$3.2 million in biennial funding for a pilot program to provide both housing and services in a manner similar to that which exists in the Discharge Assistance Program (this Program provides a package of services for people leaving state facilities). The funding would pay for housing and support services, including case management, for approximately 140 individuals at the start of the program, and possibly more once it has been fully implemented. These individuals would then be able to avoid more expensive and less appropriate hospitalization and incarceration. If the program is successful, permanent State funding would be requested in the next biennium.

8. Expand Comprehensive Services for Youths with Serious Emotional Disturbances and their Families, Including Intensive In-Home Services (CSB). There is a need for the expansion of comprehensive services for youths with serious emotional disturbances who do not require placement in a residential or inpatient (e.g., hospital) setting. A comprehensive strategic plan needs to be developed that will identify, and lead to the implementation of, a plan for collaborative services across agencies within the community. Such a plan must fully involve the youth's family, and will include intensive family- and community-based programs. These programs will address the complex behavioral, psychiatric and substance use problems of the youth. Participants, in addition to the youth and their families, will be schools, teachers, and friends. In-home respite care is a critical part of this program. Funds are needed for a regional pilot (\$1.1 million) that will build on existing CSB programs within the Northern Virginia region. The program's success will be judged on the basis of the number of youths kept in their homes and schools, and out of the criminal justice system. Other measures of success will be improvements in family relations, a decrease in adolescent psychiatric symptoms, and a decrease in adolescent drug and alcohol use.

9. Protect Employees of All Firms with Five or More Employees from Age Discrimination (Human Rights Commission). Virginia anti-discrimination statutes currently protect only employees of employers with 5 to 14 employees from being wrongfully terminated (on the basis of race, religion, etc.). Federal law generally applies to employers with 15 or more employees. Federal law prohibiting age discrimination, however, applies only to employers with 20 or more employees. The Human Rights Commission recommends fixing this discrepancy by amending the Virginia Human Rights Act so that it prohibits the various types of employment discrimination (hiring, termination, age, and terms and conditions of employment) for any employer with five or more employees, unless the employer is subject to federal jurisdiction. This will allow age discrimination to be treated the same as other forms of discrimination.

10. Early Voting (Human Rights Commission). The Human Rights Commission has asked that the City support legislation to allow unrestricted early voting (i.e., early voting for any reason).

11. Restoration of Voting Rights for Felons (Human Rights Commission). Under Virginia law, any person convicted of a felony forfeits certain civil rights for life, including the right to vote. The Virginia Constitution reserves to the Governor the power to restore these rights. Although the current Governor and his two most recent predecessors have used a streamlined process instituted by executive order, this process relies totally on the good will of each individual governor. Virginia's process for restoring rights has traditionally been one of the most restrictive in the nation. The Human Rights Commission recommends that the General Assembly institutionalize a streamlined process (similar to that being used by the McDonnell administration) for the restoration of voting rights to ex-felons by statute, or begin the process for a Constitutional amendment that automatically restores voting rights upon completion of a felon's sentence.

12. Caps on Interest Paid on Payday and Auto Title Loans (Economic Opportunities Commission). Virginia allows both payday loans—short-term loans pledged against a future paycheck or government benefit check—and auto title loans, which are secured by a car's title. Fifteen states (including neighbors Maryland, North Carolina, and West Virginia) and the District of Columbia currently ban high-cost, short-term loans by setting a maximum annual interest rate of 36 percent including fees. Under the federal Military Lending Act, military service members and their families are also protected from these expensive and predatory loans. A 2009 Virginia law restricted payday loans to 36 percent annual interest but permitted two additional fees that increase the actual interest rate above this level. In 2012, according to the State Corporation Commission, the average annual interest rate for car title loans was 224 percent; for payday loans it was 305 percent.

The Economic Opportunities Commission has asked the City and its legislative delegation to support legislation to cap the interest rate on short-term loans at 36 percent annual interest inclusive of all fees.

13. Renewable Portfolio Standard (Environmental Policy Committee). State law sets voluntary goals for investor-owned electric utilities to follow in providing a certain amount of their power from renewable energy sources; if they follow these goals, they are given certain financial rewards. This power does not have to be produced in Virginia or by Virginia businesses—it can be purchased from out-of-state entities. The Environmental Policy Committee has recommended that the City support legislation that would require all “Renewable Portfolio Standard” energy to come from Virginia-based projects, beginning in 2015. Existing projects and purchases of Renewable Energy Credits (RECs) that have been used to meet the current REC standard would remain approved and count moving forward. The Commission notes that this would provide cleaner air in Virginia and give a boost to the State's renewable energy industry.

14. Energy Conservation (Environmental Policy Committee). Prior to 2012, Virginia was one of the few states that used a formula that evaluates potential energy saving and conservation projects based on how they impact energy users who do not participate in the conservation

program. This approach made it much harder for a public utility to justify the return on investment for an energy conservation project. Legislation passed in 2012 with the City's support (SB 493) redefined the standards to be used by the State Corporation so that it evaluates conservation projects based on the total energy savings and return on investment they create for the entire state. The statute now specifies four tests that can be used to demonstrate that the value of the benefits exceeds the value of the costs. A project cannot be rejected by regulators (the State Corporation Commission, or SCC) just because it fails one test. Observers believe that the SCC is misinterpreting the 2012 legislation, and relying too heavily on only one of the four tests. The Environmental Policy Commission believes that legislation will be introduced in 2014 to:

- (1) make clear that the SCC cannot rely on one test alone; and
- (2) require the SCC to consider both direct value to ratepayers as well as the cost savings that utilities will see as a result of a conservation project (the project will lessen the need for new power sources).

The Environmental Policy Committee recommends that the City support such legislation.

15. National Criminal Background Checks for Those Who Provide Child Day Care (Children, Youth and Families Collaborative Commission). The Code of Virginia (§19.2-392.02) allows child care businesses to request from the State Police a national criminal background check for any of its employees. For the State Police to perform this check, the employee must provide fingerprints. Child day care providers say that the results of the background checks are often not known for six weeks or more, and they cannot let the employee interact with children while they are awaiting the results. The Children, Youth and Families Collaborative Commission asks that the City support legislation (which is expected to be introduced) to speed up this process.

16. Child Day Care Subsidies (Children, Youth and Families Collaborative Commission). Low-income families with young children are eligible for State financial assistance to provide day care for their children. The State conducts a market survey of the fees charged by child care providers, and is supposed to adjust its rates to reflect the findings of the market survey. Unfortunately, the State often fails to adjust its rates to correspond to what the market charges. The most recent increase for rates for infants and toddlers in child day care was in 2010; the payment rate for preschoolers and school age children was raised more recently—in January 2013.

Even with these increases, the State subsidies are far below what the market demands. The federal government considers the market rate to be 75 percent of what the average person pays for unsubsidized child day care. The Virginia payment rates are closer to 30 percent of the cost of unsubsidized child day care. If insufficient funds are provided to parents, they may not have access to good child day care, resulting in the inability to become—and stay--employed. The Children, Youth and Families Collaborative Commission recommends that the City and its delegation seek a meaningful increase in State funds provided for child day care, so that the State can adopt more realistic payment rate.

17. Northern Virginia Aging Network (NVAN) Platform (Commission on Aging). The Commission on Aging asks that the City support the following items in the legislative platform of the Northern Virginia Aging Network:

- Enact legislation to allow civil suits to protect vulnerable adults from being financially exploited by those in a position of trust.
- Allow no-excuse absentee voting, and enhance accessibility for people who may need assistance registering or casting a ballot.
- Support policies to enhance the livability of communities that accommodate aging in place.
- Increase State funding for community-based services offered through Area Agencies on Aging.
- Expand Medicaid coverage under the Affordable Care Act to include all individuals with incomes up to and including 133 percent of the federal poverty index.
- Increase Medicaid reimbursement rates for long-term care workers.
- Provide an additional \$100,000 annually to the Northern Virginia Regional Older Adult Facilities Mental Health Support Team (RAFT) to expand community-based clinical services for adults 65 and over with serious mental illness.
- Provide additional State funds for the Virginia Public Guardianship Program.
- Increase funding for the Assisted Living Auxiliary Grant program and make it totally state-funded, as well as portable.
- Ensure that nursing home residents receive notice of the right to return to a nursing home following a hospital stay.
- Appropriate funds for adequate local and state long-term care ombudsman staffing levels.
- Enact a Medicare Part A “Buy-In Agreement” that allows individuals to enroll in Medicare Part A at any time during the year.

18. State Funding for the ICPRB (Environmental Policy Committee). The Interstate Commission on the Potomac River Basin (ICPRB) provides data and modeling that is critical to Northern Virginia and metropolitan Washington regional water supply planning. Legislation that would have terminated Virginia’s membership in the ICPRB was considered, but not agreed to, in the 2012 General Assembly Session. State funding to the organization, however, was discontinued. While the ICPRB has allowed Virginia to continue to participate in its work, and has continued to include Virginia localities in any data-gathering and modeling it undertakes, it cannot continue to do this indefinitely without financial support from the Commonwealth. The City’s Environmental Policy Committee recommends that the City support budget amendments to restore State funding for the ICPRB.

19. Paper and Plastic Bag Fee. Senator Adam Ebbin introduced legislation in the 2013 Session that would have imposed a fee of five cents per bag on paper and plastic bags used by grocery stores, convenience stores, and pharmacies. The bill would have exempted from the fee any reusable plastic bags, as well as bags used for ice cream, meat, fish, poultry, leftover restaurant food, newspapers, dry cleaning, alcoholic beverages, and prescription drugs. Retailers would have been allowed to retain a portion of the fees they collected. The remainder of the revenues raised by the fee would have been deposited in the Virginia Water Quality Improvement Fund, which makes grants to public entities for water quality improvement projects. Although the 2013 legislation was defeated, Senator Ebbin intends to introduce similar legislation in 2014. He believes he may increase the bill’s chance for passage—at least for implementation in Northern Virginia—if he can state that all localities in the region support its passage. Senator Ebbin has asked that the City support this legislation.

D— REQUESTS FOR LEGISLATION TO BE OPPOSED

1. Obstacles to voting (Human Rights Commission). The Human Rights Commission recommends that the City oppose any legislation that would create additional obstacles or barriers to voting.

2. Immigration/Law Enforcement (Human Rights Commission). The Human Rights Commission asks the City to continue to oppose legislation that would require local law enforcement officials to enforce federal immigration laws.

3. Immigration/Higher Education (Human Rights Commission). The Human Rights Commission asks the City to continue its opposition to legislation that restricts access to higher education by undocumented persons, unless it includes safeguards such as those proposed by Governor Warner in 2003 (i.e., residency in Virginia during high school and at least 5 years prior to graduation; graduation from a Virginia high school; ongoing pursuit of permanent residency in the U.S.; and family payment of Virginia income taxes for at least three years prior to college enrollment).



Legislation Details (With Text)

File #: SUP13-066 **Name:** Bakery
Type: Land Use and Development (Planning Commission Items) **Status:** Agenda Ready
File created: 8/30/2013 **In control:** City Council Public Hearing
On agenda: 11/16/2013 **Final action:**
Title: Special Use Permit #2013-0066
5723 Edsall Road (Parcel Address: 5725 Edsall Road) - Leah Bakery
Public Hearing and Consideration of a request to operate a bakery; zoned CG/Commercial General.
Applicant: Mulugeta Alemayehu Wereta
Planning Commission Action: Recommend Approval 7-0

Sponsors:

Indexes: Special Use Permit

Code sections:

Attachments: [SUP13-066 Staff Report to Council](#)
[SUP13-066 Presentation](#)

Date	Ver.	Action By	Action	Result
11/7/2013	1	Planning Commission	recommended approval with amendments	

Special Use Permit #2013-0066
5723 Edsall Road (Parcel Address: 5725 Edsall Road) - Leah Bakery
Public Hearing and Consideration of a request to operate a bakery; zoned CG/Commercial General. Applicant:
Mulugeta Alemayehu Wereta
Planning Commission Action: Recommend Approval 7-0



Docket Item #3

Special Use Permit #2013-0066
5723 Edsall Road – Bakery

Application	General Data	
Consideration of a Special Use Permit request to operate a bakery.	Planning Commission Hearing:	November 7, 2013
	City Council Hearing:	November 16, 2013
Address: 5723 Edsall Road (Parcel Address: 5725 Edsall Road)	Zone:	CG / Commercial General
Applicant: Mulugeta Alemayehu Wereta	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2013: On a motion by Commissioner Wagner, seconded by Commissioner Dunn, the Planning Commission recommended approval of the request with amendments to Condition #8 as contained in staff's November 6th memorandum to Planning Commission, an additional amendment to Condition #8, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

No speakers were present for this docket item.



SUP #2013-0066
5723 Edsall Road

11/7/2013 N



I. DISCUSSION

The applicant, Mulugeta Alemayehu Wereta, requests Special Use Permit approval to operate a bakery at 5723 Edsall Road.

SITE DESCRIPTION

The subject site is the upper-level tenant space within a two-story industrial building, which is the northern-most of three commercial/industrial buildings collectively known as the “Edsall Center.” The complex is located on an uphill-sloping property with 147 feet of frontage on Edsall Road, 544 feet of depth, and a total lot area of approximately 80,000 square feet.



A sheet metal fabrication and heating/air conditioning supply business is located on the lower level of the building. Other commercial/industrial tenants on the property include an air conditioning contractor, a small bakery operated by the applicant, two markets, a dry cleaning business and a 7-Eleven convenience store.

The property is surrounded by a mix of commercial/industrial and residential uses. The EOS-21 residential condominium community is located to the north. The Brent Place (Essex House) apartment building and parking structure is located to the east. A commercial/industrial building with a grocery store and heating/air conditioning contracting business are located to the southeast. A Giant supermarket is located to the south across Edsall Road. To the west are two restaurants, an automobile repair business and a car washing business, all facing South Van Dorn Street.

BACKGROUND

In 2009, the applicant obtained Administrative SUP approval (SUP#2009-0042) for a restaurant and grocery store at space he leases at 5713A Edall Road, across the parking lot from the proposed bakery. He reports that his bakery business has been successful enough that he closed the restaurant and grocery about three years ago and has exclusively operated a bakery in this space, which is less than 3,500 square feet and does not require SUP approval because of its size.

PROPOSAL

The applicant proposes to relocate his existing bakery on the same property to the larger space in question at 5723 Edsall Road, which measures approximately 5,500 square feet. The product baked on site will be Ethiopian flatbread known as injera. The bread will be sold, often in bulk, to

restaurants and markets throughout the Washington area. The applicant will deliver bread directly to customers using two small vans. Approximately one small to medium-sized box truck will deliver baking supplies, such as flour, to the site each month. Bread will also be available for sale to individual customers in a small retail room at the side of the bakery that will be accessible to the public. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	10 a.m. – 9 p.m. daily
<u>Number of Employees:</u>	Up to 5 at any one time
<u>Customers:</u>	Up to 35 each day
<u>Noise:</u>	Baking equipment produces minimal noise that cannot be heard outside of the kitchen.
<u>Odors:</u>	No odors are expected from the use. Oil is not used to make bread and an exhaust hood will be installed on premises.
<u>Trash/Litter:</u>	Approximately one large trash bag will be generated each day and will be stored in the on-site dumpster. Trash and recyclables are collected three times each week.

ZONING/MASTER PLAN DESIGNATION

The property is located in the CG / Commercial General zone. Section 4-1103(D.1) of the Zoning Ordinance allows a bakery larger than 3,500 square feet, with a retail component, in the CG zone only with Special Use Permit approval.

The property is located within the 2009 Landmark/Van Dorn Corridor Plan, which primarily envisions residential buildings with ground-level retail for properties in this vicinity.

PARKING

Pursuant to Section 8-200(A)(20) of the Zoning Ordinance, the bakery is required to provide 1.2 off-street parking spaces for each 500 square feet of tenant space plus one off-street parking space for every 400 square feet of office area. The 5,500 square-foot bakery is therefore required to provide 14 off-street parking spaces. In addition, the applicant is required to provide one off-street loading space pursuant to Section 8-200(B). The applicant exceeds this requirement with the provision of 21 off-street parking spaces plus one loading space directly in front of his tenant space.

II. STAFF ANALYSIS

Staff recommends approval of the applicant's request to operate a bakery use in this location. It does not greatly exceed the 3,500 square-foot threshold below which bakeries are not required to obtain Special Use Permit approval, and it has operated in the area for four years at its current location and size without any complaints. Although some residential properties are located nearby, the residential units themselves are buffered from the bakery building by parking areas. The proposed bakery is compatible with other commercial and light industrial uses in the area and is appropriate in this location as an interim use until such time that the redevelopment anticipated in the Landmark/Van Dorn Corridor Plan is realized.

Although some potential exists for odors and delivery-truck parking from bakery uses as a general matter, few such impacts are expected here. Few delivery trucks will visit the site on a regular basis and those trucks expected at the site are small in size and can be accommodated in existing parking and loading areas. Adequate parking, which exceeds the Zoning Ordinance requirement, is available for the use. The applicant will install a standard hood/exhaust fan ventilation system to control potential odors. Staff also recommends standard condition language (Condition #11) that prohibits nuisance odors from affecting neighboring properties.

Several additional conditions of approval have been included in this report, many of which are standard conditions regarding matters such as hours of operation, noise, and litter. Condition #4 has been included in this report to reinforce the Zoning Ordinance requirement that bakeries over 3,500 square feet must include a small retail area open to the public for the sale of bread or other items baked on-premises. Condition #8 requires a five-year staff-level review and a ten-year review and is identical to the language included in staff's recommendation for the light automobile repair business on South Pickett Street also scheduled for the November docket. The condition will provide future opportunities to assess the compatibility of the use with the surrounding area and to consider of the redevelopment potential for this site.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the bakery shall be limited to between 10 a.m. and 9 p.m. daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance to the retail portion of the bakery. (P&Z)

4. The applicant shall provide an area within the bakery that is accessible to the general public in which sales of the bread or other products baked on premises shall occur. (P&Z)
5. No indoor or outdoor dining facilities shall be located on the premises. (P&Z)
6. No food, beverages, or other material shall be stored outside. (P&Z)
7. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z)
8. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (November 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)
9. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
10. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
11. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
12. Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (T&ES)

15. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
16. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-3 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 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-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

- F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- C-1 Building and trades permits are required for the request to operate a bakery in existing tenant space. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health

Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on-duty during all operating hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Parks and Recreation

F-1 No comments received

Police Department

F-1 No comments received

REVISED



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0066

PROPERTY LOCATION: ⁵⁷²³~~5717~~ Edsall Rd Alex VA 22304

TAX MAP REFERENCE: 057.04-04-05 ZONE: C61

APPLICANT:

Name: MULUGETA Alemayehu Wereta

Address: 7415 INZER street Springfield VA 22151

PROPOSED USE: Bakery And Retail Store

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

MULUGETA Alemayehu Wereta Mulugeta 08-28-13
Print Name of Applicant or Agent Signature Date

7415 INZER street (703) 870-4307
Mailing/Street Address Telephone # Fax #

Springfield VA 22151 Wereta1@aol.com
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5723 EDSALL ROAD ALEX, VA 22304, I hereby
 (Property Address)
 grant the applicant authorization to apply for the GIRUM GROCERY & BAKERY use as
 (use)
 described in this application.

Name: JOHN JAY KRAFFT, GENERAL PARTNER Phone: (703) 751-7500
 Please Print
 Address: 5707-A EDSALL RD, ALEX, VA 22304 Email: jkrafft@krafft-service.com
 Signature: John Jay Krafft, GEN'L PARTNER Date: 6/27/13

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

JOHN JAY KRAFFT

ANN KRAFFT LEWIS

SHIRLEY ANN WHITBY

DELORES ANN WALTON

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. <u>MULUGETA A. WERETA</u>	<u>SPRINGFIELD VA 22304</u> <u>7415 INZER ST</u>	<u>100 %</u>
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 5723 Edsall Rd (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <u>JOHN TAY KRAFT</u>	<u>Alex. VA 22304</u> <u>5707-A Edsall Rd</u>	<u>25 %</u>
2. <u>ANN KRAFT LEWIS</u>	<u>Alex. VA 22304</u> <u>5707-A Edsall Rd</u>	<u>25 %</u>
3. <u>Shirley ANN Whitely</u>	<u>5707-A Edsall Rd</u> <u>Alex. VA 22304</u>	<u>25 %</u>

4. DeLores, ANN, WALTON 5707-A Edsall Rd Alex. VA 22304 25%

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 required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. <u>N/A</u>		
2.		
3.		

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

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

08-28-13
Date

MULUGETA
Printed Name

Mulugeta
Signature

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?

N/A ☐ **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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

08/29/13

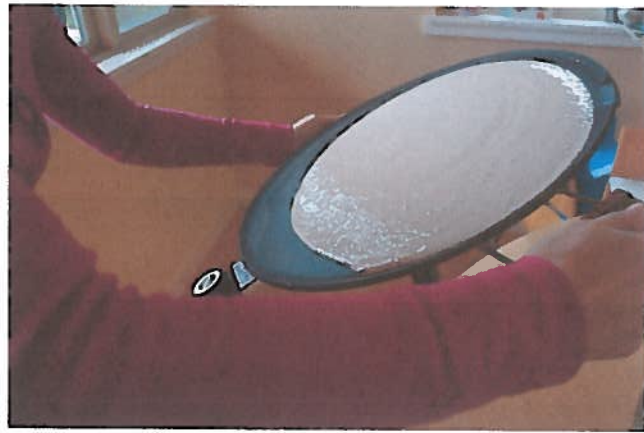
REVISEDNarrative Description, Question number 3.

5723

The store located at ~~5717~~ Edsall road, we intend to use this store as a bakery.

We produce a bread commonly known as Ethiopian bread (injera). Injera is a large sourdough flat bread, which is about 22'' (inches) in diameter and made out of Fermented Teff flour, Wheat flour, self-rising flour, barley flour, and corn flour. We use a 6 ½ gallons fleet wood blender with 1.5HP to mix the flour with water. We let the mixture sit for one day to ferment. We use electric grills, also known as heritage grills, 16 inch nonstick grill adjustable temperature up to 500 to bake the Injera. And the blender (mixer) makes a little bit of noise, but it cannot be heard outside of the kitchen. These are the two major items we use to make Injera. See the attachments to see the equipment. In making injera the flour is mixed with water and allowed to ferment one day as sourdough starter. The injera is then ready to bake in flat electric grill. The Bread we make is soft thin, light, round and flat shaped commonly it is known as Ethiopian bread. We only make one kind of bread. So the baking time is approximately one minute. We don't use any oil to make the bread. Once it is done we packaged and distribute the bread to numerous stores mostly to the Ethiopian stores.

Answer #3



USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

35 people a day

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

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

5 employee

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

MON, TUE, WED
THUR, FRI, SAT,
SUN

Hours:

10 A.M. — 9 P.M.

7. Please describe any potential noise emanating from the proposed use.

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

See attached

B. How will the noise be controlled?

See attached

For question number 7, a and b.

7a)

We use electric grills to bake bread and we use a 6 ½ gallon fleet wood blender to blend the flour with 1.5 hp. The electric grill is a 16 inch non-stick grill adjustable temperatures up to 500 degrees and no noise. The blender makes a small noise, but it cannot be heard outside the kitchen. It has partition.

7b)

By having full height partition and sealed roof.

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

It is plain bread. No oil use, No ~~smell~~ (odor)
we will use heat hood to take out the
heat / exhaust fan

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Flour bags

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

One 45 Gallons trash bag per day

- C. How often will trash be collected?

Trash collected 3 times a week MON, TUE, FRI
Recycling 3 times a week MON, TUE, WED, FRI

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

We will provide trash cans Outside
the building.

10. 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:

11. 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:

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

See attached.

ALCOHOL SALES

13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

08/29/13

Question number 12.

We instructed in how to avoid or prevent potential hazards and be properly trained to follow recommended safe work practices. Stack materials neatly to keep walkways and production areas clear. Immediately clean up spills and post warning signs when floors are wet or slippery. We use Slip-resistant floor coverings and shoe soles prevent slips and fall. We maintain equipment in good condition. Keep equipment clearances to avoid accidentally bumping into moving parts. Use safety devices such as power interlocks, two-handed controls, and emergency-stop bars. Practice lockout/tag out during maintenance and cleaning. Place warning signs on equipment with moving equipment dangers. Control flour dust with enclosed storage bins, adequate ventilation, and enclosed mixing. Use a high-efficiency vacuum cleaner or wet mopping. Clean work surfaces throughout the day to prevent dough and flour buildup. Use a nuisance dust mask if flour dust cannot be controlled. We use gloves and long sleeves protect your hands and arms from dough and flour exposure. Organize our work area and storage to limit reaches. Adjust work surfaces or use stable platforms to get a comfortable working height. And by providing trash can outside parking areas and clean outside parking areas from trash paper bags.

PARKING AND ACCESS REQUIREMENTS

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

REVISED

19 Standard spaces
 _____ Compact spaces
2 Handicapped accessible spaces.
 _____ Other.

21 TOTAL

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? No off street loading facilities
- C. During what hours of the day do you expect loading/unloading operations to occur?
between the hours of 11:00 A.M. - 12:30 P.M.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Once every Two weeks

16. 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 to property adequate yes but
no street improvement required

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

5500 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5500 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application

8'X16' 8'X16' 8'X16' 8'X16' 8'X16' 8'X16' 8'X16' 8'X16' 8'X16' 8'X16'

1918 STANDARD PARKING
2 ACCESSIBLE PARKING

REVISED

LOADING
ZONE

8'X16' 8'X16' 8'X16' 8'X16' 8'X16'

Dumpster

36" 36"

5723

5717 Edsall rd

upper level

36"

60"

15 PARKING SPACES

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

8'X16'

20
TOTAL 36 PARKING SPACES

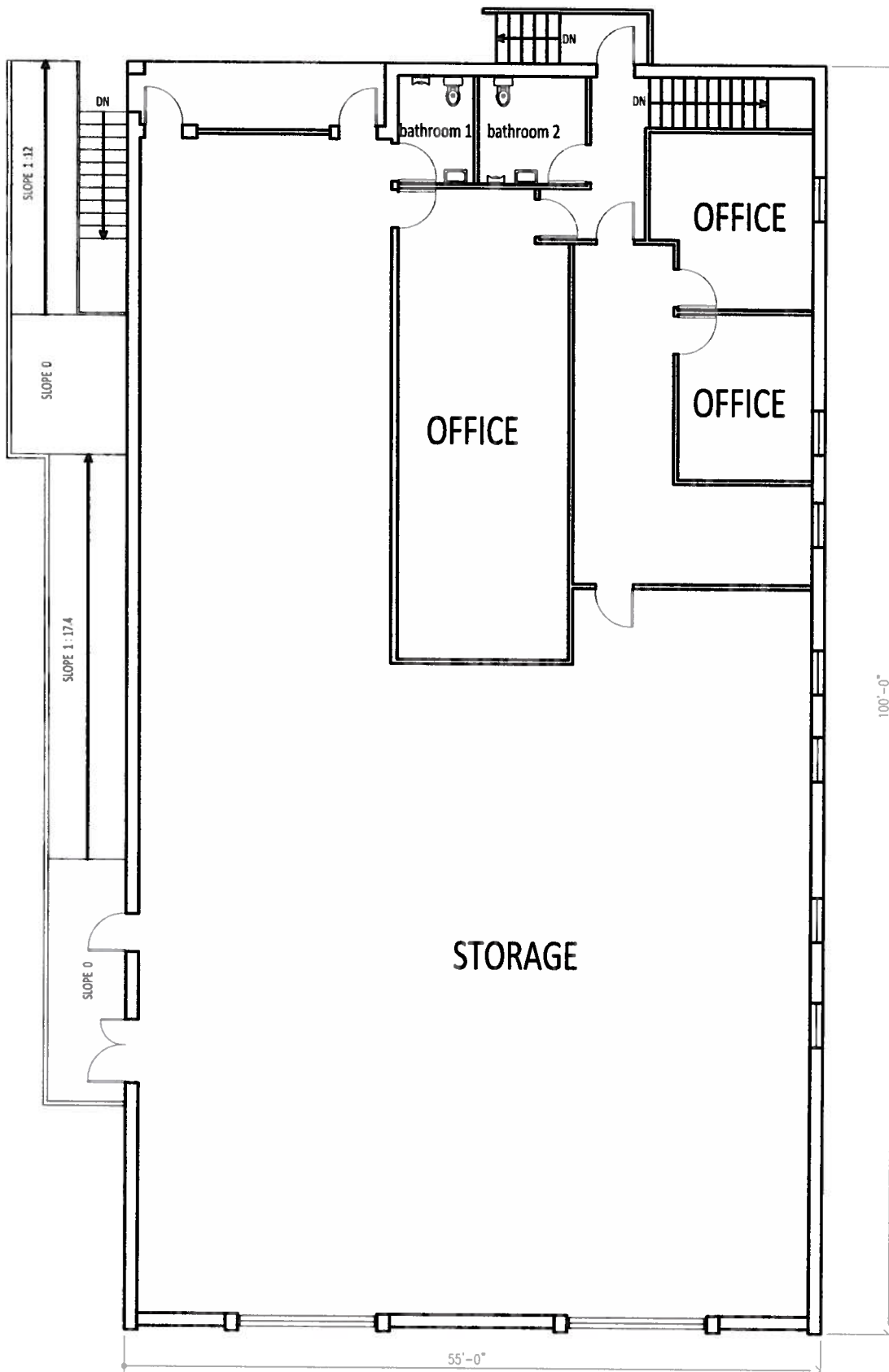
LEAH BAKERY

SITE PLAN

5717 Edsall rd. Alexandria, VA 22304

5723
24

REVISED

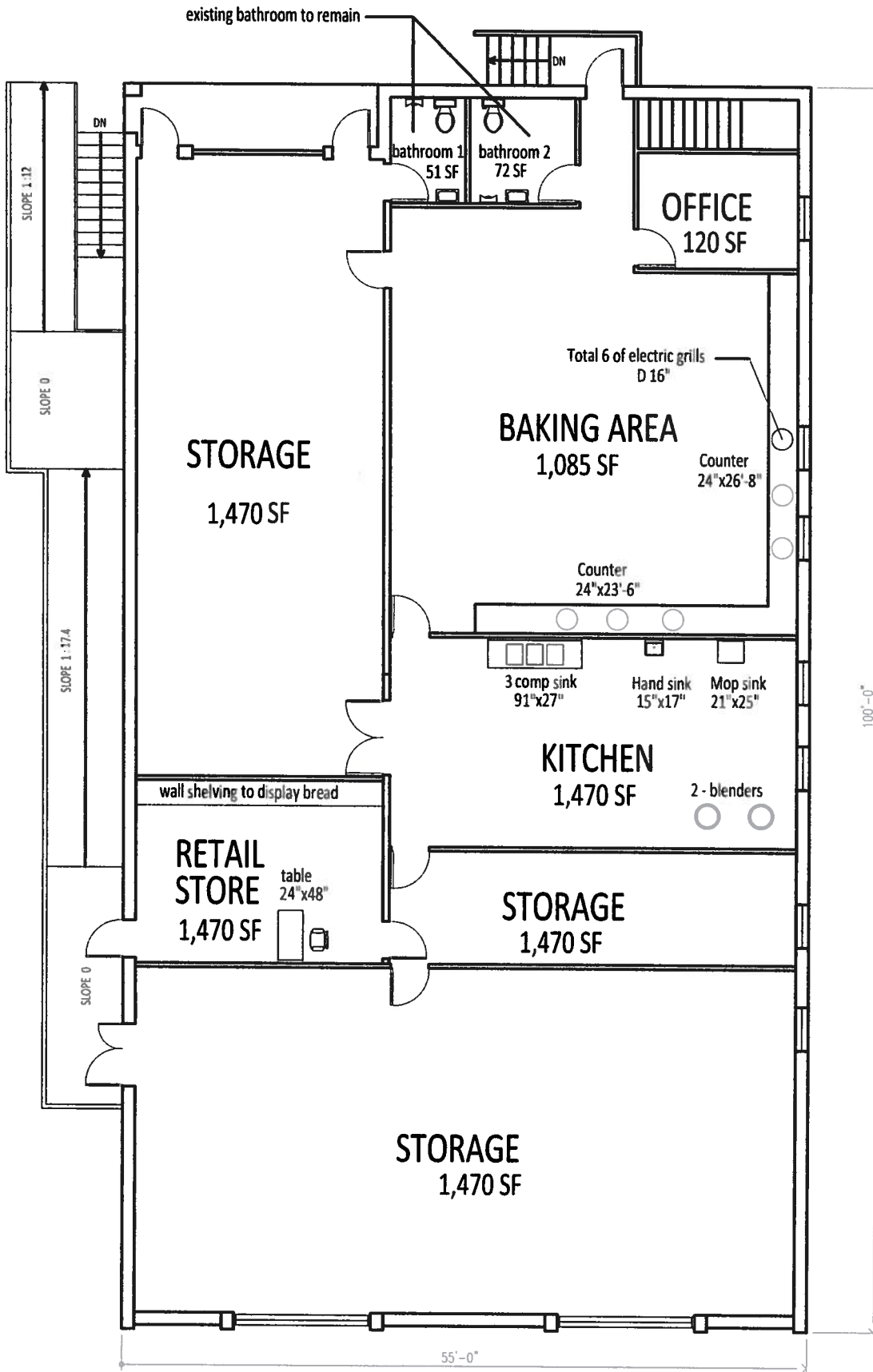


LEAH BAKERY

	5723
	Existing floor plan
address	5717 Edsall rd, Alexandria, VA 22304
applicant	Mulugeta Wereta
Total SF	5,500 sf ²⁵

SUP2013-0066

REVIS



5723

LEAH BAKERY

	New interior floor plan
address	5717 Edsall rd, Alexandria, VA 22304
applicant	Mulugeta Wereta
Total SF	5,500 sf ²⁶



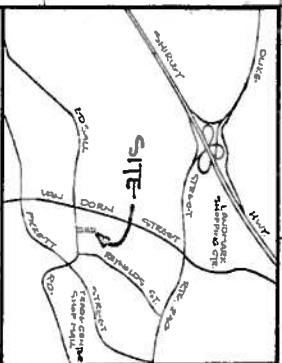
LEAH BAKERY

LOCATION PLAN

~~5717~~ Edsall rd. Alexandria, VA 22304

5723

SUP2013-0666



VICINITY MAP
(NO SCALE)

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

UTILITY NOTE: THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THE OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

- GENERAL NOTES
1. No title report furnished.
 2. The property delineated on this plan is located on City of Alexandria Tax Map reference 57-00-04-5.
 3. This site is near or in the marine clay area of Alexandria. A soil report should be completed before construction begins.
 4. All site utilities shall be underground for existing building.
 5. Proposed retaining walls shall be constructed before main grading of site occurs.
 6. This site is within the marine clay area. Soil investigations and recommendations are to be provided by a Professional Soil Engineer.
 7. All retaining walls shall be constructed in accordance with the Virginia Department of Transportation (VDOT) Standard Specifications for Road and Bridge Construction.

