



Development Special Use Permit #2015-0002
Transportation Management Plan SUP #2015-0057
3640 Wheeler Avenue – EZ Storage

Application	General Data	
Project Name: EZ Storage	PC Hearing:	September 1, 2015
	CC Hearing:	September 12, 2015
	If approved, DSUP expiration:	September 12, 2018 (36 months from expiration date)
	Site Area:	87,120 square feet (2 acres)
Location: 3640 Wheeler Avenue	Zone:	I / Industrial
	Proposed Use:	Storage/Warehouse
	Gross Floor Area:	136,390 square feet
Applicant: Siena Corporation, represented by M. Catharine Puskar, attorney	Small Area Plan:	Seminary Hill
	Green Building:	LEED Silver (or equivalent)

Purpose of Application
Approval of a Development Special Use Permit with site plan and modifications to construct a storage facility.

Special Use Permits, Modifications, and other Approvals Requested:
<ol style="list-style-type: none"> Development Special Use Permit with Site Plan and modifications for: <ol style="list-style-type: none"> Zone transition setback Loading space size Parking lot landscaping islands Special Use Permit for an increase in floor area ratio (FAR); Special Use Permit for a parking reduction; and Special Use Permit for a Transportation Management Plan.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns, Division Chief robert.kerns@alexandriava.gov Ryan Price, Urban Planner ryan.price@alexandriava.gov Nathan Randall, Urban Planner nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 1, 2015: On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of DSUP#2015-0004 with the revisions proposed by the applicant to condition #9 and removal of condition #37 and approval of TMP SUP#2015-0057. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. There was discussion about the roof lighting condition and if that security feature would be applied to other buildings in the City. The Police Department indicated that they would recommend similar roof lighting on some institutional buildings such as the Court House and City Hall, but not necessarily a residential building such as an apartment. There was also discussion of how the roof lighting requirement would impact the LEED certification for this proposed building. It was mentioned that specific LEED scoring would need to occur to understand how the lighting would impact its score, but it was generally understood that it would have a negative impact on the LEED scoring.

Discussion about alternative technologies to achieve the same security result of roof lighting were also discussed, such as infra-red cameras and motion sensors, but it was noted by the Police Department that these types of measures would be expensive.

The Commission asked the Police Department how this EZ Storage building differentiates from other building in the surrounding area in terms of a security threat. The Police Department noted that the building is not different than others except that it is new, and this is their opportunity to achieve safety measures instead of retro-fitting existing structures with similar measures.

There was discussion by the Commission about security measures at other prominent federal buildings such as The White House, and that perhaps the roof lighting was unnecessary. The applicant commented on how they believe the security requirements are repetitive of what already exists on the Police Headquarters property, and that their requirements are excessive.

There was also discussion about light pollution in the night sky and that the security measures proposed are already much higher than would be required by other private buildings. It was noted that the proposed self-storage use is not occupied at most times, and that the lighting condition seemed excessive.

There was also clarification requested by the Commission on the RPA mitigation plan by the applicant related to the off-site area proposed for restoration. The applicant confirmed that they intend to restore an area of impervious area that lies on the CSX property adjacent to the EZ Storage site, and they intend to restore it to the natural state. Coordination with CSX still needs to occur for this to happen.

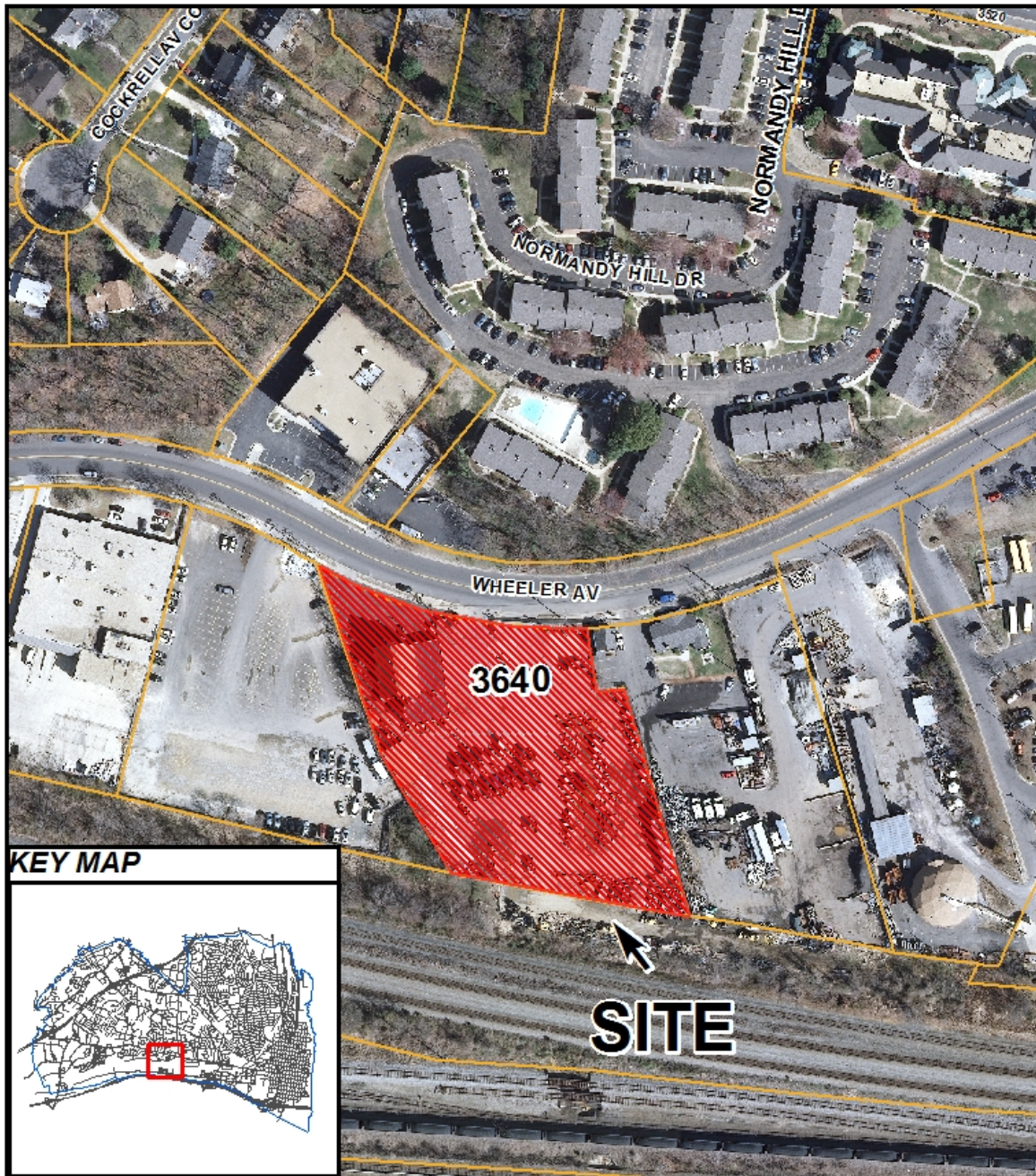
Planning and Zoning commented on the discussions that occurred between City staff, the applicant, and the Police Department prior to the hearing and the compromises that had been achieved through the review process to arrive at the bundle of recommendations before the Commission. P&Z noted that they are recommending the lighting of the roof as a safety measure, and that the level of lighting proposed is lower than the initial levels requested by the

Police Department. Through the discussions at the hearing and formalized by the motion, the Planning Commission determined that roof lighting was not appropriate in this case, and agreed with the applicant's request to remove the condition.

