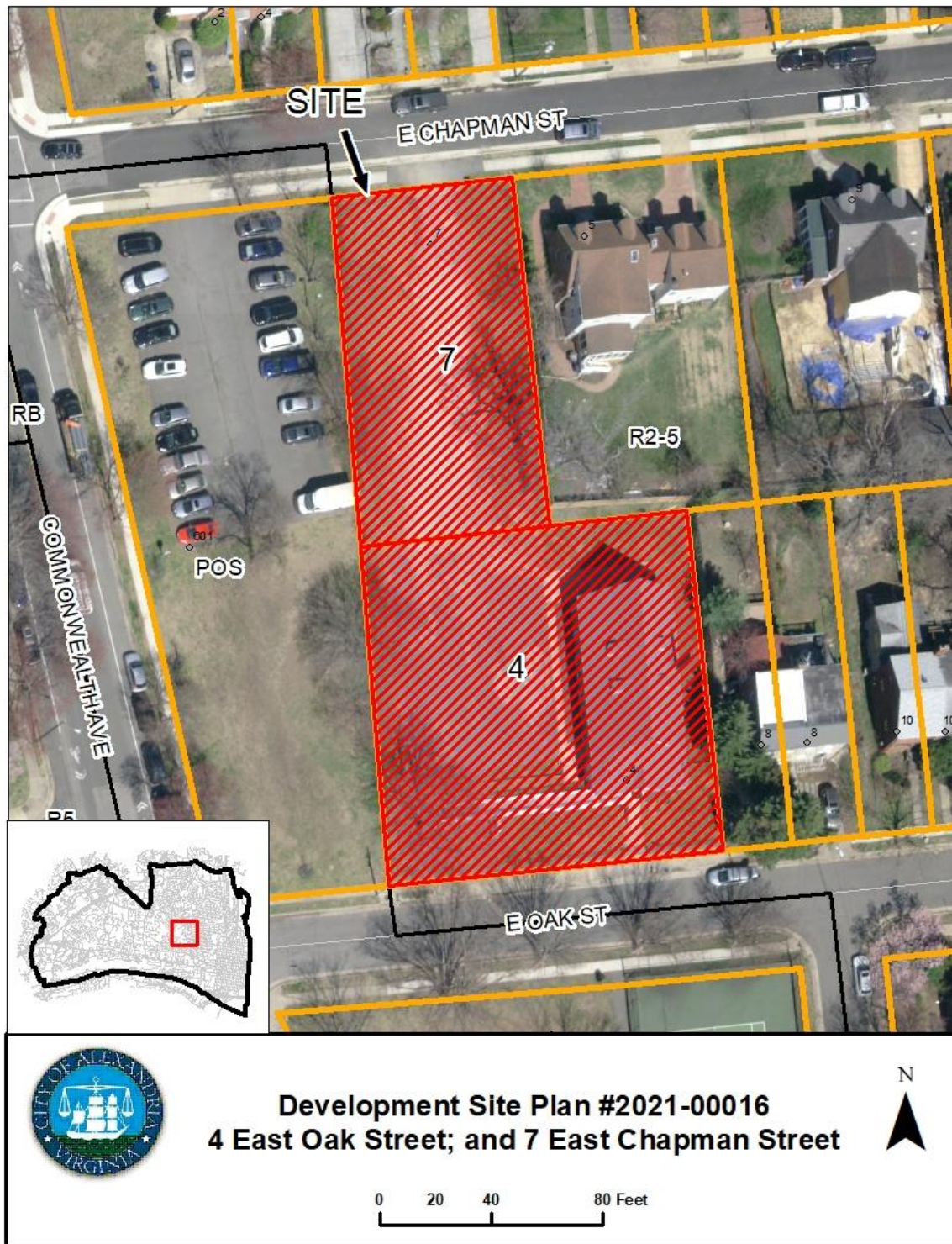




DOCKET ITEM #5
Development Site Plan #2021-00016
Redeemed Church of Our Lord Jesus Christ