VA STATE GRID NORTH

(PERMISSION TO GRADE OFFSITE
REQUIRED FROM OWNER)

DETAIL RAILROAD TIE WALL
NO SCALE

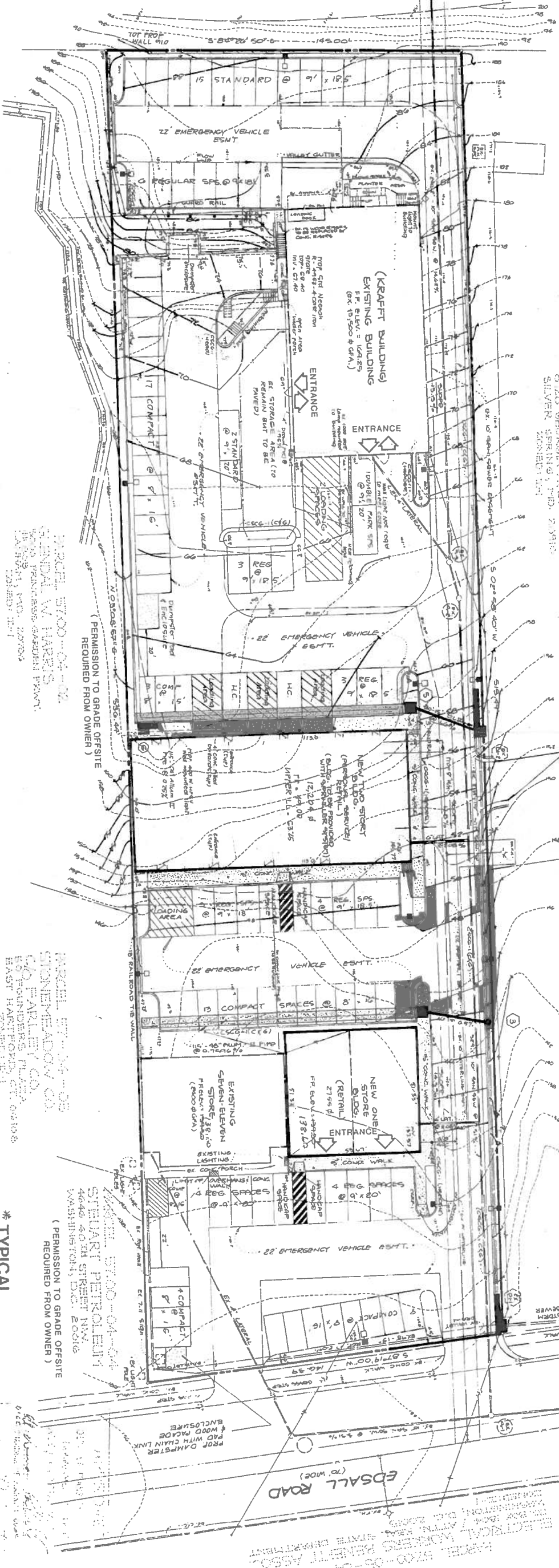
(PERMISSION TO GRADE OFFSITE
REQUIRED FROM OWNER)

EXISTING SANITARY SEWER
Top 133.43
Inv. 127.18 (11")
Inv. 125.92 (OUT)

EXISTING STORM SEWER
Top 133.4
Inv. 130.20 (15") (IN)
Inv. 129.7 (21") (OUT)

EXISTING STORM SEWER
Top 135.70
Inv. 148.0 (15") (OUT)

PANEL 57-00-04-01
ALEXANDRIA COUNTRY CLUB APTS.
2222 COUNTRY AVE.
LOS ANGELES, CALIFORNIA 90064
WORKED P.L.O. / RESIDENTIAL



ZONING REGULATIONS

REMARKS:
Quoted "X" and existing curb South side Edsall Road at 11th St. Reynolds Street.
Elev. = 121.71
Datum: U.S.C. & G.S.

LEGEND

ITEM	EXISTING	PROPOSED
CONTOURS	---114---	---124---
SPOT ELEVATIONS	124.5	124
SANITARY SEWER	---S---	---S---
STORM SEWER	---ST---	---ST---
GAS MAINS	---G---	---G---
POWER LINES	---P---	---P---
TELEPHONE LINES	---T---	---T---
WATER MAINS	---W---	---W---
STRUCTURES	---S---	---S---
CONCRETE WALK	---C---	---C---
PAVING	---P---	---P---
HEADER CURB	---H---	---H---
CURB & GUTTER	---C---	---C---

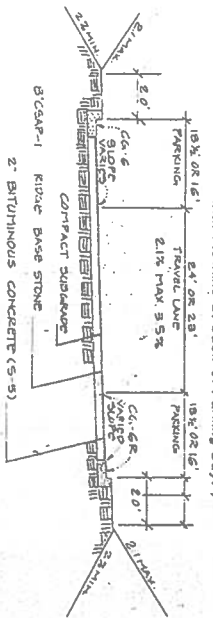
FINAL SITE PLAN

Holland
Engineering

Phone: 548-2188
110 N. Royal St. Alexandria, Virginia
ENGINEERS - SURVEYORS - PLANNERS

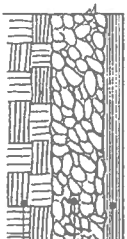
TYPICAL SECTION

PRIVATE STREET & PARKING LOT
(With exception of Lot at North end of Property
with Flowline at back of Parking Bay.)



PARKING NOTE:
IF PROVIDED USE IN NEW BUILDING CHANGES FROM PERSONAL SERVICE TO OFFICE OR RETAIL. ADDITIONAL SPACES WILL BE REQUIRED. THESE SPACES MAY BE PLACED IN EXISTING SPACES FROM TO BE FENCED.

TYPICAL PAVEMENT SECTION
(ON SITE)



DEUTES, TYPE TEU EM 44M HOUNT LAMP

PRETEXT
COMPLETION
REINFORCED CONCRETE
POLD TYPE (SIZE
5' x 25'

OWNER/DEVELOPER
EDSALL CENTER
5717 EDSALL ROAD
ALEXANDRIA, VIRGINIA 22304
Tel. 751-7510

KRAFT WAREHOUSE
CITY OF ALEXANDRIA, VIRGINIA

NO	DATE	BY	DESCRIPTION	CR. D.	SCALE
1	4/14/00	ADD	ADD E.D. WALL DETAIL FOR READING	1/4" = 20'	
2	6/10/00	REVISE	REVISE EXISTING LAYOUT ON SHEET NO. 1 OF 2		
3	6/10/00	ADD	ADD EXISTING LAYOUT ON SHEET NO. 1 OF 2		
4	6/10/00	ADD	ADD EXISTING LAYOUT ON SHEET NO. 1 OF 2		



City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 6, 2013

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *Faroll Hamer*
DEPARTMENT OF PLANNING AND ZONING *KWM*

SUBJECT: SUP REQUEST FOR BAKERY AT 5723 EDSALL ROAD (DOCKET ITEM #3)

As requested by a member of the Planning Commission, staff recommends a minor change to the language of existing Condition #8 regarding the five and ten-year SUP review. The amended condition language (see below) makes clear that the Planning Commission and City Council may take any action on the Special Use Permit in five years if the Director has determined that the SUP needs to be re-docketed.

8. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (November 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. (P&Z)

SUP#2013-0066

5723 Edsall Road

- SUP request to operate bakery
- Retail component
- Review condition
- Staff recommends APPROVAL





Legislation Details (With Text)

File #: DSUP12-031 **Name:** Slater's Lane Residences
Type: Land Use and Development (Planning Commission Items) **Status:** Agenda Ready
File created: 8/2/2013 **In control:** City Council Public Hearing
On agenda: 11/16/2013 **Final action:**
Title: Master Plan Amendment #2013-0003
Rezoning #2013-0004
Development Special Use Permit #2012-0031
800 & 820 Slater's Lane - Slater's Lane Residences
Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7-700; zoned RC/High Density Apartment.
Applicant: CIAM-Slaters, LLC represented by Duncan W. Blair, attorney
Planning Commission Action: MPA #2013-0003 Adopted Resolution 4-3; REZ #2013-0004
Recommend Approval 4-3; DSUP #2012-0031 Recommend Approval 4-3

Sponsors:

Indexes: Development SUP, Rezoning

Code sections:

Attachments: [DSUP12-031 Staff Report to Council](#)
[DSUP12-031 Presentation](#)

Date	Ver.	Action By	Action	Result
11/7/2013	1	Planning Commission	adopted and recommened	Pass
11/7/2013	1	Planning Commission	recommended approval	
11/7/2013	1	Planning Commission	recommended approval with amendments	

Master Plan Amendment #2013-0003

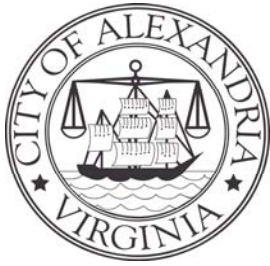
Rezoning #2013-0004

Development Special Use Permit #2012-0031

800 & 820 Slater's Lane - Slater's Lane Residences

Public Hearing and Consideration of requests for A) an amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase; B) rezoning to amend the existing proffers; and C) a development special use permit and site plan with modifications to construct a residential building with a parking reduction to allow tandem parking spaces and an increase to the floor area ratio in exchange for affordable housing pursuant to section 7-700; zoned RC/High Density Apartment. Applicant: CIAM-Slaters, LLC represented by Duncan W. Blair, attorney

Planning Commission Action: MPA #2013-0003 Adopted Resolution 4-3; REZ #2013-0004 Recommend Approval 4-3; DSUP #2012-0031 Recommend Approval 4-3



Docket Item #5 A-C

Master Plan Amendment #2013-0003

Rezoning #2013-0004

Development Special Use Permit #2012-0031

Application	General Data	
Project Name: Slaters Lane Residences	PC Hearing:	November 7, 2013
	CC Hearing:	November 16, 2013
	If approved, DSUP Expiration:	November 16, 2016
	Plan Acreage:	0.52 acres or 22,464 sq. ft.
Location: 800 and 820 Slaters Lane	Zone:	RC with Proffers
	Proposed Use:	Residential
	Dwelling Units:	33 units (31 market rate and 2 for-sale affordable)
	Gross Floor Area:	56,686 sq. ft.
Applicant: CIAM Slaters, LLC, represented by Duncan Blair, Esq.	Small Area Plan:	Northeast
	Historic District:	Not Applicable
	Green Building:	LEED Certified or Equivalent

Purpose of Application
The applicant requests approval of a Rezoning/ Map Amendment and Development Special Use Permit with Site Plan with modifications to construct an approximately 56,686 sq. ft. multi-family residential building with 33 dwelling units, including two for-sale affordable dwelling units.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. An amendment to the Northeast Small Area Plan chapter of the Master Plan for a height increase. 2. Rezoning to amend the existing proffers. 3. Development Special Use Permit with Site Plan to construct the approximately 56,686 sq. ft. residential building. 4. Special Use Permit to allow tandem parking or a parking reduction. 5. Special Use Permit pursuant to Section 7-700 to allow an increase in density and floor area to allow for affordable dwelling units. 6. Modification to the open space requirement of 320 sq. ft. per dwelling unit (10,560 sq. ft. total) to be instead 267 sq. ft. per dwelling unit (8,834 sq. ft. total). 7. Modification to reduce the required yard setbacks for both side yards and the rear yard.

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Patricia Escher, AICP, Principal Planner; patricia.escher@alexandriava.gov Colleen Willger, AICP, LEED AP BD+C, Urban Planner; colleen.willger@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2013:

Master Plan Amendment #2013-00003

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **adopt** the Master Plan Amendment #2013-00003 resolution to amend the Northeast Small Area Plan to amend the proffers and to amend the building height map in the Master Plan for this property only, consistent with the proffered plans. The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Rezoning #2013-00004

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **recommend approval** of Rezoning #2013-00004 request to amend the proffers for adherence to the submitted plan. The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Development Special Use Permit #2012-00031

On a motion made by Commissioner Macek, seconded by Commissioner Hyra, the Planning Commission voted to **recommend approval** of Development Special Use Permit with Site Plan #2012-00031 subject to compliance with all applicable codes, ordinances and staff recommendations to add a new condition . The motion carried on a vote of 4-3 with Commissioners Wagner, Lyman and Chairman Komoroske voting against.

Reason: The Planning Commission found that the proposal was consistent with the goals and intent of the Master Plan as well as the Affordable Housing. The Commission discussed the community opposition to the proposal and acknowledged the opposition was expressed late in the process. Commissioners Macek, Hyra, Wasowski, and Vice Chairman Dunn supported the proposal due to the variety in the roof form/building design that will add interest to the neighborhood and that fact that this thirty-three (33) unit development was providing two, on-site affordable housing units, which they stated procuring affordable units in the City is continuing to be a challenge. However, Commissioners Lyman and Wagner, as well as Chairman Komoroske voted against the proposal. Commissioner Lyman stated her belief that the building is too tall, does not fit in the context of the neighborhood, and the addition of two affordable housing units is not worth the density added. Commissioner Wagner expressed concern about the building design being similar to other designs in the region.

The applicant also requested a condition be added as a condition of approval:

CONDITION ADDED BY PLANNING COMMISSION: Prior to the release of the Final Site Plan (or First Certificate of Occupancy) the Applicant, and the Old Town Crescent Condominium and the Old Town Crescent Townhouse Association shall enter into a Shared Driveway Maintenance Agreement including those items specifically outlined in the letter to the Old Town Crescent Townhouse Association dated October 14, 2013 from Stephen A. Bannister, Managing Partner for CIAM-Slaters, LLC.

Speakers:

Duncan Blair, representing the applicant.

Linda Dwyer, 915 Bernard Street, President of the Old Town Crescent Townhouse Association and adjacent property owner, expressed concern for the closure of the curb cuts on Slaters Lane and alley access. Ms. Dwyer stated that although the Association does not oppose the residential building, they agree with the Northeast Citizens' Association that the scope of the proposal increased compared to the 2005 approval.

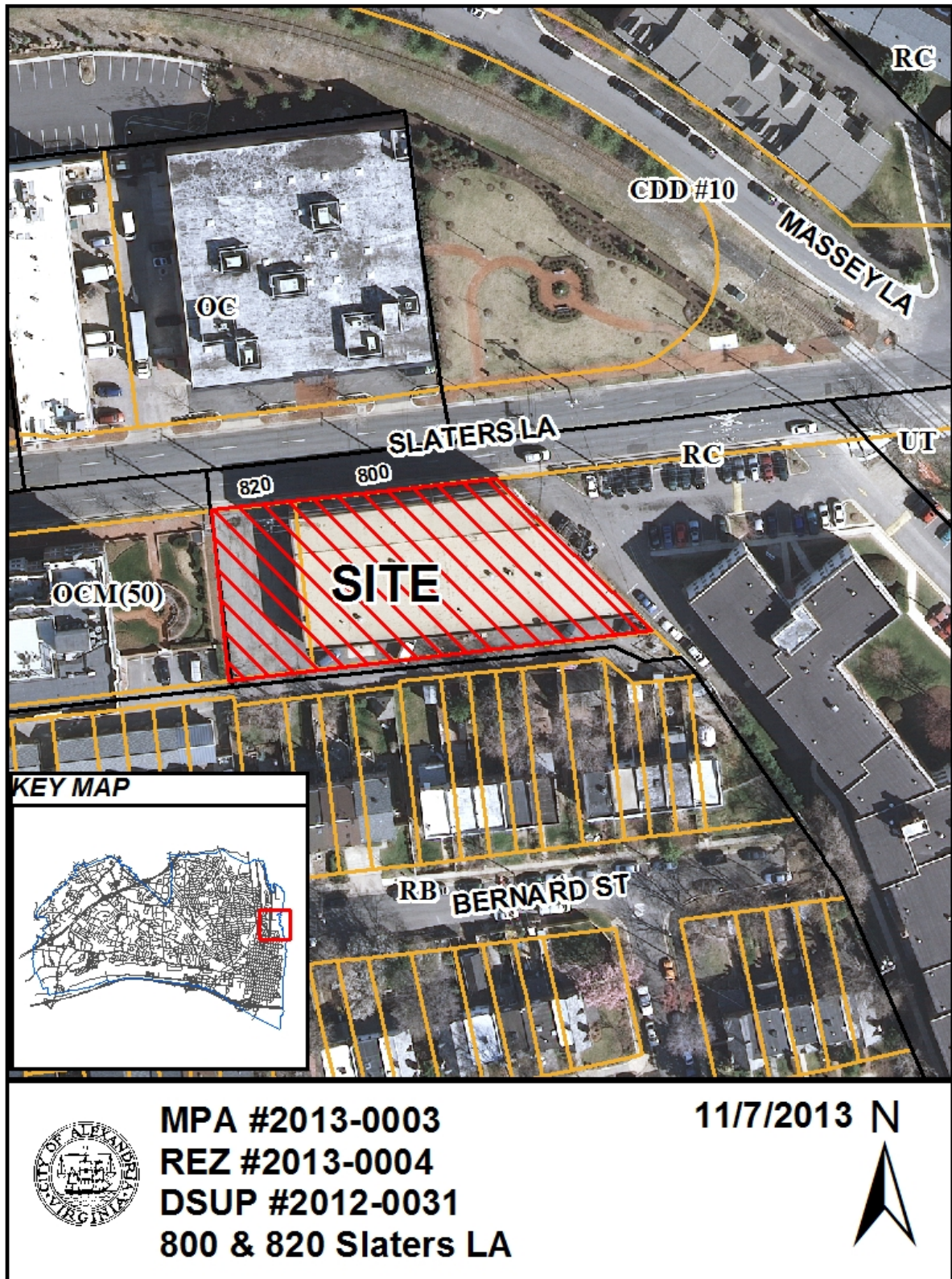
Richard Cooper, 1219 Powhatan Street, representing the Northeast Citizens' Association, spoke in opposition to the proposal. Mr. Cooper expressed the Association's concern with the height of the proposed building and the proposal's compatibility with the neighborhood.

Marianne Anderson, 1224 Michigan Court, voiced concern with the height of the building, the pergola design, and the staff emphasis regarding the affordable housing.

Poul Hertel, 1217 Michigan Court, spoke in opposition to the proposal due to the building design. Mr. Hertel voiced concern about the building views from Michigan Avenue. He also discussed his preference for rental affordable housing instead of for-sale affordable units. Mr. Hertel expressed disappointment that the previous design in the 2005 approval was no longer feasible.

Philip Mattis, 219 North Pitt Street, a previous owner at the Old Town Crescent Condominiums, questioned the height of the building and the affordable housing policy.

Katy Cannady, 20 East Oak Street, a member of the Federation of Civic Associations, stated that at the October 30 Federation meeting concerns were expressed, including a person who commented that the proposed building looked similar to The Henry. She also stated another person questioned the alley access.



I. SUMMARY

A. Recommendation & Summary of Topics

Staff is recommending approval of DSUP #2012-0031, all the associated applications, and requests because staff believes the application is in compliance with the City's adopted plans and policies, is providing two affordable dwelling units, and is replacing an older, outdated structure with a newly constructed residential building with high quality materials and appealing design. The project site is within close proximity to the George Washington Memorial Parkway and serves as a gateway to the neighborhood.

The topics that are discussed in greater detail in the report include:

- Affordable housing
- Compatibility with the existing neighborhood
- Building design
- Height and density
- Site access and circulation

B. General Project Description

The subject property is three lots of record located at 800 and 820 Slaters Lane, the existing Nordic Press site. The three lots total approximately 0.52 acres or 22,484 sq. ft. and are located in the Northeast Small Area Plan portion of the city. The applicant, CIAM Slaters, LLC, is proposing to construct an approximately 56,686 sq. ft. residential building comprised of 33 residential dwelling units. The proposal includes two, for-sale, affordable dwelling units and approximately 8,834 sq. ft. of open space. Required parking will be located predominantly in an underground garage, with all nine visitor parking spaces at grade, behind the building. The building will front on Slaters Lane and the site will have vehicle access from the existing rear alley. The building height proposed is 51 feet to the top of the parapet along Slaters Lane and the rear alley, with an approximate 59 foot building height in the center of the roof line to accommodate loft units on the fifth floor.

II. BACKGROUND

A. Site Context

The project site is located in the Northeast Small Area Plan area of the city, between Route 1 to the west and the George Washington Memorial Parkway to the east. Potomac Plaza, the CSX railroad, and Old Town Greens are north of the site, while Old Town Crescent is to the west, the Rennie Subdivision and Gorham Tract are located to the south of the site. Overall, the neighborhood is a compilation of residential developments with some office and retail uses along the Slaters Lane corridor.

The building types in the area are a mixture of townhomes, multifamily buildings, retail shops, and offices. The placement of these buildings on their sites is indicative of their use: townhomes

are set back from the street with small front yards, multifamily and office buildings are located closer to the street with pockets of landscaping to soften building's facade and provide visual interest, while the retail shops are closest to the street with areas for outside seating, providing opportunities for social interaction. The heights of the buildings range from 20 feet to 50 feet.

The street pattern for the neighborhood is generally a modified grid, except for the curvilinear Massey Lane which follows the CSX railroad spur. Slaters Lane serves as the primary east-west multi-modal connection between Route 1 and the George Washington Memorial Parkway.

B. Procedural Background

The Slaters Lane corridor has experienced an emergence of residential, office, and retail redevelopment over the last ten plus years as a result of the Potomac Yard redevelopment approvals. The Potomac Yard approvals changed the vision of Slaters Lane from an isolated, auto-oriented, neighborhood with narrow sidewalks, vacant or commercial/industrial buildings into a connected, pedestrian-oriented, mixed-use neighborhood. The Nordic Press property is one of the last remaining commercial/industrial uses in the neighborhood to redevelop. Some of the redeveloped residential sites are Old Town Greens, Old Town Crescent, and the Fairchild with the commercial redevelopment of Potomac Plaza. The Nordic Press property was previously approved in 2005 for a 28 residential unit building.

The 2005 approval included requests for a rezoning with a "proffer" to a specific site and building design. This voluntary restriction known as a "proffer" provided assurance to the community and the City that what was being represented and approved would be built in compliance with those documents. There was concern with the rezoning request because the request would change the land use classification from CSL Commercial Service Low to RC High Density Apartment. The zoning standards of the RC zone allow for higher density and heights than the CSL zone. For instance the building height could increase from 50 feet up to 150 feet and the floor area ratio (FAR) could increase from 0.75 to 1.25. However, as part of the community outreach process, the applicant voluntarily limited the development rights of the property by "proffering" to the specific site layout, building design and height as part of the rezoning. If the developer wanted to deviate from the approved site plan in any way, the applicant would have to go through the public review process and secure another rezoning for the property.

Demolition of the Nordic Press building required approval by the Board of Architectural Review since the building is located within 500 feet of the George Washington Memorial Parkway and therefore within the boundaries of the Old and Historic Alexandria District. The rezoning and site plan applications were first reviewed by Planning Commission and City Council, and subsequently reviewed by the Board of Architectural Review, as is consistent with the City's process for development cases with fundamental land use decisions, such as a rezoning.

The Old and Historic Alexandria District Board of Architectural Review approved a Permit to Demolish the building on April 18, 2007 (BAR Case # 2007-0060). The Board found that the 1950s commercial warehouse building had no architectural or historical significance and met

none of the criteria for a Permit to Demolish. Because no portion of the proposed new construction will be located within the Old and Historic Alexandria District's boundaries, no additional BAR review is necessary.

Since the October 2005 City Council approval, the applicant proceeded with the final site plan and building permit processes; but due to the economic downturn in the market the final approvals, bonding and release of plans did not occur. The site plan expired in April of 2007 and is no longer valid. Nevertheless, the RC zoning with the voluntary proffers /restrictions remains intact. Therefore the previously approved site plan and building design could come before the Planning Commission as a development site plan. However, since the applicant has changed the site layout and building design these changes require amending the existing proffer and therefore involves a rezoning of the property.

C. Detailed Project Description

The applicant is proposing an approximately 56,686 sq. ft. multifamily building that will contain 33 dwellings. The 57 vehicular parking spaces and five bicycle parking spaces will be located in an underground garage. Approximately nine visitor parking spaces will be provided at the rear of the site in a surface parking area. Roof top terraces will be provided on the fourth floor. Ground level open space will be located on either side and in the rear of the building.

The building abuts the front property line and is centrally located within the side property lines. This placement creates a strong streetwall along Slaters Lane. New open space on the west side will connect to the existing courtyard next to Old Town Crescent, resulting in a contiguous landscape. A courtyard and garage access to the east will provide a buffer to the neighboring apartments and utilize an existing curb cut. The rear of the property will contain the visitor parking and a wider alley than currently exists. Pedestrians will access the site primarily from Slaters Lane, while vehicular access to the site will be from the rear of the property, using the existing alley.

The overall style of the building is a contemporary interpretation of the Italianate style. The building is approximately 50 feet tall along Slaters Lane and the rear of the property. The building height increases to approximately 58 feet at the center of the building to allow for loft units on the fifth floor. These loft units vary in width and configuration, stepping back from the edge of the building face with varying widths, providing additional interest to the building top. There are two tower elements proposed on either end of building. One feature on the northeast corner addresses the views from the George Washington Parkway and gives it prominence. The other tower feature on the western façade creates some symmetrical balance to the building design. The pedestrian entrance to the building is also located on the northeast corner. The building materials will be high quality brick, glass, metal, and wood.

III. ZONING

The current zone, RC with proffers, is based on the RC/High Density Apartment Zone. The intent of this zone is to, "provide and maintain land areas for high density apartment buildings

and to permit limited commercial uses in such structures. Nonresidential uses of a noncommercial nature which are related to, supportive of, and customarily found in such residential neighborhoods are also permitted" (Section 3-901).

Table 1. Zoning Information

Property Address:	800 and 820 Slaters Lane	
Total Site Area:	0.52 acres or 22,484 sq. ft.	
Zone:	RC with proffers	
Current Use:	Commercial/Industrial (printing press)	
Proposed Use:	Residential	
	Permitted/Required	Proposed
FAR	1.25	1.49 with Section 7-700
Height	150 ft. (65 foot proffer)	62.75 ft.*
Setbacks		
Front	0 – none required	0 – none required
Side	1:3 ratio, minimum 16 ft. (20.9 ft.)	13.4 ft. on east side** 14 ft. on west side**
Rear	1:1 ratio, minimum 8 ft. (62.7 ft.)	37 ft.**
Open Space	320 sq. ft. per dwelling unit or 40% of lot area, whichever is greater (10,560 sq. ft. total)	267 sq. ft. per dwelling unit (8,834 sq. ft. total)***
Parking		
Residential	54 spaces	57 spaces
Visitor	9 spaces****	9 spaces
Total:	63 spaces*****	66 spaces*****
Loading spaces:	0 – none required	0 – none required
Bicycle spaces:	5 (4 residential, 1 visitor)	5 (within garage)

* Height is limited by the proffer and not by the zone restrictions.

** Applicant is requesting a modification to the setback requirements.

*** Applicant is requesting a modification to the open space requirements.

**** Visitor parking spaces are not required, however the practice is to provide an additional 15% of the required parking spaces for visitor parking. In this instance, 15% of the required spaces is 8.1 (9) spaces.

***** Applicant is requesting a parking reduction for the use of 23 tandem parking spaces for two-bedroom units.

IV. STAFF ANALYSIS

A. Affordable Housing, compliance with the City's policy

The applicant has requested the use of Section 7-700 of the City's Zoning Ordinance that allows up to a 20 percent increase in density in exchange for on-site affordable housing units. The proposed density increase request would increase the number of dwelling units that can be constructed on this site from 28 to 33 units. In exchange for this increase the applicant has submitted an affordable housing plan that would set aside two for-sale units for low- to moderate-income households, consistent allocation of one-third of the bonus density units. The two units will consist of one (1) one-bedroom unit to be marketed and sold at \$175,000 and one (1) two-bedroom unit that will be marketed and sold for \$225,000. In order to preserve the long-term affordability of these homeownership units, the City employs an equity sharing model that is enforced through a restrictive covenant document which controls the future resale price, process and certain other elements of ownership. The equity share is based on the percentage discount applied to the purchase price (market value minus the affordable sale price, divided by the market value). This discount is applied to future price appreciation as a sale price discount for future low and moderate income purchasers. Other key elements of the restrictive covenant document include a requirement that the unit be the purchaser's primary residence, that the resale price be determined by a market appraisal, and that the unit be marketed for at least six months to income-eligible, first-time homebuyers.