Speakers:

Cathy Puskar, attorney for the applicant, spoke in favor of the project and commented on the security measures that have been incorporated into the design of the building as requested by the Alexandria Police Department. Ms. Puskar also commented on a letter that she and the applicant provided to the Planning Commission in advance of the meeting requesting changes to condition 9 relating to the security fencing, and removal of condition 37 pertaining to lighting on the roof of the proposed self-storage facility. Ms. Puskar noted that the applicant and the Police department had come to an agreement to the changes to condition 9, which was confirmed by Officer Charles Lloyd.

Officer Charles Lloyd with the Alexandria Police Department spoke about the roof lighting condition and how illumination of the proposed self-storage facility roof is a necessary security measure to ensure safety of Alexandria Police Officers.



DSUP #2015-0002
TMP SUP #2015-0057
3640 Wheeler Avenue



I. SUMMARY

A. Recommendation

Staff recommends approval of the proposed EZ Storage facility on Wheeler Avenue. The proposed use is permitted in the industrial zone, and the following community benefits are being provided with this project:

- Enhanced streetscape along Wheeler Avenue
- Increased tree canopy on the property
- Restoration of a portion of an existing RPA
- \$245,019 voluntary affordable housing contribution
- \$38,892 public art contribution
- LEED Silver (or equivalent) building design

B. General Project Description & Summary of Issues

The applicant, Siena Corporation proposes to construct an EZ Storage facility on the vacant site formerly occupied by the Flippo Construction operation. The historic mill building on the property will be retained and used as an office building for the self-storage operation.

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

- Development Special Use Permit (DSUP) with the following associated requests:
 - Development Site Plan (DSP),
 - Special Use Permit to allow for a parking reduction,
 - Special Use Permit for a Transportation Management Plan (TMP)
 - Special Use Permit for an increase in the floor area ratio (FAR)
 - Modifications to the zone transition setback, loading space dimension, and landscape island, in parking lot requirements

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
- Historic elements and Board of Architecture Review recommendation
- Parking and loading
- Special Use Permit requests
- Modification requests
- Alexandria Police Headquarters security
- Stormwater quality
- Community outreach and engagement

II. BACKGROUND

A. Site Description

The subject site is one irregularly-shaped lot of record with 315 feet of frontage on Wheeler Avenue and a total lot area of 87,120 square feet (two acres). The lot is improved with a 7,800 square-foot, two-story building, a one-story 3,750 square foot storage shed and a second, smaller shed. The remainder of the lot consists of a surface parking lot with gas pumps.

The main building at the site was constructed as a mill between 1776 and 1810 and was designated in the early 1980s as a “100 Year-Old Building.” Pursuant to Section 10-300 of the Zoning Ordinance, exterior alterations are subject to the review and approval of the Board of Architectural Review. A small stream is located just beyond the southern property line, and has been designated with a Resource Protection Area (RPA) that extends onto a small portion of the subject site.

The property is surrounded by a mix of commercial, institutional and residential uses. The Alexandria Police Department headquarters is located immediately to the east. Railroad and Metrorail tracks are located to the south. A parking lot used by Lindsay Lexus and an office building are located to the west. To the north across Wheeler Avenue is Spicer’s Upholstery and the Normandy Hill apartment complex located uphill with a view of the site. The closest apartments in that complex are located about 125 feet away from the front property line of the subject site.

Vehicular access to the site is limited to Wheeler Avenue at the front of the property and the rear of the property backs up to the rail tracks. The closest public transit options near the site are the WMATA and DASH bus lines running along Duke Street.

B. Recent Site History

Flippo Construction operated at this location for many years until approximately September 2013, when it consolidated its operations at its Maryland headquarters. The site has been vacant since that time.

In summer 2013, Wheeler Avenue Recycling, LLC, a subsidiary of Smith Industries, Inc, applied for Special Use Permit request (SUP#2013-0059) to operate a recycling and materials recovery facility at the site. The facility would have specialized in the collection, storage, and shipping of both ferrous (magnetic) and non-ferrous metals that would later be recycled into new products at a larger, regional facility. The request was delayed for nearly a year while staff discussed a variety of concerns with the applicant, which included the likelihood that excessive noises could occur at the site. Staff ultimately found the applicant’s updated proposal to be inadequate for several reasons, most especially regarding the matter of noise mitigation. Furthermore, staff saw no reasonable noise mitigation measures that could be installed to reduce expected engine noises and scraping metal sounds from exceeding the City’s Noise Ordinance standards and thereby creating a significant negative impact on the surrounding area. Staff recommended denial of the request, which the Planning Commission upheld at its September 2014 public hearing. The

applicant withdrew the request in October 2014 before any City Council public hearings occurred.

C. Detailed Project Description

The applicant, Siena Corporation, is proposing to construct a 129,640 square foot EZ Storage facility on the site formerly occupied by the Flippo Construction Company. In addition to the new self-storage facility, the project will retain the historic mill building on the site for office use. The new facility will provide a landscaped parking lot with 23 parking and loading spaces. The proposed 3-story building will be approximately 46 feet in height, which is below the 50 foot height maximum for the I zone. The project will also provide streetscape improvements along Wheeler Avenue to include a wider sidewalk and landscape strip with street trees.

III. ZONING

Property Address:	3640 Wheeler Ave	
Total Site Area:	87,120 square feet (2.00 acres)	
Zone:	I (Industrial)	
Current Use:	Construction Yard/Structures	
Proposed Use:	Self-Storage Warehouse Facility	
	Permitted/Required	Proposed
FAR	.85 min. (1.25 w/ SUP)	1.21 w/ SUP
Setbacks	Coincides w/ Residential Zones	Not required in the industrial zone
Zone Transition	100' from centerline	54' from centerline
Parking	36	23
Loading	7	7
Height	50'	46.25'
Open Space	N/A	N/A

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 self-storage use on this property is consistent with this plan.

- ***Land use and compatibility with residential neighborhoods:*** The small area plan calls for the protection of residential neighborhoods from “incompatible intensive redevelopment of adjacent industrial parcels.” The proposed self-storage facility is a passive industrial use that will not generate significant noise or traffic. The proposed facility maintains both the industrial character of Wheeler Avenue while also limiting the impact on adjacent residential areas which is in alignment with the goals of the plan.

- **Height:** The proposed three-story structure will be approximately 46 feet in height, and the existing building is approximately 38 feet in height, both of which are below the 50 foot height limit for the property as prescribed by the Seminary Hill/Strawberry Hill Small Area Plan and the City's Zoning Ordinance.

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 \$1.89 per square foot of new gross floor area to the City's Affordable Housing Trust Fund. This equates to approximately \$245,019 for the proposed EZ Storage facility. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013 (adjusted to 2015 dollars), 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 standard 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 new development, or approximately \$38,892 for this project.

C. Building and Site Design

The proposed self-storage facility has a classic design made mostly of concrete masonry, stucco, and cast stone. The color palate for the building is red with some white elements on the first floor cornice banding and the window lintels. Decorative red glazed squares are used on the front and side facades as an accent feature. The new building differentiates from the historic mill building while still complementing its color and scale.

The applicant has proposed signage on the north façade of the new building, a small hanging sign on the Mill building, and a monument sign along Wheeler Avenue in front of the new

building. Based on staff review, the amount of signage proposed meets the zoning ordinance provisions. However as submitted the applicant is proposing to illuminate the building mounted signs on the new facility. Based on the zoning ordinance requirements, a Special Use Permit is required to illuminate signs mounted above than 35 feet, and in that case only 1 sign can be illuminated. If the applicant would like to illuminate one of the signs, a Special Use Permit applicant will need to be submitted. (Text added by Staff 9/3/2015).

The site design locates the new building on the eastern portion of the property to minimize impact to the existing RPA and to not overwhelm the mill building. Parking for the site is situated towards the rear of and side of the property away from Wheeler Avenue. There will be 1 centrally located curb cut on the property along Wheeler Avenue, a reduction of 4 curb cuts from what exists today on the site.

