**DOCKET ITEM #10****Development Special Use Permit #2014-0046****Transportation Management Plan SUP #2015-0021****4580 Duke Street (Parcel Address: 4600 Duke Street) – Aldi**

Application	General Data	
Project Name: Aldi	PC Hearing:	June 2, 2015
	CC Hearing:	June 13, 2015
	If approved, DSP Expiration:	June 13, 2018
	Plan Acreage:	1.45 acres
Location: 4580 Duke Street (Parcel Address: 4600 Duke Street)	Zone:	CG/Commercial General
	Proposed Use:	Grocery Store
	Dwelling Units:	N/A
	Gross Floor Area:	17,307 sf
Applicant: Aldi, Inc.	Small Area Plan:	Seminary Hill
	Historic District:	N/A
	Green Building:	LEED Silver or equivalent

Purpose of Application

The applicant requests approval of a Development Site Plan with modification to construct an Aldi grocery store on Duke Street. The applicant also requests approval of two Special Use Permits for a parking reduction and a Transportation Management Plan.

Special Use Permits and Modifications Requested:

1. Special Use Permit for a parking reduction
2. Special Use Permit for a Transportation Management Plan
3. Modification to building setback requirements

Staff Recommendation: APPROVAL WITH CONDITIONS**Staff Reviewers:**

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DSUP #2014-0046; TMP SUP #2015-0021
4580 Duke Street



I. SUMMARY

A. Recommendation & Summary of Issues

Staff recommends *approval* of the proposed Aldi Grocery Store on Duke Street. The proposed use is permitted in the CG zone, and the project will provide an additional grocery option for the surrounding community. The following community benefits are being provided with this project:

- Enhanced streetscape along Duke Street and S. Jordan Street
- Increased landscape canopy on the property
- \$32,018 voluntary affordable housing contribution
- \$5,192 public art contribution
- LEED Silver (or equivalent) building design
- Activation of a currently vacant site

B. General Project Description

The applicant, Aldi, Inc. proposes to raze an existing vacant restaurant building at 4580 Duke Street and construct a new grocery store. The existing parking lot will also be reconfigured and additional landscaping features will be constructed on the site.

The applicant is requesting approval of the following as part of this project:

- Development Site Plan (DSP),
- Special Use Permit to allow for a parking reduction,
- Special Use Permit for a Transportation Management Plan
- Modification to the front, side, and rear yard setbacks

The following key issues were evaluated as part of the staff analysis and are addressed within the report:

- Consistency with the Small Area Plan
- Conformance to city policies
- Provision of on-site open space
- Building architecture and site design
- Parking lot configuration
- Special Use Permit requests
- Modification requests
- Stormwater quality
- Community outreach and engagement

II. BACKGROUND

A. Site Context

The project site is located on 1.45 acres along Duke Street near the intersection with South Jordan Street. The property is bound by Duke Street to the north, South Jordan Street to the south, Duke Street Speedy Lube to the east, and the 4600 Duke Street condominium building to the west. The project site is within the boundaries of the Seminary Hill/Strawberry Hill Small

Area Plan, and the property is zoned CG/Commercial General. A variety of uses are located near the project site including strip-mall retail, high-density residential, and low-density residential. A vacant one-story building currently exists on the property which was once the location of Mango Mikes restaurant and more recently Tres Hermanas restaurant.

B. Detailed Project Description

The applicant, Aldi Inc., is proposing to construct a 17,307 square foot grocery store on the site of the former Mango Mike's restaurant. The most recent occupant of the site was Tres Hermanas Restaurant and Bar. In addition to the new building the project will include a loading dock, and 71 surface parking spaces. The proposed 1-story building will be approximately 32 feet in height, which is below the 50 foot height maximum for the CG zone. The project will also provide streetscape improvements along Duke Street and S. Jordan Street to include wider sidewalks, larger planting strips, and additional landscaping.

III. ZONING

Property Address:	4580 Duke Street	
Total Site Area:	1.45 AC	
Zone:	CG/Commercial General	
Current Use:	Restaurant	
Proposed Use:	Grocery Store	
	Permitted/Required	Proposed
FAR	0.5	0.27
Setbacks		
Front	75 feet	67.2 feet
Side (east)	Height of building (32 feet)	158.4 feet
Side (west)	Height of building (32 feet)	1.8 feet
Rear	Height of building (32 feet)	1.8 feet
Parking	95 spaces	71 spaces
Height	50 feet	32 feet
Open Space	N/A	10,591 sf (16.77%)*

*ground-level

IV. STAFF ANALYSIS

A. Conformance to the Small Area Plan

The project site lies within the boundaries of the Seminary Hill/Strawberry Hill Small Area Plan, and the proposed grocery store use on this property is consistent with this plan.

- ***Height:*** The proposed one-story structure will be approximately 32 feet in height, which is consistent with the 50 foot height limit for the property as prescribed by the Seminary Hill/Strawberry Hill Small Area Plan.
- ***Scale and compatibility with residential uses:*** The small area plan calls for scaling of commercial development along Duke Street such that it is compatible with adjacent residential uses. The proposed small scaled, 1-story grocery store meets this goal, and is compatible with the adjacent two-family and single family residential uses.

B. Conformance to City Policies

The proposed development meets several applicable City policies including:

Green Building Policy

The City adopted the Green Building Policy in 2009, which established an expected standard for green building certification for new development. For non-residential developments such as this one, the Policy requires the project to be LEED Silver or an equivalent certification from another third party program. The applicant has indicated they will comply with the Policy and the specific third party certification program will be finalized during the final site plan process.

Affordable Housing Policy

The applicant will be providing a voluntary contribution of \$1.85 per square foot of new gross floor area to the City's Affordable Housing Trust Fund. This equates to approximately \$32,018 for the proposed Aldi store. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013, and supports the goals and objectives of the City's Housing Master Plan.

Public Art Policy

In October 2012, the City Council adopted the Public Art Policy which established a monetary contribution requirement from development projects to go towards public art. The policy allows for the contribution to be used for public art on the site or an in-lieu contribution to further the City's public arts efforts at other locations in the neighborhood. Given the relatively small size of this project and the limited areas on site for a public art piece, staff has recommended and the applicant has agreed to provide a monetary contribution to be used for public art off-site within the Seminary Hill/Strawberry Hill Small Area Plan boundaries. The Policy requires a monetary contribution of \$0.30 per gross square foot of development, or approximately \$5,192 for this project. Based on discussions with the community and the City's Office of the Arts, this contribution will specifically go towards public art in Ewald Park.

C. Open Space

The property lies within the CG/Commercial General zone which has setbacks requirements, but no on-site open space percentage requirement. For information purposes, approximately 16.7 percent of the site is proposed as open space. Most of the open space is provided along Duke Street in the form of a 12 foot wide sidewalk and 14 foot landscape area at the base of the building's northern façade. There is also an open area on the south side of the property near the loading dock that provides on-site stormwater management.