In addition to the affordable housing plan that has been submitted, the applicant has also proposed to make a voluntary contribution to the City's Housing Trust Fund in an amount of \$117,272 which is consistent with the voluntary formula accepted by City Council in June of 2005. The City's Affordable Housing Advisory Committee reviewed and approved the Applicant's Affordable Housing Plan at its regularly scheduled meeting on October 3, 2013, and the Office of Housing recommends approval.

B. Any Master Plan Amendments/Rezoning Being Requested

The proposal includes a request for amendments to the Northeast Small Area Plan to change the allowable building height from 150 feet to 65 feet for the subject property only and to amend the Small Area Plan maps to show these changes. Concurrent with the Master Plan amendment request is the actual rezoning of the property to revise the proffers. The voluntary proffer is for 2 on-site, for-sale, affordable housing units and ties the development of the parcel to this specific development proposal. The applicant will have to proceed with this exact proposal as presented or the applicant would have to go through another public process to amend the zoning district, similar to the Safeway proposal on King Street or the Delaney on South Pickett Street.

Staff supports the request to rezone the property for various reasons but specifically the following: (1) the proposal is consistent with the intent of the Master Plan; and (2) the proposal is compatible with the existing neighborhood.

First and foremost the amendment and rezoning are consistent with the goals of the City's Master Plan and adhere to the rezoning criteria set forth by City Council. These criteria were

established by City Council to provide guidance for rezoning applications for locations that are not designated to have a Small Area Plan update in the near future and are of a lesser scale. A more thorough analysis is provided below and each criterion is met. The proposal does not adversely impact the surrounding neighborhood and provides a context-sensitive solution for an outdated use.

Second, the proposal's compatibility with the existing neighborhood is evident with the proposed residential land use. The building's mass, scale, and height, at this location are consistent with the surrounding neighborhood. The Master Plan map amendment and rezoning together will permit the redevelopment of an outdated use into a mid-sized residential building within an established neighborhood along an important street connection. The amount of density is appropriate for the area given the proximity to existing transportation corridors, adjacent condominium buildings and retail shops. The building's articulation, shoulders, and towers break up the mass and provide variety in the roof form. The building shoulders, or step backs, respect the shorter neighboring buildings and the pedestrians along the street frontage.

Additional analysis is detailed below:

Consistency with Master Plan

The Northeast Area Plan was adopted in 1992 and has seven goals for the area, four of which are achieved in conjunction with this development proposal:

1. Goal #1: Preserve and protect existing neighborhoods.
2. Goal #5: Discourage non local traffic through the area making the local street system more residential in nature.
3. Goal #6: Improve the quality of residential life by providing adequate parking, improving pedestrian circulation, providing adequate open space, and improving the visual appearance of the area.
4. Goal #7: Encourage quality of design befitting the strategic historic and gateway role of the area, including trees.

Goal #1: Preserve and protect existing neighborhoods

This application is in adherence to this goal by proposing to redevelop the property from a commercial-industrial use to a residential use. The introduction of residential units is compatible to the area where large residential developments already exist to the north and west (Old Town Greens, Potomac Greens, and Old Town Crescent). The addition of on-site, for-sale, affordable housing units will be an additional public benefit as they will provide an integrated development. The proposal protects the existing residential uses through sensitive site planning, building design, scale and massing. The site layout and building design provide a strong streetwall along Slaters Lane by placing the building close to the street and having the building step down in height as it approaches the adjacent townhouses in the rear. Additionally there is open space on both sides of the property that function as a green buffer.

Goal #5: Discourage non local traffic through the area, making the local street system more residential in nature.

The proposal achieves the goal of making the local street system, in this case Slaters Lane, more residential in nature by incorporating streetscape enhancements typically found on residential streets. The proposal continues the previous project's enhancement of the street's character and improvements to bicycle and pedestrian circulation, as a way of alerting non-local traffic that the area is indeed a neighborhood. Proposed improvements that reinforce the residential character of the street include the following:

- The addition of a four foot wide planting strip with street trees adjacent to the curb will facilitate the growth of a tree canopy over the street and sidewalk;
- The widening of the sidewalk to eight feet to allow for pedestrians to walk side-by-side will encourage pedestrian activity;
- The elimination of two curb cuts on site will improve pedestrian and bicycle circulation by reducing potential conflicts with vehicles.

The project site's proximity to major highways such as Route 1 and the George Washington Memorial Parkway, presents opportunities for non-local traffic to use Slaters Lane as a cut-through street. The east-west connection is also a gateway to the neighborhood; it's one of the last entrances to the neighborhood for northbound vehicles from Route 1 and one of the first entrances for southbound vehicles on the parkway. Additionally, given the success of the neighborhood serving retail and restaurants, the area has become a destination. Therefore, discouraging non-local traffic altogether may prove challenging. However, the streetscape improvements proposed, the multi-modality of the street, and the existing retail shops serve as a means of slowing down vehicles, enticing them to calmly move through the area, and stop by the restaurants and shops.

Goal #6: Improve the quality of residential life by providing adequate parking, improving pedestrian circulation, providing adequate open space, and improving the visual appearance of the area

The proposal meets all four criteria listed in this goal. The amount of parking proposed is consistent with the Zoning Ordinance requirements. The pedestrian circulation will be improved with wider sidewalks, curb cut closures, and connections to adjacent paths. The amount of open space provided technically exceeds the amounts required and will be high-quality, contiguous open space. The overall visual appearance of the area will be improved with the redevelopment of an older, outdated building with a new residential building.

Goal #7: Encourage quality of design befitting the strategic historic and gateway role of the area, including trees

The building and site design acknowledge the strategic historic and gateway role of the area. The building entrance is located on the northeast corner of the building to acknowledge the George Washington Memorial Parkway and Old and Historic Alexandria District. The east elevation is most emblematic given the corner tower feature, articulation, and higher glass-to-wall ratio, although all four sides of the building are designed to be high-quality. The site design recognizes the role as well by having a courtyard on the east side of the building with seating areas and tree plantings. Trees will be planted throughout the site, including along the east property line, Slaters Lane frontage, and rear of the property.

Consistency with Rezoning Criteria

The following criteria were set forth by City Council. These were established to provide guidance for rezoning applications in locations that are not designated to undergo a Small Area Plan update in the near future, and are of a lesser scale in that the proposal would not warrant a new plan or study on its own. The five criteria include the following:

1. Consistency with Small Area Plan

This application is consistent with the intent and goals of the Northeast Small Area Plan as it protects existing neighborhoods, improves the quality of residential life, and provides a site and building design of high-quality befitting a prominent location in the city.

2. Consistency with Type of Area

The Northeast area is typified by stable residential neighborhoods with neighborhood serving retail and some office buildings. This proposal replaces an old and outdated use with a new residential condominium building. The building is similar in mass and scale to the existing multi-family residential units along Slaters Lane. Overall the proposal is appropriate given the surrounding area is predominantly residential uses. Additionally, the new residents will support the retail across the street.

The proposed building height is also consistent with the area and utilizes the building shoulders or stepbacks to integrate the proposed building and adjacent townhomes and condominium building. The proposed building is setback approximately 30 feet from the rear property line and the distance between the proposed building's façade to the existing townhomes' building face is approximately 90 feet. The tallest portion of the building steps back into the center of the building, away from the townhomes and does the same along the Slaters Lane street frontage.

3. Isolated Parcel

The proposal is an isolated redevelopment opportunity with sole ownership belonging to CIAM-Slaters, LLC. and surrounded by established residential, retail, and office uses. Any other remaining parcels within the neighborhood are fairly small and have limited redevelopment potential. There are no known development proposals submitted to the City for redevelopment of other properties in the general vicinity.

4. Status of Planning for Area

The Northeast Small Area Plan remains the governing document for the area with no future planning studies in this area slated to begin within the next fiscal year.

5. Application's Consistency with City Goals

The proposal meets other City goals in addition to being consistent with the vision in the Northeast Small Area Plan, such as the Affordable Housing Policy, the Green Building Policy, the Public Art Policy, and Economic Sustainability.

C. Building Design

The initial strategy taken by the architect in beginning the redesign of this project, following a five-year long hiatus after the previous proposal was allowed to lapse, was to express the mass of the building along Slater's Lane as a series of four, small- to mid-scale commercial buildings, each with a distinctly different character (fig. a). These took on a somewhat stage-set character, did not seem to relate meaningfully to surrounding buildings, and also did not express the fact that this was a multifamily residential structure.

The next series of studies, undertaken with input from the community, explored a different direction. Through creation of individual bays along the Slaters Lane frontage, the architecture sought to create a townhouse scale (fig. b). Again, the expression seemed contrary to the underlying building function, although this direction was developed further with the addition of end hip-roof "tower" elements, and extensive cornice detailing to differentiate the bays (fig. c). In this iteration, the concept of a covered loggia on the upper floor of the tower facing Washington Street, which could be used as a seasonal community space by the residents, was added. Another element added at this juncture was one borrowed from many of the "grand residences" found around the Washington DC area around the turn of the 20th Century – a corner "sun-room" – in reality, just a stacked series of bedrooms with a much higher glass to solid ratio, and characteristic white wood trim instead of the heavier punched masonry openings.

Staff felt the expression of this design (particularly the roof forms) was still overcomplicated, the townhouse expressions were out of scale and did not relate well to the building, and the attempt to create more variety was actually making the overall design busy. The community also reacted with a letter that did not express support for the proposed design. Staff then met again with the applicant and encouraged an overall simplification, using the following principles:

1. Develop an expression that shows the building as a coherent whole, and does not attempt to break it up into smaller pieces;
2. Reinforce this with coloration/materiality and simplified detailing (cornices) that stress the whole, not the parts: i.e., expresses the bays as architectural features, not oversized townhouses;
3. Simplify the end towers by removing the roof forms, and use a simple pergola motif to accentuate the important east end/rooftop common area;
4. Greatly simplify the number of colors and materials.

Combined with the deep setback of the partial loft level from the street frontage, these changes have produced an overall greatly simplified expression and much friendlier scale (fig. d <rendering>), one which picks up horizontal datum lines from the adjacent buildings (the top of the red brick aligns with the 3-story buildings to the west) and scales gradually up to decorative,

but more subdued rooftop elements at the east end west ends. Use of traditional apartment-building motifs, such as the pedestrian-scaled corner lobby entrance on Slaters Lane, and the light and airy “sun-room” corners facing south, enhance the impression of a residential building that is a comfortable fit to its neighborhood.

D. Green Building and Sustainable Design

The proposal will be consistent with the City's Green Building Policy. The applicant intends to use an equivalent green building rating system similar to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). The proposal is aiming to achieve a rating equivalent to LEED Certification.

The proposal will incorporate multiple sustainable design techniques during the design, construction, and maintenance of the project to ensure environmental responsibility. The existing impervious site will be redeveloped and take advantage of the existing utilities, infrastructure and public transportation network. The project's proximity to existing neighborhood serving retail and personal services is also an environmental benefit encouraging local, pedestrian trips. The heat island index, or the increase in temperature from the sun heating large expanses of pavement, will be reduced by placing the majority of the parking below grade and providing a tree canopy over the remaining surface parking spaces. The landscape materials chosen will be water efficient. Many of these items will be further developed during the final site plan and building permit review process.

E. Increase in Height, Floor Area Ratio and Density

The applicant is requesting an increase in building height, floor area ratio and density. Staff supports these requests due to context-sensitive building design and additional public benefits of for-sale, on-site, affordable housing units.

Height

Although the RC zone permits building heights up to 150 feet, the Master Plan designates this site having a 50 foot height limit. The previous proffered site plan had a building designed to approximately 50 feet with an approximately 65 foot tall tower element. The tower element had a peaked roof; therefore the measurement was taken to the mid-point of the peak.

This proposal includes an approximately 58 foot tall building with architectural embellishments on tower elements approximately 60-63 feet tall. Unlike the previous proffered building design, the current proposal has a flat roof on the tower element, so the measurement is taken to the top of the tower. The proposed building is four stories along Slaters Lane and the rear of the property and steps up to five stories in the center portion of the building to accommodate loft units on the upper floors.

Staff supports the increase in height. The building heights in the neighborhood range from 20 to 50 feet. The adjacent Old Town Crescent building is approximately 38 feet tall along Slaters Lane, has a five foot shoulder and then increases in height to approximately 47 feet tall. The townhomes along Slaters Lane and Portner Road are approximately 41-49 feet tall. The townhomes directly behind the proposed building are approximately 20 feet tall. In order to

address the difference in height between these townhomes and the proposed building, the building steps back, away from the townhomes, between approximately 9 - 32 feet on the fifth floor. Therefore, the perceived height from the rear elevation will be approximately 47 feet tall.

Floor Area Ratio and Density

The applicant is requesting a 20% increase in the floor area ratio (FAR) from 1.25 to 1.5 by using Section 7-700 of the Zoning Ordinance and providing for-sale, on-site, affordable housing units. Section 7-700 of the Zoning Ordinance provides allowances for increases in FAR, density, and height, and reductions in required off-street parking as incentives for provision of low- and moderate-income housing. In this instance, the applicant is gaining an additional five units with the bonus density, two of which will be the for-sale, on-site affordable units.

Staff supports the increase in FAR and density due to a variety of reasons, including the following:

- Proximity to existing transportation networks: The project site is located near Route 1, George Washington Memorial Parkway, the Mount Vernon Trail, and less than a mile from Braddock Metro Station. This multi-modal transportation network is able to handle the traffic created by the 33 unit development.
- The modest amount of units gained: The 1.5 FAR is similar to the Old Town Crescent building, which is also a 1.5 FAR. The number of units gained by the increase in FAR is less than a building story, and equivalent to 5,396 sq. ft.
- The building's mass and scale: The building's mass and scale are broken down by the variations in color, materials, recessed and projected bays, and variety in roof form.
- The public benefit of gaining affordable units: The addition of affordable units on the site will provide the city with a much-needed housing option. The units will offer an opportunity for homeownership.

F. Modifications

The proposal includes requests for modifications to the side and rear yard setbacks as well as the amount of open space per unit. Staff supports these modifications, as they are consistent with Section 11-416 of the Zoning Ordinance modification requirements. This section stipulates that Planning Commission may modify yard and open space requirements if they determine that:

- Such a modification is necessary or desirable for good site development;
- Specific and identified features of the site design make up for any impacts otherwise protected by the regulations for which modification is sought; and
- Such a modification will not be detrimental to neighboring property or the public health, safety, and welfare.

Setbacks

The intent of providing required yards is to allow for proper air and light between buildings while also guiding the locations of buildings. The Zoning Ordinance requires that a multifamily dwelling have two side yards each based on a setback ratio of 1:3 and a minimum size of 16 feet. The rear yard requirement is based on a setback ratio of 1:1 and a minimum size of eight feet for residential uses. When these requirements are applied to the proposal the result is two side yards of 20.9 feet and a rear yard of 62.7 feet. The applicant is requesting modifications to these

requirements to reduce the east side yard to 13.4 feet (a 7.5 foot reduction), the west side yard to 14 feet (a 6.9 foot reduction), and the rear yard to 37 feet (a 25.7 foot reduction).

Staff believes these modifications are appropriate. The proposal meets the intent and all three of the modification requirements mentioned above through good site design. The building is located closest to the front property line, centrally between the two side property lines, and farthest from the rear property line. The distance to the faces of neighboring buildings is greater than the setback requirements. The east side of the proposed building is approximately 110 feet from the building face of the Mason Apartments. The west side of the proposed building is approximately 75 feet from the building face of the Old Town Crescent condominium building. The distance between the proposed building and the townhomes in the rear of the property is approximately 90 feet. Staff believes these distances are adequate and furthermore, as they are greater than the required setbacks, the proposal will not be detrimental to neighboring properties.

Open Space

The open space requirements in the RC zone include an amount assigned to each unit: approximately 320 sq. ft. of open space for each unit. The application includes a request to modify that requirement to approximately 287 sq. ft. for each unit. In this instance, the total open space requirement would be reduced from approximately 10,560 sq. ft. to approximately 8,834 sq. ft. (a 1,726 square foot reduction).

Staff supports the modification request for the reduction in open space because the total open space proposed exceeds the required amount. The open space proposed includes ground level open space and above grade open space. Section 3-906 (B) (3) of the Zoning Ordinance encourages multifamily dwellings to improve roof top areas as open space for dwelling units. However, only 10% of those areas is permitted to count toward required open space, resulting in the modification request. The total open space proposed, when including all roof top areas, is approximately 11,746 sq. ft., approximately 355 sq. ft. per unit. Additionally, the proximity and visibility of the George Washington Memorial Parkway will make these roof top amenity spaces particularly special.

G. Open Space

The ground level open space is accessible and visible from Slaters Lane. The eastern and western courtyards are a mixture of outside seating and landscaped areas. Both pieces of proposed open space are visual connections to existing open space. The western courtyard will expand the visual context of the existing green space adjacent to Old Town Crescent, while the eastern courtyard will augment the open space across the street on the north of Slaters Lane.

The roof top amenity space is available for residents of the condominium building. Private terraces are proposed on the fourth floor in the front and rear of the building and a communal terrace on the northeast corner may contain benches, planters, and opportunities for eating and socializing outdoors.

H. Parking

Parking for the proposed development is provided with a mix of tandem and single parking spaces within a below grade parking garage for residents, as well as nine surface parking spaces located directly off the alley that will be utilized as visitor parking. Because of the presence of the tandem parking spaces within the parking garage, the project requires a parking reduction. Staff has reviewed the parking reduction request and believes the use of tandem parking spaces are appropriate based on the unit mix and the relatively narrow width of the property that limits the parking layout possibilities. The parking provided within the garage is sufficient to support two parking spaces in a tandem configuration for each two bedroom unit and one traditional parking space for each one bedroom unit. The proposed parking layout will allow owners of each unit direct access to the drive aisle within the parking garage from at least one parking space (i.e., two different property owners will not be required to share a tandem parking space).

While the proposed parking ratio is technically below zoning ordinance requirements by 11 parking spaces, if the tandem parking spaces are included in the parking tabulation, the parking provided on site exceeds the zoning ordinance parking requirements by 12 parking spaces. After accounting for the requested 15% visitor parking (which is not technically required by the zoning ordinance), and assuming the tandem parking spaces are included in the tabulation, there are still three additional parking spaces provided on site in excess of the zoning ordinance plus visitor parking. Staff believes the unit mix, with a high percentage of two bedroom units, is sufficient to support the proposed tandem parking and believes the proposed parking will adequately serve the development for both residents and residential guests.

I. Pedestrian and Streetscape Improvements

The existing site conditions are unfavorable for pedestrians with a four foot wide sidewalk directly adjacent to the curb. The building's front façade is industrial in nature, a blank wall with little articulation. Utility poles for the overhead utilities are located within the narrow sidewalk, creating barriers and further reducing the width of the travel way. Furthermore, due to the narrow walkway widths, there are no street trees along the entire frontage. A 45 foot wide curb cut provides access to the rear of the building and the existing double loaded side yard surface parking lot. A second curb cut allows access to the inside of the building. Both of these driveways may introduce potential conflicts with pedestrians and vehicles on site and within the public right-of-way.

The proposal includes pedestrian and streetscape improvements that will enhance the pedestrian environment and overall aesthetic of the site, as well as extend the streetscape design from the Old Town Crescent condominiums. The eight foot wide Slater's Lane sidewalk will consist of decorative pavers, with street trees planted in a 4 ft. wide planting strip adjacent to the curb. The overhead utilities will be located below grade and the wide curb cuts will be eliminated, creating an uninterrupted pathway. The building façade is designed with pedestrian scale ornamentation and fenestration.

It should be noted that the majority of the streetscape is located on the applicant's private property, outside of the public right-of-way. This condition is similar to the adjacent Old Town Crescent redevelopment which also has streetscape improvements outside of the public realm.

As a result, the applicant agreed to provide a public access easement that connects with existing easements, such as the one located at Old Town Crescent. Also consistent with the sidewalk along the Old Town Crescent frontage, the City will maintain the entire width of the sidewalk on Slaters Lane along the site frontage. The easement will enable the public to traverse on a continuous, connected path.

J. Transportation

The development proposes to utilize the existing public alley for access to and from the site, and proposes the closure of two existing curb cuts on Slaters Lane. The existing alley runs in an east/west direction south of Slaters Lane, with access to the alley from Portner Road. The location of the site access has been a point of discussion at the community meetings held as part of the project, with a desire from some community members (particularly residents of Old Town Crescent) to see a curb cut retained on Slaters Lane. Staff has reviewed the site access and believes the best option for a number of reasons is utilizing the existing alley and eliminating the Slaters Lane curb cuts:

- Overall Traffic Safety - Entering Slaters Lane during the AM peak is challenging due to the queuing associated with eastbound Slaters Lane traffic approaching the signalized intersection with the George Washington Parkway. For several hours during the AM peak, the queue from the signal regularly extends west of the subject property. If a site driveway were to be constructed directly onto Slaters Lane, vehicles exiting onto Slaters Lane during the morning peak period, particularly for vehicles attempting to turn left (west), would require the courtesy of drivers in each of the eastbound travel lanes on Slaters Lane to not block the site driveway for left turning vehicles. By comparison, the use of the existing alley allows vehicles from the site to exit onto Portner Road, a much lower volume street. Vehicles coming from the alley are then able to access Slaters Lane at a signalized intersection, which makes turning movements onto Slaters Lane, particularly during the morning peak period, less challenging. An analysis of the existing turning movement data indicates approximately 50% of the Portner Road traffic turns left (west) onto Slaters Lane, and approximately 65% of the Potomac Greens Drive traffic turns west onto Slaters Lane during the AM peak hours. The significant percentages of vehicles turning to the west during the AM peak hour reinforce the importance of providing access to the traffic signal at Slaters Lane via the alley and Portner Road.
- Pedestrian and Bicycle Considerations – Removing the existing curb cuts from Slaters Lane will improve the pedestrian and bicycle experience on Slaters Lane by removing potential conflict points with vehicles. Slaters Lane was recently striped with bike lanes, and the project proposes significant improvements to the Slaters Lane streetscape, including a wider sidewalk, creation of a planting strip with street trees between the roadway and the sidewalk, and undergrounding of existing utility poles. Retaining a curb cut on Slaters Lane would detract from the recent bicycle improvements and the pedestrian improvements proposed with this development.
- Access based on Roadway Classification – Typically, it is optimal to provide site access at the lowest level of roadway classification appropriate to the site. The City's roadway classification, from smallest to largest roadway, is Local, Residential Collector, Primary Collector, Arterial, and Expressway. Lower roadway

classifications typically have lower speeds and lower traffic volumes, which tend to be more appropriate for lower volume driveways and alleys. Portner Road is classified as a local street, while Slaters Lane is classified as a primary collector. The 33 proposed condominiums are projected to generate 15 AM peak hour trips and 18 PM peak hour trips. These low traffic volumes indicate that access via the alley to Portner Road would be appropriate. Providing access via Portner Road is preferable to providing access via Slaters Lane, which as a Primary Collector carries significantly more volume, and increases the probability of crashes if the site access were to be located on Slaters Lane.

- Prior planning for site access via the alley – The existing public portion of the alley is 10 feet to 15 feet wide. When the Old Town Crescent development was approved, the alley was required to be widened to 22 feet on the Old Town Crescent site frontage, and a public access easement was required along the widened alley. A previous development proposal for the Slater's Lane Residences site (DSP2005-00002) that was approved by Planning Commission (but was not constructed), received approval for vehicle access from the alley, with no access proposed from Slaters Lane.

In the community meetings, neighbors have raised a number of concerns regarding the proposed access via the alley, including the number of new trips generated by the proposed development, delivery vehicles that block the existing alley despite no parking signage in the alley, and the pinch point at the property line between Old Town Crescent and the proposed development site. The number of new trips generated averages out to be one additional vehicle every 3 minutes during the peak hours. This additional volume is not expected to significantly impact alley operations or the operations of the surrounding streets. Staff acknowledges potential for delivery vehicles to partially or totally block the alley. Stricter enforcement of the existing parking regulations may be required based on the severity of the problem. Finally, staff believes the pinch point, where the alley narrows between the two properties, may help to keep traffic speeds in the alley low by narrowing the roadway. The pinch point is 16.8 feet wide, which is wide enough to still permit trash trucks and other larger vehicles access to the site, and the proposed width is also wider than the traditional 10 foot wide alleys that are present throughout the City.

When looking at the overall transportation impacts, staff feels strongly that site access from the alley is the best and safest option for the proposed development.

V. COMMUNITY

The applicant reached out to multiple community groups throughout the design phases of the proposal. Several meetings were held, which staff also attended. Although the public was welcome to attend the meetings, the groups contacted included the following organizations:

- NorthEast Citizens' Association
- Old Town Crescent Homeowners Association

- Old Town Crescent Condominium Association
- Old Town Greens Townhome Owners Association
- Old Town Greens Condominium Owners Association
- Old Town Greens Owners Association
- Potomac Greens Homeowners Association
- Potomac Yard Homeowners Association

Topics of concern that the community raised during the meetings included the building design, building height, density, type of affordable units (i.e. rental versus for-sale), a curb cut on Slaters Lane, and traffic. As mentioned in other areas of this report, staff believes these concerns are addressed with the current proposal.

VI. CONCLUSION

Staff recommends **approval** of the Master Plan Amendment, Map Amendment/Rezoning, Development Special Use Permit, and all the associated applications subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

Staff: Faroll Hamer, Director, Planning and Zoning
Tom Canfield, City Architect
Robert Kerns, AICP, Division Chief, Development
Patricia Escher, AICP, Principal Planner
Colleen Willger, AICP, LEED AP BD+C, Urban Planner
Shanna Austin, Site Plan Coordinator
Daphne Kott, Transportation and Environmental Services
Matt Melkerson, Transportation and Environmental Services

VII. GRAPHICS



Figure A. First rendition of proposed north elevation



Figure B. Second rendition of proposed north elevation after community input



Figure C. Third rendition of proposed north elevation after community input



Figure D. Fourth and final rendition of proposed north elevation

VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated October 3, 2013 and comply with the following conditions of approval.
- 1a. **CONDITION ADDED BY PLANNING COMMISSION:** Prior to the release of the Final Site Plan (or First Certificate of Occupancy) the Applicant, and the Old Town Crescent Condominium and the Old Town Crescent Townhouse Association shall enter into a Shared Driveway Maintenance Agreement including those items specifically outlined in the letter to the Old Town Crescent Townhouse Association dated October 14, 2013 from Stephen A. Bannister, Managing Partner for CIAM-Slaters, LLC.

A. PEDESTRIAN/STREETSCAPE:

2. 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. Construct all sidewalks within the right-of-way and public access easements to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet. A public access easement shall be provided on Slaters Lane along the site frontage for the portion of sidewalk outside the public right of way.
 - c. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
 - d. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. *** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, adopted October 23, 2012, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. Public art provided on-site shall be of an equivalent value to the in-lieu contribution total.

On-site artwork shall be incorporated on the final site plan prior to release, and the art shall be installed, or the in-lieu contribution shall be provided, prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. **** (P&Z)(RP&CA)

C. OPEN SPACE/LANDSCAPING:

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (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 detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
 - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
 - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)(RP&CA)
5. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of RP&CA, P&Z and Code Administration.
 - 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 perimeter of 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) (P&Z)(RP&CA)

6. Develop a palette of site furnishings in consultation with staff.
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of RP&CA, and/or P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (RP&CA)(P&Z)(T&ES)
7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of RP&CA, and/or P&Z, and T&ES. (RP&CA)(P&Z)(T&ES)

D. BUILDING:

8. Continue to work with staff to refine the design and resolve any discrepancies between elevations. (P&Z)
9. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Consider structural integrity of trellis to withstand robust vines, such as wisteria.
 - b. Study geometry of trellis supports at terrace level in terms of expression, number of columns, etc.
 - c. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8". (P&Z)
10. Vinyl windows shall be prohibited. (P&Z)
11. Provide detailed drawings (enlarged plan, section and elevation studies) to evaluate the building base, entrance canopy, stoops, window and material details, sun room elements, corner tower elements, cornices, friezes, railings, and trellis including the final detailing, finish and color of these elements during the final site plan review. Separate design drawings shall be submitted for each building typology at a scale of 1/4" = 1'. (P&Z)
12. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *

- d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z)
13. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified or Equivalent to the satisfaction of the Directors of P&Z, and/or 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 (or equivalent) 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) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
14. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
15. Energy Star labeled appliances shall be installed in all multi-family residential units. (T&ES)
16. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
17. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

E. SIGNAGE:

18. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
19. A freestanding monument or identification sign shall be prohibited. (P&Z)
20. 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:

21. A voluntary contribution of \$117,272 is consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005. (Housing)***
22. In exchange for the use of Section 7-700 of the City of Alexandria's Zoning Code, the applicant will provide two (2) affordable units within the project. The affordable units will include one (1) one-bedroom unit to be marketed and sold at \$175,000 and one (1) two bedroom unit to be marketed and sold at \$225,000 to households with incomes as designated by the City of Alexandria. These prices include at least one parking space for each unit.
23. The set-aside units shall be of the same size, type and with the same amenities as other similar units in the development.
24. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non-profit entity.
25. Whatever incentives are offered to any potential homebuyers shall also be offered to purchasers of the set-aside units.
26. The set-aside units shall have a 40-year affordability period that is established through deed restrictions recorded as covenants at the time of sale of each of the set-aside units, in accordance with the City's set-aside resale policy. Language for the covenants shall be provided by the City in advance of the final sale of any unit.
27. The City shall have exclusive right to market the set-aside units for 90 days, after which the developer will also have the right to market the units, at the affordable price, to buyers qualified for the set-aside program.

28. If the developer sells the market rate units for less than expected, the applicant shall index the price on the affordable units proportionately.
29. Real estate commissions shall be paid (or not paid) for set-aside units in the same manner and on the same basis as for market rate units.
30. If Section 7-700 of Alexandria's Zoning Code is amended in the future to allow a fee in-lieu of units in exchange for bonus density, a contribution in exchange for the two on-site units may be made if mutually agreed upon by the City and the applicant.