D. Board of Architectural Review

The project site contains the historic “Browns Mill”, which is a locally regulated 100 year old building. Per section 10-300 of the zoning ordinance, a Certificate of Appropriateness and Permit to Demolish/Capsulate will be required from the Old and Historic District Board of Architectural Review (OHAD BAR) to alter or demolish any structures located on this parcel. In addition, any new structures on this parcel will also require review and approval of the OHAD BAR.

Historic Brown’s Mill, located on the western edge of the subject property, is one of only two mills still standing in the City of Alexandria. Built by either William Hartshorne or George Gilpin between 1776 and 1812, it was considered simply as a “water grist mill.” The mill operated into at least the late 19th century and was known at various times as “Phoenix Mill,” “Old Dominion Mill” and “Brown’s Mill.” The site is located just north of Cameron Run and near the location of a tributary stream. The two-story, three-bay brick mill has had a number of alterations over the past 200-plus years, including the addition of aluminum siding on the gambrel ends, steel sash hopper windows, a semi-circular front stoop and standing seam metal overhang. The building was added to the 100 Year Old Building List in 1982. The majority of the original timber frame floor and roof framing remains, though the interior of the building has been subdivided into modern offices.

On April 15, 2015, the OHAD BAR had a work session on the rehabilitation of the mill building and the construction of the self-storage facility. On July 1st, 2015, the OHAD BAR considered the proposed project and endorsed the height, scale, mass and architectural character of the new EZ Storage building. Additionally, the Board supported the proposed alterations to the historic mill, and the associated interpretive elements. The applicant must return to the BAR for approval of a Certificate of Appropriateness for the new building, alterations to the mill and a Permit to Demolish to remove the 20th century additions to the mill building. The Board asked that the applicant consider the following comments prior to returning to the BAR:

1. The front signs should have illumination integral to the sign bracket and not wall mounted.

2. The aluminum siding on the gable ends of the building be replaced with wood, and the inappropriate canopy should be removed on the historic mill.
3. The arched windows on the new storage building shall be at the second story instead of the third story.
4. A historic marker shall be installed for the historic mill building.

E. Special Use Permit Request for an Increase in Floor Area Ratio

As part of this DSUP, the applicant is requesting a Special Use Permit (SUP) to increase the permitted floor area ratio (FAR) on the site. The property is zoned, I – industrial, which allows an FAR of 0.85, or up to 1.25 with an SUP. As proposed, the EZ Storage facility would have an FAR of 1.21. Staff is supportive of this density on the site because it fits with the context of Wheeler Avenue as a light-industrial/office area and does not overwhelm the adjacent low-density residential areas. The existing topography also helps reduce the perceived scale of the new building from the adjacent Normandy Hill townhome community across Wheeler Avenue. The grade of the EZ Storage site is approximately 30 feet lower than the edge of Normandy Hill closest to Wheeler Avenue. The grade of the adjacent Police Headquarters facility is also higher, about 10-15 feet above the EZ Storage site.

F. Modifications

As part of this DSUP, the applicant is requesting 3 modifications to the Zoning Ordinance relating to zone line transitions, loading space dimensions, and landscape island requirements in a parking lot. 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.

Zone Transition Setback

As part of this project, the applicant is requesting a modification to the zone transition setback requirement for this property. The required setback of the proposed EZ Storage building from the adjacent RA zoning district line per section 7-902(C) of the Zoning Ordinance is 100 feet. This regulation was put in place to provide adequate buffering between residential and industrial uses. The applicant is proposing a 54 foot setback, a reduction of 46 feet.

Staff supports this modification because positioning the proposed building closer to Wheeler Avenue allows for restoration of more of the existing RPA to open space in the rear of the property. Additionally, the building has been design such that all loading and unloading activities will take place on the side of the building away from Wheeler Avenue and the adjacent residential zone. In terms of the current context, the existing buffer between the industrial buildings and the adjacent residential zones is less than 100 feet for most of Wheeler Avenue. Several of these industrial buildings on Wheeler Avenue sit closer than the proposed 54 feet, so this new structure would not alter the existing development pattern of this corridor.

Loading Space Dimensions

The applicant is proposing 7 loading spaces on the site that will also serve as parking spaces. The dimensions of the loading spaces are 10 feet wide by 20 feet deep, smaller than the zoning ordinance requirement of 14.5 feet wide by 25 feet deep.

Staff is supportive of this modification because the delivery trucks typically used for these types of self-storage facilities are smaller than the semi-trailer trucks used at larger commercial warehouses. The typical size of self-rental trucks like U-Haul and Penske range from 10 feet to 26 feet. The proposed loading space dimensions are large enough to accommodate these truck sizes. Additionally, the hybrid sized spaces make sense with the functionality of self-storage facilities because users of these facilities generally arrive in moving trucks and not standard size vehicles, therefore fewer standard size parking spaces would be needed to meet the parking demands of the site.

Parking Lot Landscape Islands

The applicant is also requesting a modification to the City's Landscape Guidelines relating to landscaping in parking areas, specifically the requirement for 1 landscape island per 10 parking spaces (Landscape Guidelines Section II-A-1-a). The project includes a row of 14 parking/loading spaces directly adjacent to the west façade of the building. As proposed, this row will not contain a parking island.

Staff supports this modification because this area of the parking lot will serve primarily as a loading and unloading zone. A parking island in this row would limit the flexibility of truck turning movements in the loading area, and would reduce the number of parking spaces available on the site. Additionally, the project is proposing 10 large shade trees along the perimeter of the relatively small EZ Storage parking lot, 2 of which flank then ends of the 14-space parking row in question. The parking lot as it exists today is completely barren of vegetation. Staff believes the proposed landscaping will meet the intent and goals of the landscape guidelines. Lastly, the proposed landscaping meets the City's 25 percent canopy coverage requirements, with 28.7 percent site coverage.

The modifications mentioned above meet the zoning ordinance criteria pursuant to Section 11-416 and are not detrimental to the adjacent properties and overall welfare of the neighborhood.

G. Parking & Special Use Permit for a Parking Reduction

The applicant is proposing to construct 23 parking spaces on the property to serve the EZ Storage patrons. Of these 23 spaces, 1 will be ADA accessible, and 7 will be hybrid spaces that can be used for both parking and loading. The 7 hybrid spaces are large enough to accommodate small moving trucks and are positioned next to the loading and unloading area on the west side of the building. The Zoning Ordinance requires 1 parking space per 7,000 square feet of non-office use for a long-term storage facility of this size. Additionally, 1 parking space per 400 square feet of office space in the building is also required. Based on the proposal, 36 parking spaces are required per the Zoning Ordinance for this site. The applicant is requesting a Special Use Permit for a reduction of 13 parking spaces from this requirement. Staff is comfortable with this reduction for several reasons:

Comparable Parking Ratios at other EZ Storage facilities

At Staff's request, the applicant provided parking counts at other EZ Storage facilities. Based on the analysis, the proposed Alexandria facility is providing 0.0300 parking spaces per storage unit, which is the third highest ratio of the 25 facilities examined.