D. Building and Site Design

The proposed grocery store has a contemporary design made of mostly brick and glass materials. Large windows are used at the corner to punctuate the building entry and allow natural light to fill the atrium space. The building height steps down in two locations as the façade moves away from the central corner element. The primary colors of the building are red and grey with white accents. The taller entry corner is composed of all grey brick and large glass windows with white trim. The façade changes to primarily red brick as the height steps down with repeating vertical grey brick elements at approximately 22 foot intervals. The base of the building is wrapped in grey brick and cast stone, creating a solid base and tying the building materials into a unified architectural design. Texture is provided to the Duke Street and S. Jordan Street facades by the use of a white metal sun-shade that protrudes away from the building by approximately 2 feet. The sun-shade feature wraps the building and breaks up the façade into two parts.

The site design locates the building along Duke Street to maximize the street presence, creating a more urban street wall and to provide easy site access to both vehicles and pedestrians. It should also be noted that the applicant is providing a right-of-way dedication along Duke Street that will accommodate the future BRT line that will eventually run along this corridor. The site is well-landscaped with approximately 33 percent canopy coverage, higher than the City's 25 percent requirement. The site's canopy percentage does not include the street trees provided along Duke Street because they are located in the public right-of-way.

E. Parking & Special Use Permit for a Parking Reduction

The applicant is proposing to construct 71 parking spaces on the property to serve the grocery store patrons. Of these 71 spaces, 53 will have standard dimensions, and 14 will be compact spaces as specified by the City's zoning ordinance. The remaining 4 spaces will be ADA accessible dimensions. The primary entrance to the parking area will be along Duke Street, with secondary access from S. Jordan Street. The property lies within parking district #3, which requires 1.2 spaces per 220 square feet (or 5.5 spaces per 1,000 square feet) of retail for a building of this size. Based on the proposed 17,307 square foot store, 95 parking spaces are required per the zoning ordinance for the site. The applicant is requesting a reduction of 24 parking spaces from this requirement. Staff is comfortable with this reduction for several reasons:

Non-vehicular use

It is anticipated that many patrons will access the site by foot from the adjacent residential buildings or by one of the WMATA or DASH bus lines that run along Duke Street. There is currently a bus stop located in front of the 4600 Duke Street condominium which is directly adjacent to the proposed Aldi site. The table below provides frequency information for the bus

lines that service the site. The DASH AT-8 provides service between the Van Dorn Metrorail Station and Old Town. WMATA bus routes include the 8W and 8Z (Fox Chase/Seminary Valley), the 25B (Landmark to Ballston, access from Taney Ave and Jordan Ave only), and the 29K and 29N (Alexandria to Fairfax)

Bus Line	Time Period	Frequency*
Dash 8	Weekdays (AM/PM rush)	10 minutes
	Weekdays (non rush)	30 – 60 minutes
	Weekends	30 – 60 minutes
WMATA 29K/29N	Weekdays	30 minutes
	Weekends	1 hour
WMATA 8Z/8W	Weekdays	20 minutes
WMATA 25B	Weekdays	20 – 60 minutes
	Weekends	60 minutes

* approximate based on timetables published at www.wmata.com & www.dashbus.com

Consistent with other parking reductions in the City

In addition to public transit access, the proposed parking ratio is similar other parking reductions approved for grocery stores within the City. The Harris Teeter at the Foxchase Shopping Center directly across Duke Street was approved by City Council in February 2005 with a parking ratio of 4 spaces per 1,000 square feet. In addition, parking reductions were granted recently to three other grocery stores in the City; Safeway on King Street was approved with a parking ratio of 3.6 spaces per 1,000 square feet, Harris Teeter in Old Town North was approved with a parking ratio of 3.5 spaces per 1,000 square feet, and the Giant at Potomac Yard Landbay G was approved with a parking ratio of 2.6 spaces per 1,000 square feet. By comparison Aldi is proposing a parking ratio of 4.1 spaces per 1,000 square feet.

Comparable Parking Ratios at other Aldi Grocery Stores

The proposed parking ratio is also similar to other Aldi stores. The applicant submitted a parking study that was conducted by Kimley-Horn and Associates Inc. which demonstrates the parking demand during peak hours at DC and Baltimore area Aldi stores. The study measured the ratio of occupied spaces per 1,000 square feet of building area. According to the study, the parking ratios ranged from 3.8 to 1.1. All but one observation was under 3.0. As noted early, Aldi is proposing a 4.1 parking ratio at the Duke Street location (71 spaces divided by 17,307 square feet multiplied by 1,000).

F. Special Use Permit Request for a Transportation Management Plan

The applicant is required to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicants have agreed to the City's standard TMP rates, which are currently \$0.21 per square foot of retail space.

The TMP will require a coordinator to implement and oversee the TMP program for the store. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and patrons.

G. Modifications

As part of this project, the applicant is requesting modifications to the setback requirements for this property. The required front yard setback for the site per section 7-1006 of the Zoning Ordinance is 75 feet from the centerline of Duke Street. The applicant is proposing a 67.2 foot front yard setback, a reduction of 7.8 feet. The required rear yard and side yard setbacks per section 7-902 are equal to the height of the building which is proposed at 32 feet. The applicant is proposing a 1.8 foot setback for both the rear yard, and the west side yard, a reduction of 30.2 feet for each of those setbacks.

Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications are (1) 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 will not be detrimental to neighboring property or to the public health, safety and welfare.

Staff supports these modifications because they meet the criteria set forth by the Zoning Ordinance for their approval. The location of the building closer to the street was a suggestion of staff's in an effort to create a more urban feel to the street and to have most of the surface parking towards the rear of the property. Overall the positioning of the new building towards Duke Street is necessary for good site development. The proposed building location provides visibility from a retail perspective, and also engages with the street, allowing for convenient access for both vehicles and pedestrians. The proposed building location also allows for better traffic circulation on the site by utilizing both Duke Street and S. Jordan Street for entry and exit points.

The reduction of the front yard setback is mitigated largely by the proposed streetscape improvements along Duke Street. The sidewalk widths will more than double, going from 5 feet to 12 feet. The planting strip buffering the sidewalk from Duke Street will also increase, going from 4 feet to 5 feet. Additional landscaping will also be provided along the Duke Street frontage from what currently exists today.

In terms of the rear and side yard setback reductions, there is a surface parking lot immediately adjacent to the west side yard which provides a buffer from the adjacent condominium building. The southern edge of the proposed Aldi building lies 1.8 feet from the rear property line, but approximately 13 feet from the adjacent condominium building. The loading dock for the grocery store is located in the rear yard. In an effort to minimize noise impacts from the limited rear yard setback, staff worked with the applicant to enclose the loading dock with side walls due to its proximity to the adjacent condominium building. In addition, delivery hours for the store have been restricted to between 7am and 9pm which further mitigates noise impacts at night and early in the morning.

H. Stormwater Quality

The project will have to meet the new state stormwater requirements for redevelopment, along with the Alexandria water quality volume default. Structural stormwater facilities in the form of bioretention are proposed to meet the water quality requirements. The project should also consider other Low Impact Development (LID) or Environmental Site Design (ESD) techniques

to mitigate stormwater impacts to existing impervious areas not being treated to meet the minimum requirements, and to create enhanced site aesthetics.