G. PARKING:

31. Locate a minimum of 57 parking spaces in the underground garage for residents. (P&Z)(T&ES)
32. Provide 12 bicycle parking space(s) per Alexandria's 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. (T&ES)
33. 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 at a minimum include the following:
 - a. Provide controlled access into the underground garage for vehicles and pedestrians. The controlled access shall be designed to allow convenient access to the underground parking for residents.
 - b. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
A description of access control equipment and an explanation of how the garage will be managed. Include information on hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.). * (P&Z)(T&ES)

H. BUS STOPS AND BUS SHELTERS:

34. Show all existing and proposed bus stops with associated features, to include shelters, canopies, and benches in the vicinity of the site on the final site plan. (T&ES)
35. Provide a contribution of \$1,500 to make the existing stop on eastbound Slaters Lane at West Abingdon ADA accessible. *(T&ES)

36. Street trees adjacent to bus travel lanes shall be:
- a. Located to avoid conflict with vehicles, specifically:
 - i. Trees shall be excluded from a 40 ft. zone which represents the length of the bus as it is serving the stop.
 - ii. Trees within both the 10 ft. departure zone and the 20 ft. approach zone (on either side of the 40 ft. zone) shall be selectively located to minimize conflict with vehicles and to allow direct line of sight for approaching buses.
 - b. Subject to the character of the adjacent area and relevant design guidelines for spacing, distance from the curb and species selection. In general, trees shall be of the same species along the entire block face.
 - c. selected from upright branching species in areas where relevant design guidelines do not otherwise specify
 - d. Installed with a minimum six feet of clear stem and gradually pruned to reduce conflict with vehicles, under consultation from a certified arborist. Pruning of street trees is part of the regular maintenance required of applicants under the City's bond for public improvements.
 - e. Set back from the curb edge where the width of sidewalk and adjacent conditions allow. (T&ES)

I. SITE PLAN:

37. Per Section 11-418 of the Zoning Ordinance, the 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)
38. Submit the plat of consolidation and all applicable easements prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.* (P&Z)(T&ES)
39. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)
40. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES, P&Z, and/or RP&CA in consultation with the Chief of Police and shall include the following:

- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
 - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
 - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
 - k. The lighting for the underground parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
 - l. Light fixtures for the underground parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - o. 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)(BAR)
41. Provide a unit numbering plan for each floor of a multi-unit building with the first final site plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)

42. The Emergency Vehicle Easement (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. (P&Z)

J. CONSTRUCTION MANAGEMENT:

43. 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)
44. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
 - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
 - c. Include the overall schedule for construction and the hauling route;
 - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
 - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)(Code)
45. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. Construction workers shall not be permitted to park in the existing public alley behind the project site. If any issues shall arise, off-site parking shall be required.
 - d. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)

46. 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)
47. No major construction staging shall be allowed within the public right-of-way on Slaters Lane or within the existing public alley. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
48. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop along Slaters Lane, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction. (T&ES)
49. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
50. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
51. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
52. 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)
53. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan

- survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
54. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
55. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

K. WASTEWATER / SANITARY SEWERS:

56. The project lies within the Combined Sewer District, therefore, stormwater management and compliance with the City's Chesapeake Bay Program shall be coordinated with the City's policy for management of the Combined Sewer District. (T&ES)
57. The project lies within the Combined Sanitary Sewer area; therefore, the applicant shall contribute at a rate of [\$300,000.00 per acre (\$154,710)] as per the recommendations of Combined Sewer Area Reduction Plan to the City's Combined Sewer Separation Fund. (T&ES)

L. SOLID WASTE:

58. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
59. Provide \$1,240 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

M. STREETS / TRAFFIC:

60. 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)
61. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
62. 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)
63. 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)
64. Show turning movements of standard vehicles in the parking structure. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
65. The slope on parking ramp to garage entrance shall not exceed 12 percent. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)
66. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

N. UTILITIES:

67. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
68. The electrical facilities located within Slaters Lane shall be undergrounded along the project's frontage to the satisfaction of the Director of Transportation & Environmental Services. (T&ES)

69. If any hydrant is on the applicant's property, the hydrant shall belong to the City. The applicant shall be required to grant an easement for the piping and access to maintain and test the hydrant. (Fire)

O. WATERSHED, WETLANDS, & RPAs:

70. The storm water collection system is located within the Potomac River 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)

P. BMP FACILITIES:

71. 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)
72. 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)
73. 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)
74. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
75. The Applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner's association (HOA), if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract

- with a qualified private contractor for a minimum of three years, and transfer the contract to the HOA or owner. 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)
76. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. 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 any 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.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.

Otherwise the following condition applies:

77. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
78. 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)
79. 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. 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:

80. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)
81. 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)
82. The final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil.
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
83. The applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)

R. NOISE:

84. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

S. AIR POLLUTION:

85. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)

T. CONTRIBUTIONS:

86. The applicant shall contribute \$10,000 to the City prior to Final Site Plan release to fund the operations of a bike share station or expansion of a station within a two block radius of the project as part of a coordinated bike share program. (T&ES)

U. ARCHAEOLOGY:

87. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
88. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
89. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
90. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
91. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to

comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

92. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

V. DISCLOSURE REQUIREMENTS:

93. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
- a. The principal use of the underground garage and parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. The designated visitor parking spaces shall be reserved for the use of the condominium guests.
 - c. No more than two parking spaces shall be assigned to a specific condominium unit until all settlement on the units are complete; all unassigned spaces in the garage shall be made generally available to residents and/or visitors.
 - d. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - e. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
*** (P&Z)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. **** (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

- F - 1. Consistent with the sidewalk along the Old Town Crescent frontage, the City will maintain the entire width of the sidewalk on Slaters Lane along the site frontage. (Transportation)
- F - 2. Add site plan signature block to the plat with the final submission. (Survey)
- F - 3. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 4. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:

<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 5. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 6. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)

- F - 7. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 8. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 9. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 10. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10" in the public Right of Way and sanitary lateral 6" for all commercial and institutional developments; however, a 4" sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12" or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 11. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 12. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18" for sanitary sewer and 12" for storm sewer; however, if this cannot be achieved then both the water main and

- the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6" clearance shall be encased in concrete. (T&ES)
- F - 13. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 14. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 15. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 16. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 17. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 18. 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 - 19. 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 - 3 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 - 4 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 - 5 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 8 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 - 9 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)

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

- C - 10 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov/solidwaste or contact the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

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

- C - 12 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)

- C - 13 All alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)

- C - 14 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)

- C - 15 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)

- C - 16 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)

- C - 17 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.* (T&ES)
- C - 18 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 19 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 20 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 - 21 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 - 22 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 23 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 24 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 25 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. * (T&ES)

AlexRenew Comments:

ARenew has no comments.

VAWC Comments:

Please indicate whether the existing water service line shall be abandoned (killed).

Code Administration (Building Code):

- F-1 The following comments are for conceptual review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.
- F - 20. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C-1** Demolition, building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, Fire protection and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 A soils report must be submitted with the building permit application.

- C-4 All exterior walls shall be fire-resistance rated in accordance with table 601 and 602 of the 2009 Virginia Construction Code. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.
- C-5 A Certificate of Use of Occupancy is required prior to opening. Since this space will contain mixed uses, the certificate must state the purpose for which each space is to be used in its several parts.
- C-6 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11 and ICC/ANSI A117.1. Handicapped accessible bathrooms shall also be provided.
- C-7 Electrical wiring methods and other electrical requirements must comply with USBC and NFPA 70, 2008.
- C-8 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-10 Where a structure has been demolished or removed, if left vacant the lot shall be filled and maintained to the existing grade (USBC 3303.4).
- C-11 Service utility connections shall be discontinued and capped approved rules and (USBC 3303.6).
- C-12 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).
- C-13 Toilet Rooms for Persons with Disabilities:
 - (a) Water closet heights must comply with USBC 1109.2.2 and ICC/ANSI A117.1
 - (b) Door hardware must comply with USBC 1109.13
- C-14 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2 ICC/ANSI A117.1).
- C-15 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.

- C-16 The public parking garage floor must comply with USBC 406.2 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2901).
- C-17 Sufficient toilet rooms must be provided to accommodate the total occupancy load for all Use groups occupying this structure (USBC 2902.1).
- C-18 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC / International Plumbing Code and also the ICC/ A117
- C-19 Excavation and fill for buildings and structures shall be constructed or protected so as not to endanger life or property per the USBC
- C-20 Demolition: Construction documents and a schedule for demolition must be submitted where required by the building official. Where such information is required, no work shall be done until such construction documents or schedule, or both, are approved
- C-21 Pedestrians shall be protected during construction, remodeling and demolition activities as required by the USBC. Signs shall be provided to direct pedestrian traffic. A walkway shall be provided for pedestrian travel in front of every construction and demolition site unless the applicable governing authority authorizes the sidewalk to be fenced or closed.
- C - 29 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 30 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 31 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 32 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 33 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 34 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.

- C - 35 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 36 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 37 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Parking Garage Recommendations

- R - 1. It is recommended that the section of the underground garage dedicated to the residents is gated off from the retail section and is controlled by electronic means. This should help alleviate unwanted persons tampering with resident's vehicles and other crimes.
- R - 2. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 3. Only residents with proper electronic access cards should be able to enter into the stairwells from the underground parking garage. This makes the stairwells safer for residents.
- R - 4. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 5. 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.

Parks

- R - 6. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 7. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold

colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

- R - 8. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 9. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Archaeology

Archaeology Comments

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 Demolition, Basement/Foundation Plans, Landscaping, Erosion and Sediment Control, Grading, 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 shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.

The applicant has complied with this condition.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Archaeology Findings

F-1 Historical maps indicate that this property was adjacent to the Alexandria Canal and that a late 19th-century residence was situated in the vicinity. Although it is likely that previous construction would have destroyed the remains of activities associated with these structures, it is possible that some archaeological evidence may remain buried on these lots.

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

IX. ATTACHMENTS

ATTACHMENT #1

RESOLUTION NO. MPA 2012-0002

WHEREAS, under the provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the Northeast Small Area Plan section of the 1992 Master Plan was filed with the Department of Planning and Zoning on October 4, 2013 for changes in the land use designations to the parcels located at 800 and 820 Slaters Lane; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on November 7, 2013 with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendment is in keeping with the character of the Northeast Small Area Plan;
2. The proposed amendment is generally consistent with Planning Commission's long-range recommendations for the general development of the Northeast Small Area Plan.
3. A proffered rezoning has been submitted which will require that the property comply with the plan to be approved with DSUP#2012-00031.

Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the Northeast Small Area Plan section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The following amendment is hereby adopted in its entirety as an amendment to the Northeast Small Area Plan section of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

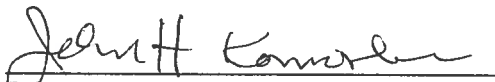
Change the land use designation of the parcels located at 800 and 820 Slaters Lane from RC with proffer (Ordinance number 4430 11/12/2005) to RC with proffer.

Change each zoning map designating the parcels located at 800 and 820 Slaters Lane from RC with proffer (Ordinance number 4430 11/12/2005) to RC with proffer.


Change each height map designating the parcels located at 800 and 820 Slaters Lane as 50 feet to 65 feet.

2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the Seventh Day of November 2013.


John Komoroske, Chairman

ATTEST:


Faroll Hamer, Secretary

ATTACHMENT #2

**PROFFER STATEMENT
PROPOSED DEVELOPMENT CONDITION
RZ 2013-0004**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "**Ordinance**"), CIAM-Slaters, LLC, a Virginia limited liability company ("**CIAM-S**"), the owner of the property known as 800-820 Slater's Lane, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 44.02 Block 02 Lot 06 (the "**Property**") and the applicant requesting a map amendment rezoning of the Property to remove and existing proffered condition and to proffer a new condition does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

CIAM-S voluntarily and in writing prior to the scheduled public hearing proffers:

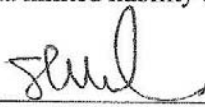
2. The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSUP 2012-0031 as approved by the Alexandria City Council, and as shown on the final site plan approved by the City of Alexandria.

3. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

4. Stephen A. Bannister, its Member Manager, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by CIAM-S.

These proffers are the only proffers on this Zoning Map Amendment. In the event the rezoning is not approved and associated approvals MPA # 2013-0003 and DSUP 2012-0031, these proffers shall be of no binding effect.

CIAM-Slaters, LLC
a Virginia limited liability company

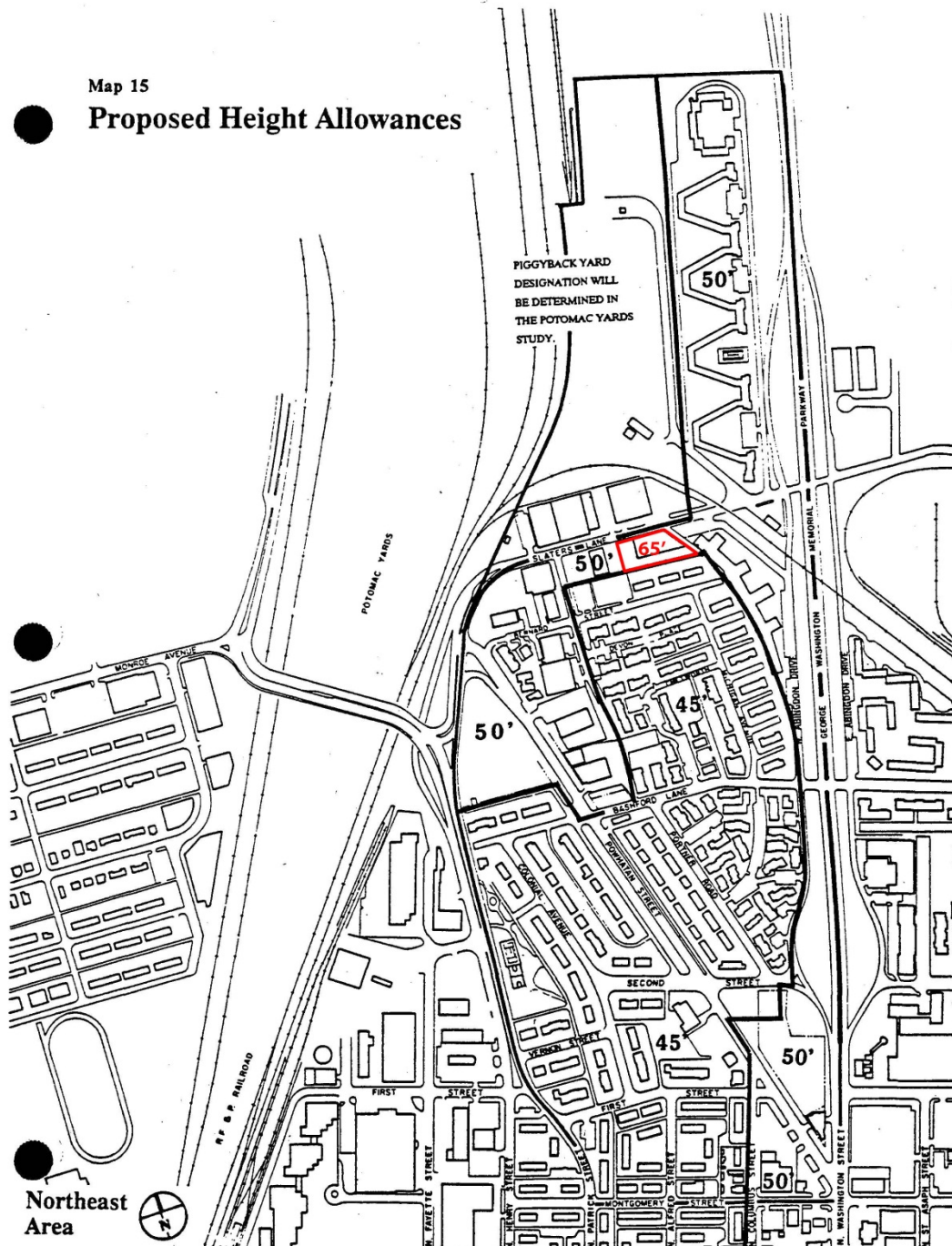
By: 
Stephen A. Bannister, its Member Manager
October 24, 2013

ATTACHMENT #4

Proposed Height Map

Map 15

Proposed Height Allowances





APPLICATION

2013-0003

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

2013-0004

PROPERTY LOCATION: 800-820 Slater's Lane, Alexandria, Virginia

APPLICANT

Name: CIA Slaters Lane, LLC, a Virginia limited liability company

Address: 3147 Woodland Lane, Alexandria, Virginia 22309

PROPERTY OWNER:

Name: CIA Slaters Lane, LLC, a Virginia limited liability company

Address: 3147 Woodland Lane, Alexandria, Virginia 22309

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

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

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia

City and State

22314

Zip Code

Signature

703 836 1000

Telephone #

703 549 3335

Fax #

6/27/2013, Revised 10/23/2013

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # 2013-0003
 REZ # 2013-0004

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
							Land Area (acres)
1 <u>44.02 02 06</u> <u>800-820 Slater's Lane</u>	<u>RC</u>	<u>RC</u>	<u>RC</u>	<u>RC</u>	<u>RC*</u>	<u>RC*</u>	<u>180 feet</u> <u>.5157 acres</u>
2 _____	_____	_____	_____	_____	<small>*with proffers</small>	<small>*with proffers</small>	_____
3 _____	_____	_____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner ☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: Stephen Bannister Extent of Interest: More than 10%
 Address: 3147 Woodland Lane, Alexandria, Virginia 22309
- Name: Rebecca Pelino Extent of Interest: More than 10%
 Address: 3147 Woodland Lane, Alexandria, Virginia 22309
- Name: S. Mehdi Falsafi Extent of Interest: More than 10%
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

MPA # 2013-0003
REZ # 2013-0014

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

See Attached.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The requested map amendment is to remove the existing proffer limiting the use of the property to the DSUP #2005-006 approved final site plan. The zoning of the property remains RC.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The zoning designation of the property is not changed from RC/high apartment density and is adequately served by public facilities.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

The redevelopment of the Property shall be in substantial conformance with the improvements depicted in DSUP 2012-0031 as approved by the Alexandria City Council, and as shown on the final site plan approved by the City of Alexandria.

Master Plan Amendment #2013-0003

Rezoning Map Amendment #2013-0004

800 – 820 Slaters Lane

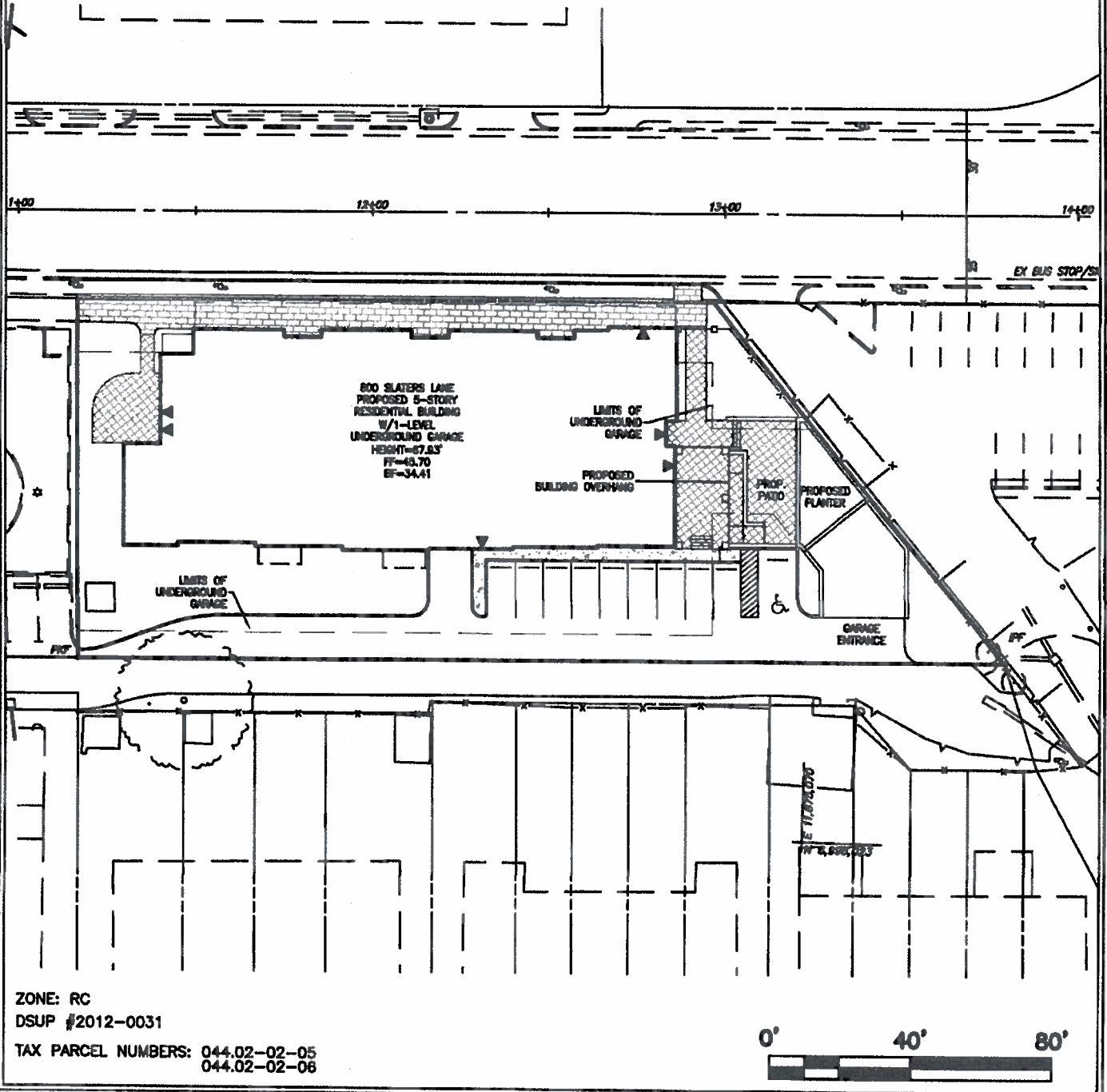
2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The requested Master Plan amendment to revise the height (Map 14) increases the height allowed height from 50' to 65' to allow the construction of the improvements proffered as part of the Map Rezoning amendment and for the additional height above 50' for the Section 7-700 Low-Moderate housing units and for architectural embellishments. The requested amendment advances the City' desire for affordable housing and varying rooftops and enhanced architecture.

MPA 2013-0003 REZ 2013-0004

GENERAL NOTES:

1. TAX MAP: 044.02-02-06 (PARCELS ONE & TWO)
044.02-02-06 (PARCEL THREE)
2. OWNER: GAY SLATERS LLC
3147 WOODLAND LANE
ALEXANDRIA, VA 22309
INSTRUMENT #000026361
3. HORIZONTAL LOCATIONS AND BEARINGS REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) '83. MONUMENTS USED AS FOLLOWS:
CITY OF ALEXANDRIA TRAVERSE STATION #644
N 6,585,753.6518 E 11,597,892.5837
CITY OF ALEXANDRIA TRAVERSE STATION #4
N 6,585,177.8950 E 11,597,806.0100
4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 22,463 S.F. OR 0.5157 AC.



ZONE: RC
DSUP #2012-0031
TAX PARCEL NUMBERS: 044.02-02-05
044.02-02-06

RC FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

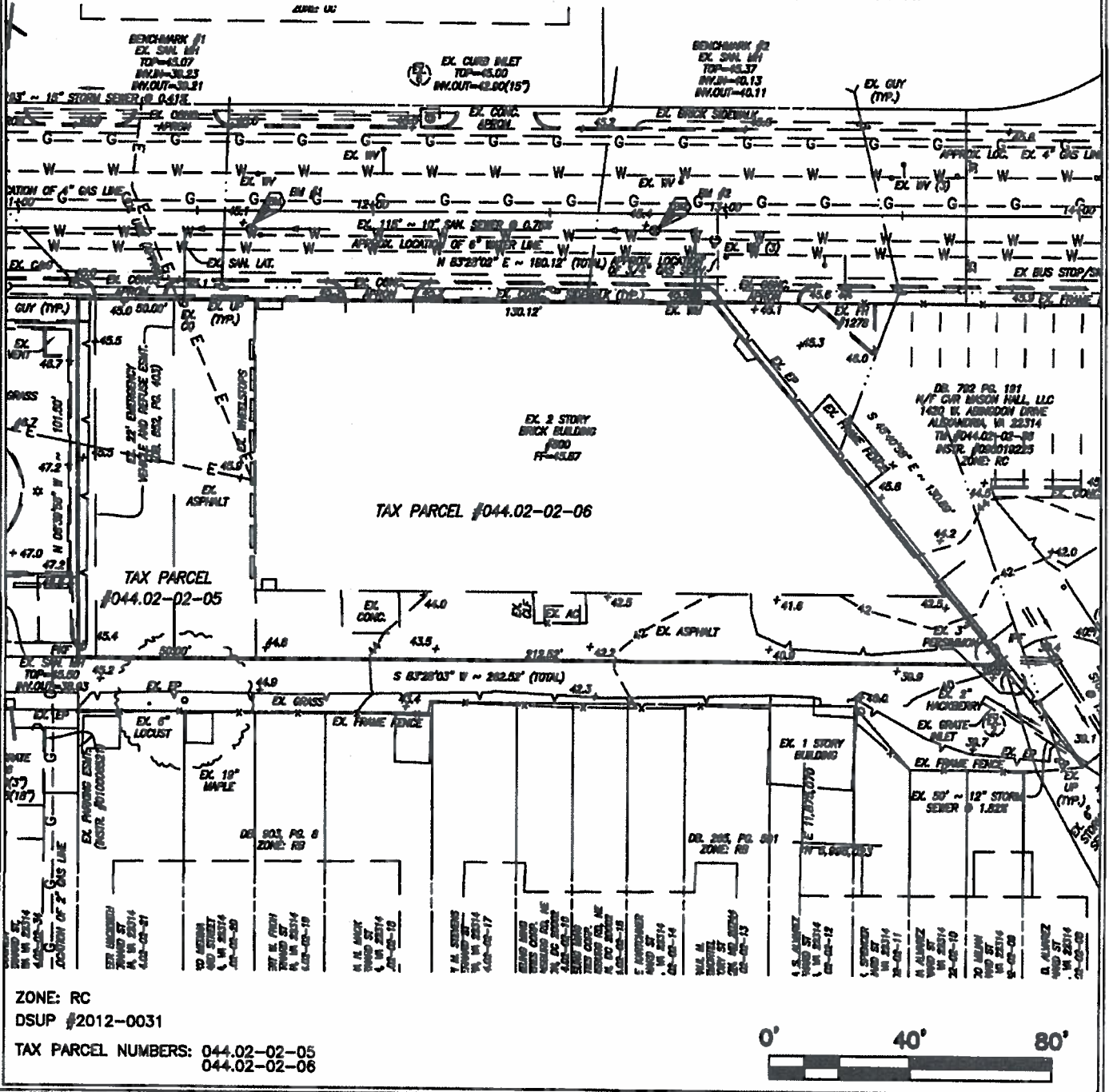
Zoning Map Amendment BUILDINGS & STRUCTURES MAP

For the Property Located at
800 Slaters Lane
City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=40'
		DATE: JUNE 2013
		SHEET 1 OF 1
		FILE: 12-132

GENERAL NOTES:

1. TAX MAP: #044.02-02-05 (PARCELS ONE & TWO)
#044.02-02-06 (PARCEL THREE)
2. OWNER: CHAM SLATERS LLC
3147 WOODLAND LANE
ALEXANDRIA, VA 22309
INSTRUMENT #00026301
3. HORIZONTAL LOCATIONS AND BEARINGS REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) '83. MONUMENTS USED AS FOLLOWS:
CITY OF ALEXANDRIA TRVERSE STATION #044
N 6,805,703.0518 E 11,807,802.0007
CITY OF ALEXANDRIA TRVERSE STATION #4
N 6,805,177.0000 E 11,807,805.0100
4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 22,463 S.F. OR 0.5157 AC.



ZONE: RC
DSUP #2012-0031
TAX PARCEL NUMBERS: 044.02-02-05
044.02-02-06



RC FIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfields.com
(703) 549-6422

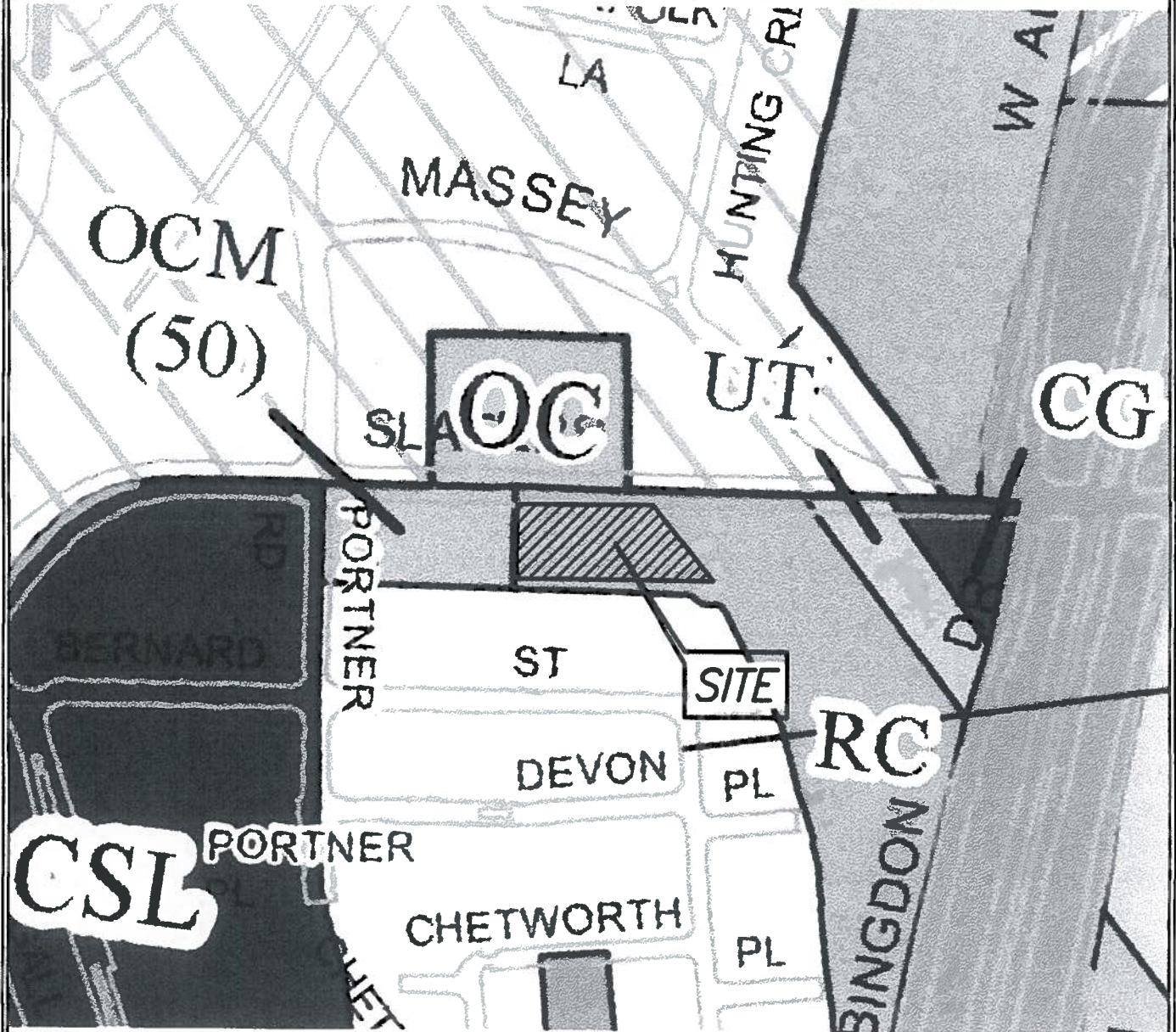
Zoning Map Amendment
METES AND BOUNDS MAP

For the Property Located at
800 Slaters Lane
City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=40'
		DATE: JUNE 2013
		SHEET 1 OF 1
		FILE: 12-132

GENERAL NOTES:

1. TAX MAP: 044.02-02-05 (PARCELS ONE & TWO)
044.02-02-06 (PARCEL THREE)
2. OWNER: CHM SLATERS LLC
3147 WOODLAND LANE
ALEXANDRIA, VA 22309
INSTRUMENT 0800226381
3. HORIZONTAL LOCATIONS AND BEARINGS REFERENCED TO VIRGINIA COORDINATE SYSTEM (VCS) '83. MONUMENTS USED AS FOLLOWS:
CITY OF ALEXANDRIA TRAMERSE STATION #644
N 6,888,793.8518 E 11,897,882.8837
CITY OF ALEXANDRIA TRAMERSE STATION #4
N 6,888,177.8850 E 11,897,898.0100
4. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 22,483 S.F. OR 0.5157 AC.