Application	General Data	
Project Name: Redeemed Church of Our Lord Jesus Christ	PC Hearing:	February 7, 2022
	CC Hearing:	N/A
	If approved, DSP Expiration:	February 7, 2025
	Plan Acreage:	0.52 Acres
Location: 4 East Oak Street; and 7 East Chapman Street	Zone:	R2-5
	Proposed Use:	Church
	Dwelling Units:	N/A
	Gross Floor Area:	3,563 SF (Existing) + 2,345 SF (Proposed) 5,908 SF (Total)
	Net Floor Area:	3,388 SF (Existing) + 1,266 SF (Proposed) 4,655 SF (Total)
Applicant: The Redeemed Church of Our Lord Jesus Christ, represented by Pastor Joshua Bullock	Small Area Plan:	Potomac West
	Historic District:	N/A
	Green Building:	Small project granted flexibility in meeting the 2019 Green Building Policy
Purpose of Application		
The Applicant requests approval of a Development Site Plan with modifications to construct a new church addition and associated site improvements.		
Applications and Modifications Requested:		
Development Site Plan (DSP) with modifications to construct a new church addition with related improvements and with the following three modifications:		
i. Minimum front-yard requirement		
ii. Minimum side-yard requirement; and		
iii. Minimum number of landscaping islands in the parking lot.		
Staff Recommendation: APPROVAL WITH CONDITIONS		
Staff Reviewers:		
Robert Kerns, AICP; Development Division Chief robert.kerns@alexandriava.gov		
Nathan Randall; Principal Planner nathan.randall@alexandriava.gov		
Carson C. Lucarelli; Urban Planner carson.lucarelli@alexandriava.gov		

PROJECT LOCATION MAP



I. SUMMARY

Staff recommends approval of the request by the Redeemed Church of Our Lord Jesus Christ to construct a new building addition with related site improvements, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, Small Area Plan, and staff's recommendations. The proposal will allow for the expansion of a small church congregation that has operated in the Rosemont neighborhood for more than 75 years.

As part of this request, the following issues were analyzed:

- Consistency with Potomac West Small Area Plan
- Site Design & Architecture
- Zoning & Site Plan Modifications
- Stormwater
- Other City Policies – including the Green Building Policy

II. PROJECT BACKGROUND

A. Site History & Context

The site is located west of Commonwealth Avenue, south of East Braddock Road, north of the King Street Metrorail station and west of the Braddock Metrorail station. The 0.52-acre property, zoned R2-5, is comprised of six lots of record with primary frontage on East Oak Street and secondary frontage on East Chapman Street. The site is relatively flat and includes a small number of mature trees. It is located outside of the nationally registered historic district of Rosemont but within the greater Rosemont neighborhood identified in the Potomac West Small Area Plan (the "SAP").

The property is improved by a modest, one-story brick church building with a basement. It was constructed in 1945 at the southeast corner of the site and is partially located within the 25-foot front setback required under today's zoning requirements. The church's main entrance faces East Oak Street and is wheelchair accessible via an elongated wooden ramp which extends from the southern edge of the parking lot. An unimproved gravel parking lot is located in the rear of the site and accessible via an existing curb-cut on East Chapman Street.