I. Traffic

The proposed Aldi site is located less than 200 feet west of the intersection of Duke Street and Jordon Street and directly across the street from the Fox Chase Shopping Center. Most of the traffic impacts generated by this site will be at this intersection. One of the site driveways provides direct access to Jordon Street just south of this intersection and another driveway provides access to eastbound Duke Street approximately 200 feet west of the intersection. The traffic impacts created by Aldi are expected to be minimal. The intersection of Duke Street and Jordon Street operates at an existing level of service (LOS) C and in the future with this development this intersection will continue to maintain a LOS of C. It should be pointed out that both Jordon Street approaches to the intersection experience queuing, especially the SB approach during the PM peak period. The addition of the Aldi grocery store at this location is not expected to make this problem any worse than it is today. The proposed Aldi grocery store is expected to generate 144 PM peak hour trips and 167 Saturday peak hour trips. The trips generated by Aldi are 20 percent greater than the number of trips that could be expected to be generated if another restaurant were to open at this site. Staff believes that the proposed Aldi will have negligible impacts on the surrounding traffic.

V. COMMUNITY

The applicant has met with several community groups regarding the proposed grocery store including the Wakefield-Tarleton Civic Association, Cameron Station Civic Association, the Holmes Run Park Committee, and the Board of Directors of the 4600 Duke Street Condominium Association. Issues raised by the community included traffic, parking, and general questions about business operations at the proposed store. Staff was available at several of the meetings to answer community questions and address these concerns.

VI. CONCLUSION

Staff recommends approval subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

VII. GRAPHICS

Perspective heading west on Duke Street



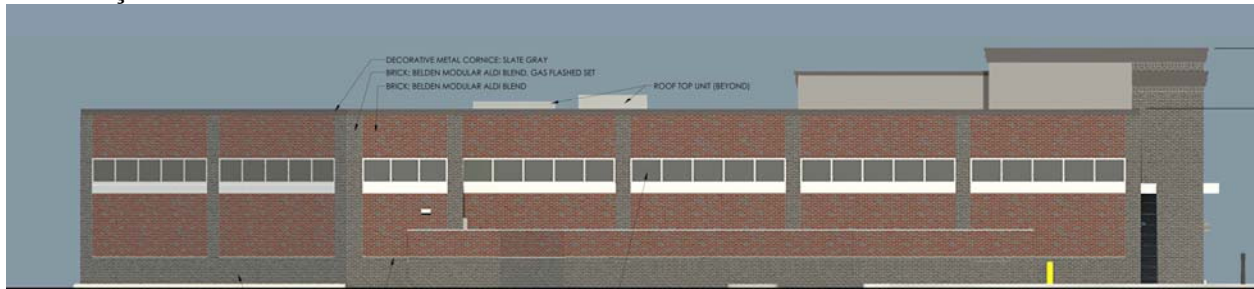
Perspective heading east on Duke Street



S. Jordan Street façade



South façade



Site Plan



VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated April 3rd, 2015 (note the plans are incorrectly stamped with April 3rd 2014) and comply with the following conditions of approval.

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. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use or other high-density areas and 5 feet in single-family or other lower density areas.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.
 - i. 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 December 13, 2014, the applicant shall provide a monetary contribution at a rate of \$.30 per gross square foot (with a maximum contribution of \$75,000 per building) to be used toward city-acquired public art within the Small Area Plan planning area. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA)(P&Z)***

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. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, 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.
 - h. (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.
 - f. (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, bicycle racks, trash and recycling receptacles (RP&CA)(P&Z)(T&ES)
7. Provide details of the screening wall for the loading area..(P&Z)(T&ES)

D. TREE PROTECTION AND PRESERVATION:

8. The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated 4/3/2015 and reduced if possible. (P&Z)(RP&CA)

E. BUILDING:

9. The building design, including the quality of materials, final detailing, and shall be consistent with the elevations dated 4/3/2015 and the following conditions. (P&Z)
10. Provide detailed drawings (enlarged plan, section and elevation studies) in color to evaluate the building base, entrance canopy, stoops, window and material details 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)
11. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. The following submissions shall be provided to review the materials, finishes and architectural details, 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 an 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 vertical (above-grade) construction and prior to ordering final building materials. **
 - 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)

12. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver, Green Globes, 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, Green Globes (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC, Green Globes (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC, Green Globes (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver, Green Globes (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(RP&CA)(T&ES)
13. 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)
14. 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)

F. RETAIL USES:

15. Uses on the site shall be limited to retail, personal service uses, grocery stores, day care centers, and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
 - a. retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
 - b. personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops;
 - c. day care centers are subject to the applicable conditions below;
 - d. restaurants are subject to the applicable conditions below; and

- e. other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed.
 - f. The term “retail” within this DSUP shall include all of the uses listed herein, even if those uses are referred to as “restaurant” or “personal service” in the Zoning Ordinance. (P&Z)
16. Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
- a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
 - b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z)(T&ES)
17. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
- a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
 - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)
18. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along Duke Street shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

G. SIGNAGE:

19. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
20. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
21. Freestanding pole signs shall be prohibited. (P&Z)
22. One freestanding monument or identification sign shall be permitted and limited to a six foot height maximum. The location of any monument sign shall be selected to avoid the areas of vision clearance required by vehicles and pedestrians. (P&Z)
23. 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)

H. HOUSING:

24. A voluntary contribution of \$32,018 would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. (Housing)

I. PARKING:

25. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
 - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements, (P&Z)(T&ES)(Code Administration)
26. Locate a minimum of 71 parking spaces in the parking lot for customers. (P&Z)(T&ES)
27. Provide 4 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)

28. Provide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.

J. *TRANSPORTATION MANAGEMENT PLAN:*

29. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement strategies to encourage residents and employees to take public transportation, walk, bike or share a ride, as opposed to being a sole occupant of a vehicle. (T&ES)
30. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to encourage participation and inform residents and tenants about benefits available to them. *** (T&ES)
31. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$82.42 per residential unit, \$0.21 per square foot of retail space, \$0.26 per square foot of commercial space, \$41.21 per hotel room and \$0.10 per square foot of industrial/warehouse. The base assessment rate will be adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins.
32. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the city council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance.
33. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

K. SITE PLAN:

34. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
35. Submit the plat with all applicable easements and/or dedications prior to the final site plan submission. The plat(s) shall be approved prior to the release of the final site plan.* (P&Z)(T&ES)
36. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)
37. 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. With the exception of above grade transformers, 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)
38. 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. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - e. 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.

- f. 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.
- g. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
- h. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
- i. 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.
- j. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
- k. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- l. 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)

- 39. 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)

L. CONSTRUCTION MANAGEMENT:

- 40. 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.* (T&ES)
- 41. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. 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.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Include a preliminary Maintenance of Traffic Plan (MOT) 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.