ZONE: RC
DSUP #2012-0031
TAX PARCEL NUMBERS: 044.02-02-05
044.02-02-06



RC FIELDS & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcassoc.com
(703) 549-6422

**Zoning Map Amendment
VICINITY MAP**
For the Property Located at
800 Slaters Lane
City of Alexandria, Virginia

DATE	REVISION	DESIGN: ACS
		DRAWN: ACS
		SCALE: 1"=200'
		DATE: JUNE 2013
		SHEET 1 OF 1
		FILE: 12-132



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2012-0031

Project Name: Slater's Lane Residences

PROPERTY LOCATION: 800-820 Slater's Lane, Alexandria, Virginia

TAX MAP REFERENCE: 44.02 02 06

ZONE: RC w/proffers

APPLICANT:

Name: CIAM-Slaters, LLC, a Virginia limited liability company

Address: 3147 Woodland Lane, Alexandria, Virginia 22309

PROPERTY OWNER:

Name: CIAM-Slaters, LLC, a Virginia limited liability company

Address: 3147 Woodland Lane, Alexandria, Virginia 22309

SUMMARY OF PROPOSAL Development Special Use Permit with site plan to construct a thirty-three (33) unit multi-family building.

MODIFICATIONS REQUESTED RC zone regulation modification for: required open space reduction, side yard setback and rear yard setback and Section 6-403 (A) bulk plane setback.

SUPs REQUESTED Section 7-700 Special Use Permit to increase Floor Area Ratio for Low-Moderate Income Housing and Parking Reduction Special Use Permit to allow tandem parking spaces.

☒ **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.

Duncan W. Blair, Esq.

Print Name of Applicant or Agent

524 King Street

Mailing/Street Address

Alexandria, Virginia 22314

City and State Zip Code

Signature

703 836 1000

Telephone #

703 549 3335

Fax #

dblair@landcarroll.com

Email address

June 27, 2013, Revised August 1, 2013

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

SUP # _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Rebecca J. Pelino	3147 Woodland Lane Alexandria, VA 22309	In excess of 10%
2. Stephen A. Bannister	3147 Woodland Lane Alexandria, VA 22309	In excess of 10%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 800-820 Slater's lane, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Rebecca J. Pelino	3147 Woodland Lane Alexandria, VA 22309	In excess of 10%
2. Stephen A. Bannister	3147 Woodland Lane Alexandria, VA 22309	In excess of 10%
3.		

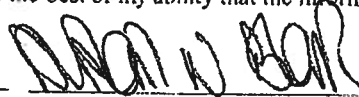
3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CIA-Slaters lane, LLC	None	Planning Commission and City Council
2. Rebecca J. Pelino	None	Planning Commission and City Council
3. Stephen A. Bannister	None	Planning Commission and City Council

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.

June 27, 2013 Duncan W. Blair, Esq.
Date Printed Name


Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. S. Mehdi Falsafi	7715 Southdown Road, Alexandria Va 22308	in excess of 10%
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 800-820 Slaters Lane Alexandria (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. S. Mehdi Falsafi	7715 Southdown Road, Alexandria Va 22308	in excess of 10%
2.		
3.		

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

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

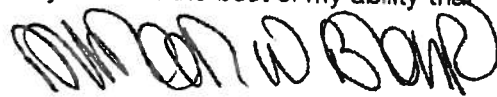
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

July 1, 2013

Date

Duncan W. Blair, Esq.

Printed Name



Signature

Development SUP # 2012-0031

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

CIA Slaters Lane LLC is a Virginia limited liability company. The only people or entity owning an interest in the company are: Stephen Bannister and Rebecca Pelino. The mailing address for the members is 3147 Woodland Lane, Alexandria, Virginia 22309

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.

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.)*

CIA Slaters LLC, a Virginia limited liability company (the "Applicant") is requesting a Development Special Use Permit with site plan to construct a thirty-three (33) multi-family building. The project is planned as a for sale condominium.

As part of the project the Applicant is requesting an increase of the permitted floor area ratio and will provide two (2) on-site for sale Low-Moderate Income units pursuant to Section 7-700 of the Alexandria Zoning Ordinance.

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

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

Not Applicable

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

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

Not Applicable

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

Day	Hours	Day	Hours
<u>Not Applicable</u>			

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code

B. How will the noise from patrons be controlled?

Not Applicable

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

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

- A. What type of trash and garbage will be generated by the use: The type of trash and garbage will be that generally associated with residential use.
- How much trash and garbage will be generated by the use? The volume of trash and garbage will be that generally associated with residential use.
- B.
- C. How often will trash be collected? Trash, garbage and recyclable materials will be collected by commercial trash collectors contracted for by the unit owners association
- D. How will you prevent littering on the property, streets and nearby properties?
Not Applicable

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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential use in the operation of the business will be stored, used as solvents and disposed of in accordance with applicable regulations.

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:

Small quantities of cleaning solvents generally recognized to be appropriate for residential use in the operation of the business will be stored, used and disposed of in accordance with applicable regulations.

11. What methods are proposed to ensure the safety of residents, employees and patrons?Not Applicable

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?

Fifty- four parking spaces are required. Nine visitor parking spaces are required.

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

<u>22</u>	Standard spaces
<u>42</u>	Compact spaces
<u>2</u>	Handicapped accessible spaces
<u>66 Total *</u>	Other

* Includes:

Twenty-three (23) tandem spaces and fifteen percent (15%) guest spaces.

- 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?

Not Applicable

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? None
- B. How many loading spaces are available for the use? None
- C. Where are off-street loading facilities located?
Not Applicable
- D. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable

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?

All infrastructure is adequate for the proposed use.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

CIAM-Slaters, LLC is requesting a Parking Reduction Special Use Permit to the use of twenty-three (23) tandem parking spaces as required parking spaces. The tandem spaces will be assigned to two bedroom units.

2. Provide a statement of justification for the proposed parking reduction.

The use of tandem parking spaces in the below grade parking facility maximizes the amount of parking that can be accommodated in the parking facility.

3. Why is it not feasible to provide the required parking?

The footprint of the below grade is too small to accommodate an additional travel aisle to create an additional row of parking spaces and it is not economically feasible to create an additional level of below grade parking.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

☐ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

October 14, 2013

Ms. Patricia Escher, Principal Planner
Dept. of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Mr. Nicholas P. Panos, President
Old Town Crescent Unit Owners Association
828 Slaters Lane, Unit 303
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Nick:

Based upon my discussions with Nicholas P. Panos, in his capacity as the Association President for the Old Town Crescent Condominium Association, I would like to include the following items in our development conditions relating to our rezoning request for the property (DSUP #2012-0031). Mr. Panos has served as the President of his Association since its inception, and is the same person who reached an accord with the former applicant regarding the proposed redevelopment of the above-captioned property and the subject of DS[U]P #2005-0002. The purpose of this letter is to reaffirm that we intend to abide by the original conditions that were part of that DSUP. We are taking the additional step of memorializing this understanding and specifically outline how a previously agreed upon capital contribution of \$10,000 to the Old Town Crescent Unit Owners Association will be allocated and the exact time at which payment is due.

Due to the anticipated use of the public alley by vehicles designed or otherwise dedicated to facilitate the construction on 800-820 Slaters Lane, the applicant (CIAM-Slaters, LLC) shall re-pave the existing and proposed 22 ft. alley and any appurtenant parking spaces where damaged by construction activities from Portner Road to the eastern portion of the site to the satisfaction of the Director of T&ES. The re-paving will be completed prior to the issuance of the first certificate of occupancy of the proposed project.

In addition, the applicant shall contribute \$5,000.00 to the Old Town Crescent Unit Owners Association for their capital reserves and unrestricted use and to account for, among other things, any uninsured losses incurred by the membership of Old Town Crescent Unit Owners Association during the construction phase of the above-

captioned property. This payment is due to the Old Town Crescent Unit Owners Association within 45 calendar days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur,. Additionally, the applicant and future condominium residents shall be required to participate in a proportional maintenance and liability agreement, drafted to meet the satisfaction and approval of the City Attorney, with the Old Town Crescent Townhome Association and the Old Town Crescent Unit Owners Association for which each unit in 800-820 Slaters Lane shall be assessed an annual fee of at least \$160.00, such an amount to be explicitly noticed in the condominium documents as approved by the City Attorney prior to the issuance of the first certificate of occupancy. The agreement will relate only to the portion of the public alley located between 828 Slaters Lane and the townhome residences located on Bernard Street the garages to which abut the public alley.

The applicant further agrees to unconditionally pay an additional \$5,000.00 to the Old Town Crescent Unit Owners Association for the first year of the future resident's pro rata share of the annual maintenance needs, exclusive of the re-paving, associated with the existing public alley. This amount will be for the restricted use of Old Town Crescent Unit Owners Association inasmuch as it will be applied to the future maintenance costs, exclusive of re-paving, associated with the public alley located within the property boundaries between the residences comprising Old Town Crescent Condominium Unit Owners and Old Town Crescent Townhome Association. The payment of this amount will similarly be due and payable within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur. The pro-rata share for each year thereafter shall be determined annually in March and shall be paid within 30 days of the date proof of actual costs paid for the prior year is provided to the future condominium unit owner's association.

Finally, the applicant has agreed to add Old Town Crescent Unit Owners Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project. To further protect property belonging to Old Town Crescent Unit Owners Association owners and residents, the applicant has also committed to donating a specially-designed traffic mirror for installation within the Old Town Crescent Condominium to help facilitate safe ingress and egress from their underground parking garage with an exceptionally steep incline and reduced visibility, subject to any necessary approvals of the governing authorities of the City of Alexandria, and the Old Town Crescent Unit Owners Association.

This resolves all the outstanding issues with respect to the Old Town Crescent Unit Owners Association and the applicant, as well as the proposed site plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Bannister', with a stylized flourish at the end.

Stephen A. Bannister, Managing Partner
CIAM-Slaters, LLC

National Media Inc

815 Slaters Lane
Alexandria, Virginia
22314

Telephone
703-683-4877

Docket Item # 5 A C
800 Slaters Lane

October 25, 2013

Ms. Patricia Escher, Principal Planner
Dept. of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Ms. Escher:

I would like to offer our unconditional support for the pending DSUP Application DSUP 201-0031 for the property located at 800-820 Slaters Lane, in Alexandria, VA. As the property owner of 815 and 817 Slaters Lane, which is directly across the street from the pending development, we look forward to approval of this request. I have reviewed the development plan and find it very appropriate, architecturally appealing and in keeping with the development patterns along Slaters Lane. I would think this project will be a very successful addition to the Slaters Lane area in general and provide a very attractive architectural element as you enter Alexandria from the North.

My partners and I have worked for many years, and spent substantial resources trying to improve Slaters Lane and make it an attractive "Gateway" to the new development in the immediate area. The 800-820 Slaters Lane project will serve the current and planned retail and office uses within the corridor as well and offer an excellent opportunity for home ownership in the Slaters Lane marketplace.

We have no objections or concerns with the approval of the pending application and offer our unconditional support and request your favorable approval of the same.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Robin D. Roberts
Property Owner
815, 817 Slaters Lane

October 30, 2013

REVISED

Ms. Patricia Escher, Principal Planner
Dept. of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Mrs. Linda Dwyer, President
Old Town Crescent Town House Association
915 Bernard Street
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Linda:

Based upon my discussions with Linda Dwyer, in her capacity as the Association President for the Old Town Crescent Town House Association, I would like to extend the assurances of the attached letter agreement (Exhibit A) with the Old Town Crescent Unit Owners Association to the Old Town Crescent Town House Association, by this letter and its attachments.

Excluding the "lump sum" monetary commitments which are exclusively for the benefit of the Old Town Crescent Unit Owners Association as directed, the balance of the obligations for assurances, monetary commitments, and extending the insurance coverage to the membership of the Old Town Crescent Town House Association is specifically added to these commitments and assurances.

Finally, the applicant has agreed to add the members of the Old Town Crescent Town House Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Stephen A. Bannister, Managing Partner
CIAM-Slaters, LLC

October 9, 2013

Ms. Patricia Escher, Principal Planner
Dept. of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Mr. Nicholas P. Panos, President
Old Town Crescent Unit Owners Association
828 Slaters Lane, Unit 303
Alexandria, VA 22314

Re: 800 Slaters Lane, Alexandria, VA (Nordic Press Building)

Dear Pat and Nick:

Based upon my discussions with Nicholas P. Panos, in his capacity as the Association President for the Old Town Crescent Condominium Association, I would like to include the following items in our development conditions relating to our rezoning request for the property (DSUP #2012-0031). Mr. Panos has served as the President of his Association since its inception, and is the same person who reached an accord with the former applicant regarding the proposed redevelopment of the above-captioned property and the subject of DSUP [#2005-0002]. The purpose of this letter is to reaffirm that we intend to abide by the original conditions that were part of that DSUP. We are taking the additional step of memorializing this understanding and specifically outline how a previously agreed upon capital contribution of \$10,000 to the Old Town Crescent Unit Owners Association will be allocated and the exact time at which payment is due.

Due to the anticipated use of the public alley by vehicles designed or otherwise dedicated to facilitate the construction on 800-820 Slaters Lane, the applicant (CIAM-Slaters, LLC) shall re-pave the existing and proposed 22 ft. alley and any appurtenant parking spaces where damaged by construction activities from Portner Road to the eastern portion of the site to the satisfaction of the Director of T&ES. The re-paving will be completed prior to the issuance of the first certificate of occupancy of the proposed project.

In addition, the applicant shall contribute \$5,000.00 to the Old Town Crescent Unit Owners Association for their capital reserves and unrestricted use and to account for, among other things, any uninsured losses incurred by the membership of Old Town Crescent Unit Owners Association during the construction phase of the above-

captioned property. This payment is due to the Old Town Crescent Unit Owners Association within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur,. Additionally, the applicant and future condominium residents shall be required to participate in a proportional maintenance and liability agreement, drafted to meet the satisfaction and approval of the City Attorney, with the Old Town Crescent Townhome Association and the Old Town Crescent Unit Owners Association for which each unit in 800-820 Slaters Lane shall be assessed an annual fee of at least \$160.00, such an amount to be explicitly noticed in the condominium documents as approved by the City Attorney prior to the issuance of the first certificate of occupancy. The agreement will relate only to the portion of the public alley located between 828 Slaters Lane and the townhome residences located on Bernard Street the garages to which about the public alley.

The applicant further agrees to unconditionally pay an additional \$5,000.00 to the Old Town Crescent Unit Owners Association for the first year of the future resident's pro rata share of the annual maintenance needs, exclusive of the re-paving, associated with the existing public alley. This amount will be for the restricted use of Old Town Crescent Unit Owners Association inasmuch as it will be applied to the future maintenance costs, exclusive of re-paving, associated with the public alley located within the property boundaries between the residences comprising Old Town Crescent Condominium Unit Owners and Old Town Crescent Townhome Association. The payment of this amount will similarly be due and payable within 45 days of final site plan approval by the City of Alexandria, VA or September 15, 2014, whichever shall first occur. The pro-rata share for each year thereafter shall be determined annually in March and shall be paid within 30 days of the date proof of actual costs paid for the prior year is provided to the future condominium unit owner's association.

Finally, the applicant has agreed to add Old Town Crescent Unit Owners Association as an additional insured to its general liability and comprehensive damage policy for the excavation and construction of the project. To further protect property belonging to Old Town Crescent Unit Owners Association owners and residents, the applicant has also committed to donating a specially-designed traffic mirror for installation within the Old Town Crescent Condominium to help facilitate safe ingress and egress from their underground parking garage with an exceptionally steep incline and reduced visibility, subject to any necessary approvals of the governing authorities of the City of Alexandria, and the Old Town Crescent Unit Owners Association.

This resolves all the outstanding issues with respect to the applicant and proposed site plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read 'SAB', with a stylized, cursive flourish extending to the right.

Stephen A. Bannister, Managing Partner
CIAM-Slaters, LLC

DATE: November 1, 2013

TO: ALEXANDRIA PLANNING COMMISSION

FROM: Linda Dwyer, President, Old Town Crescent Town House Association
SUBJ: SLATERS LANE RESIDENCES: Docket Item 5 A-C; DSUP: #2012-0031

[We hope that you have a chance to visit the site prior to the hearing on November 7th. Please see our contact information at the end of our comments. We would welcome the opportunity to tour the site with you.]

As President of the Old Town Crescent Town House Association, I am submitting the following comments and concerns:

PRIMARY CONCERN: As residents who must use the alley that bisects this property for access to our garage parking, we are concerned about the limited/reduced access to our property.

Currently the OTC Condominium and Townhomes account for a total of 83 vehicle spaces. Nordic Press utilizes about 18 spaces for a total of 101 spaces. At present there are two ways to access these spaces: Portner Road and Slater's Lane. The proposed project calls for an additional 66 vehicle spaces for a total of 149 vehicles after subtracting the business spaces, a 48% increase. Volume aside, the alley is often blocked by garbage trucks, service vehicles, moving and delivery vans. **However, this proposal calls for eliminating the access to Slater's Lane thus sending all vehicular traffic entering or exiting the property through the Portner Road access. We are requesting that an access to Slater's Lane be retained if this project is approved.**

The developer has indicated to us that he would not be averse to providing access to Slater's Lane but that the City has mandated the one point of ingress/egress. Our response is as follows:

Background: The properties that border this alley have been developed in a piece meal fashion over a 65 year period beginning with 14 row houses/town homes in the 700-800 block of Bernard Street followed by the 2000 Old Town Crescent Development consisting of 10 townhomes on Bernard and a 28 unit condominium on Slater's and now the current 33 unit proposal. These projects are being shoe horned around a 22' alley that narrows to 16.8 feet at one point which would appear not to meet the Residential Rear Service Alley Standards (CSRR SA-1; CSRR SA-2). The alley itself is nearly 500' long from the garage access on the eastern edge of the property to its exit on the western perimeter. **At least these constraints are mitigated now by the fact that at the present time we have more than one option in entering and exiting the site.**

General Policy: In discussions with Planning Staff, they have indicated the City prefers "rear-loaded" developments and limited curb cuts. They cite James Bland (Old Town Commons) as an example. We are in agreement with this general concept and we bought these units/townhomes realizing we would access them from the rear but also recognizing that we had options in accessing the site. Note that in the Old Town Commons development if residents have only one point where they must both enter and exit those locations serve a maximum of only 56 vehicles rather than the 149 that will be rear-loading in the proposed development before you. Moreover, the fronts of the Old Town Commons units can be directly accessed by service vehicles without having to resort to garage/alley access unlike the condominium units fronting on Slater's Lane

City Concerns for a Slater's Lane Access Point:

Pedestrian Concerns: Staff has noted that the City limits curb cuts in order to provide a more pedestrian friendly environment. Again, a worthy goal but this can not be a "one size fits all" policy. Even with a Slater's curb cut this project will have created a much improved pedestrian environment. Proposed sidewalks have increased to 8' in width and conform to the sidewalks in front of the existing condominium. Utility poles will be undergrounded doing away with those obstacles as far as the eastern edge of the property.

Pedestrian Volume: We took a look at pedestrian volume that traversed the current curb cut on the south side of Slater's Lane and compared it to the volume of pedestrian traffic that traversed the curb cut on the east side of Portner Rd.. These were counts conducted in what we have observed to be some of the heaviest pedestrian traffic times: Morning rush hour (7-9 am); evening rush hour (5-7 pm) and Saturday morning (9:30 – 11:30). **In all instances, the volume of pedestrian traffic on Slater's was the same or less than the pedestrian volume on Portner Rd.** Average volume per hour across both curb cuts was 8 (AM rush); 15(Slater's) and 20 (Portner) in PM rush; 25 across both on Saturday morning when vehicular traffic would be lower than rush hour weekday traffic.

Lines of Sight for Vehicular Traffic: As noted above, the line of sight improvements proposed in this plan will mean that vehicles exiting the site onto Slater's Lane will have an unobstructed view for oncoming traffic on Slater's Lane. Additionally, the city has installed bike lanes on Slater's. Now, rather than riding on the sidewalk or blending in with the car traffic, bikes can clearly be seen by vehicles exiting onto Slater's Lane. The sight lines for traffic exiting onto Slater's is actually considerably better than that on Portner as cars must contend with fences, narrower sidewalks and parked cars on a narrower street. **Eliminating parking on Portner, however, is not an option.** One of the conditions imposed on the Old Town Crescent development in 2000 was the provision of on-site visitor parking. To quote the staff report "staff does not support allowing the on-street parking to be used for visitor parking...because of the very limited parking supply within the neighborhood. This statement was made prior to the establishment of the very successful retail businesses at the intersection of Portner and Slater's for which there is inadequate off street parking.

Traffic Queuing: To quote from the staff report: "Entering Slater's Lane during the AM peak is challenging due to the queuing associated with eastbound traffic approaching the signalized intersection at the parkway. For "**several hours**" during the AM peak, the queue from the signal "**regularly**" extends west of the subject property." Once we were advised of the date of this hearing (and after the government reopened on Oct. 18) we have checked 1-3 times each weekday morning rush (7am – 9 am) to see if the traffic does indeed extend past the current curb cut on the western edge of the property. In the past two weeks, this has happened only once and when we checked 30 minutes later, that back up had dissipated. Terms such as "regularly backs up" and "for several hours" are simply misstatements. Yes, the traffic occasionally backs up when the Parkway traffic backs up and left hand turns could be difficult under those circumstances. However, residents currently using Slater's Lane for exiting rarely make left hand turns. As staff pointed out, the traffic heading west generally utilizes the Portner Road option and there is no reason to think that would not continue. Indeed, by permitting right turns from the property onto Slater's Lane, the traffic flow at the Portner/Slater's intersection would improve as cars from Potomac Greens making left turns and heading East would be less likely to be held up by right hand turning traffic from Portner Rd. Additionally, if a car on Portner is waiting for the signal to change at Slater's, it is difficult for a car to

make the left turn from Slater's onto Portner given the parked cars. But, as we have noted earlier, eliminating that parking is not a satisfactory solution.

Blocked Access to and from the Alley:

Unfortunately in 2000 with the approval of the Old Town Crescent Site Plan, no thought was given as to how large vehicles such as moving vans, service vehicles, garbage trucks, etc. could access the site and unload without blocking access in the alley. They are not permitted to unload on Slater's in front of the condominiums. If the truck is small enough, they can reserve parking spaces on Portner, unload off the back of the truck and hand-cart everything down to the end of the building and take everything in through the garage entrance. A few have been creative enough to move in through the condominium windows but that only works for ground level units on the back of the building.

Condition # 22 in the 2000 staff report noted that "all public improvements must meet City standards, except the alley may be 22' in width and no turn-around is required on this property." We assume this exception was granted because vehicles could exit onto either Slater's or Portner. The alley is still less than 17' at its narrowest point and now this proposal would give us only one option for ingress/egress. There are no options when the alley is blocked. There is apparently a turn around provided at the end of the alley in the new building for small trucks, but it is highly unlikely that vehicles serving the western end of the alley would even know that turnaround is available and would most likely just try to back out of the alley.

The City has responded that "stricter enforcement of the existing parking regulations may be required based on the severity of the problem". We doubt that parking enforcement will be regularly patrolling this area and, frankly we would not want the City to be spending our tax dollars for this purpose. Yes, we could call and wait for enforcement to arrive. But in the end, there is little recourse for many of these vehicles who must use this alley. At least give us options to work around these blockages.

SCOPE OF THE PROJECT:

We do not object to a residential condominium on this site. This is a project that has been on the table for several years. But this proposal is approximately 20% larger (number of units and building height) than both the existing condominium on Slater's Lane and the project proposed in 2005 that was widely accepted by the neighboring community but never built. Two affordable housing units are proffered by the developer in return for this increased FAR. Our question then: is the "value added" by this proposal (2 affordable housing units) worth the additional size and density of the project?

CONCLUSION

As we noted earlier, this area has been developed piece by piece. The luxury afforded to such projects as James Bland/Old Town Commons where whole city blocks are razed and access points and alleys can be properly planned, has not been afforded to this site. We are now looking at a proposal which exacerbates this piece meal approach with the continuation of a 500 foot long, 17- 22 foot narrow alley, the increase by nearly 50% of the number of vehicles that will need to utilize this alley for access to their property, and the elimination of one of only two points of access to this entire property. We have looked in the City to see if we could find a similar situation: narrow, long allies with a high volume of vehicles, only one access point and managed by three separate homeowners associations. We have yet to find one that even comes close.

If this building is sited as currently proposed there will be no opportunity to rectify this situation in the future. Designing the project with a curb cut and driveway off Slater's provides options for the future. We stand ready to work with the developer and the City in arriving at a solution that will meet the needs of all affected by this proposal.

Contact Information:

Linda Dwyer, President, Old Town Crescent Town House Association
915 Bernard St.
703-549-3263 (primary); 571-225-8548 (cell)
ouibike@gmail.com

Some pictures to illustrate our concerns:



With this as the only way out, it will take awhile to get the police to get this van moved.

Busy alley without 66 new parking spaces



When cars are parked, only one lane on Portner



Line of sight on Portner – limited



Line of Sight on Slater's much safer & improved with this project.



A solution to the moving van & service parking: Use a driveway from Slater's



So the new condo can avoid this as the only vehicle way out from their property.





NorthEast Citizens' Association

Mary Jane Kramer
President
1219 Powhatan St.
Alexandria, VA 22314

November 5, 2013

Marianne Anderson
Vice President
1224 Michigan Court
Alexandria, VA 22314

Sylvia Sibrover
Treasurer

Board of Directors

Richard Cooper
Archer Heinzen
Poul Hertel
Pattie Ryan
Teresa Tidwell
Steven Troxel

Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314-3211

Dear Chairman and Members of the Planning Commission:

I am writing to you today to express the opinion of the Board of the NorthEast Citizens' Association regarding Docket Item #5 A-C, Master Plan Amendment #2013-0003, Rezoning #2013-0004, and Development Special Use Permit #2012-0031, known as the Slaters Lane Residences. We oppose the requested Rezoning/Map Amendment and Development Special Use Permit with the new Site Plan and modifications. After extensive discussions with the Developer over the course of three years, we have reached the conclusion that the proposed building is just too tall to fit in our neighborhood, it has a density which is too great for our neighborhood, and the proffered site plan and amendments do not offer enough value to the neighborhood to justify the very significant rezoning, amendment to the Northeast Small Area Plan, Special Use Permits, and modifications sought by the Applicant.

It is true that our Association once agreed to a rezoning from CSL zoning, with its height limitation of 50 feet, to an RC zoning allowing greater heights. But this agreement was conditioned on the construction of a very specific site plan which we now know will never be built. We also agreed to the increase in height above 50 feet to accommodate a single tower element, not a general increase in the building height, or the addition of a fifth story. Furthermore, we did not agree that at a future time a completely different site plan could be substituted for the one we favored, nor did we agree that other substantial modifications to the initial proffer could be made.

The current site plan is significantly larger, and the architecture, in our view, is inferior to that of the initially proffered site plan. In addition, the original site plan did not allow for further modifications which would increase density and height, such as the addition of affordable housing units. Although the NorthEast Citizens' Association historically has supported affordable housing in the City, and continues to do so in our neighborhood, we disfavor the inclusion of affordable housing in this project due to its enlarging effect on the overall design.

Rather than accept this project, we would prefer that the site remain at its CSL zoning. In short, had we known how this Project would evolve into its current incarnation, we never would have agreed to change from CSL zoning in the first place. Consequently, we renounce the 2005 modification of the NorthEast Small Area Plan to change the zoning of 800-820 Slaters Lane from CSL to RC. We believe the zoning should remain CSL and we do not agree with any changes to our Small Area Plan at this time.

We are also troubled by errors and omissions in the Staff Report which tend to minimize the overall impact of the new design. On page 5, for example, the report indicates that the approximate height along Slaters Lane is 50 feet, when, in fact, there are elements in this design with elevations significantly in excess of 58 feet high directly on the Slaters Lane frontage.

We also do not agree with the conclusion on page 8 that the new proffer meets Goal #1 of our Small Area Plan, that is, "preserves the existing neighborhood," when in fact it will greatly alter the character of Slaters Lane in this vicinity. The new building will tower over rather than preserve the NorthEast neighborhood.

Furthermore, we find significant the omission of Goal #2, to "ensure that commercial development and redevelopment is compatible with the residential areas in both use and scale." This redevelopment of commercial property clearly is not compatible with the scale of our neighborhood, and will tower over adjoining older residences on Bernard Street.

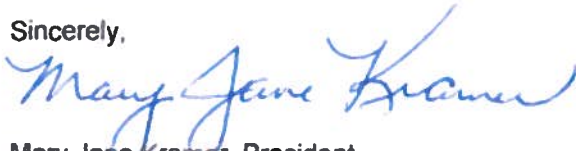
Similarly, we take issue with the omission of Goal #4, "Buffer residential development from commercial areas and major arterials." Rather than buffering residential from arterials, this project will insert residential development directly on an arterial.

We also differ with the assessment of Goal #7, "Encourage quality of design befitting the strategic historic and gateway role of the area, including trees." This very large building does not befit the strategic historic role of the area; it has no elements reminiscent of the historical architecture of this area. We are not aware of another nearby historic property with the height and architecture of the proposed building. Specifically, the elevated pergola is out of character with our NorthEast neighborhood, and with the architecture of the City as a whole.

We also are concerned that this Project is inconsistent with Recommendation No. 1 of the Northeast Small Area Plan, namely to "change the parcels south of Slaters Lane and along Northern Powhatan Street from Industrial and Residential Medium to Commercial Service Low (CSL)" Thus, the existing CSL zoning is to be preferred to the requested rezoning, absent compelling reasons to diverge from this designation. Recommendation No. 1 further states that "CSL allows low intensity service and commercial uses, including low-scale office and very light industrial activities compatible with medium density residential areas, at heights generally no greater than four (4) stories." From this it is clear that buildings greater than four (4) stories are not compatible with the Plan, and are not compatible with our neighborhood. Thus, we want to clearly and emphatically state that the current Project is not compatible with the Northeast Small Area Plan.

We respectfully oppose the Project in its current configuration.

Sincerely,



Mary Jane Kramer, President
NorthEast Citizens' Association

cc: Chairman John Komoroske
Commissioner H. Stewart Dunn, Jr.
Commissioner Derek Hyra
Commissioner Mary Lyman
Commissioner Nathan Macek
Commissioner Eric Wagner
Commissioner Maria Wasowski





NorthEast Citizens' Association

Mary Jane Kramer
President
1219 Powhatan St.
Alexandria, VA 22314

November 5, 2013

Marianne Anderson
Vice President
1224 Michigan Court
Alexandria, VA 22314

Sylvia Sibrover
Treasurer

Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314-3211

Board of Directors
Richard Cooper
Archer Heinzen
Poul Hertel
Pattie Ryan
Teresa Tidwell
Steven Troxel

Dear Chairman and Members of the Planning Commission:

Since I cannot attend the November 7, 2013 meeting of the Planning Commission, I have designated NECA Board Member Richard Cooper to appear on my behalf.

Thank you.

Sincerely,

Mary Jane Kramer
President
NorthEast Citizens' Association

cc: Chairman John Komoroske
Commissioner H. Stewart Dunn, Jr.
Commissioner Derek Hyra
Commissioner Mary Lyman
Commissioner Nathan Macek
Commissioner Eric Wagner
Commissioner Maria Wasowski



Land, Carroll & Blair PC
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RICHARD S. MENDELSON
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November 7, 2013

BY ELECTRONIC MAIL AND HAND DELIVERY

John Komoroski, Chairman and
Members, Alexandria Planning Commission
301 King Street, Room 2100
Alexandria, VA 22314



Re: CIAM-Slaters, LLC, Docket Item 5 A-C

Dear Mr. Chairman and Members of the Planning Commission:

On behalf of CIAM – Slaters, LLC, I request that the following condition be added as a condition of approval:

Prior to the release of the Final Site Plan (or First Certificate of Occupancy) the Applicant, the Old Town Crescent Condominium and the Old Town Crescent Townhouse Association shall enter into a Shared Driveway Maintenance Agreement including those items specifically outlined in the letter to the Old Town Crescent Townhouse Association dated October 14, 2013 from Stephen A. Bannister, Managing Partner for CIAM-Slaters, LLC.