Table 1: EZ Storage Parking Comparison

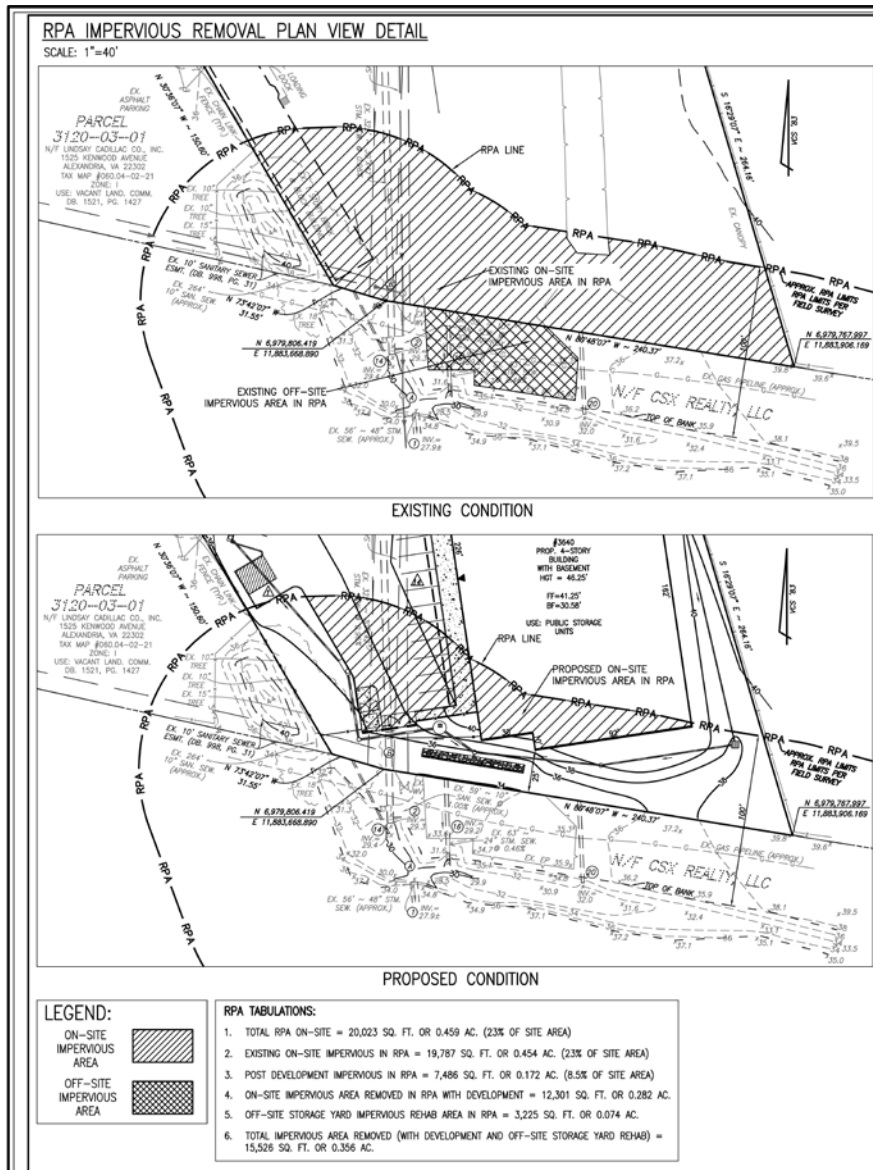
Jurisdiction	Project	# of Storage Units	Total Spaces Required	Total Spaces Provided	Spaces per Storage Unit
Baltimore County, MD	Parkville	911	2	28	0.0307
Montgomery County, MD	Rockville	913	14	28	0.0307
Alexandria, VA	Alexandria	1000	36	30	0.0300
Prince William County, VA	Woodbridge	915	7	27	0.0295
Baltimore County, MD	Ruxton	1089	2	32	0.0294
Gaithersburg, MD	Gaithersburg	878	6	25	0.0285
Anne Arundel County, MD	Annapolis	822	22	23	0.0280
Anne Arundel County, MD	Odenton	935	25	26	0.0278
Baltimore County, MD	Towson	807	2	22	0.0273
Montgomery County, MD	Burtonsville	920	16	24	0.0261
Frederick County, MD	Frederick	871	15	22	0.0253
Baltimore County, MD	Loch Raven	911	2	23	0.0252
Charles County, MD	Waldorf	883	10	22	0.0249
Anne Arundel County, MD	Pasadena	884	23	22	0.0249
Montgomery County, MD	Bethesda	1181	17	29	0.0246
Baltimore City, MD	Ashburton	900	2	21	0.0233
Prince William County, VA	Dale City	937	7	21	0.0224
Baltimore City, MD	Northwest	833	2	18	0.0216
Howard County, MD	Columbia	940	5	20	0.0213
Baltimore County, MD	Catonsville	858	2	18	0.0210
Prince William County, VA	Gainsville	909	7	19	0.0209
Fairfax County, VA	Reston	748	14	15	0.0201
Baltimore County, MD	Arbutus	912	2	18	0.0197
Howard County, MD	Ellicott City	950	5	18	0.0189
Montgomery County, MD	Takoma Park	1160	17	21	0.0181

Impact on Resource Protection Area

There is an existing Resource Protection Area (RPA) in the southern portion of the site. Currently, pavement covers the entire RPA area that lies within the property boundaries. During the conceptual design process, staff worked closely with the applicant to reconfigure a portion of the proposed parking area to eliminate impervious surface from the RPA. The reconfiguration resulted in fewer parking spaces, and allowed for planting of 3 large shade trees in the RPA. Figure 1 below illustrates the reduction of pervious area from the RPA that can occur based on the requested parking reduction. It's important to note that the new building is permitted in the

RPA on this site because the existing impervious parking area pre-dates the formation of the RPA in 1992. Under these circumstances, the impervious area within the RPA boundary is considered a grandfathered encroachment into the RPA under the Chesapeake Bay regulations.

Figure 1: Impervious Area in RPA (Existing & Proposed)



H. 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 applicant has agreed to the City's standard TMP rates, which are currently \$0.10 per square foot of industrial space.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. 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.

I. Open Space

The property lies within the I/Industrial zone which does not have open space or yard setback requirements. The only setback requirement applicable to the site is the zone transition setback which is discussed above. For reference purposes only, the proposal will provide approximately 46.2% open space which will consist of natural landscaping areas that include trees, shrubs and grass. From an open space perspective, this is a considerable improvement over the existing condition of the site which has approximately 3.7% open space.

J. Police Headquarters Security

Given the close proximity of the proposed EZ Storage facility to the Alexandria Police Headquarters building, Planning & Zoning and the Police Department worked closely with the applicant to ensure security measures are built into the design of the project. Security features such as fencing in strategic locations, alarm system monitoring, restricted access areas, and other measures to prevent surveillance into the Police facility have been incorporated into the site and building design.

K. Stormwater Quality

The project will have to meet the new state stormwater requirements for redevelopment, along with the Alexandria water quality volume default. The applicant proposes installing a stormwater quality BMP to treat runoff. The BMP will include a hydrodynamic CDS unit at the southern end of the site which will collect stormwater runoff. The project also proposes to decrease the existing amount of onsite impervious area in the RPA and provide plantings to enhance the current RPA buffer as required.

V. COMMUNITY

The applicant met with the Wakefield-Tarleton Civic Association regarding the EZ Storage project and that community was generally supportive of the proposal. The applicant also spoke with the President of the Early Street Village Homeowners Association, and reached out to Normandy Hill Apartments but did not receive a response.