- e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
42. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking 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)
43. 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)
44. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
45. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure and Right of Way 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)
46. 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)
47. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures

and processes. This is in addition to the pre-construction meeting required above.
(P&Z)

48. 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)
49. 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)
50. Temporary construction trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
51. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
52. 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)
53. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
54. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or,

in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. SOLID WASTE:

55. Provide \$896 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 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)
56. Provide \$996 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 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)

N. STREETS / TRAFFIC:

57. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)
58. 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)
59. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
60. Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
61. Show turning movements of standard vehicles in the parking lot. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

62. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

O. UTILITIES:

63. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

P. SOILS:

64. Provide a geotechnical report, including recommendations from geotechnical professional for proposed cut slopes and embankments. (Code)

Q. WATERSHED, WETLANDS, & RPAs:

65. The stormwater collection system is located within the Holmes Run) watershed. All on-site stormwater 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)
66. Provide an Environmental Site Assessment that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15% in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

R. STORMWATER MANAGEMENT:

67. 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. Compliance 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)
68. 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 Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. 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)
69. The stormwater 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)
70. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES)
71. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum 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)
72. 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: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
73. Submit a copy of the Operation and Maintenance Manual to the Storm and Sanitary Sewer Infrastructure Division on digital media prior to release of the performance bond. ****(T&ES)
74. 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 stormwater 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)

S. CONTAMINATED LAND:

75. 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. Include required note (in Findings) on the final site plan. (T&ES)
76. If environmental assessments find the presence of contamination onsite, the final site plan and/or grading 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 if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following 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&1222 (Bituminous Coal).
 - 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)
77. 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. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and

approved at the discretion of the Director of Transportation and Environmental Services. (T&ES)

78. If warranted by a Site Characterization Report, 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)

T. NOISE:

79. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
80. Supply deliveries, loading, and unloading activities shall not occur between the hours of 9:00pm and 7:00am. Refrigerated trucks shall not park on lot outside of delivery hours. (T&ES)
81. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

U. AIR POLLUTION:

82. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
83. No material may be disposed of by venting into the atmosphere. (T&ES)
84. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

V. ARCHAEOLOGY:

85. The statements below marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements
- a. * The applicant/developer shall call Alexandria Archaeology immediately (703.746.4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- b. * The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
86. The final certificate 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)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

- F-1 Correct date on the engineer seal on sheets 100 – 250
- F-2 Correct the title of sheets 200 and 250 to include “Preliminary”
- F-3 Correct zoning tabulations on cover sheet to show required rear and side yard setbacks are equal to the building height of 32 feet.
- C - 1 All roof top mechanical equipment must be screened. Applicant must demonstrate the method of screening.
- C - 2 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 - 3 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)
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Transportation and Environmental Services

- F - 1. Sheet 236: Delete the Worksheets, as these are for the old water quality criteria. (T&ES-Storm)
- F - 2. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)

- F - 3. The 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 - 4. 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 - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. Asphalt patches larger than 20% 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, will require full curb to curb restoration (T&ES)
- F - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. 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 - 14. Dimensions of parking spaces, aisle widths, etc. within the parking lot shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)

- F - 15. 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 - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. 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 - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and 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. These sheets are to be provided as “Information Only.” (T&ES)
- F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets:
 - a. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (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 - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide

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

- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and

Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)

- C - 9 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 and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 10 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 - 11 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 - 12 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 13 The sewer tap fee must be paid prior to release of the site plan.* (T&ES)
- C - 14 All easements and/or dedications must be recorded prior to release of the site plan.* (T&ES)
- C - 15 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 - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 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 - 18 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 - 19 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 - 20 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 - 21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 23 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 - 24 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 Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 25 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 26 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or 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 state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or

greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. *(T&ES)

- C - 27 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) plan sheet(s) with the Final 1 submission.

VAWC Comments:

1. Please forward us a City approved building fire flow analysis (ISO calculation) at final review.
2. A 2" meter or smaller shall be installed in an outside meter box. (meter specs refer to AWWA C700 latest edition). VAW does not offer a 3" meter. We may offer duplex 2" meters (battery install, see attached exhibit) in an outside 36" meter box. Outside Meter box shall be located at grass strip (preferred) or sidewalk (behind curb), and shall be furnished and installed by VAW. Do not locate a meter box on driveway.

AlexRenew Comments:

1. No comments received from ARenew

Fire Department

Note: All findings, conditions, and requirements have been addressed by applicant.

- F-1 The following comments are for completeness review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or maurice.jones@alexandriava.gov.

Previously acknowledged by applicant.

- F-2 Plans shall show location of all existing fire hydrants in and around site and existing fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.

Previously provided by applicant.

- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) one fire department connection (FDC) for buildings under 5 stories or 55 feet or two sufficiently remote FDC's for buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a minimum width of twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

- a) Provided by applicant.**
- b) Provided has moved the FDC.**
- c) Provided by applicant.**
- d) Provided by applicant.**
- e) Provided by applicant.**
- f) Applicant indicated fire, hydrant, and domestic lines are separate.**

- C-2 The applicant shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan. This information will determine if item C-3 requirements apply.

Previously provided by applicant.

- C-3 The applicant shall provide two wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

Previously acknowledged by applicant.

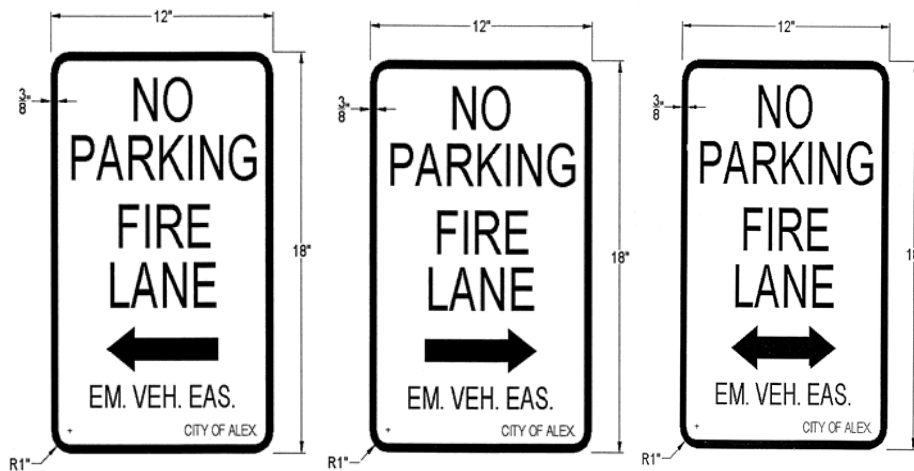
- C-4 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Previously acknowledged by applicant. Location will be determined by AFD.

- C-5 If required, the final site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements are as follows:
Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.
Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official.

Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

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



Provided by applicant.

C-6 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

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

Previously provide by applicant.

- C-7 Fire Hydrants shall remain in-service and unobstructed during construction.

Previously acknowledged by applicant.

Code Administration (Building Code):

- F - 21. 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 - 28 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 29 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 - 30 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 31 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 32 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 33 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 - 34 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 - 35 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 - 36 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

Landscape Recommendations

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

Parks

- R - 2. 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 - 3. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.

Archaeology

- C - 37 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Health

Food Facilities

- C - 38 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, corporation or location to another. Permit application and fee are required.
- C - 39 Construction plans shall be submitted to the Health Department located at 4480 King Street and 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.
- C - 40 A Food Protection Manager shall be on-duty during all operating hours.
- C - 41 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.