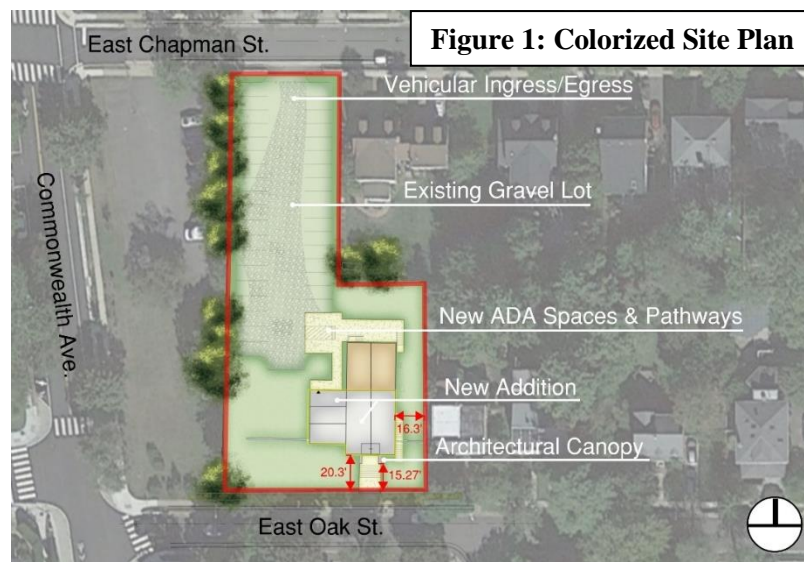
The site is bordered to the west by the northern most terminus of the Hooff's Run Park & Greenway and to the east by two single-family properties also zoned R2-5. A portion of the park and greenway, which also contains a tennis court and bicycle trail providing a connection to the Braddock Metrorail station, is located opposite the property's frontage on East Oak Street. Detached and semi-detached single-family homes zoned R2-5 are situated opposite of the property's frontage on East Chapman Street.

The site is well served by alternative means of transportation, with more than half a dozen various DASH Bus routes within a ¼ mile vicinity. The closest DASH routes are located one block to the west, at the intersection of Commonwealth Avenue and East Chapman Street. Additionally, there is a Capital Bikeshare station located one block to the west, at the southeast corner of the intersection of Commonwealth Avenue and East Oak Street directly adjacent to the Hooff's Run tennis courts.

III. PROJECT DESCRIPTION

The applicant, Redeemed Church of Our Lord Jesus Christ, is requesting approval of a development site plan with modifications to expand their existing congregation. The proposed additions, totaling 2,345 square feet, will increase the total number of pews from 100 to 184 and also add new office space, an elevator, plus two ADA parking spaces with an accessible pathway leading to the building.

The expansion consists of two parts, with the first being an addition to the western side of the existing building that contains office space, a stairwell, and an elevator, the latter of which will allow for the removal of the large, existing access ramp located to the side of the church. The second major part of the proposal is a second-story addition that will be constructed within the footprint of the existing building. It contains space for a second sanctuary with additional seating and also involves renovations to the front building façade and main building entrance. This addition also involves changes, including a new architectural feature and façade materials, to the south (e.g., front) façade of the existing building to architecturally integrate it with the new addition located above. The church will continue to utilize its existing surface parking lot located off East Chapman Street, which contains the number of off-street parking spaces required for the expanded church use. Only minor changes to the lot, such as the construction of two ADA-compliance spaces and accessible pathways, are proposed in this project. The applicant will utilize permeable materials for these specific site improvements without impacting the existing parking spaces on site. No improvements are proposed within either of the public rights-of-way adjacent to the site.



IV. ZONING

The property is zoned R2-5 / Single and Two-Family zone. Pursuant to Section 3-502(E) of the Zoning Ordinance, church uses are permitted uses in the R2-5 zone. As shown in the zoning table below, the applicant's proposal complies with additional zoning requirements including maximum height, FAR, and parking. Pursuant to Section 11-404(B), a site plan is required for this request as the building additions exceed one-third of the total gross floor area of the existing church. The request is also accompanied by three modifications, which may be requested by the applicant pursuant to Section 11-416 of the Zoning Ordinance.

Table 1: Zoning

Property Address:	4 East Oak Street; and 7 East Chapman Street	
Total Site Area:	0.52 acres / 22,626 Square Feet	
Zone:	R2-5 Zone	
Current Use:	Church	
Proposed Use:	Church	
	Permitted/Required	Proposed
Maximum Floor Area Ratio:	0.45 FAR	0.206 FAR
Maximum Height:	40'*	33.18'
Minimum Open Space:	N/A	20%
Minimum Setbacks		
Primary Front	1:1; Min. 25'	15.3' (E. Oak)**
Secondary Front		149.0' (E. Chapman)
Side East	1:1; Min. 25'	Side-East: 16.3'***
Side West		Side-West: 51.1'
Maximum Parking:	1 Parking Space per 5 Church Pews; (37 Spaces)	38 Existing Spaces
Minimum Loading Spaces:	N/A	0
Crown Coverage:	25%	26.5%
*Per 3-506(C), The maximum permitted height of a structure in the R2-5 zone is 30 feet except for a church or school use, in which case the maximum permitted height is 40 feet.		
**Modification requested		

