

# City of Alexandria, Virginia

## MEMORANDUM

DATE: June 2, 2015

TO: MADAM CHAIR AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: LANDMARK MALL REVISED CONDITIONS

---

**SUBJECT:** Revised language to conditions #23, #98, #109 and #116.

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the following changes to the above referenced conditions. The changes to the condition language are points of clarification or consistency and are minor in nature.

23. **CONDITION CHANGED BY STAFF:** No vinyl windows shall be permitted at retail or pedestrian levels. In other areas, high-quality, colored or simulated aluminum vinyl windows may be used, if approved by the City Architect, on the third story and/or 20' higher than AFG. A physical window sample shall be provided for approval prior to the issuance of the final site plan. Similarly, the window sample shall be part of the mock-up panel. (P&Z)
- a. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director of Planning and Zoning. Any intake and exhaust grills required shall be integrated with the building design and store front to be as inconspicuous as possible and fully integrated with the overall building design. (P&Z)
  - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. Exceptions reviewed on individual basis at final site plan by City architect to the satisfaction of the Director of Planning and Zoning. (P&Z)
98. **CONDITION ADDED BY STAFF:** Provide an Environmental Site Assessment notes that clearly delineates the individual components of any 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)

109. **CONDITION ADDED BY STAFF:** If the presence of contaminated materials is found, and warranted by Environmental Site Assessment report(s), during environmental site investigations, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Landmark Mall site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
116. **CONDITION ADDED BY STAFF:** Noise levels for any proposed outdoor screen must meet the noise limit of 60 db at the face of the residential buildings. (T&ES)

Additionally, staff would like to add another condition regarding the monitor.

**NEW CONDITION:** The outdoor screen is not considered signage and therefore shall be used solely for entertainment viewing of movies, sporting events or similar types of activities. No advertisements, promotions or events schedules are permitted. Usage of the outdoor screen shall be limited to the hours of operation of the proposed movie theater.