C - 42 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Asterisks denote the following:

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

**APPLICATION****DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN****DSUP #** 2014-00046 **Project Name:** ALDI**PROPERTY LOCATION:** 4580 Duke Street**TAX MAP REFERENCE:** 059.01-0A-001**ZONE:** CG/Commercial General**APPLICANT:****Name:** ALDI Inc.**Address:** 8751 Gas House Pike, Frederick MD 21701**PROPERTY OWNER:****Name:** Gordon Properties LLC**Address:** 4600 Duke Street, #331, Alexandria VA 22304**SUMMARY OF PROPOSAL** Proposal to construct an approximately 17,307 sf, one-story grocery store**MODIFICATIONS REQUESTED** Front, rear, and side yard setback requirements**SUP's REQUESTED** Request for a parking reduction and Transportation Management Plan SUP

[] **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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh, P.C.

2200 Clarendon Blvd. Suite 1300**Mailing/Street Address**Arlington, VA 22201**City and State****Zip Code**
Signature703-528-4700**Telephone #**703-525-3197**Fax #**cpuskar@thelandlawyers.com**Email address**3/6/2015**Date****DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY****Application Received:** _____**Received Plans for Completeness:** _____**Fee Paid and Date:** _____**Received Plans for Preliminary:** _____**ACTION - PLANNING COMMISSION:** _____**ACTION - CITY COUNCIL:** _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

See attached

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.

N/A

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. ALDI, Inc	8751 Gas House Pike, Frederick MD 21701	See Attached
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 4580 Duke Street (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. Gordon Properties, LLC	See Attached	See Attached
2. Mackbo Duke Street LLC (Contract Purchaser)	See Attached	See Attached
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. Gordon Properties	Leases a storage unit to Redella S. Pepper, Council Member, at market rate. Owner and members have no other financial or business relationships.	
2. ALDI, Inc.	None	None
3. Mackbo Duke Street LLC	None	None

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

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

3/6/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name



Signature

GORDON PROPERTIES, LLC
Attn: Bryan L. Sells
4600 Duke Street, #331
Alexandria, VA 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Owner's Consent for Special Use Permit
4580 Duke Street; Tax Map ID: 059.01-0A-0001(the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filing of a special use permit for the operation of an Aldi grocery store on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Aldi Inc.

Very truly yours,

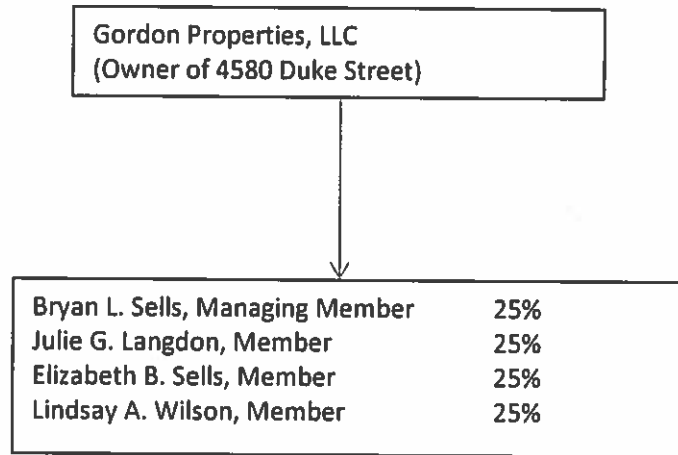
GORDON PROPERTIES, LLC

By: 