V. STAFF ANALYSIS

A. Consistency with Potomac West Small Area Plan (SAP)

The site is located within the boundary of the Potomac West Small Area Plan (SAP), which was adopted in 1992 and has been amended several times over the years. The SAP serves as the basis for future policy initiatives and actions affecting land use, zoning, and capital improvements within the Plan area. The general recommendations of the SAP include protecting the existing density and scale of residential areas. The specific land-use recommendation for the subject site is “Residential Low.” Church uses are allowed in all low-density residential zones, including the R2-5 zone in which the subject site is located. Given the small scale of this project and its compatibility with the residential character of the neighborhood, staff concludes that the proposal is consistent with the Potomac West Small Area Plan.

B. Site Design and Architecture

Staff supports the proposed site design, which includes only modest changes to the existing site layout despite the building expansion. Although an addition is proposed on the western side of the existing church, it is rather small and represents only a modest change to the building footprint overall. The other notable change – adding a second story to the building – would occur within the existing building footprint. Parking areas would remain in their current location, with only minor changes proposed. The existing trees and small grassy areas, particularly those at the southwestern corner and along the western edge of the site adjacent to the City park, would remain unchanged as well.

The proposed building architecture is reasonable for the expansion of a small church. The use of brick facades helps the new additions integrate with the original 1945 structure. The proposal also expands the use of glass on the building facades, particularly on the side addition and on the redesigned front building façade, through the installation of large windows. The windows are appropriate for the redesigned building and will help to bring additional natural light into the building. The proposed new roof for the second-story addition uses the same gable style and ridge orientation used in the original building, which further helps to integrate the proposed addition with the existing building, the rear portion of which will remain the same as it is today. The addition of a steeple, including an archway and topped with a cross as part of the new second-story addition, is a traditional and appropriate feature for a church building.

C. Modifications

As part of this request, the applicant is seeking approval of three modifications: 1) the East Oak Street front yard setback required in the R2-5 zone; 2) the eastern side yard setback required in the R2-5 zone; and 3) the 2019 Landscape Guidelines requirement for landscaping islands in the parking lot. Staff believes the modifications will contribute to good site design and supports all three requests.

Pursuant to Section 11-416 of the Zoning Ordinance, the Planning Commission may approve modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification would not be detrimental to neighboring property or to the public health, safety, and welfare.

Front-Yard Setback

The applicant is requesting to reduce the front-yard setback along East Oak Street from 25 feet to 15.2 feet for the new second-story addition and new front architectural feature. Staff supports the modification because having a unified front façade in connection with the addition is desirable for good site development and because sufficient distance will remain between the edge of the architectural feature and the sidewalk. It also would not impede the public's use of the sidewalk nor create any site visibility issues which would negatively impact neighboring properties or the public.

Side-Yard Setback

The applicant is requesting to reduce the eastern side-yard setback from 25 feet to 16.3 feet for the new second-story addition. The addition is proposed within the footprint of the existing church building and aligns with the existing eastern building wall, which was constructed in the 1940s (prior to modern zoning) within the now-required 25' setback. Staff supports the request because, like the front setback modification, building the addition with new walls flush with the existing building walls represents good site development. Adequate space for light and air would continue to exist on this side of the property and the modification would not be detrimental to surrounding properties nor be negatively impactful to the health, safety, and welfare of the public.

Parking Lot Landscaping

According to Chapter 4 of the 2019 Landscape Guidelines, landscape islands in parking areas shall be provided at a ratio of one (1) per ten (10) parking spaces and approximately every one-hundred (100) linear feet of parking row. However, the applicant is proposing to keep the existing parking lot largely unchanged and without any landscaping islands. Staff supports the modification because the applicant is not proposing to repave the existing parking lot, which has served the church for decades without negatively impacting neighboring properties nor the health, safety, and welfare of the public.