VI. CONCLUSION

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

VII. GRAPHICS

Perspective driving west on Wheeler Avenue



Perspective driving east on Wheeler Avenue



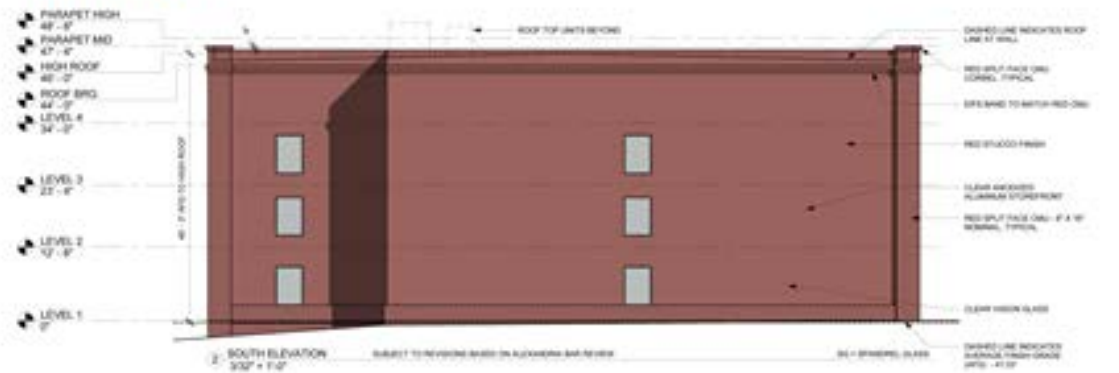
Site Plan



North Elevation



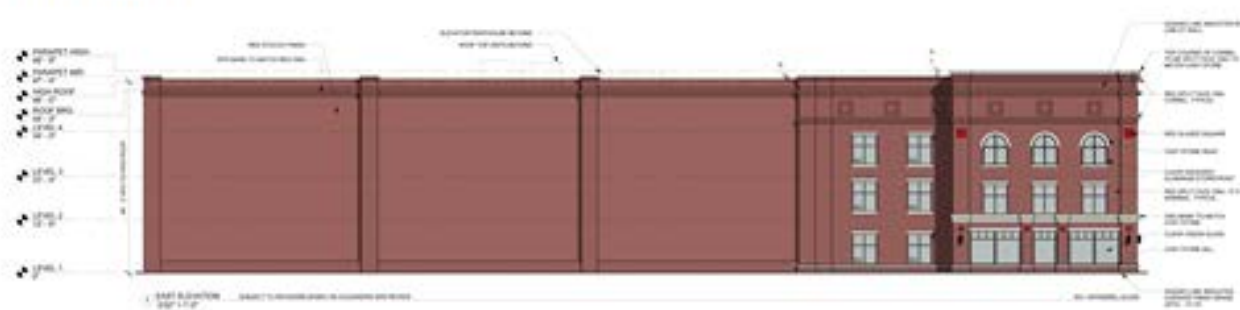
South Elevation



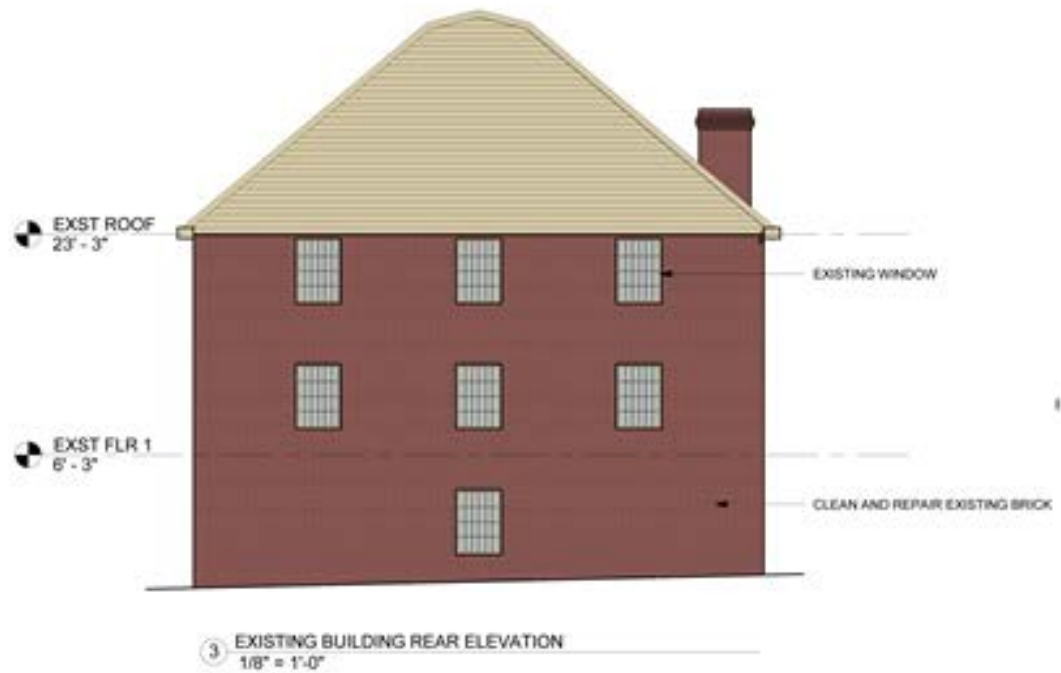
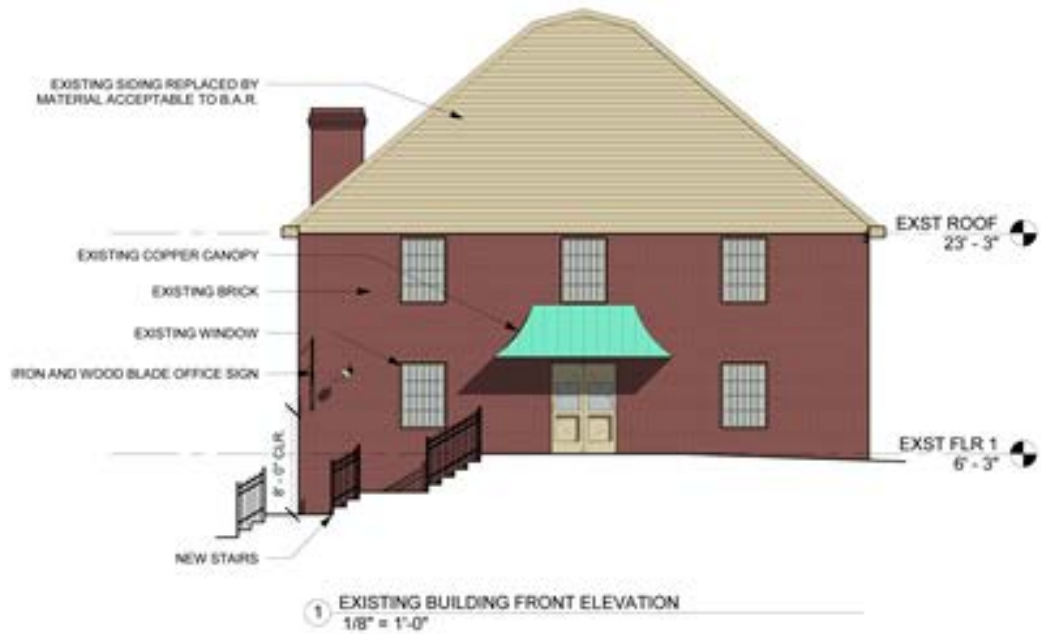
West Elevation



East Elevation



Existing Mill Building Front and Rear Elevations



Existing Mill Building Side Elevations



VIII. STAFF RECOMMENDATIONS

1. The Final Site shall be in substantial conformance with the preliminary plan dated June 11, 2015 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. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
*** (P&Z)(RP&CA)(T&ES)

B. PUBLIC ART:

3. Per the City's Public Art Policy, the applicant shall provide a monetary contribution of \$38,892 rate of \$.30 per gross square foot) to be used toward city-acquired public art within the Small Area Plan planning area (Seminary Hill/Strawberry Hill). The payment will be due prior to the issuance of the Certificate of Occupancy. **** (P&Z) (RP&CA)

C. OPEN SPACE/LANDSCAPING:

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Directors of P&Z and/or RP&CA. At a minimum the Landscape Plan shall:
 - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
 - b. Ensure positive drainage in all planted areas.
 - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement

- construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
- d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
 - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - f. 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. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
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. (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, 1 bicycle racks, 1 trash receptacle, 1 recycling receptacle, and other associated features (RP&CA)(P&Z)(T&ES)
7. Trees will not be planted under or near light poles. Trees planted under or near light poles counteract the effectiveness of light illumination when they reach full maturity. (Police)
8. Any fencing installed on the site will be a type that will allow natural surveillance into the property and not provide concealment. (Police)
9. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Two segments of fence (8'-0" high) shall be constructed on the property. The turf grass and landscaping area enclosed by the fencing shall be closed from unauthorized pedestrian traffic. The fencing shall be constructed in the following

locations: (1) From the southeast corner of the new building to the south east corner of the property and connect with the existing fence on the Police Headquarters property. (2) From the east façade of the new building (approximately ~~25'~~ 78' from the front of the building) to the existing fence on the Police Headquarters property. A secured 12 foot wide gate will be provided in both locations to permit access by authorized personnel for maintenance purposes. (Police)

D. TREE PROTECTION AND PRESERVATION:

10. 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 June 11, 2015 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

E. BUILDING:

11. The building design, including the quality of materials, final detailing shall be consistent with the elevations dated May 13, 2015 and the following conditions. (P&Z)
12. Provide the following building refinements to the satisfaction of the Director of P&Z:
 - a. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director Planning and Zoning.(P&Z)
 - b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color. (P&Z)
13. 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)
14. 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)
- 15. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval (BAR)
- 16. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES for the new building on the site. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan 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) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Silver (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)
- 17. 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)
- 18. Access to the display window rooms in the new building shall be restricted on all floors and be equipped with an alarm system, reinforced door frames, and anti-drill lock mechanisms on all doors providing access to the display window rooms to prevent any surveillance into the rear of the Police Department's property. No

additional windows are permitted on the building façade facing the Police Headquarters other than those depicted on the site plans dated 5/13/2015. (Police)

19. The roof of the proposed structure shall be clear of any obstructions other than HVAC equipment and the elevator overrun to allow for a clear view on top of it from the Police Department. (Police)

F. SIGNAGE:

20. 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)
21. A freestanding monument or identification sign shall be limited to a six foot height maximum. (P&Z)
22. 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)

G. HOUSING:

23. A voluntary contribution of \$245,019 to the Housing Trust Fund would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013. (Housing)

H. PARKING:

24. Locate a minimum of 23 parking spaces on site for the business. (P&Z)(T&ES)
25. Provide 2 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)
26. Maintain the bike lane on the site frontage that will be installed by the City prior to construction of the development. (T&ES)

27. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

I. TRANSPORTATION MANAGEMENT PLAN:

28. 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)
29. 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 \$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.
30. 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.

J. SITE PLAN:

31. 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)
32. 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)
33. 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)(T&ES)

34. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or RP&CA, and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(RP&CA)(BAR)
35. 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. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - l. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - m. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)(BAR)
36. 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)
37. **CONDITION DELETED BY THE PLANNING COMMISSION:** ~~The roof of the proposed structure shall be lit at a maintained level of 1.0 lumens to provide a view of the roof from the Police Department during dark hours. (Police)~~
38. Any grading on the site shall not decrease the effective height (8'-0") of the Police anti-scale fencing along the share property line. (Police)
39. Nothing shall be constructed along the shared property line that will assist in scaling the Alexandria Police Department perimeter fence. (Police)

K. 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 on Wheeler Avenue. 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 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 and/or on-site sales 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)

L. WASTEWATER / SANITARY SEWERS:

55. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES)

M. SOLID WASTE:

56. Provide \$896 to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block ace dedicated to trash collection. The receptacles shall be placed in the public right of way generally located along the property frontage or at a strategic location 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)
57. Provide \$996 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 generally located along the property frontage or at a strategic location 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:

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 Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
60. Show turning movements of standard vehicles in the parking lot. Show turning movements of the largest delivery vehicle projected to use the site. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
61. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

O. UTILITIES:

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

P. WATERSHED, WETLANDS, & RPAs:

63. The stormwater collection system is located within the Cameron 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)
64. Provide Environmental Site Assessment Notes that clearly delineate 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)
65. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
66. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
- a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES for stream restoration / water quality projects.
 - d. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - e. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.
 - f. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department. (T&ES)

Q. 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. Submit two originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum ([LINK](#)) 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)
71. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)

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 Office of Environmental Quality 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)

R. 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 investigations discover the presence of contamination onsite, the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

- b. Submit a Risk Assessment indicating any risks associated with the contamination.
- c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to discharge water from foundation drains and remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Also include explicit soils management elements specific to address the on-site contamination.
- d. Submit a Health and Safety Plan signed and approved by a professional engineer and certified industrial hygienist which indicates measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. This includes discharges from construction dewatering
- e. During the remediation phase of construction, a onsite Health and Safety Manager/Officer must be present at all times during remediation activities, to include excavation and removal of onsite contaminated materials. Through site monitoring, this individual must have the authority to stop work if unsafe or hazardous conditions related to contaminants are observed.
- f. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
- g. If past use of the site is found to include one of the following VDEQ-identified high risk category sites for potential sources of residual PCBs, the applicant shall screen for PCBs as part of the site characterization. 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).
- h. 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)

S. NOISE:

- 77. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
- 78. Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 6:00am. Between 6:00 am and 7:00 am, vehicles shall be restricted to those under 26 feet in length, and all vehicles shall not employ back up ‘beeping’ during this hour. (T&ES)

79. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the parking area in plain view. (T&ES)

T. ARCHAEOLOGY:

80. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
81. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)
82. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
83. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
84. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
85. 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)

U. DISCLOSURE REQUIREMENTS:

86. If warranted based on environmental investigations at the site, it shall be disclosed to all future owners that soil and groundwater contamination exist onsite. The extent and type of soil and groundwater contamination shall be provided based on the appropriate investigatory reports completed for the project. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. ***** (P&Z) (T&ES)
- C - 2 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. ***** (P&Z) (T&ES)
- C - 3 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. The plan must include the following note: *Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality.* (T&ES- Storm)
- F - 2. Sheet 10: FYI, the Channel Protection calculation should use $T_v=0.66$ as the $RV_{\text{Developed}}$, according to the VRRM on Sheet 11. However, this does not change the overall outcome of the formula.
- F - 3. The applicant is reminded that the required Major Water Quality Impact Assessment (WQIA) must include a replanting schedule per Sec. 13-117(D)(3) with the Final submission. The final WQIA must be certified by a PE and a qualified environmental scientist. (T&ES – Storm)
- F - 4. The applicant must submit a complete Stormwater Pollution Prevention Plan (SWPPP) to be reviewed and approved by the City for coverage under the VPDES Construction General Permit with the Final 1 submission. (T&ES – Storm)

- F - 5. 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 - 1. 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 - 2. 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 - 3. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 4. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 5. 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 - 6. 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 - 7. 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 - 8. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10' (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18" above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 9. 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 - 10. 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 - 11. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12" of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151

(ANSI A21.51) Class 52 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 - 12. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

F - 13. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)

F - 14. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

F - 15. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)

F - 16. 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 - 17. 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 - 18. 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 or known flooding area, 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 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 - 5 (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 - 6 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 - 7 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 06-14 New Sanitary Sewer Connection and Adequate Outfall Analysis, effective July 1, 2014. The sanitary sewer adequate outfall analysis is required as part of the Preliminary Site Plan submission. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- <http://alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>
- 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 Resource Recovery 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 Resource Recovery 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/resourcerecovery or by calling the Resource Recovery 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 connection fee must be paid prior to release of the site plan.* (T&ES)
- C - 14 All easements and/or dedications must be approved 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. T&ES requires that initial site survey work and plans 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 required to prepare plans in this format including initial site survey work. (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. VAWC has no comments.

AlexRenew Comments:

2. No comments received from ARenew.

Fire Department

The following comments are for preliminary 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 should 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.