Bryan Sells, Managing Member

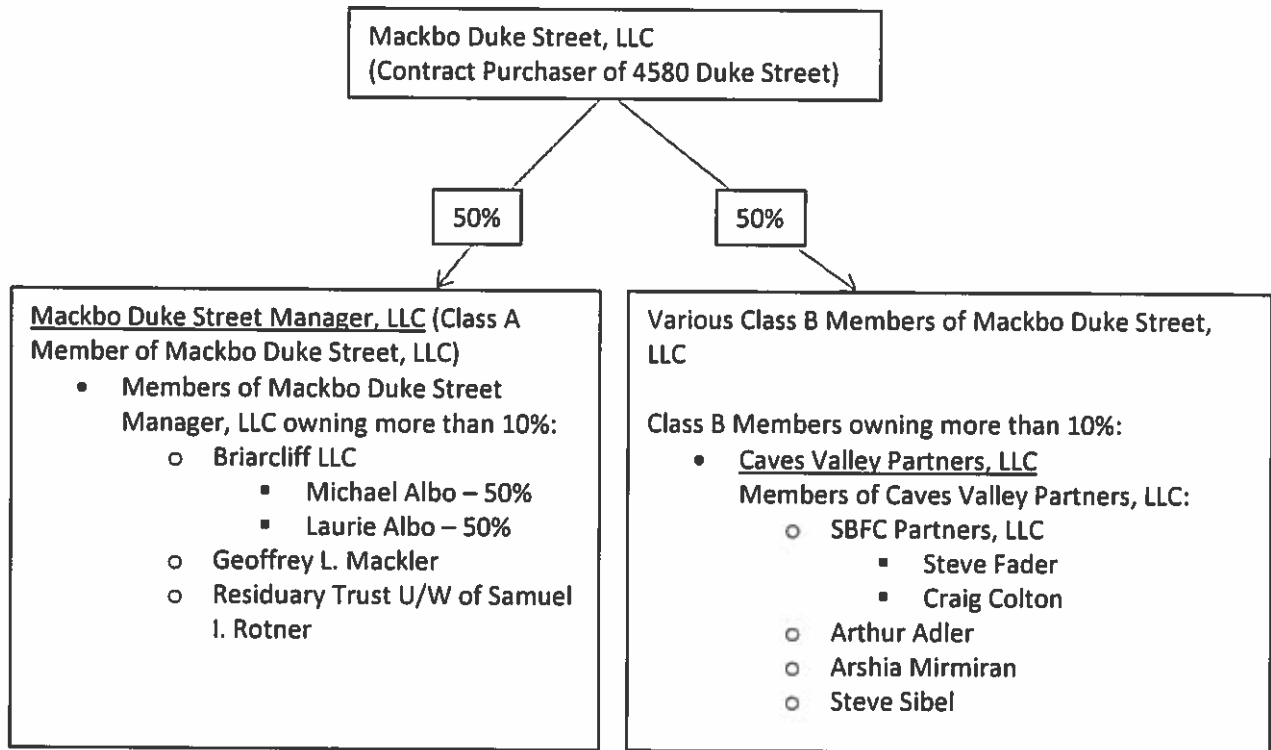
Date: March 4, 2015

**Gordon Properties, LLC
Ownership Disclosure
March 4, 2015**

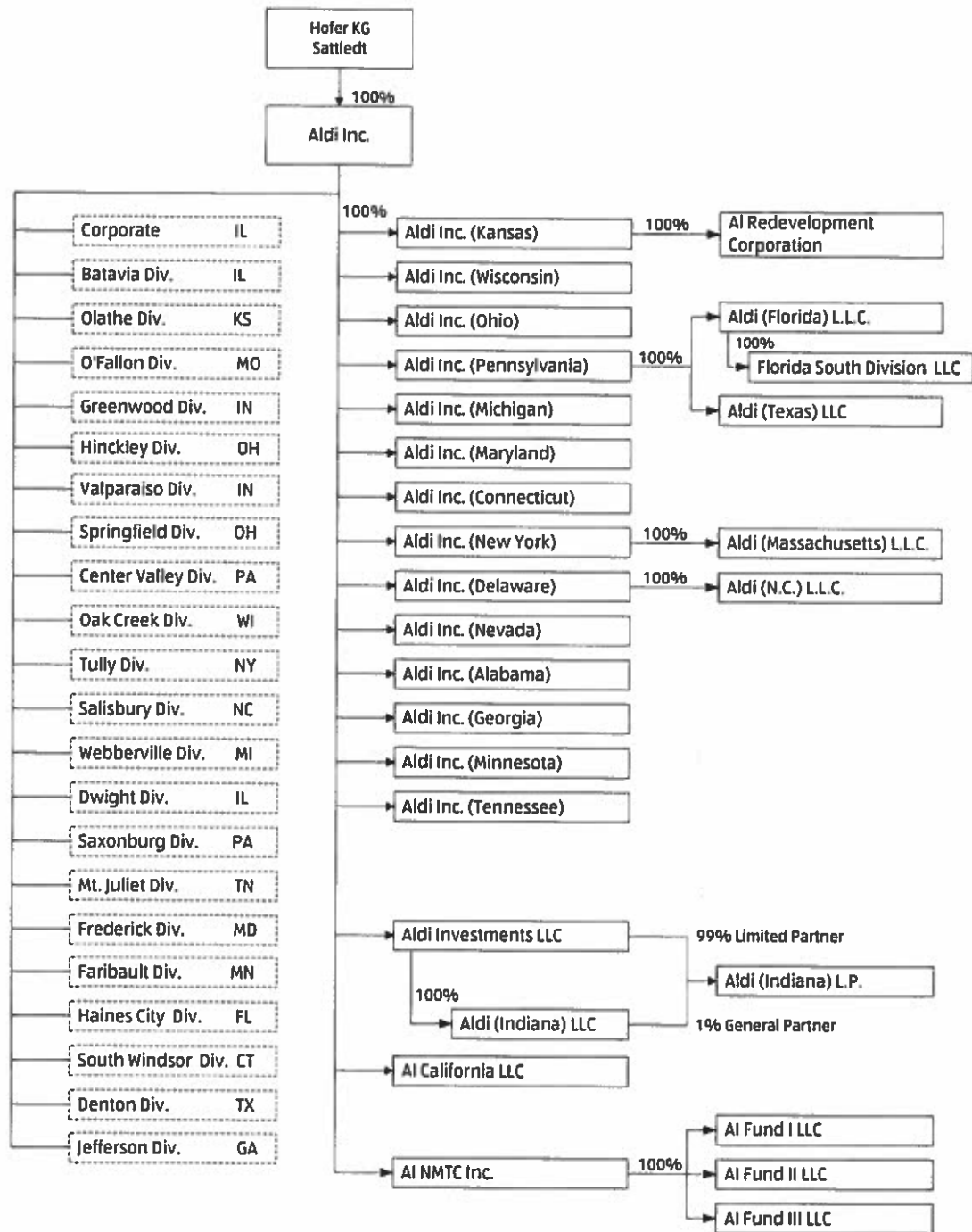


Gordon Properties LLC. leases a storage unit to Redella S. Pepper, Council member, at market rate. None of the above members have other business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

Mackbo Duke Street, LLC
Ownership Disclosure
March 4, 2015



None of the above members have business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.



- See attached narrative description.**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

Narrative Statement/Statement of Justification
Aldi Inc.
4580 Duke Street
Tax Map ID # 059.01-0A-001

Aldi Inc. (the “Applicant”) requests approval of a Development Special Use Permit with Site Plan and modifications for a grocery store to be located at 4580 Duke Street (the “Property”). The Property currently contains a surface parking lot and a restaurant building. The Applicant proposes to demolish the existing restaurant on the Property and to construct a 17,307 sq. ft. building to accommodate a new Aldi grocery store. The Applicant is also requesting modifications to the required setbacks, a Special Use Permit for a parking reduction and a Transportation Management Plan Special Use Permit.

Aldi Inc. is an international low-price grocery chain which operates more than 9,000 stores in 32 countries, with over 1,300 stores in the US. Aldi is known for its high-quality, low-price point products and commitment to reducing prices through operational efficiency. While other grocers are moving towards larger models with 50,000 sq. ft. or more, Aldi stores remain small and sell a well-curated, high-quality selection of groceries for less than their traditional grocer counterparts. Aldi is expanding into the Alexandria market and plans to open multiple locations in the City.

The Applicant proposes to construct a state-of-the-art Aldi grocery store with a modern design which will be incorporated into all new Aldi stores. The building has been located along the Duke Street sidewalk, creating an urban street condition which does not currently exist. This siting also provides the necessary right-of-way to construct the future Corridor B High Capacity Transitway and other site improvements. In addition, the architecture has been designed to incorporate high-quality materials and to maximize transparency and visual interest along the Duke Street and Jordan Street facades. The new store will also be applying for Green Globes certification, which is equivalent to LEED certification, and will be one of the few Aldi stores in the country to achieve this level of sustainable design.

The proposal includes the provision of 71 parking spaces or 4.1 spaces per 1,000 sq. ft. of floor area, which is 24 spaces less than the 95 spaces required by the Zoning Ordinance, thereby requiring a parking reduction. The Applicant commissioned a parking study of four local Aldi stores in 2014 to determine the number of spaces used during peak periods and found that, on average, the observed parking ratio was 2.7 spaces per 1,000 sq. ft. The Applicant also determined the parking ratios for three recently approved grocery store projects in Alexandria: the Safeway on King Street, Harris Teeter Old Town North, and the Potomac Yard Giant. The average parking ratio per 1,000 sq. ft. for those stores is 3.3 parking spaces. The results of this study are included in the Parking Study Memorandum prepared by Kimley-Horn and attached to this application. Based on the parking usage of other Aldi stores and the parking required for the recently approved grocery stores in Alexandria, the parking provided with this proposal is adequate to meet the parking needs associated with the use and will not negatively impact the surrounding neighborhoods. In addition, the Applicant will be participating in a Transportation Management Plan to promote City transit initiatives.

The new Aldi store will occupy a desirable small grocer niche the neighborhood currently lacks and will provide quality products at an affordable price point. The Applicant looks forward to opening a new store in this location.

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

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

Approximately 400 patrons per day

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

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

6 employees per shift, 15-20 employees total

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

Day	Hours	Day	Hours
Monday-Friday	9 am - 9 pm		
Saturday	9 am - 8 pm		
Sunday	9 am - 7 pm		

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

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

Noise levels will be in compliance with City Code.

B. How will the noise from patrons be controlled?

No significant noise is anticipated.

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

No significant odors generated by the use.

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

- A. What type of trash and garbage will be generated by the use?
Cardboard and grocery store related waste.

- B. How much trash and garbage will be generated by the use?
Approximately 10 cubic yards per week.

- C. How often will trash be collected?
Twice a week, or more if necessary.

- D. How will you prevent littering on the property, streets and nearby properties?
Employees will monitor the property to make sure it is kept clean and receptacles are emptied regularly.

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

☐ Yes. ☒ No.

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

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

☐ Yes. ☒ No.

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

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

N/A

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.