D. Stormwater

This project will meet all stormwater green infrastructure and detention requirements of Chapter XIII of the City's Zoning Ordinance. The City's stormwater requirements are two-fold and involve both water quantity through detention measures and water quality through State and City

recognized “Best Management Practices” (BMPs). The project proposes two such BMPs: the introduction of permeable pavement for the two ADA spaces and associated pathways and the inclusion of an urban bioretention facility to capture and treat runoff from the building addition to the west. The proposed BMPs provide significant improvement to water quality given that runoff from the existing site is untreated. Over 100% of the required phosphorus reduction is achieved, resulting in an overall 36% reduction in phosphorous nutrient load compared to pre-development conditions. The detention system ensures that runoff from the site will not increase from existing conditions.

E. Consistency with Other City Policies

Green Building Policy

The City’s 2019 Green Building Policy requires all new private development to be certified as LEED Silver or equivalent but offers the potential for some flexibility on a case-by-case basis. The applicants have shared concerns that obtaining actual certification through one of the four approved rating systems represents a significant cost that would be difficult for a small church to afford. Accordingly, staff has recommended a degree of flexibility through the use of alternative green building condition language. The language stipulates that the new building additions must be built to meet the intent of the policy (i.e., scorecards and performance points) but actual registration of the project for LEED Certification, or certification through one of the other three equivalent rating systems, is not required. The alternative language represents a good compromise that encourages the incorporation of green building measures into the project while acknowledging some of the applicant’s practical concerns.

Public Art Policy

In December 2014, City Council adopted the Public Art Policy which established a monetary contribution requirement aimed at leveraging new public art through private development. Since places of worship are exempt from compliance with the policy, however, no public art contribution is being requested with this application.

Affordable Housing Policy

The City has not recommended a voluntary affordable housing contribution in this instance, consistent with City policy, given the nature of the church as a non-profit entity.

VI. COMMUNITY

The applicant has satisfied standard Zoning Ordinance noticing requirements, including posting a sign at the site with information about the project and the sending of written notice letters to abutting property owners. The applicant has also answered questions about the project from individual neighbors and is expected to complete door-to-door outreach in January 2023 in lieu of a formal community meeting. Staff also contacted Rosemont Civic Association with information about the project and recently heard from that organization that they have no objections to the request. The project will also be discussed with the Federation of Civic

Associations at its next regularly-scheduled meeting.

VII. CONCLUSION

Staff recommends **APPROVAL** of the Development Site Plan, plus all related modifications, subject to compliance with all City codes, ordinances, and the Staff recommendations below.

Staff: Karl Moritz, Director, Planning and Zoning
Robert Kerns, AICP, Chief, Planning and Zoning
Nathan Randall, Principal Planner, Planning and Zoning
Carson C. Lucarelli, Urban Planner II, Planning and Zoning

VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated November 16, 2022, and comply with the following conditions of approval.

I. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plat of consolidation and associated deeds for all applicable easements prior to submitting the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
4. Record the plat of consolidation and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
5. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
6. Provide a lighting plan with the Final Site Plan for the new additions and for areas of new parking and pedestrian improvements, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.

- b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
7. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
8. Sheet piling and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

9. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *

10. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated November 16, 2022. (P&Z) (Code) *
11. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
12. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) *
 - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at ¼" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
 - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
 - c. All structures must remain within the property (e.g., balconies, railings, and canopies), unless permitted under the City of Alexandria Code or an encroachment has been obtained.