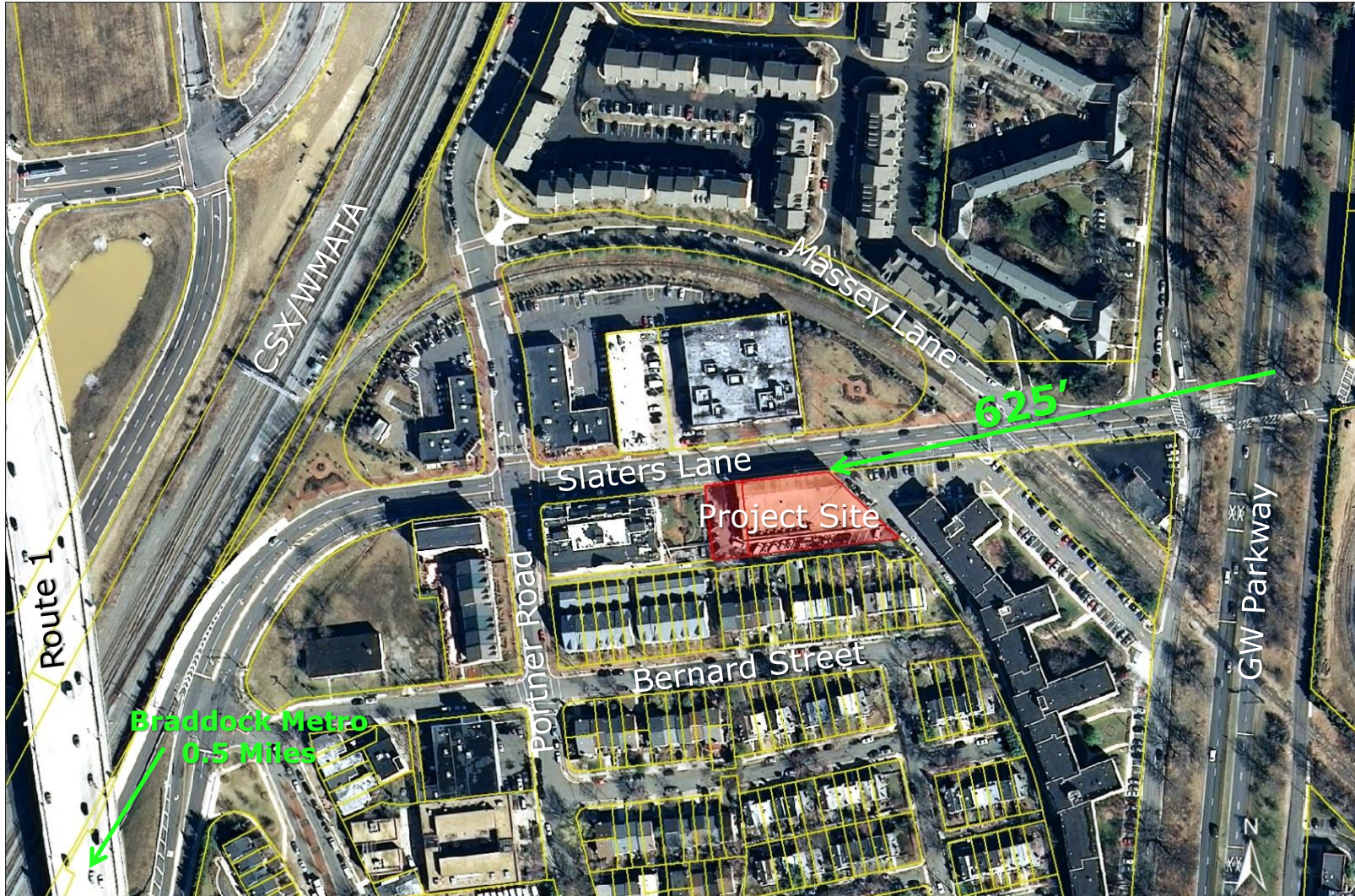
If you have any questions, please do not hesitate to contact me.

Best Regards,
LAND, CARROLL & BLAIR, P.C.

Duncan W. Blair, Esq.

cc: Stephen Bannister

Site Context



View from GW Parkway SB (625 feet away)



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



Existing Neighborhood



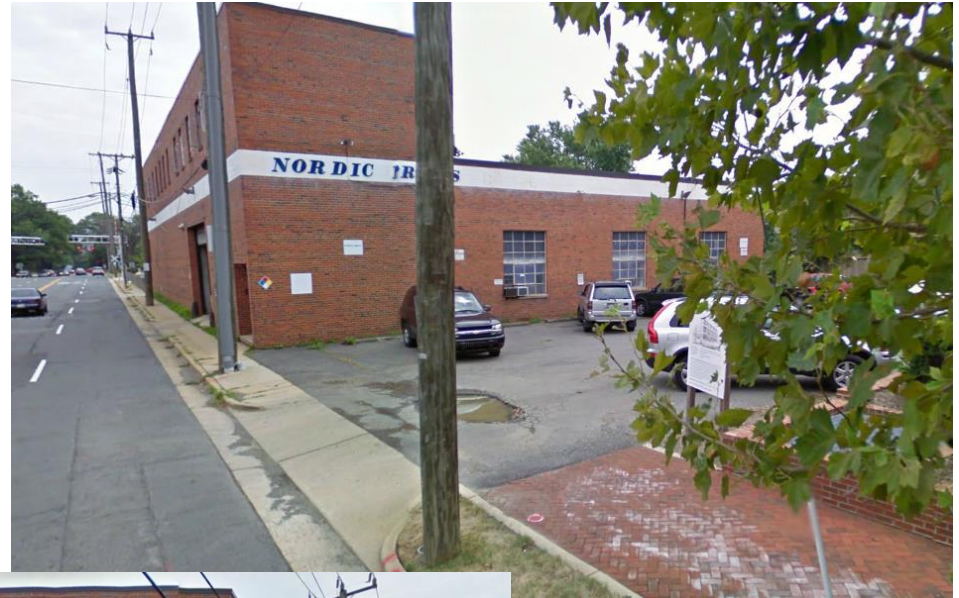
Existing Neighborhood



Existing Neighborhood



Existing Conditions



Proposal



- Approximately 39,361 sq. ft. (excluding garage)
- 33 units – 2 Affordable
- Parking underground and in rear of site
- 39% open space
- Building Height (65 ft. request)
 - 47 ft tall along Slaters Lane and Alley
 - 58 ft tall at center setbacks – setbacks 9-32 ft
 - 63 ft tall corner features
- Equivalent to LEED Certification

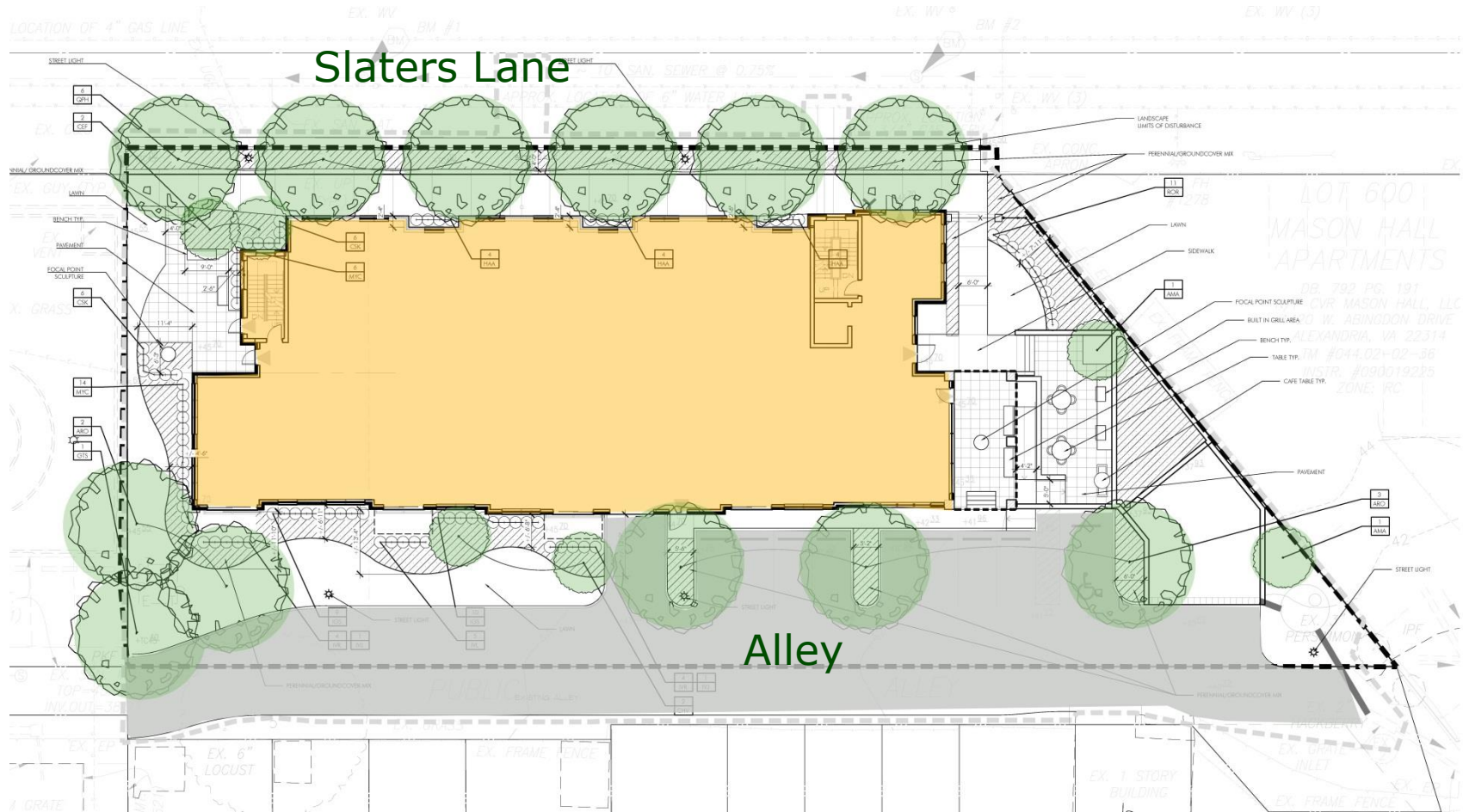


Process and Community Outreach

- February 27, 2013 – Staff and NECA
- April 11, 2013 – Applicant and NECA
- May 21, 2013 – Applicant and NECA
- October 4, 2013 – Applicant, Staff, and Greater Neighborhood
- October 30, 2013 – Federation of Civic Associations
- Community Concerns Raised:
 - Affordable Housing
 - Alley Access
 - Building Height
 - Building Design



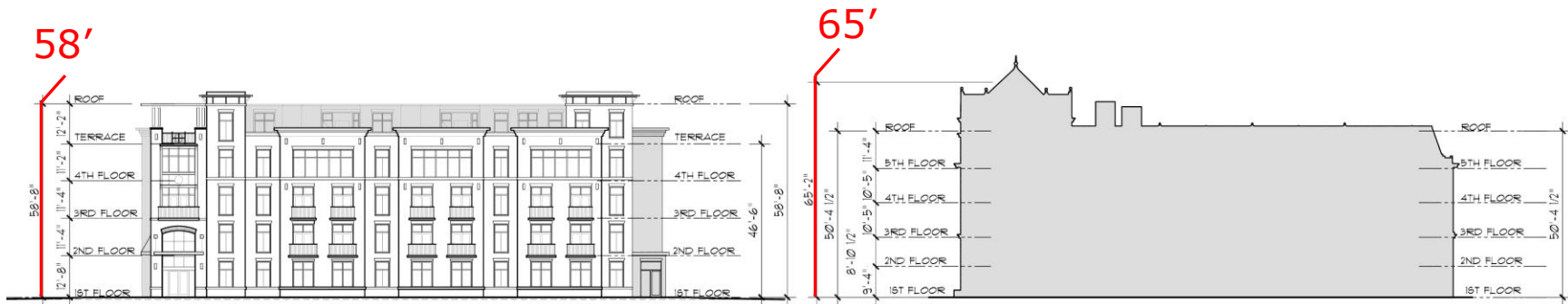
Site Layout and Circulation



Alley Access



Height Comparisons



Current Proposal

Five Stories

62 foot tall tower elements (top)

48-58 foot tall building

47-51 foot tall step backs

Requesting 65 foot height limit

2005 Approval

Five Stories (6 story tower)

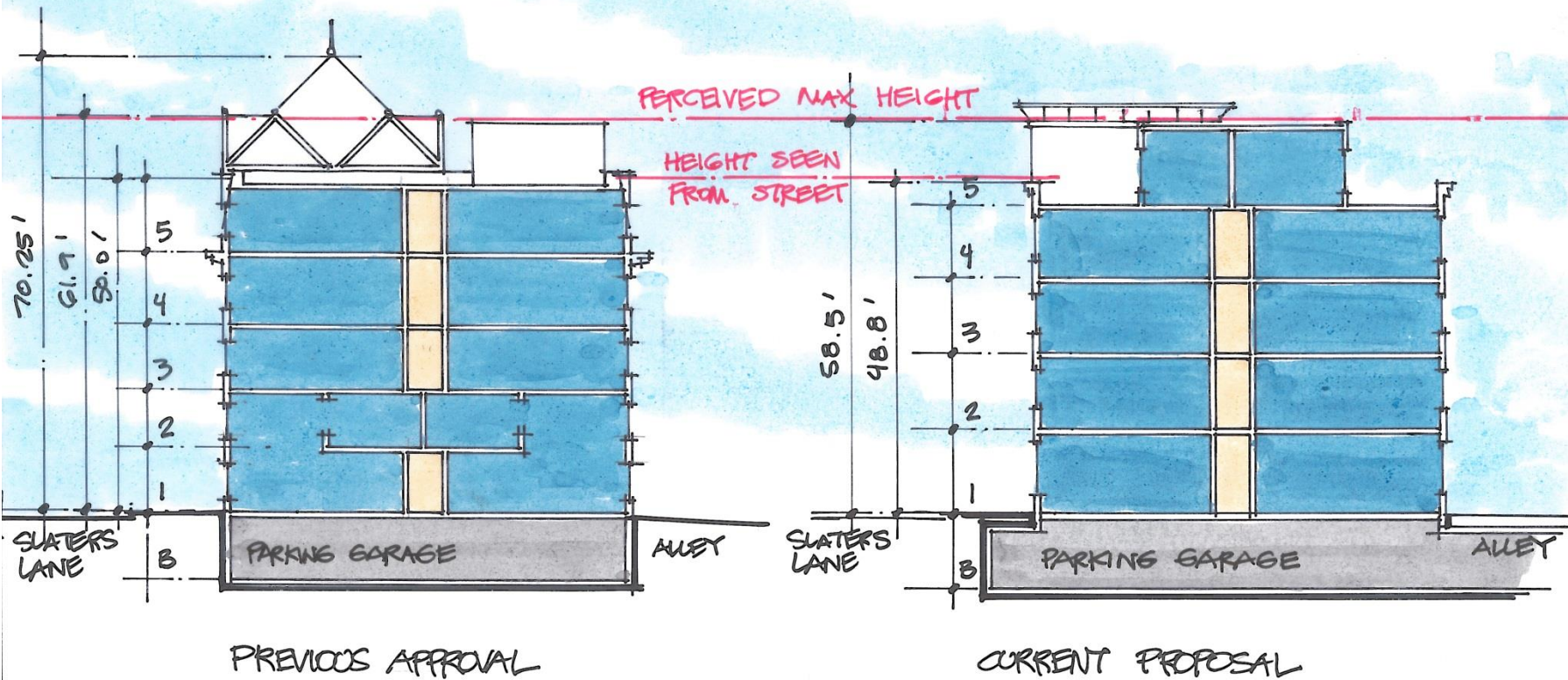
65 foot tall tower (midpoint)

50 foot tall building

No step backs

Approved for 65 foot height limit

Height Comparisons



North – South Section looking East

Height Comparisons



Building Design - Process



North Elevation from
March 2012



Model - North
Elevation April 2013



North Elevation from
December 2012



North Elevation from
May 2013

Building Design



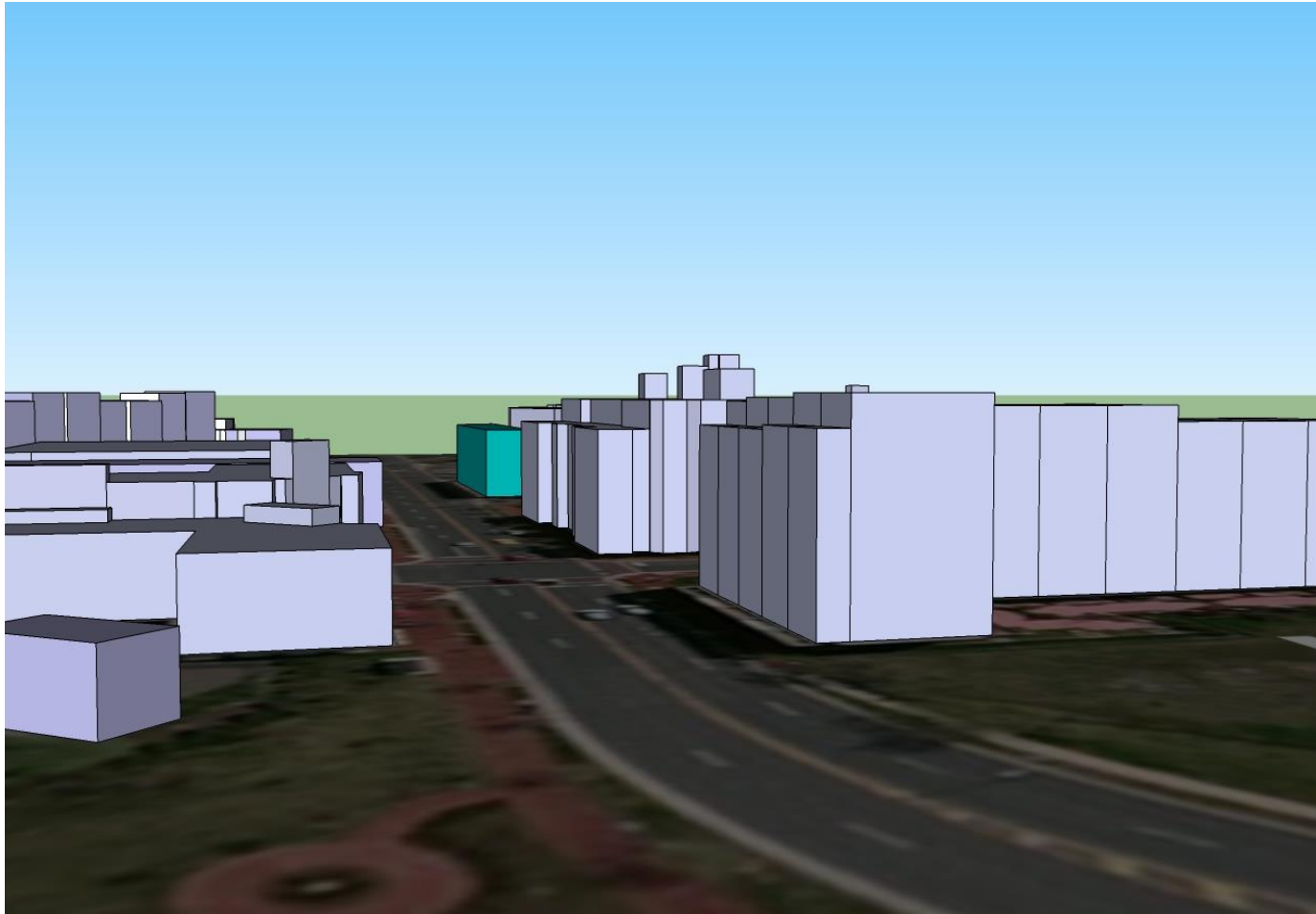
Conclusion



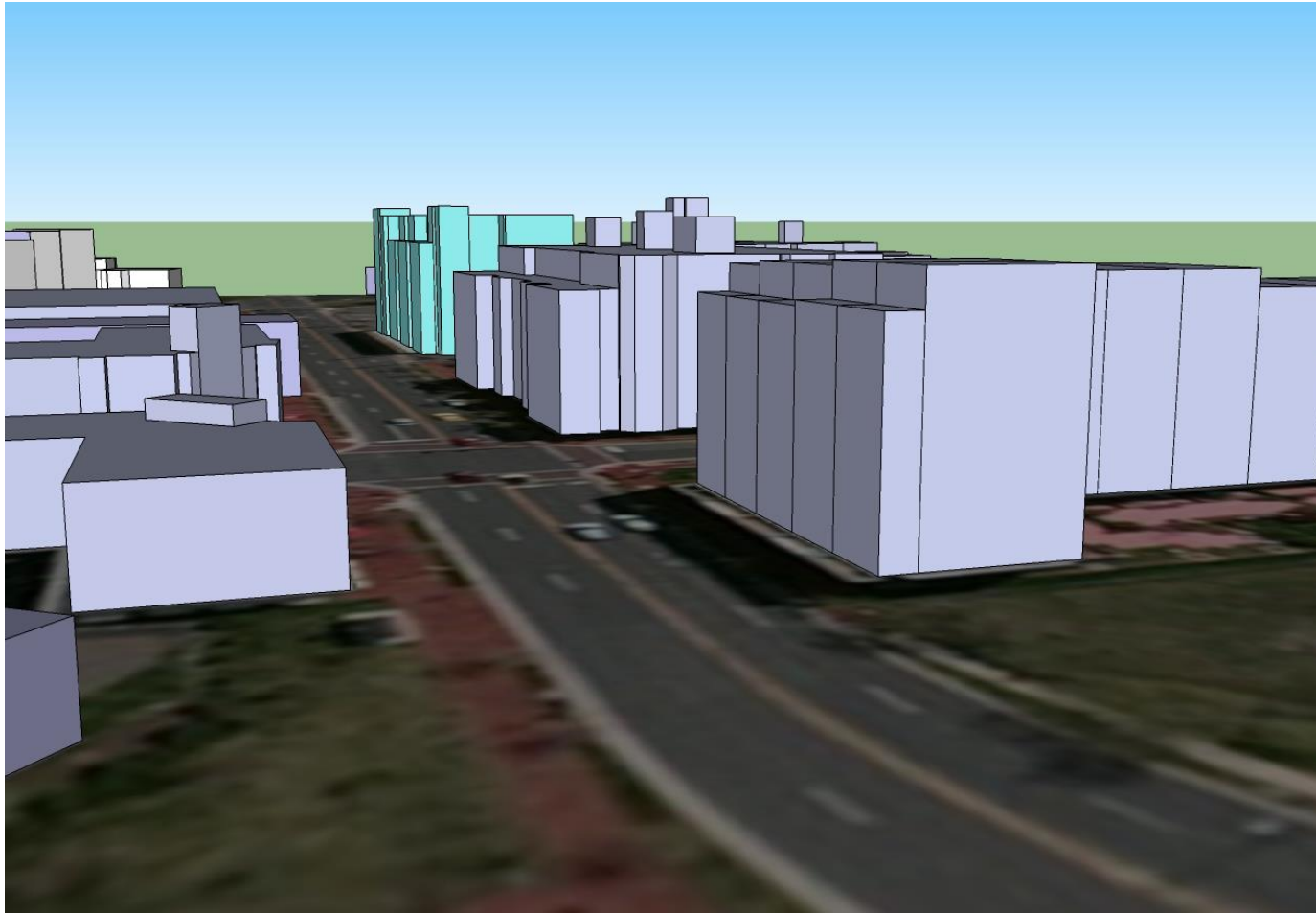
Height Comparisons



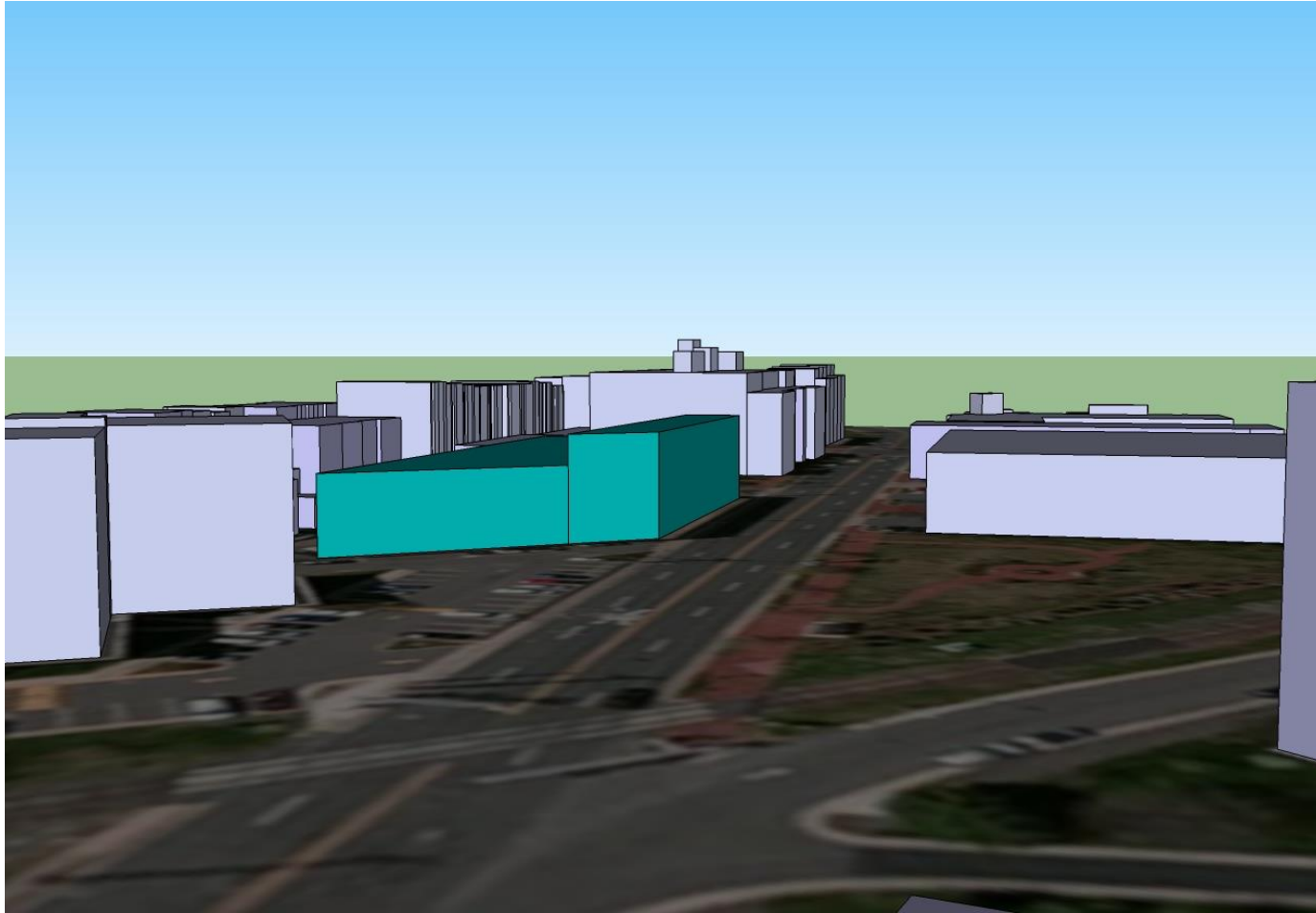
Height Comparisons



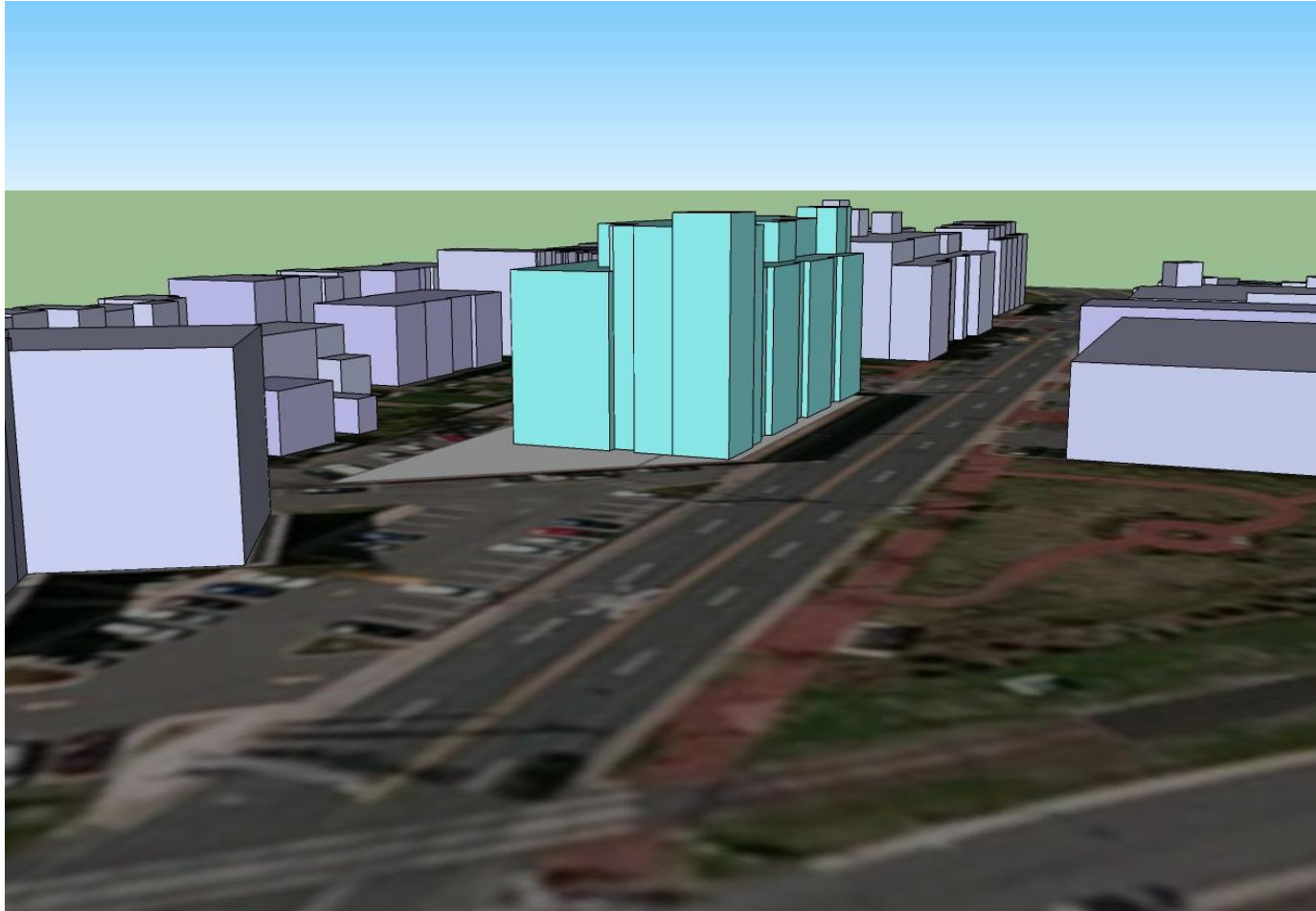
Height Comparisons



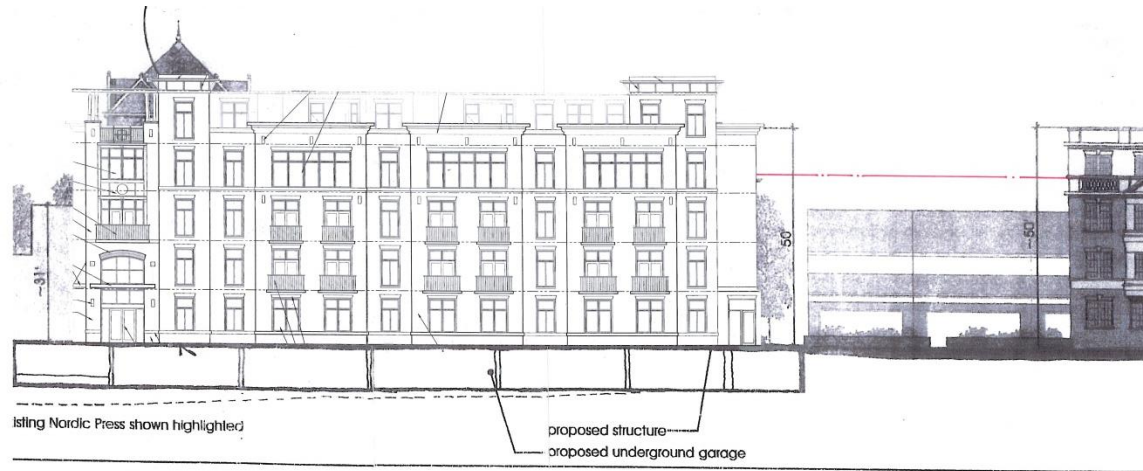
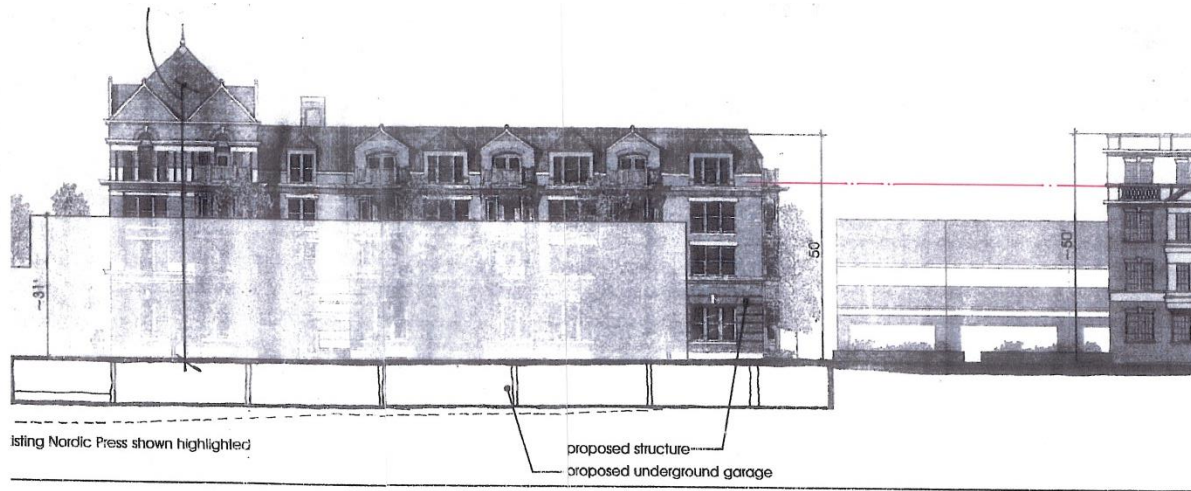
Height Comparisons