Beer and wine sales during regular business hours per ABC off-premises license.

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?

95 spaces

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

53 Standard spaces

14 Compact spaces

4 Handicapped accessible spaces

Other

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

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

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

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

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

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1 space
- B. How many loading spaces are available for the use? 1 space
- C. Where are off-street loading facilities located?
-
- On the southwest portion of the site.
-
- D. During what hours of the day do you expect loading/unloading operations to occur?
-
- Between the hours of 7am and 11pm
-
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
-
- Approximately 8 times a week
-

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

Street access is adequate.



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)

See attached statement of justification.

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

See attached statement of justification.

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

See attached statement of justification.

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.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-00021

PROPERTY LOCATION: 4580 Duke Street

TAX MAP REFERENCE: 059.01-0A-001 **ZONE:** CG/Commercial General

APPLICANT:

Name: ALDI Inc.

Address: 8751 Gas House Pike, Frederick MD 21701

PROPOSED USE: Request for a TMP SUP for an approximately 17,307 sf grocery 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.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code



Signature

3/9/2015

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4580 Duke Street, I hereby
 (Property Address)
 grant the applicant authorization to apply for the grocery store use use as
 (use)
 described in this application.

SEE ATTACHED LETTER

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

- 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.

See attached

GORDON PROPERTIES, LLC
Attn: Bryan L. Sells
4600 Duke Street, #331
Alexandria, VA 22304

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

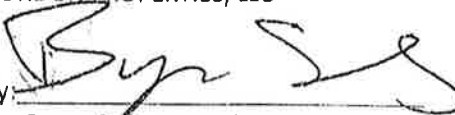
Re: Owner's Consent for Special Use Permit
4580 Duke Street; Tax Map ID: 059.01-0A-0001(the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filling of a special use permit for the operation of an Aldi grocery store on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Aldi Inc.

Very truly yours,

GORDON PROPERTIES, LLC

By: 
Bryan Sells, Managing Member

Date: March 4, 2015

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. ALDI, Inc	8751 Gas House Pike, Frederick MD 21701	See Attached
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 4580 Duke Street (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. Gordon Properties, LLC	See Attached	See Attached
2. Mackbo Duke Street LLC (Contract Purchaser)	See Attached	See Attached
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. Gordon Properties	Leases a storage unit to Redella S. Pepper, Council Member, at market rate. Owner and members have no other financial or business relationships.	
2. ALDI, Inc.	None	None
3. Mackbo Duke Street LLC	None	None