B. OPEN SPACE/LANDSCAPING

13. With the first final site plan submission, provide several shrub plantings immediately adjacent to the south façade of the church building and new addition to the satisfaction of the Director of Planning & Zoning and consistent with the 2019 Landscape Guidelines. (P&Z) *
14. Provide location, specifications, and details for bicycle racks that depict the installation, scale, massing, and character to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) *
15. If applicable, provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *

C. TREE PROTECTION AND PRESERVATION

16. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

D. ARCHAEOLOGY

17. Call Alexandria Archaeology immediately at 703.746.4399 if any buried structural remains (e.g., wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area 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) *
18. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing 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) *

E. PEDESTRIAN/STREETSCAPE

19. All internal sidewalks leading from the ADA spaces to the rear entrance of the building shall be constructed to a minimum width of 5 feet. (P&Z)/(T&ES)

F. PARKING

20. Provide wheel stops for all 90-degree and angled vehicle parking spaces adjacent to a sidewalk if the back of the sidewalk is less than 7 feet from the curb. (T&ES).
21. Provide two (2) bicycle parking spaces per current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking, and details for allowable locations are available at: www.alexandriava.gov/bicycleparking.
22. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***

G. SUSTAINABILITY

23. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated

administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z)
(T&ES)

24. The applicant shall comply with the following sustainability requirements:
- a. With the first final site plan submission, the applicant shall provide a written memorandum for the review and approval of the Director of Planning & Zoning that details how they will achieve the standards of one of the four certification rating systems identified in the 2019 Green Building Policy ; plus the pertinent priority performance points, for the new additions and significant renovations of the church building. The applicant must obtain approval of the memorandum from the Director prior to final site plan release.
 - b. The applicant shall be exempted from the requirement of obtaining actual certification through one of the four certification rating systems identified in the 2019 Green Building Policy from an approved third-party entity upon satisfactory completion of subsection (a) above.
 - c. If the applicant demonstrates, in good faith and to the satisfaction of the Director of Planning & Zoning, why the project cannot achieve one of the four certification rating systems identified in the 2019 Green Building Policy, , plus the pertinent priority performance points, the Director may allow the project to achieve a less rigorous green-building standard.
 - d. The plan set included in the first final site plan submission and the future building permit shall demonstrate consistency with the sustainable elements of the memorandum to the satisfaction of the Director of Planning & Zoning.
 - e. The applicant shall provide evidence prior to the approval of the Certificate of Occupancy that the green building standards approved in the memorandum have been installed at the project consistent with memorandum, final site plan, and building permit approvals. (P&Z)

II. TRANSPORTATION

A. STREETS/TRAFFIC

25. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****

26. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
27. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) *****

B. BUS STOPS AND BUS SHELTERS

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

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

29. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *
30. Comply with the Combined Sewer System Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. (T&ES)
31. If applicable, provide an oil & grease separator connected to the sanitary sewer for the commercial kitchen.

B. UTILITIES

32. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

33. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

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

Plan #2. Executed and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) *

41. The applicant/owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The applicant/owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum:
 - a. An explanation of the functions and operations of the BMP(s),
 - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
 - c. Catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers,
 - d. A copy of the executed maintenance service contract, and
 - e. A copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Submit a copy of the maintenance agreement to the City prior to Performance Bond release. (T&ES) *****
42. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) *****
43. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations prior Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

B. WATERSHED, WETLANDS, & RPAs

44. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
45. If below features are present, provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,

- c. Steep slopes greater than 15 percent in grade,
- d. Known areas of contamination; springs, seeps, or related features, and
- e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

- 46. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
- 47. If or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
- 48. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are

submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

49. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES) (Code)

D. NOISE

50. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
51. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. (T&ES) ***

E. AIR POLLUTION

52. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
53. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

V. CONSTRUCTION MANAGEMENT

54. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *

- d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
55. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
(P&Z) (T&ES) *
56. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
57. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse

impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If the program is implemented in coordination with green building-related requirements, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)

58. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
59. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
60. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
61. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
62. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
63. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
64. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-

grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **

- a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
65. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
66. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) *****

CITY DEPARTMENT CODE COMMENTS

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

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *

- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at 703.746.4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews

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

D. Archaeology

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10

fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****

- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****

- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
- a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post-development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and

controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *

- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *

- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410 or commercialrecycling@alexandriava.gov (T&ES) *
- C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 10 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 11 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 12 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 13 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 14 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 15 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
- C - 16 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *

- C - 17 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 18 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 Comply with the City of Alexandria's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 21 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
- b. § 11-5-109 restricts excavating work in the right-of-way to:
- i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.
- C - 22 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 23 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 24 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater

than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 25 If applicable, provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

Asterisks denote:

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

IX. GRAPHICS

Graphic #1: Colorized Site Plan



Graphics #2-5: Building Elevations

4 East Oak Street; and 7 East Chapman Street

4 East Oak Street; and 7 East Chapman Street



DSP#2021-00016
 Redeemed Church of Our Lord Jesus Christ
 4 East Oak Street; and 7 East Chapman Street



X. Attachments

**APPLICATION****DEVELOPMENT SITE PLAN****DSP #** 2021-00016**Project Name:** Redeemed Church of Christ**PROPERTY LOCATION:** 4 East Oak Street**TAX MAP REFERENCE:** 053.04-02-01, 053.04-02-25**ZONE:** R-2-5**APPLICANT****Name:** Redeemed Church of Our Lord Jesus Christ**Address:** 4 East Oak Street, 7 East Chapman Street**PROPERTY OWNER****Name:** Redeemed Church of Our Lord Jesus Christ**Address:** 4 East Oak Street, 7 East Chapman Street**PROPOSED USE:** Additions to an existing church building with site plan modifications.

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

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

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

JOSHUA BULLOCK

Print Name of Applicant or Agent

4 East Oak Street

Mailing/Street Address

Alexandria, VA 22301

City and State

Zip Code

Signature

703-836-7848

Telephone #

Fax #

joshua.bullock80@gmail.com

Email address

12/8/2022

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

Redeemed Church
4 E Oak Street
Alexandria, VA 22301
100% ownership

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

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Redeemed Church of Christ	4 E Oak St, Alexandria VA 22301	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4 E Oak Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Same as above		
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Redeemed Church of Christ	None	Planning Commission, City Council
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.

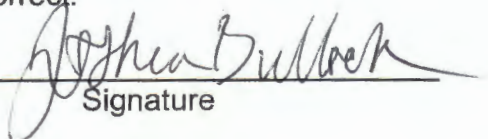
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/09/2022

Date

JOSHUA BULLOCK

Printed Name


Signature

RE: Redeemed Church of Christ - DSP 2021-0016

Jol Silversmith <jol@thirdamendment.com>

Mon 1/16/2023 7:03 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Nathan Randall <Nathan.Randall@alexandriava.gov>; Carson Lucarelli
<Carson.Lucarelli@alexandriava.gov>



**ROSEMONT
CITIZENS
ASSOCIATION**

January 16, 2023

Dear Chair Macek and Members of the Planning Commission:

On behalf of the Rosemont Citizens Association, below please find the report of its PELT committee regarding the Development Site Plan application of the Redeemed Church of Our Lord Jesus Christ, which is scheduled to be considered at the February 7 meeting of the commission.

Jol Silversmith
President, RCA

#

Dear Jol,

On January 9, 2023, the five members of Rosemont PELT (Planning-Environment-Land Use-Transportation) met to review and discuss the application from Redeemed Church of Christ to add a building addition and the accompanying accessibility and seating expansion.

We noted the modification to the zoning ordinance which appears to request encroachments into the front and side yard setbacks plus, the adjustments to the landscape guidelines.

Our members felt it critical that the Applicant make contact with the adjacent neighbors to outline specifically the proposed modifications. A brief discussion one of our members had with the Applicant's civil engineer leads us to believe these conversations are taking place.

Our committee has no objection to the application as proposed but acknowledges there may be those in our community who may have concerns. We encourage the Applicant to continue with their outreach.

Sincerely,

Garrett Erdle
Chairman, Rosemont PELT

Cc: Dina-Marie Deringer, Dick Blatt, Dana Lawhorne, John Hill