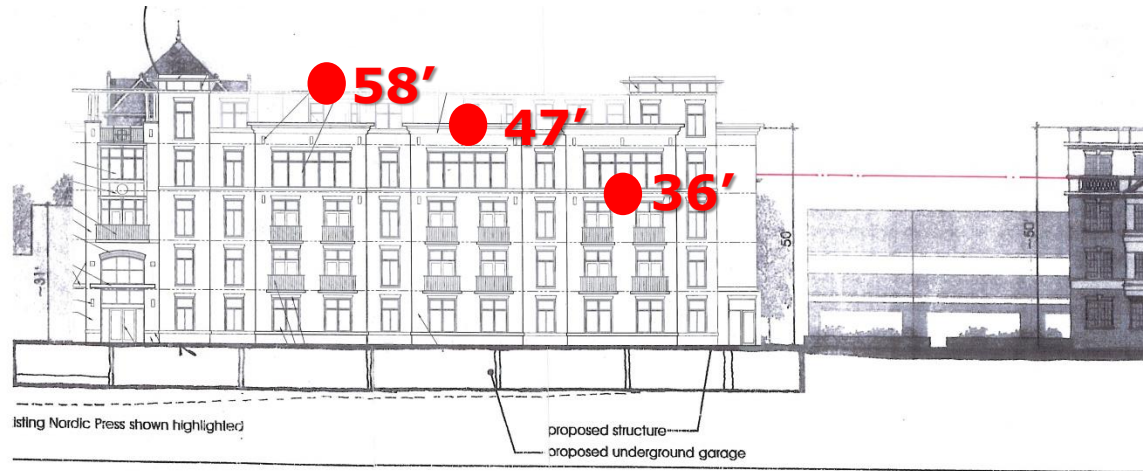
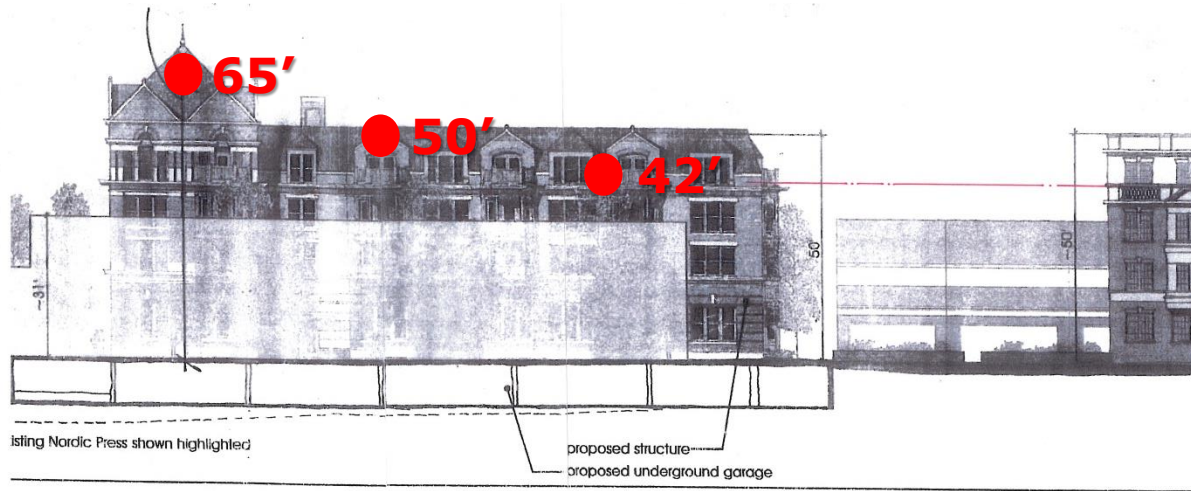
Height Comparisons



Height Comparisons



Height Comparisons



Density Comparisons

Current Proposal	2005 Approval
39,361 GSF (5% increase)	37,473 GSF
33 Units (2 Affordable) (18% increase)	28 Units (0 Affordable)



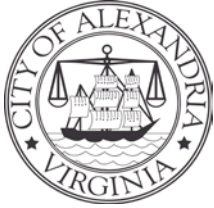


Legislation Details (With Text)

File #: SUP13-063 **Name:** Light Auto Repair Shop
Type: Land Use and Development (Planning Commission Items) **Status:** Agenda Ready
File created: 8/30/2013 **In control:** City Council Public Hearing
On agenda: 11/16/2013 **Final action:**
Title: Special Use Permit #2013-0063
615-E S. Pickett Street (Parcel Address: 504 S. Van Dorn Street) - Auto Repair Shop
Public Hearing and Consideration of a request to operate a light automobile repair business; zoned CG/ Commercial General. Applicant: Anas Al-Hadidi
Planning Commission Action: Recommend Approval 7-0
Sponsors:
Indexes: Special Use Permit
Code sections:
Attachments: [SUP13-063 Staff Report to Council](#)
[SUP13-063 Presentation](#)

Date	Ver.	Action By	Action	Result
11/7/2013	1	Planning Commission	recommended approval with amendments	

Special Use Permit #2013-0063
615-E S. Pickett Street (Parcel Address: 504 S. Van Dorn Street) - Auto Repair Shop
Public Hearing and Consideration of a request to operate a light automobile repair business; zoned CG/
Commercial General. Applicant: Anas Al-Hadidi
Planning Commission Action: Recommend Approval 7-0



DOCKET ITEM #2

Special Use Permit #2013-0063

615-E South Pickett Street

(Parcel address: 504 South Van Dorn Street)

Application	General Data	
Consideration of a request to operate a light automobile repair business.	Planning Commission Hearing:	November 7, 2013
	City Council Hearing:	November 16, 2013
Address: 615-E South Pickett Street (Parcel Address: 504 South Van Dorn Street)	Zone:	CG/Commercial General Zone
Applicant: Anas Al-Hadidi	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, NOVEMBER 7, 2013: On a motion by Commissioner Macek, seconded by Commissioner Dunn, the Planning Commission recommended approval of the request with amendments to Conditions #9, #11 and #20 as contained in staff's November 6th memorandum to Planning Commission, an additional amendment to Condition #11, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

No speakers were present for this docket item.



I. DISCUSSION

The applicant, Anas Al-Hadidi, requests Special Use Permit approval to operate a light automobile repair business 615-E South Pickett Street.

SITE DESCRIPTION

The subject site is a 1,200 square-foot tenant space within an industrial/flex building located on the same site as the Van Dorn Station Shopping Center. The property is one lot of record with approximately 315 feet of frontage on South Van Dorn Street, an average depth of 720 feet, and a total lot area of 219,000 square feet (5.02 acres). The property may be accessed from South Van Dorn Street, from Edsall Road through the adjacent supermarket parking lot, and from South Pickett Street via a rear access road.



The site is surrounded by commercial and industrial uses, including restaurants and retail businesses located in the shopping center, a Giant supermarket to the north of the site, and several industrial warehouses to the east. The Landmark Gateway mixed-use redevelopment is under construction at the property immediately to the south located at the corner of South Van Dorn and South Pickett Streets.

BACKGROUND

The Van Dorn Station Shopping Center received site plan approval in 1988 (SIT88-0036). The subject tenant space was used most recently as a Comcast office.

In May 2012, City Council approved SUP#2012-0016 for the operation of a children's amusement center in several tenant spaces at this address, including the subject space. That proposal was abandoned and the business will not operate at the site.

PROPOSAL

The applicant proposes to operate a light automobile repair business in this location. Services offered would include oil changes, brake repairs, tire changes, exhaust repair, and window repair. One car lift would be installed in the space and two additional repair bays will be designated inside the building to be used on an as-needed basis. The applicant expects as many as 10 customers each day. Additional elements of the proposal are as follows:

Hours of Operation: 8 a.m. – 6 p.m. Monday-Friday
 8 a.m. – 3 p.m. Saturday

<u>Service Bays/Lifts:</u>	Three (one vehicle lift and two other repair bays)
<u>Customers:</u>	Up to 10 customers each day
<u>Employees:</u>	One employee
<u>Noise:</u>	Minor air compressor noises will not be heard outside
<u>Odors:</u>	No odors will be present and an exhaust fan will be installed
<u>Trash/Litter:</u>	Used automobile parts such as oil filters and tires will be picked-up by contractor. Used motor oil will be stored on-site and collected by contractor. One bag of regular trash is expected each day and will be picked up once each week.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG / Commercial General zone. Section 4-403(R) of the Zoning Ordinance allows a light automobile repair business in the CG zone only with a Special Use Permit.

The Landmark/Van Dorn Corridor Plan, approved as part of the Landmark/Van Dorn Small Area Plan in June 2009, envisions residential/retail mixed-use redevelopment on this property and in the immediate vicinity.

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a light automobile repair business requires one off-street parking space for every 400 square feet of space. A 1,200 square foot light automobile repair business is therefore required to provide three off-street parking spaces. The applicant meets its parking requirement through the shared use of 90 parking spaces in the surface parking lot immediately in front of the building. Five vehicles may also be parked inside the tenant space.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to operate a small light automobile repair business. Generally speaking, the proposed location in an industrial/flex center is appropriate as an interim use until such time that the site may redevelop as envisioned in the Landmark/Van Dorn Corridor Plan.

The Cameron Station Civic Association (CSCA) has expressed concern in recent months that the presence of certain uses, including automobile repair businesses, in this vicinity could negatively impact future redevelopment efforts. Staff recognizes that the character of the neighborhood is likely to transition in the future from being commercial/industrial to having a broader mix of uses. It is possible that market forces alone could spur redevelopment in the area, particularly upon completion of the Landmark Gateway project. However, the subject site, which includes the Van Dorn Station Shopping Center, may be slower to redevelop given the presence of several businesses operating under different leases. Staff therefore recommends a review condition (Condition #11) to allow for future consideration of the redevelopment potential for this site as well as the subject use's neighborhood compatibility. The condition language, which includes a five-year staff review and a ten-year City Council review, is similar to the condition included in the SUP approval earlier this year for a nearby general automobile repair business at 600 South Pickett Street.

CSCA has also reiterated its concern, first raised in an SUP case at this site in May of last year, about poor sight distances and the narrow width of the access road located between the rear parking lot and South Pickett Street. Although the road is already signed for one-way inbound traffic only, a stronger prohibition and better signage is needed to prevent vehicles from exiting the site via the access road, thereby potentially slowing traffic and creating unsafe conditions. Staff has included Condition #9 in this report to require the applicant to prohibit customer vehicles from traveling the wrong way on the access road and to install adequate signage, such as a "Do Not Enter" sign. Customers will still be able to enter the shopping center site using the rear access road and exit the site using South Van Dorn Street or Edsall Road. The applicant and the property owner have agreed to the requirements of Condition #9.

Although automobile repair uses can present some potential for neighborhood impacts, this potential is reduced here given the small size of the use and the low number of customers expected each day. In addition, heavier repairs that constitute "general automobile repair" such as painting and auto body work are not allowed here or elsewhere in the CG zone. Staff has included several standard conditions of approval in this report, such as prohibitions on excessive odors, noise and trash, to further mitigate potential impacts from the use.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the light automobile repair business shall be limited to between 8 a.m. and 6 p.m. Monday - Saturday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No repair work shall occur outside. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
5. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z)
6. No vehicles shall be displayed, parked, or stored in any portion of the public right-of-way. (P&Z) (T&ES)
7. No vehicle parts, tires, or other materials shall be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z)
8. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z)
9. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall prohibit ~~amusement center~~ customers of this business from using the existing one-way rear access road in an easterly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install "Do Not Enter" or similar signage at the property to the satisfaction of the Director of Planning & Zoning. (P&Z) (PC)
10. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
11. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall

review the Special Use Permit ten years from approval (November 2023) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)

12. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
13. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
14. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
16. Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
18. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
19. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
20. **CONDITION ADDED BY PLANNING COMMISSION:** No vehicles shall be parked in a location whereby their damage is readily visible from passing traffic on South Pickett Street. (PC)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All waste products including, but not limited to, organic compounds (solvents), motor oil, refrigerant, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-4 No repair work shall be done outside on the subject property. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (T&ES)
- R-5 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-7 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 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-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (TES) (SUP2010-00062)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

Code Enforcement:

F-1 No comments received

Health:

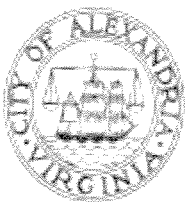
F-1 No comments received

Parks and Recreation:

F-1 No comments received

Police Department:

F-1 No comments received



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0063

PROPERTY LOCATION: 615-E S. pickett st Alexandria VA
22304

TAX MAP REFERENCE: 067.02-02-01 ZONE: CG

APPLICANT:

Name: ANAS AL-HADIDI

Address: 200 Yoakum parkway Apt# 808
Alexandria VA 22304

PROPOSED USE: Automobile light service

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Anas AL-Hadidi [Signature] 08/12/13
Print Name of Applicant or Agent Signature Date
200 Yoakum pkwy #808 703 980 3632
Mailing/Street Address Telephone # Fax #
Alexandria VA 22304 AnasALhadidi@yahoo.com
City and State Zip Code Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____
ACTION-CITY COUNCIL: _____ DATE: _____

DANIEL PAULSON

SUP # 2013-0063

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 615-E S. pickett st I hereby
(Property Address)
 grant the applicant authorization to apply for the Automobile light service use as
(use)
 described in this application.

Name: W.R. Investment L.P. Phone: 301/657-2525
 Address: By: Leonard A. Greenberg, Trustee
4901 Farmant Ave. Ste. 200 Email: dpaolson@greenhill
Gothsala MD, 20814 companies.com
 Signature: _____ Date: 08/13/13

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Anas Al-Hadidi 100%
200 Yorkum pkwy # 808
Alexandria VA 22304

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

SOP2013-0063

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

Name	Address	Percent of Ownership
1. Anas Alhadidi	200 yoakum pkwy #808	%100
2.	alexandria	%100
3.	va, 22304	%100

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 615-E S Bice St Alexandria 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. W SR Investment Ltd	4901 Fairmont Ave Suite 200 Bethesda MD 20814	%100
2.		%100
3.		%100

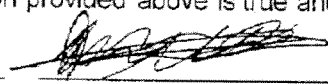
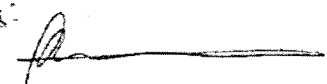
3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. N.A	N.A	N.A
2.		
3.		

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

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

8/16/13  Anas ALHADIDI 
Date Printed Name Signature

3

13

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.

NARRATIVE DESCRIPTION

3. 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

- Automobile light service such as
- 1) Oil change and Filters
 - 2) Brakes
 - 3) change Tires and check Balance for all Tires.
 - 4) Drive Belt change
 - 5) Adjusting head lights.
 - 6) change or repair Exhaust system.
 - 7) change or repair Sun Roof and windows.
 - 8) Air filter, AC Filters
 - 9) Cooling system Repair include Hoses, pumps Radiator and thermostat.
 - 10) Windshield wipers change or Repair
 - 11) electric system include check Engine light and change sensors or stereo system.
 - 12) change or repair interior include seats and mats

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

I expect 4-5 clients / Day . in 6 month later
maybe 5-10 clients / Day .

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

self employed only one person.

6. Please describe the proposed hours and days of operation of the proposed use:

Day: Monday - Friday
Sat

Hours: 8:00 AM to 6:00 p.m
8:00 AM to 3:00 p.m

7. Please describe any potential noise emanating from the proposed use.

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

The only noise will be coming from
the Air compressor 1 out of 10 (miner)

B. How will the noise be controlled?

it is a miner NO one will hear
it outside the store.

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

~~NO~~
no odors will be present / also Exhaust Fan
will be installed.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

oil Filter pick-up by the company, also tires
by other company and other Trash will be normal.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

one bag a day (33 gal bag)

- C. How often will trash be collected?

Once a week

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

by having a trash cans in the store.

10. 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:

11. 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:

degreaser and Brake cleaner.

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

no hazered material on heavy equipment
present in my shop -

ALCOHOL SALES

13.

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

shearing Other.

Total parking spaces 73

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. 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?

PLEASE NOTE: 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? one

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? ~~N/A~~ NO

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

from 8:00 Am - ~~N/A~~ 5:00 p.m

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

once a day - ~~N/A~~ for Auto parts.

16. 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?

NO improvement - ~~N/A~~

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

1200 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☒ a shopping center. Please provide name of the center: VanDorn station

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application

1819



APPLICATION - SUPPLEMENTAL

AUTOMOBILE-ORIENTED USES

Supplemental information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).

1. What type of automobile oriented use do you propose?

☐ automobile or motor vehicle parking or storage lot.

☐ automobile or trailer rental or sales.

☐ automobile service station.

☐ automobile repair, including car wash.

☒ other: Automobile repair light service.

2. What types of repairs do you propose to perform?

oil change, Brakes, Tire change, Drive Belts,
head lights, cooling system, electrical, Air
Filters, Antirust system. change windshield
wipers. change and Repair interior material.

3. How many of each of the following will be provided?

One hydraulic lifts or racks

 service pits

One service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

2-3 cars a day. (customer cars)

5. Will a loudspeaker or intercom system be used outside of the building? Yes ☒ No

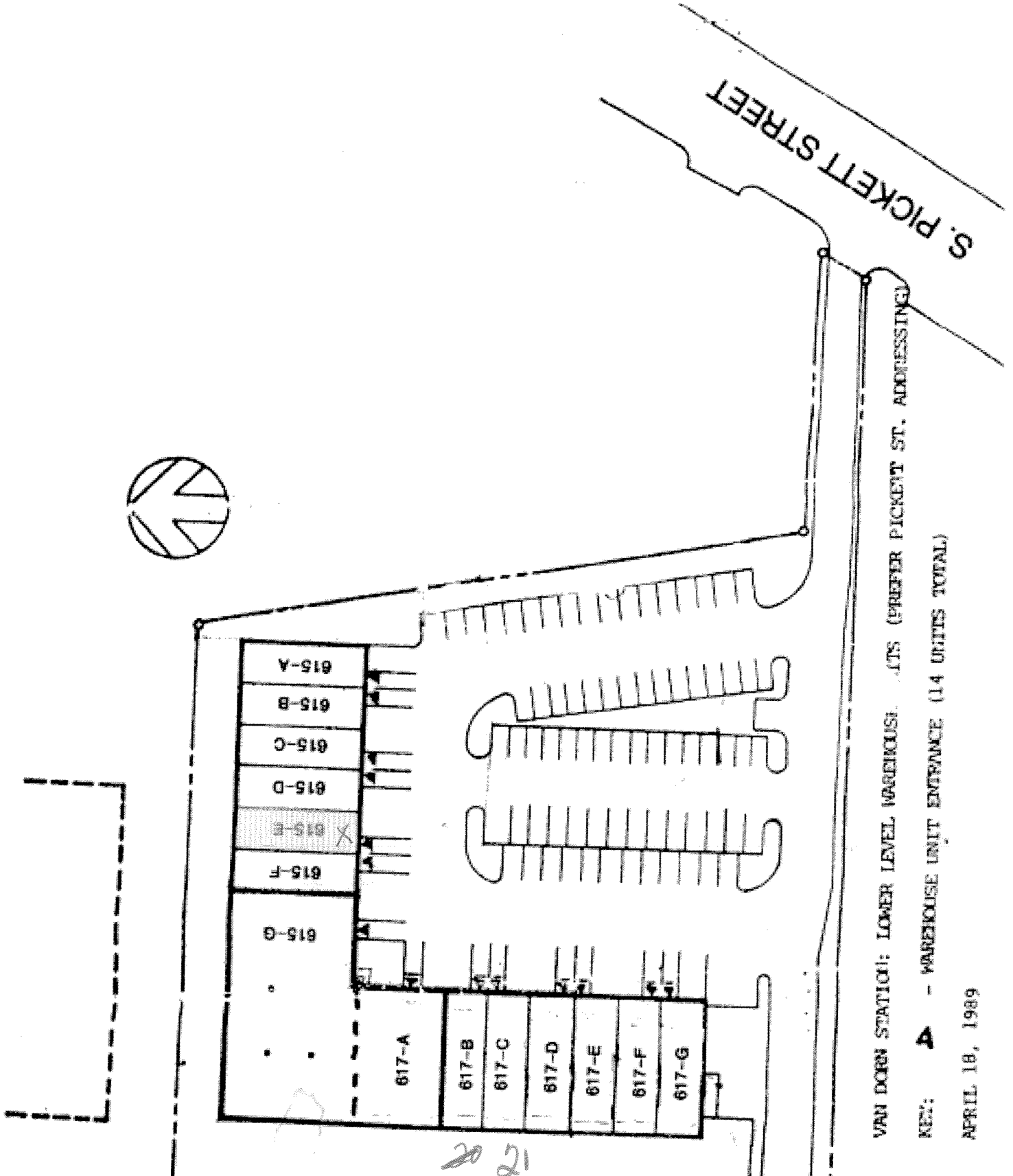
Please note: All repair work must occur within an enclosed building.

EXHIBIT A
VAN DORN STATION

Site Plan

GIANT

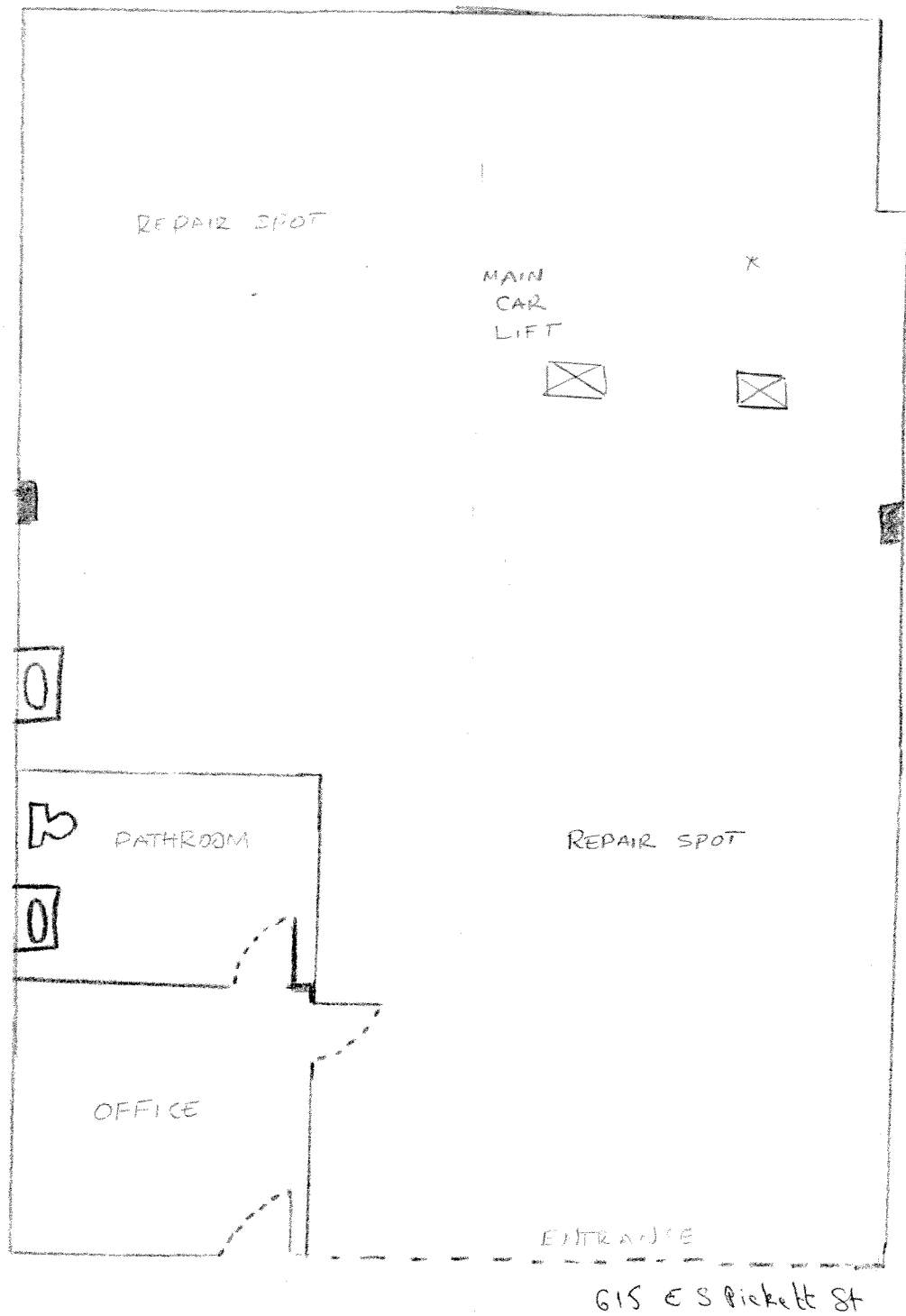
S. PICKETT STREET



VAN DORN STATION: LOWER LEVEL WAREHOUSE. (PREFER PICKETT ST. ADDRESSING)

KEY: **A** - WAREHOUSE UNIT ENTRANCE (14 UNITS TOTAL)

APRIL 18, 1989



21
22

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 6, 2013

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *Faroll Hamer*
DEPARTMENT OF PLANNING AND ZONING *WTH*

SUBJECT: SUP REQUEST FOR LIGHT AUTOMOBILE REPAIR AT 615E SOUTH PICKETT STREET (DOCKET ITEM #2)

Cameron Station Civic Association has requested the inclusion of new condition language in the above-referenced Special Use Permit (SUP#2013-0063) to prevent any damaged vehicles present at the site from being readily visible from South Pickett Street. Staff agrees with this request and recommends adding new Condition #20 as shown below. Although the tenant space is set back from South Pickett Street and vehicles heavily damaged in accidents are unlikely to be present at this light automobile repair business, the inclusion of this new condition represents a reasonable additional measure to help prevent potential negative impacts on the surrounding area. Similar condition language was included in the Special Use Permit request at 600A South Pickett Street, approved in June.

20. No vehicles shall be parked in a location whereby their damage is readily visible from passing traffic on South Pickett Street. (P&Z)

As requested by a member of the Planning Commission, staff also recommends a minor change to the language of existing Condition #11 regarding the five and ten-year SUP review. The amended condition language (see below) makes it clear that the Planning Commission and City Council may take any action on the Special Use Permit approval in five years if the Director has determined that the SUP needs to be re-docketed.

11. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (November 2018) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. ~~review if the Director determines the use to be incompatible with surrounding uses or with anticipated redevelopment.~~ Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (November 2023) in order to

assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. (P&Z)

Lastly, staff recommends a minor correction to Condition #9 (see below) to properly reference the business proposed in this SUP request.

9. The applicant shall prohibit ~~amusement-center~~ customers of this business from using the existing one-way rear access road in an easterly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install "Do Not Enter" or similar signage at the property to the satisfaction of the Director of Planning & Zoning. (P&Z)

SUP#2013-0063

615E South Pickett Street

- SUP request to operate light automobile repair
- Three service bays
- No general automobile repair
- Condition amendments
- Staff recommends
APPROVAL





Legislation Details (With Text)

File #: 14-2099 **Name:**
Type: **Status:** Agenda Ready
File created: 11/4/2013 **In control:** City Council Legislative Meeting
On agenda: 11/16/2013 **Final action:**
Title: Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Charter of the Alexandria Commission on Information Technology to Revise the Composition and Organization of the Commission; to Alter the Functions of Commission; and to Provide for Administrative and Logistical Support. [ROLL-CALL VOTE]

Sponsors:

Indexes:

Code sections:

Attachments: [14-2099 cover](#)
[14-2099 ordinance](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 6, 2013
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: RASHAD M. YOUNG, CITY MANAGER /s/

DOCKET TITLE:

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Charter of the Alexandria Commission on Information Technology to Revise the Composition and Organization of the Commission; to Alter the Functions of Commission; and to Provide for Administrative and Logistical Support. [ROLL-CALL VOTE]

ISSUE: Council consideration of an ordinance to amend and reordain Article N (Alexandria Commission on Information Technology of Chapter 4 (Committee Board and Commissions) of Title 2 (General Government) of the City Code the on for the purpose of altering the Commission's composition and organization, and expanding the functions of the Commission

RECOMMENDATION: That City Council hold the public hearing and adopt the ordinance on final reading.