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

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

3/6/2015

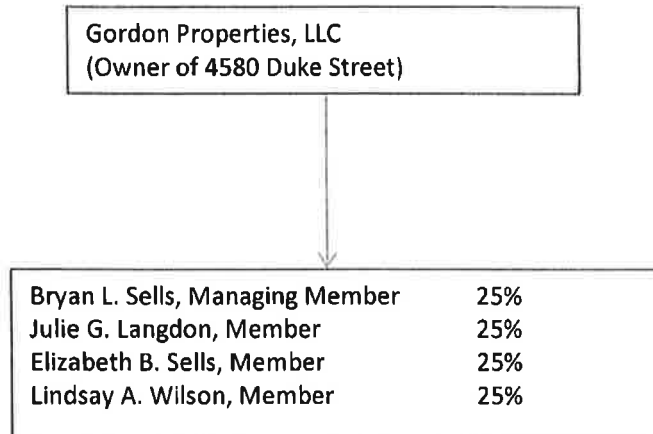
Date

M. Catharine Puskar, Agent/Attorney

Printed Name

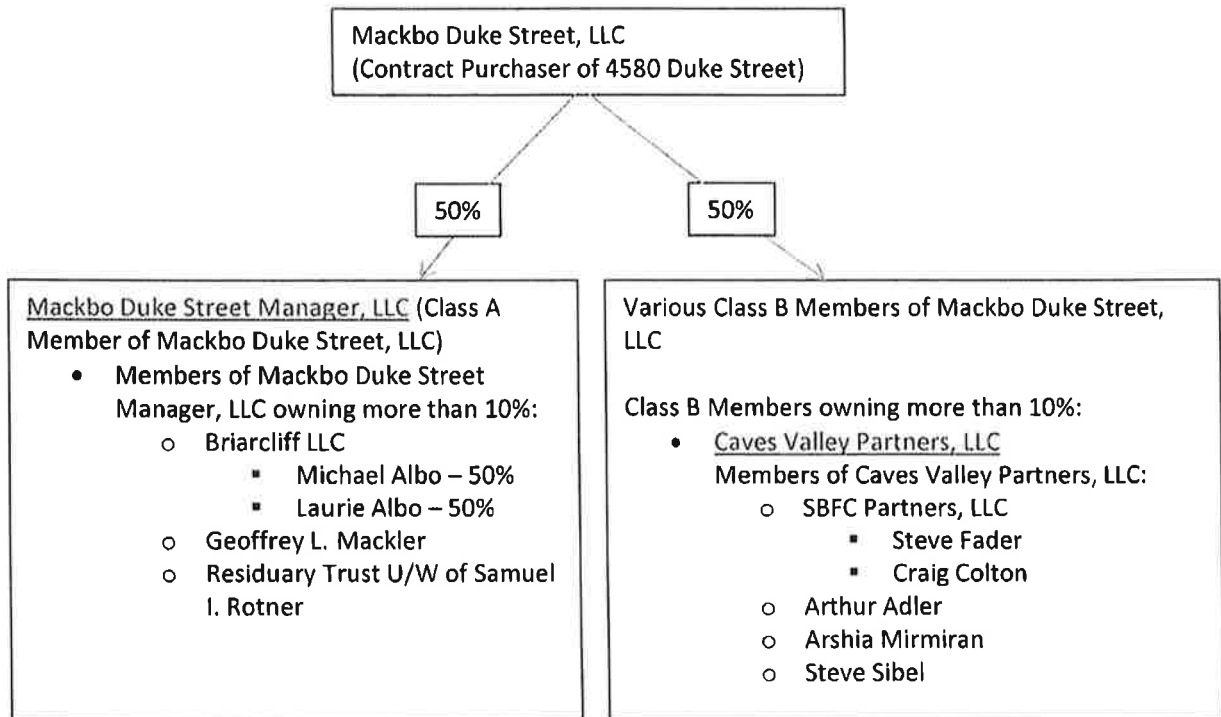

Signature

**Gordon Properties, LLC
Ownership Disclosure
March 4, 2015**



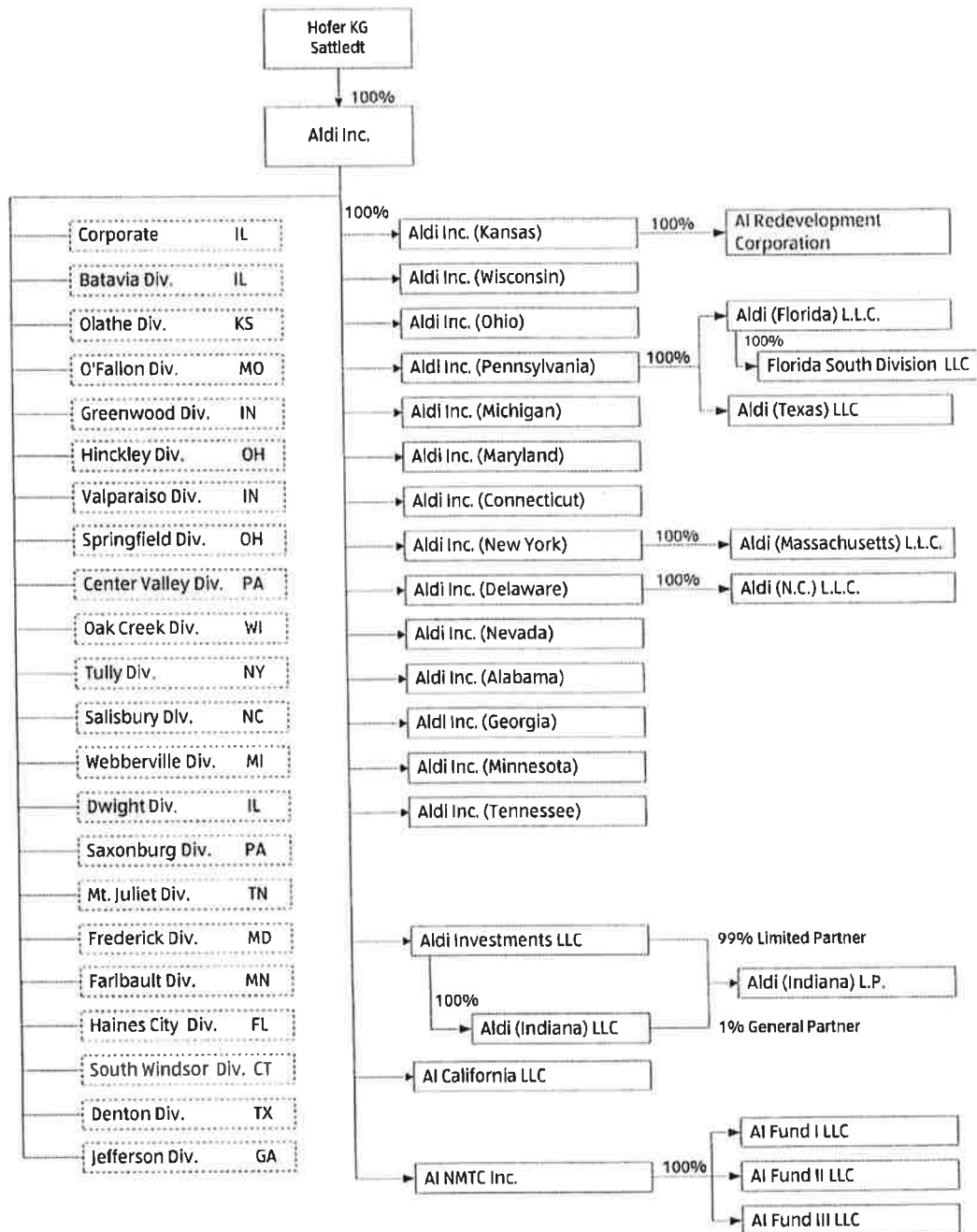
Gordon Properties LLC. leases a storage unit to Redella S. Pepper, Council member, at market rate. None of the above members have other business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

Mackbo Duke Street, LLC
Ownership Disclosure
March 4, 2015



None of the above members have business or financial relationships as defined by Section 11-350 of the Zoning Ordinance.

USA



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

N/A

☐ **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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Narrative Statement/Statement of Justification
Aldi Inc.
4580 Duke Street
Tax Map ID # 059.01-0A-001

Aldi Inc. (the “Applicant”) requests approval of a Development Special Use Permit with Site Plan and modifications for a grocery store to be located at 4580 Duke Street (the “Property”). The Property currently contains a surface parking lot and a restaurant building. The Applicant proposes to demolish the existing restaurant on the Property and to construct a 17,307 sq. ft. building to accommodate a new Aldi grocery store. The Applicant is also requesting modifications to the required setbacks, a Special Use Permit for a parking reduction and a Transportation Management Plan Special Use Permit.

Aldi Inc. is an international low-price grocery chain which operates more than 9,000 stores in 32 countries, with over 1,300 stores in the US. Aldi is known for its high-quality, low-price point products and commitment to reducing prices through operational efficiency. While other grocers are moving towards larger models with 50,000 sq. ft. or more, Aldi stores remain small and sell a well-curated, high-quality selection of groceries for less than their traditional grocer counterparts. Aldi is expanding into the Alexandria market and plans to open multiple locations in the City.

The Applicant proposes to construct a state-of-the-art Aldi grocery store with a modern design which will be incorporated into all new Aldi stores. The building has been located along the Duke Street sidewalk, creating an urban street condition which does not currently exist. This siting also provides the necessary right-of-way to construct the future Corridor B High Capacity Transitway and other site improvements. In addition, the architecture has been designed to incorporate high-quality materials and to maximize transparency and visual interest along the Duke Street and Jordan Street facades. The new store will also be applying for Green Globes certification, which is equivalent to LEED certification, and will be one of the few Aldi stores in the country to achieve this level of sustainable design.

The proposal includes the provision of 71 parking spaces or 4.1 spaces per 1,000 sq. ft. of floor area, which is 24 spaces less than the 95 spaces required by the Zoning Ordinance, thereby requiring a parking reduction. The Applicant commissioned a parking study of four local Aldi stores in 2014 to determine the number of spaces used during peak periods and found that, on average, the observed parking ratio was 2.7 spaces per 1,000 sq. ft. The Applicant also determined the parking ratios for three recently approved grocery store projects in Alexandria: the Safeway on King Street, Harris Teeter Old Town North, and the Potomac Yard Giant. The average parking ratio per 1,000 sq. ft. for those stores is 3.3 parking spaces. The results of this study are included in the Parking Study Memorandum prepared by Kimley-Horn and attached to this application. Based on the parking usage of other Aldi stores and the parking required for the recently approved grocery stores in Alexandria, the parking provided with this proposal is adequate to meet the parking needs associated with the use and will not negatively impact the surrounding neighborhoods. In addition, the Applicant will be participating in a Transportation Management Plan to promote City transit initiatives.

The new Aldi store will occupy a desirable small grocer niche the neighborhood currently lacks and will provide quality products at an affordable price point. The Applicant looks forward to opening a new store in this location.

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: _____

Transportation Management Plan SUP

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).

Approximately 400 patrons per day

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

6 employees per shift, 15-20 employees total

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

Day:

Monday - Friday

Hours:

9 am - 9 pm

Saturday

9 am - 8 pm

Sunday

9 am - 7 pm

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

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

N/A

B. How will the noise be controlled?

N/A

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

N/A

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)

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

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?
N/A

ALCOHOL SALES

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

☐ Yes ☐ No N/A

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:

53 Standard spaces
14 Compact spaces
4 Handicapped accessible spaces.
 Other.

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? On the southwest corner of the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7am and 11pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Approximately 8 times per week.
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 is adequate.

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.

New construction

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

N/A sq. ft. (existing) + N/A sq. ft. (addition if any) = 17,307 sq. ft. (total) **new construction**

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