DISCUSSION: Proposed modifications to the IT Commission were drafted and offered by members of the IT Commission for the purpose of enhancing the composition and functioning of this advisory group. Staff reviewed the proposed amendments suggested by the Commission and agrees the revisions are both necessary and appropriate. Additionally staff offers revisions to the language of the City Code. A summary of all changes and the source of the suggested revision is noted in the following:

Composition Revisions

- Eliminate the current requirement for a Commission member representing the City's cable television franchise holder (Section 2-4-112 (b) (5) - IT Commission);
- Eliminate the current requirement for a Commission member representing a local telephone communication services provider (Section 2-4-112 (b) (6) - IT Commission);
- Add a Commission member designated as a student representative from TC Williams High School (Section 2-4-112 (b) (7) - IT Commission);
- Add a Citizen at-large member (Section 2-4-112 (b) (8) - IT Commission);

Organization Revisions

- Eliminate as a service competence, an individual possessing experience, education, interest or employment in Cable Television (Section 2-4-112 (e) (1) - IT Commission)
- Add as a service competence, an individual possessing experience, education, interest or employment in the application of computer technologies for improvement of business processes and analytics (Section 2-4-112 (e) (6) - City Staff)

Function Revisions

- Add as a function of the Commission, service as an independent expert resource and evaluator on matters of information, digital, and telecommunications technologies (Section 2-4-113 (a) (2) - IT Commission);
- Add as a function of the Commission the promotion of civic engagement through digital technologies (Section 2-4-113 (a) (4) - IT Commission);
- Eliminate as a function of the Commission the provision of advice to City Council on matters related to Cable Television and specifically guidance on the use of funds for access and local origination programming (Section 2-4-113 (a) (6) - IT Commission) ;
- Add as a function of the Commission the education of Alexandria citizens and businesses regarding information and digital technologies (Section 2-4-113 (a) (8) - IT Commission);
- Add as a function of the Commission, the promotion of innovation and commerce in the use of information, telecommunication and digital technologies (Section 2-4-113 (a) (9) - IT Commission) ;

- Add as a function of the Commission, service as a proponent for expanded use of wireline and wireless broadband and service as a proponent for an increased number of providers within the City (Section 2-4-113 (a) (10) - IT Commission) .
- Amend existing language to designate the Department of Information Technology Services as the primary agency for providing administrative and logistical support to the IT Commission. Additional staff support to be provided as needed and at the direction of the City Manager (Section 2-4-113 (e) - City Staff).

FISCAL IMPACT: None.

ATTACHMENT:

Attachment 1: Ordinance Cover

Attachment 2: Proposed Ordinance

STAFF:

Tom Gates, Deputy City Manager, Acting CIO

Steven Cooper, Chair, Alexandria Information Technology Commission

James L. Banks, Jr., City Attorney

1 Introduction and first reading: 11/12/13
2 Public hearing: 11/16/13
3 Second reading and enactment: 11/16/13
4
5

6 INFORMATION ON PROPOSED ORDINANCE
7

8 Title
9

10 AN ORDINANCE to amend and reordain Article N (ALEXANDRIA COMMISSION ON
11 INFORMATION TECHNOLOGY) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of
12 Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, 1981, as amended.
13

14 Summary
15

16 The proposed ordinance amends the City Code to accomplish the changes to the composition and
17 functions of the Commission on Information Technology directed by the City Council as discussed on
18 docket item #15 on November 12, 2013
19

20 Sponsor
21
22
23

24 Staff

25 Tom Gates, Deputy City Manager, Acting Chief Information Officer
26 James L. Banks, Jr., City Attorney
27

28 Authority
29

30 § 3.04(g), Alexandria City Charter
31

32 Estimated Costs of Implementation
33

34 None
35

36 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
37

38 None
39
40
41
42
43
44
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47

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Article N (ALEXANDRIA COMMISSION ON INFORMATION TECHNOLOGY) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article N of the Code of City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

ARTICLE N: Alexandria Commission on Information Technology

Sec. 2-4-112-Creation, composition, and organization

- (a) There is hereby established a commission known as the Alexandria Commission on Information Technology ("commission").
- (b) The commission shall consist of 15 members to be appointed by the city council. The composition of the commission shall be as follows:
 - (1) Two members from the city council;
 - (2) One member representing the Alexandria City School Board;
 - (3) One member from and representing the Alexandria Chamber of Commerce;
 - (4) One member representing the Alexandria City Library Board;
 - (5) One member from and representing the budget and fiscal affairs advisory committee;
 - (6) One member representing an institution of higher education located in Northern Virginia;
 - (7) One student representing T.C. Williams High School, recommended by the faculty;
and
 - (8) Seven citizens-at-large.
- (c) Members of the commission shall be appointed in the manner prescribed in article A of this title; provided, that a member who, under subsection (b), is representing an organization shall be nominated by the organization and appointed by the city council.
- (d) Members shall serve for a term of three years.
- (e) All members of the commission shall, by virtue of their education, experience, interests, or employment, have a competence in one of more of the following areas:
 - (1) Computer and networking technologies;
 - (2) Communication technologies;
 - (3) Application of computer technologies in an education environment;
 - (4) Application of computer technologies for improvement of business processes and analytics;
 - (5) Budget and fiscal analysis; or
 - (6) Public access policies.

1 Sec. 2-4-113-Functions.

2 (a) The functions of the commission shall be as follows:

3 (1) To review annually the City Manager's proposed information technology plan;

4 (2) To make recommendations to and advise the City government in the formulation and
5 implementation of information and telecommunications policy, and to promote
6 citizen participation in the formation of such policy;

7 (3) To promote civic engagement through the use of digital technologies;

8 (4) To identify new information and telecommunications technologies, to evaluate their
9 potential for enhancing the delivery of services by the City, and to identify the
10 resources and legislative changes required to implement these technologies;

11 (5) To make an annual report to the City Council which shall include a review and
12 evaluation of the activities of the commission, including any comments or
13 recommendations relative to its functions that it may choose to make;

14 (6) To promote education of Alexandria's citizens and businesses with regard to
15 information and digital technologies;

16 (7) To promote innovation and commerce within the City in the use and application of
17 information, telecommunication, and digital technologies;

18 (8) To act as a proponent for the expanded use of wireline and wireless broadband and an
19 increased number of providers within the City; and

20 (9) To perform such other duties or functions as assigned by the city council.

21 (b) The commission shall hold at least four regular meetings each year, and as many special
22 meetings as the commission may deem advisable.

23 (c) The Commission is empowered to adopt rules and regulations in regard to procedure so
24 long as the same are not inconsistent with the city code, including, but not limited to, the
25 establishment of committees through which it may carry on its functions and purpose.

26 (d) A commission chair, vice-chair and secretary shall be elected annually by the
27 commission members at the organizational meeting designated by the commission.

28 (e) The department of financial and information technology services and other departments
29 of City government as determined by the City Manager shall provide administrative and
30 logistical support to the Commission and its chair. (Ord. No. 3953. 10/25/97. Sec.2)

31
32
33 Section 2. That this ordinance shall become effective upon the date and at the time of
34 its final passage.

35
36 WILLIAM D. EUILLE
37 Mayor
38

39 Introduction:

40 First Reading:

41 Publication:

42 Public Hearing:

43 Second Reading:

44 Final Passage:

45



Legislation Details (With Text)

File #:	14-2025	Name:	
Type:	Ordinance	Status:	Agenda Ready
File created:	10/15/2013	In control:	City Council Public Hearing
On agenda:	11/16/2013	Final action:	
Title:	Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by City Council to the Old Town North chapter of such master plan as Master Plan Amendment No. 2013-0004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation Ordinance for the Master Plan Amendment for the 700 North Washington Street Project approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-2025 Coversheet 14-2025 Ordinance		

Date	Ver.	Action By	Action	Result
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Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by City Council to the Old Town North chapter of such master plan as Master Plan Amendment No. 2013-0004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation Ordinance for the Master Plan Amendment for the 700 North Washington Street Project approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]



Legislation Details (With Text)

File #: 14-2028 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 10/15/2013 **In control:** City Council Public Hearing

On agenda: 11/16/2013 **Final action:**

Title: Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2013-0003. (Implementation Ordinance for the Map Amendment for the 700 North Washington Street Project approved by City Council on October 19, 2013) [ROLL-CALL VOTE]

Sponsors:

Indexes:

Code sections:

Attachments: [14-2028 Coversheet](#)
[14-2028 Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2013-0003. (Implementation Ordinance for the Map Amendment for the 700 North Washington Street Project approved by City Council on October 19, 2013) [ROLL-CALL VOTE]

Introduction and first reading: November 12, 2013
Public hearing: November 16, 2103
Second reading and enactment: November 16, 2013

INFORMATION ON PROPOSED ORDINANCE

Title

An ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0003. (Implementation Ordinance for the Map Amendment for the 700 North Washington Street Project approved by City Council on October 19, 2013)

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2013-0003 to rezone the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

An ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0003. (Implementation Ordinance for the Map Amendment for the 700 North Washington Street Project approved by City Council on October 19, 2013)

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2013-0003 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on October 1, 2013 of a rezoning of the property at 700 and 710 North Washington Street from CD-X/Commercial Downtown (Old Town North) Zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone, which recommendation was approved by the City Council at public hearing on October 19, 2013;

2. The said rezoning is in conformity with the Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION:

700 North Washington Street, Tax Map #: 054.04-08-11

710 North Washington Street, Tax Mao #: 054.04-08-10

From: CD-X/Commercial Downtown (Old Town North) Zone

To: CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of

Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Introduction:
First Reading:
Publication:
Public Hearing:
Second Reading:
Final Passage:



Legislation Details (With Text)

File #:	14-2061	Name:	
Type:	Ordinance	Status:	Agenda Ready
File created:	10/22/2013	In control:	City Council Public Hearing
On agenda:	11/16/2013	Final action:	
Title:	Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 4-802 (Permitted Uses) of Section 4-800 (OC/Office Commercial Zone), Section 4-902 (Permitted Uses) of Section 4-900 (OCM(50)/Office Commercial Medium (50) Zone), Section 4-1002 (Permitted Uses) of Section 4-1000 (OCM(100)/Office Commercial Medium (100) Zone) and Section 4-1102 (Permitted Uses) of Section 4-1100 (OCH/Office Commercial High) all of Article IV (Commercial, Office, and Industrial Zones) and Sections 5-102 (Permitted Uses) and 5-103 (Special Uses) of Section 5-100 (CRMU-L/Commercial Residential Mixed Use (Low)), Sections 5-202 (Permitted Uses) and 5-203 (Special Uses) of Section 5-200 (CRMU-M/Commercial Residential Mixed Use (Medium)), Sections 5-302 (Permitted Uses) and 5-303 (Special Uses) of Section 5-300 (CRMU-H/Commercial Residential Mixed Use (High)), and Section 5-402 (Permitted Uses) of Section 5-400 (CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone) all of Article V (Mixed Use Zones) all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0010 (Implementing Ordinance for the Text Amendment to add public school and social service uses to the Commercial and mixed use zones approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-2061 Coversheet 14-2061 Ordinance		

Date	Ver.	Action By	Action	Result
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Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 4-802 (Permitted Uses) of Section 4-800 (OC/Office Commercial Zone), Section 4-902 (Permitted Uses) of Section 4-900 (OCM(50)/Office Commercial Medium (50) Zone), Section 4-1002 (Permitted Uses) of Section 4-1000 (OCM(100)/Office Commercial Medium (100) Zone) and Section 4-1102 (Permitted Uses) of Section 4-1100 (OCH/Office Commercial High) all of Article IV (Commercial, Office, and Industrial Zones) and Sections 5-102 (Permitted Uses) and 5-103 (Special Uses) of Section 5-100 (CRMU-L/Commercial Residential Mixed Use (Low)), Sections 5-202 (Permitted Uses) and 5-203 (Special Uses) of Section 5-200 (CRMU-M/Commercial Residential Mixed Use (Medium)), Sections 5-302 (Permitted Uses) and 5-303 (Special Uses) of Section 5-300 (CRMU-H/Commercial Residential Mixed Use (High)), and Section 5-402 (Permitted Uses) of Section 5-400 (CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone) all of Article V (Mixed Use Zones) all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0010 (Implementing Ordinance for the Text Amendment to add public school and social service uses to the Commercial and mixed use zones approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

1 Introduction and first reading: November 12, 2013
2 Public hearing: November 16, 2013
3 Second reading and enactment: November 16, 2103
4

5 INFORMATION ON PROPOSED ORDINANCE
6

7 Title

8 AN ORDINANCE to amend and reordain Section 4-802 (PERMITTED USES) of Section 4-800
9 (OC/OFFICE COMMERCIAL ZONE), Section 4-902 (PERMITTED USES) of Section 4-900
10 (OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE), Section 4-1002 (PERMITTED
11 USES) of Section 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE) and
12 Section 4-1102 (PERMITTED USES) of Section 4-1100 (OCH/OFFICE COMMERCIAL HIGH)
13 all of Article IV (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES) and Sections 5-102
14 (PERMITTED USES) and 5-103 (SPECIAL USES) of Section 5-100 (CRMU-L/Commercial
15 residential mixed use (low)), Sections 5-202 (PERMITTED USES) and 5-203 (SPECIAL USES)
16 of Section 5-200 (CRMU-M/Commercial residential mixed use (medium)), Sections 5-302
17 (PERMITTED USES) and 5-303 (SPECIAL USES) of Section 5-300 (CRMU-H/Commercial
18 residential mixed use (high)), and Section 5-402 (PERMITTED USES) of Section 5-400 (CRMU-
19 X/Commercial residential mixed use (Old Town North) zone) all of Article V (MIXED USE
20 ZONES) all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment
21 heretofore approved by city council as Text Amendment No. 2013-0010 (Implementing Ordinance
22 for the Text Amendment to add public school and social service uses to the Commercial and mixed
23 use zones approved by the City Council on October 19, 2013)
24

25 Summary
26

27 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2013-0010 to
28 add Schools and Social Service uses to certain Commercial and Mixed Use zones.
29

30 Sponsor

31 Department of Planning and Zoning
32

33 Staff

34 Faroll Hamer, Director of Planning and Zoning
35 James L. Banks, Jr., City Attorney
36 Joanna C. Anderson, Assistant City Attorney
37

38 Authority

39 §§ 2.04(w), 9.12, Alexandria City Charter
40 § 11-800, City of Alexandria Zoning Ordinance
41

42 Estimated Costs of Implementation

43 None
44

45 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
46

47 None
48
49
50

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 4-802 (PERMITTED USES) of Section 4-800 (OC/OFFICE COMMERCIAL ZONE), Section 4-902 (PERMITTED USES) of Section 4-900 (OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE), Section 4-1002 (PERMITTED USES) of Section 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE) and Section 4-1102 (PERMITTED USES) of Section 4-1100 (OCH/OFFICE COMMERCIAL HIGH) all of Article IV (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES) and Sections 5-102 (PERMITTED USES) and 5-103 (SPECIAL USES) of Section 5-100 (CRMU-L/COMMERCIAL RESIDENTIAL MIXED USE (LOW)), Sections 5-202 (PERMITTED USES) and 5-203 (SPECIAL USES) of Section 5-200 (CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE (MEDIUM)), Sections 5-302 (PERMITTED USES) and 5-303 (SPECIAL USES) of Section 5-300 (CRMU-H/COMMERCIAL RESIDENTIAL MIXED USE (HIGH)), and Section 5-402 (PERMITTED USES) of Section 5-400 (CRMU-X/COMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN NORTH) ZONE) all of Article V (MIXED USE ZONES) all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2013-0010 (Implementing Ordinance for the Text Amendment to add public school and social service uses to the Commercial and mixed use zones approved by the City Council on October 19, 2013)

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2013-0010, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on October 1, 2013 of a text amendment to the Zoning Ordinance to add public schools and social services uses to the Commercial and Mixed Use Zones was approved by the City Council at public hearing on October 19, 2013

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1: That Article IV (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES) of the Zoning Ordinance be, and the same hereby is, amended by deleting text shown in strikethrough and inserting new language shown in underline to the following sections:

Sec. 4-800 OC/Office commercial zone.

4-802 Permitted uses. The following uses are permitted in the OC zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;

- (B) Multifamily dwelling;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Pet supplies, grooming and training business with no overnight accommodation;
- (I.1) Public school**
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant located within a shopping center or hotel;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200
- (N) Accessory uses, as permitted by section 7-100

Sec. 4-900 OCM(50)/Office commercial medium (50) zone.

4-902 Permitted uses. The following uses are permitted in the OCM(50) zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Pet supplies, grooming and training, with no overnight accommodation;
- (I.1) Public school**
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant located within a shopping center or hotel;

- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200
- (N) Accessory uses, as permitted by section 7-100

Sec. 4-1000 OCM(100)/Office commercial medium (100) zone.

4-1002 Permitted uses. The following uses are permitted in the OCM(100) zone:

- (A) Single-family dwelling, except as limited by section 4-1003(A.1);
- (A.1) Two-family dwelling, except as limited by section 4-1003(A.1);
- (A.2) Townhouse dwelling, except as limited by section 4-1003(A.1);
- (B) Multi-family dwelling, except as limited by section 4-1003 (A.1);
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel, industrial or flex space center or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Pet supplies, grooming and training business with no overnight accommodation;
- (I.1) Public school**
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant, located within a shopping center, hotel or industrial or flex space center;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200
- (N) Accessory uses, as permitted by section 7-100

Sec. 4-1100 OCH/Office commercial high zone.

4-1102 Permitted uses. The following uses are permitted in the OCH zone:

- (A) Single-family dwelling, except as limited by section 4-1103(A.1);
- (A.1) Two-family dwelling, except as limited by section 4-1103(A.1);
- (A.2) Townhouse dwelling, except as limited by section 4-1103(A.1);
- (B) Multi-family dwelling, except as limited by section 4-1103(A.1);
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;

- (E.3) Health and athletic club located within a shopping center, hotel or office complex;
- (F) Hospital;
- (G) Medical care facility;
- (H) Medical laboratory;
- (I) Medical office;
- (I.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (J) Personal service establishment, on the same lot as office use;
- (K) Pet supplies, grooming and training business with no overnight accommodation;
- (K.1) Public school**
- (L) Radio or television broadcasting office and studio;
- (L.1) Restaurant located within a shopping center or hotel;
- (M) Retail shopping establishment, on the same lot as office use, up to 20,000 gross square feet;
- (N) Seminary, convent or monastery;
- (O) Utilities, as permitted by section 7-1200
- (P) Accessory uses, as permitted by section 7-100

Section 2. That Article V (MIXED USE ZONES) of the Zoning Ordinance be, and the same hereby is, amended by deleting text shown in strikethrough and inserting new language shown in underline to the following sections:

Sec. 5-100 CRMU-L/Commercial residential mixed use (low).

5-102 Permitted uses. The following uses are permitted in the CRMU-L zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (C.1) Convenience store within an office complex;
- (C.2) Day care center;
- (C.3) Health and athletic club located within a shopping center, hotel or office complex;
- (D) Medical laboratory;
- (E) Medical office;
- (E.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (F) Personal service establishment;
- (F.1) Public school**
- (G) Radio or television broadcasting office and studio;
- (G.1) Restaurant located within a shopping center or hotel;
- (H) Retail shopping establishment, up to 20,000 gross square feet;
- (I) Utilities, as permitted by section 7-1200
- (J) Accessory uses, as permitted by section 7-100

1
2 5-103 *Special uses.* The following uses may be approved, pursuant to the procedures and
3 regulations for special use permits and subject to the criteria of section 5-109
4 below:

- 5 (A) Amusement enterprise;
- 6 (B) Apartment hotel;
- 7 (B.1) Bakery exceeding 3,500 square feet which includes a retail
8 component;
- 9 (C) Bus shelter on private property;
- 10 (D) Congregate housing facility;
- 11 (E) Convenience store, other than pursuant to section 5-102(C.1);
- 12 (F) Reserved;
- 13 (G) Drive through facility;
- 14 (H) Health and athletic club, other than pursuant to section 5-102(C.3);
- 15 (I) Home for the elderly;
- 16 (J) Hotel;
- 17 (K) Motor vehicle parking or storage for more than 20 vehicles;
- 18 (K.1) Outdoor food and crafts market, other than pursuant to section 5-
19 102.1
- 20 (K.2) Outdoor garden center, other than pursuant to section 5-102.1
- 21 (L) Nursing or convalescent home or hospice;
- 22 (M) Private school, academic or commercial, with more than 20
23 students on the premises at one time;
- 24 (N) Restaurant, other than pursuant to section 5-102 (G.1) or 5-102.1
- 25 (O) Retail shopping establishment, larger than 20,000 gross square
26 feet.
- 27 **(P) Social service use**

28
29 **Sec. 5-200 CRMU-M/Commercial residential mixed use (medium).**

30
31 5-202 *Permitted uses.* The following uses are permitted in the CRMU-M zone:

- 32 (A) Single-family dwelling;
- 33 (A.1) Two-family dwelling;
- 34 (A.2) Townhouse dwelling;
- 35 (B) Multifamily dwelling;
- 36 (C) Business and professional office;
- 37 (C.1) Convenience store within an office complex;
- 38 (C.2) Day care center;
- 39 (C.3) Health and athletic club located within a shopping center, hotel or
40 office complex;
- 41 (D) Medical laboratory;
- 42 (E) Medical office;
- 43 (E.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- 44 (F) Personal service establishment;
- 45 **(F.1) Public school**
- 46 (G) Radio or television broadcasting office and studio;

- (G.1) Restaurant located within a shopping center or hotel;
- (H) Retail shopping establishment, up to 20,000 gross square feet;
- (I) Utilities, as permitted by section 7-1200
- (J) Accessory uses, as permitted by section 7-100

5-203 Special uses. The following uses may be approved, pursuant to the procedures and regulations for special use permits and subject to the criteria of section 5-209 below:

- (A) Amusement enterprise;
- (B) Apartment hotel;
- (B.1) Bakery exceeding 3,500 square feet which includes a retail component;
- (C) Bus shelter on private property;
- (D) Congregate housing facility;
- (E) Convenience store, other than pursuant to section 5-202(C.1);
- (F) Reserved;
- (G) Drive through facility;
- (H) Health and athletic club, other than pursuant to section 5-202(C.3);
- (I) Home for the elderly;
- (J) Hotel;
- (K) Motor vehicle parking or storage for more than 20 vehicles;
- (L) Nursing or convalescent home or hospice;
- (L.1) Outdoor food and crafts market, other than pursuant to section 5-202.1
- (L.2) Outdoor garden center, other than pursuant to section 5-202.1
- (M) Private school, academic or commercial, with more than 20 students on the premises at one time;
- (N) Restaurant, not covered in section 5-202(G.1);
- (O) Retail shopping establishment, larger than 20,000 gross square feet.
- (P) Social Service Use**

Sec. 5-300 CRMU-H/Commercial residential mixed use (high).

5-302 Permitted uses. The following uses are permitted in the CRMU-H zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Business and professional office;
- (C.1) Convenience store within an office complex;
- (C.2) Day care center;
- (C.3) Health and athletic club located within a shopping center, hotel or office complex;
- (D) Medical laboratory;
- (E) Medical office;
- (E.1) Motor vehicle parking or storage for 20 vehicles or fewer;

- (F) Personal service establishment;
- (F.1) Public school**
- (G) Radio or television broadcasting office and studio;
- (G.1) Restaurant located within a shopping center or hotel;
- (H) Retail shopping establishment, up to 20,000 gross square feet;
- (I) Utilities, as permitted by section 7-1200
- (J) Accessory uses, as permitted by section 7-100

5-303 Special uses. The following uses may be approved, pursuant to the procedures and regulations for special use permits and subject to the criteria of section 5-309 below:

- (A) Amusement enterprise;
- (B) Apartment hotel;
- (B.1) Bakery exceeding 3,500 square feet which includes a retail component;
- (C) Bus shelter on private property;
- (D) Congregate housing facility;
- (E) Convenience store, other than pursuant to section **5-3202(C.1)**;
- (F) Reserved;
- (G) Drive through facility;
- (H) Health and athletic club, other than pursuant to section **5-3202(C.3)**;
- (I) Home for the elderly;
- (J) Hotel;
- (K) Motor vehicle parking or storage for more than 20 vehicles;
- (L) Nursing or convalescent home or hospice;
- (L.1) Outdoor food and crafts market, other than pursuant to section **5-3202.1**
- (L.2) Outdoor garden center, other than pursuant to section **5-3202.1**
- (M) Private school, academic or commercial, with more than 20 students on the premises at one time;
- (N) Restaurant, not covered in section **5-3202(G.1)**;
- (O) Retail shopping establishment, larger than 20,000 gross square feet.
- (P) Social service use**

Sec. 5-400 CRMU-X/Commercial residential mixed use (Old Town North) zone.

5-402 Permitted uses. The following uses are permitted in the CRMU-X zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (A.3) Motor vehicle parking or storage for 20 vehicles or fewer;
- (A.4) Day care center;
- (A.5) Public School**
- (B) Utilities, subject to section 7-1200
- (C) Accessory uses, as permitted by section 7-100

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 4. That Article IV and Article V of the Zoning Ordinance as amended pursuant to Section 1 and Section 2 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

WILLIAM D. EUILLE
Mayor

Introduction: November 12, 2013
First Reading: November 12, 2013
Publication:
Public Hearing: November 16, 2103
Second Reading: November 16, 2013
Final Passage: November 16, 2103



Legislation Details (With Text)

File #: 14-2063 **Name:**

Type: Ordinance **Status:** Agenda Ready

File created: 10/22/2013 **In control:** City Council Public Hearing

On agenda: 11/16/2013 **Final action:**

Title: Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 11-500 (Special Use Permits) of Division B (Development Approvals) of Article IX (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0008 (Implementing Ordinance for the Text Amendment to address Visitor and Guest permits in the Residential Parking Permit Program approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

Sponsors:

Indexes:

Code sections:

Attachments: [14-2063 Coversheet](#)
[14-2063 Ordinance](#)

Date	Ver.	Action By	Action	Result
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Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 11-500 (Special Use Permits) of Division B (Development Approvals) of Article IX (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2013-0008 (Implementing Ordinance for the Text Amendment to address Visitor and Guest permits in the Residential Parking Permit Program approved by the City Council on October 19, 2013) [ROLL-CALL VOTE]

1 Introduction and first reading: November 12, 2013
2 Public hearing: November 16, 2013
3 Second reading and enactment: November 16, 2103
4

5 INFORMATION ON PROPOSED ORDINANCE
6

7 Title
8

9 AN ORDINANCE to amend and reordain Section 11-500 (SPECIAL USE PERMITS) of Division
10 B (DEVELOPMENT APPROVALS) of Article IX (DEVELOPMENT APPROVALS AND
11 PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text
12 amendment heretofore approved by city council as Text Amendment No. 2013-0008 (Implementing
13 Ordinance for the Text Amendment to address Visitor and Guest permits in the Residential Parking
14 Permit Program approved by the City Council on October 19, 2013)
15

16 Summary
17

18 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2013-0008 to
19 add section 11-514 to clarify that Development Special Use Permit conditions restricting
20 Residential Permit Parking District permits do not apply to visitor, guest or business/contractor
21 permits.
22

23 Sponsor
24

25 Department of Planning and Zoning
26

27 Staff
28

29 Faroll Hamer, Director of Planning and Zoning
30 James L. Banks, Jr., City Attorney
31 Joanna C. Anderson, Assistant City Attorney
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33 Authority
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35 §§ 2.04(w), 9.12, Alexandria City Charter
36 § 11-800, City of Alexandria Zoning Ordinance
37

38 Estimated Costs of Implementation
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40 None
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42 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
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44 None
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ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 11-500 (SPECIAL USE PERMITS) of Division B (DEVELOPMENT APPROVALS) of Article IX (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2013-0008 (Implementing Ordinance for the Text Amendment to address Visitor and Guest permits in the Residential Parking Permit Program approved by the City Council on October 19, 2013)

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2013-0008, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on October 1, 2013 of a text amendment to the Zoning Ordinance to add section 11-514 to clarify that Development Special Use Permit conditions restricting Residential Permit Parking District permits do not apply to visitor, guest or business/contractor permits was approved by the City Council at public hearing on October 19, 2013

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 11-500 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language, as shown:

11-500 *Special Use Permits*

11-514 City Code Residential Permit Parking Program Restrictions. A development special use permit approval that includes a condition prohibiting residents from obtaining parking permits pursuant to the Residential Permit Parking program in the City Code shall not prohibit those residents from obtaining visitor, guest or business/contractor permits/passes pursuant to the rules of section 5-8-74 (2),(3), and (4) of the City Code.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 11-500 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

WILLIAM D. EUILLE
Mayor

Introduction: November 12, 2013
First Reading: November 12, 2013
Publication:
Public Hearing: November 16, 2103
Second Reading: November 16, 2013
Final Passage: November 16, 2103



Legislation Details (With Text)

File #:	14-2129	Name:	Restaurant
Type:	Land Use and Development (Planning Commission Items)	Status:	Agenda Ready
File created:	11/8/2013	In control:	Planning Commission
On agenda:	11/16/2013	Final action:	
Title:	Special Use Permit #2013-0069 251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant Public Hearing and Consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District. Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney Planning Commission Action: Deferred without objection		

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Special Use Permit #2013-0069
251 W. Glebe Road (Parcel Address: 221 W. Glebe Road) - El Cuscatleco Restaurant
Public Hearing and Consideration of a request for an amendment to an existing special use permit (SUP #2012-0028) to allow live entertainment; zoned CDD #12 / Coordinated Development District. Applicant: Fossal, Inc. represented by Nicholas Gehrig, attorney
Planning Commission Action: Deferred without objection



Legislation Details (With Text)

File #:	14-2130	Name:	Text Amendment for Townhome Requirements
Type:	Land Use and Development (Planning Commission Items)	Status:	Agenda Ready
File created:	11/8/2013	In control:	Planning Commission
On agenda:	11/16/2013	Final action:	
Title:	Text Amendment #2013-0011 Townhome Requirements A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400(B)(3)(d) of the Zoning Ordinance to allow small, rear loaded garage townhouse development to include a drive aisle as part of the lot. Staff: Department of Planning and Zoning Planning Commission Action: Deferred without objection		

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Text Amendment #2013-0011

Townhome Requirements

A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 1-400 (B)(3)(d) of the Zoning Ordinance to allow small, rear loaded garage townhouse development to include a drive aisle as part of the lot. Staff: Department of Planning and Zoning
Planning Commission Action: Deferred without objection



Legislation Details (With Text)

File #:	14-2131	Name:	Townhome Requirements in the RM zone
Type:	Land Use and Development (Planning Commission Items)	Status:	Agenda Ready
File created:	11/8/2013	In control:	Planning Commission
On agenda:	11/16/2013	Final action:	
Title:	Text Amendment #2013-0012 Townhome Requirements A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 7-1600 of the Zoning Ordinance to allow more than eight townhouses in a row with a special use permit in all zones that allow townhouses and to remove the restriction on the length of the townhouse structure. Staff: Department of Planning and Zoning Planning Commission Action: Deferred without objection		

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Text Amendment #2013-0012

Townhome Requirements

A) Initiation of a text amendment; B) Public Hearing and Consideration of a text amendment to Section 7-1600 of the Zoning Ordinance to allow more than eight townhouses in a row with a special use permit in all zones that allow townhouses and to remove the restriction on the length of the townhouse structure. Staff: Department of Planning and Zoning
Planning Commission Action: Deferred without objection