Applicant has shown existing fire hydrants.

- F-3 All new fire hydrants on property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service. This will be evaluated on a case by case basis.

Applicant indicates that no new hydrants will be installed.

- 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) Applicant has provided requested information.**
- b) Applicant has provided one FDC as required.**
- c) Applicant has provided requested information.**
- d) Applicant has provided requested information.**
- e) Applicant has provided requested information.**
- f) Applicant has provided requested information.**

- 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.

Applicant has provided requested information.

- C-3 ~~If building or structure is over 50 feet in height, it is required to have ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.~~

This item does not apply to this facility as it is less than 50 feet.

- C-4 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.

Applicant indicates information will be provided under separate cover.

- C-5 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.

Acknowledged by applicant.

- C-6 The proposed security gates shall be equipped with an override system that opens the gates in the event of a power failure, activation of a yelp siren, or through the use of a Knox Box key. These features shall be designed and installed to the satisfaction of the Alexandria Fire Department Operations and Fire Prevention and Life Safety Sections.

Acknowledged by applicant.

- C-7 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager in the Department of Emergency Communications prior to submission of a final site plan. The proposed project shall be reviewed for compliance with the radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
- d) Areas deemed critical by the City of Alexandria, such as fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.
- e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. A bi-directional amplifier or other powered equipment must consist of two power sources:

- a) Primary Source: Dedicated branch circuit.

- b) Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

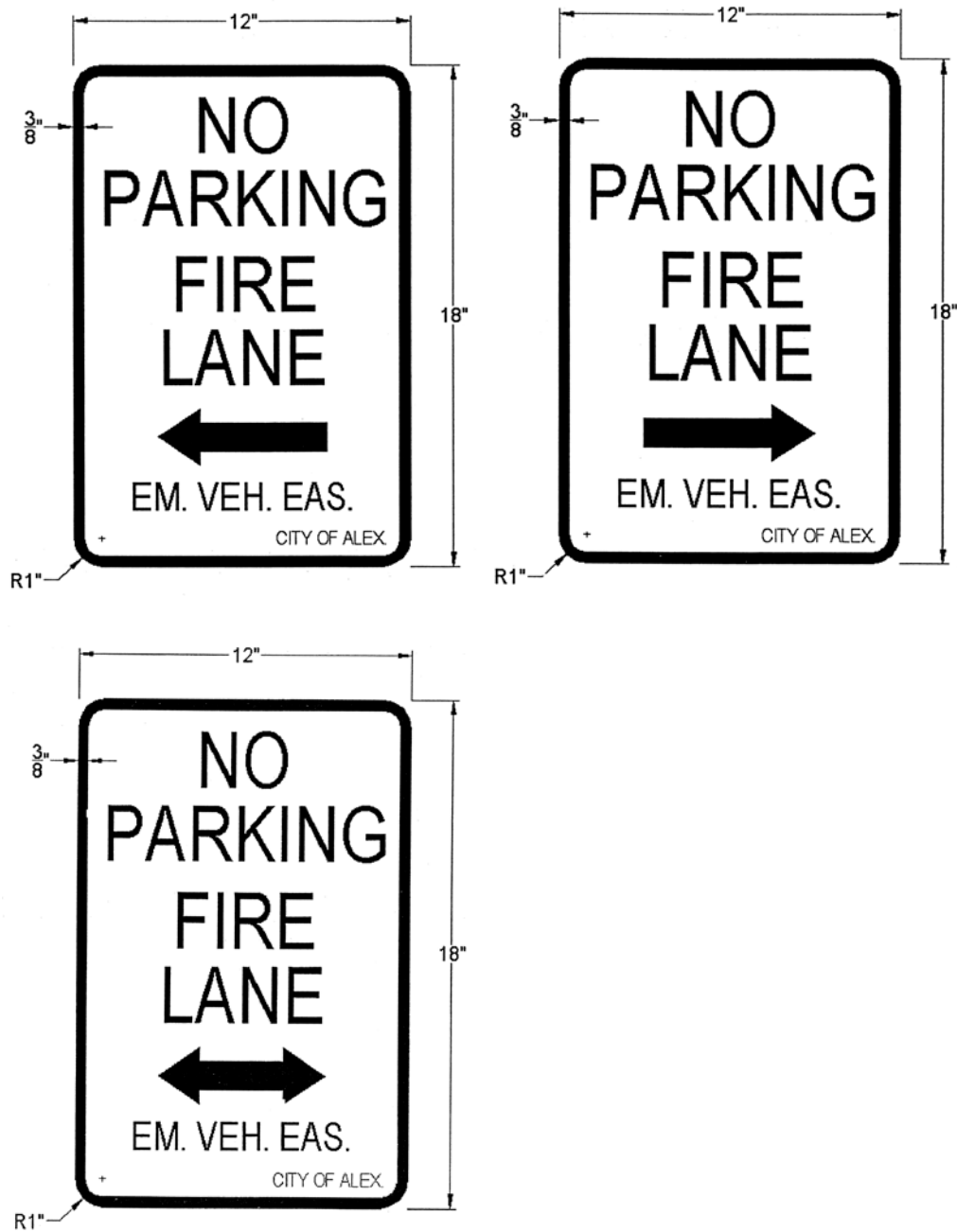
Acknowledged by applicant.

- C-8 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.



Acknowledged by applicant.

C-9 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

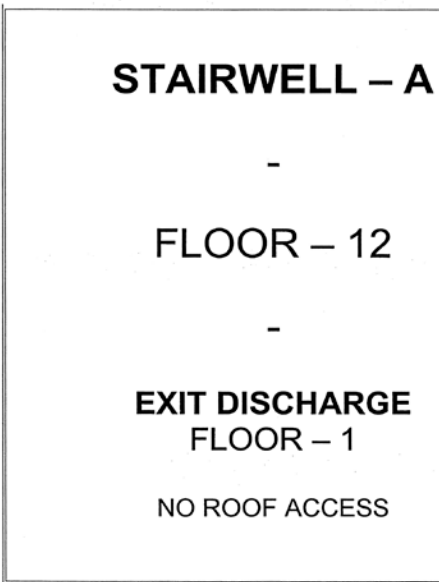
- Overall Length – 47' – 4 ½"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees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

Provided by applicant.

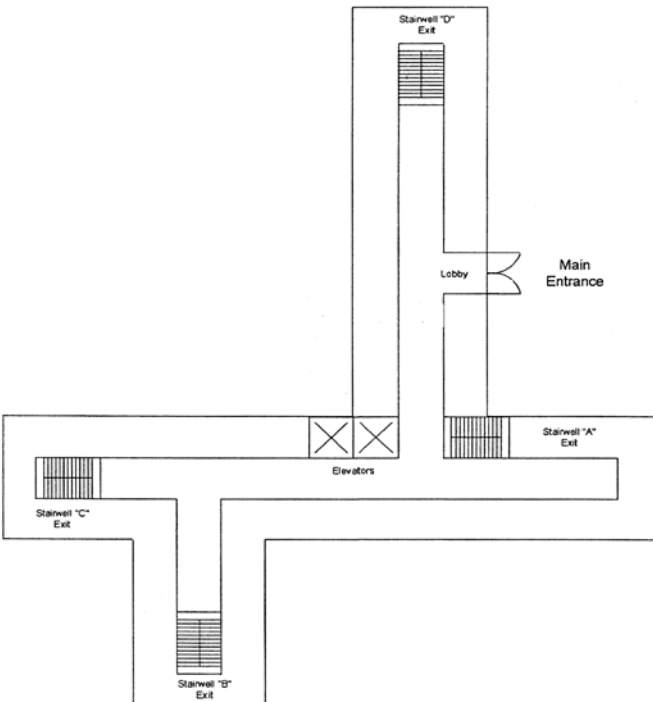
- C-10 Provide Stairway Identification. Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting at the main entrance of the building with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval before occupancy.

Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color.

In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the building exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as required.



Example Stairway Identification Sign



Example Building Footprint Sign

Acknowledged by applicant.

- R-1 To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

Acknowledged by applicant.

Code Administration (Building Code):

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 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 - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 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 - 7 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 - 8 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 - 9 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

- R -1 A security survey is to be completed for any sales or construction trailers that are placed on the site. This is to be completed as soon as the trailers are placed on site by calling the Community Relations Unit at 703-746-6838
- 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.
- R-3 There will be no shrubs planted within 6 feet of walkways, or along the fence. Shrubs higher than 3 feet provide cover and concealment for potential criminals.
- R-4 Maintain tree canopies at least 6-feet above grade level as they mature to allow for natural surveillance.
- R-5 The lighting for the surface lot and all common areas is to be a minimum of 2.0 foot candles minimum maintained
- R-6 It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R-7 It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

Archaeology

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

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 #** 2015-00002 **Project Name:** Alexandria EZ Storage**PROPERTY LOCATION:** 3640 Wheeler Avenue**TAX MAP REFERENCE:** 060.04-02-22**ZONE:** I/Industrial**APPLICANT:****Name:** Siena Corporation**Address:** 8221 Snowden River Parkway, Columbia, MD 21045**PROPERTY OWNER:****Name:** JBJ LLC**Address:** Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl. Forrestville, MD 20747**SUMMARY OF PROPOSAL** Proposal to construct a self-storage facility and renovate an existing 100-year old building (Mill Race building) for the self-storage facility leasing/office.**MODIFICATIONS REQUESTED** Zone transition setback and loading space dimension**SUP's REQUESTED** SUP for increase in FAR and SUP for a parking reduction

☒ **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, Agent/AttorneyPrint Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300Mailing/Street AddressArlington, VA 22201City and State Zip CodeSignature703-528-4700703-525-3197Telephone #Fax #cpuskar@thelandlawyers.comEmail address5/13/2015Date**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.

Siena Corporation is held 100% by Todd Manganaro.

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. Siena Corporation	8221 Snowden River Parkway Columbia, Maryland 21045	100% owned by Todd Manganaro
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 3640 Wheeler Avenue (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. JBJ LLC	Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl.	See Attached
2.	Forrestville, MD 20747	
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. Todd Manganaro	None	None
2. Brian E. Flippo/ The Brian E. Flippo Family Trust	None	None
3. Jeffrey S. Flippo/ The Jeffrey S. Flippo Family Trust	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.

5/13/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name



Signature

JBJ, LLC

May 6, 2015

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

Re: Owner's Consent for Special Use Permit with Site Plan
3640 Wheeler Avenue, TM ID: 060.04-02-22 (the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filling of a development special use permit with site plan application and any related requests associated with development of an ezStorage self-storage facility on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Siena Corporation.

Very truly yours,

JBJ, LLC



Brian E. Flippo
Managing Partner

3820 Penn-Belt Place, Forestville, Maryland 20747 – 301-967-6800

See attached statement of justification.

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 no margins, text, or other markings on the paper.

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

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

Approximately 20-70 vehicles/patrons per day, not more than approximately 10-15 vehicles/patrons on site at any given time.

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

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

2 total employees and 1-2 on site per day.

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

	Day	Hours	Day	Hours
Storage Facility	7 days a week	6am - 9pm		
Leasing Office	Monday-Friday	9:30am - 6pm		
Leasing Office	Saturday-Sunday	9am - 5:30pm		

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
No excessive noise is anticipated.

- B. How will the noise from patrons be controlled?
Noise levels will comply with ordinance requirements.

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

No potential odors are anticipated.

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

- A. What type of trash and garbage will be generated by the use?
 Typical office use waste. Tenants must remove their own waste from the property.

- B. How much trash and garbage will be generated by the use?
 One 4 cubic yard container

- C. How often will trash be collected?
 Once a week

- D. How will you prevent littering on the property, streets and nearby properties?
 Office staff will monitor the property daily and collect all trash and litter.

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?

See attached statement of justification for detailed description of the proposed security measures.

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS**13. Provide information regarding the availability of off-street parking:**

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

36

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

14 Standard spaces

 Compact spaces

1 Handicapped accessible spaces

7 Other *Hybrid loading space (10'x20')

- 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? ⁷
- B. How many loading spaces are available for the use? ^{7 hybrid loading spaces (10'x20')}
- C. Where are off-street loading facilities located?
On site, in front of the storage facility building.
-
- D. During what hours of the day do you expect loading/unloading operations to occur?
Between 6am and 9pm
-
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
20-70 vehicles are expected per day.
-

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.

Statement of Justification
3640 Wheeler Avenue
Tax Map ID: 090.04-02-22

Siena Corporation ("The Applicant") requests approval of a Development Special Use Permit to build a self-storage facility ("ezStorage facility") at 3640 Wheeler Avenue, tax map ID 090.04-02-22 ("The Property"), and to convert the 100-year old building on the Property for use as the self-storage facility leasing office. While the Property is not located in the Old & Historic District, the 100 year old building is under the purview of the BAR, and, given that the new building will be located on the same parcel, pursuant to the Zoning Ordinance, it requires review by the BAR as well.

The Property contains approximately 2.0 acres, is zoned I/Industrial, and is currently occupied by Flippo Construction. The Applicant requests approval of a development special use permit for a 4-story, 50 foot tall ezStorage facility containing approximately 101,340 sq. ft. of floor area. The existing 100-year old building will be renovated and used as the leasing office for the facility. The new building and parking lot have been oriented to minimize the impact on the existing RPA on the southern portion of the site.

As requested by staff, the Applicant has reduced the number of parking spaces provided to further minimize the impervious surface in the RPA. The spaces the Applicant proposes to provide are 10'x20' in dimension: larger than the typical required 9'x18' parking space but smaller than the 12' x 25' dimensions of a required loading space. These larger parking spaces are sized and situated to function as the loading spaces for the tenants of the facility. These spaces are based on current usage of other ezStorage facilities and the size of the trucks that tenants typically use to load/unload their belongings. Based on the anticipated number of patrons per day and the parking utilization at other ezStorage facilities in the Northern Virginia area, the spaces provided will adequately satisfy the needs of the tenants while reducing impervious surface area in the RPA.

The ezStorage facility will have state-of-the-art security features including video recorded entry points and digital HD security cameras throughout the facility. The facility has multiple security checkpoints: the entry gate, the building door, and each unit are secured and can only be accessed by tenants with a unique security code. The facility is open to tenants only between the hours of 6am and 9pm. The building has a computer-controlled system which monitors the site for unauthorized entry and will automatically dispatch police and/or fire departments depending on the nature of an alarm. There are parking spaces available outside the secured gate for visitors to the leasing office.

The new building has been sited to align its frontage with the frontage of the existing 100-year old building while minimizing the encroachment in the RPA to the extent possible. The new building design incorporates a combination of true light and spandrel glass windows and will provide a transition from the 100-year old building to the more modern design of the Public Safety Center to the east.

The work proposed for the Historic Mill building is as follows:

- Removal of the non-historic garage addition on the eastern portion of the building;
- Cleaning and repairing the east façade after the removal of the garage structure.
- Cleaning and re-pointing of the existing masonry;
- Cleaning and painting of the existing wood trim and siding;
- Renovation of the interior for use as the self-storage facility office;

- Grading portions of the site in front of the Mill building to accommodate a walkway to reach the entrance level for handicap access;
- Addition of more historically correct signage, which will not be illuminated;
- Removal of the asphalt at the front and west side of the building and adding landscaping; and
- Minor repairs as necessary.

The removal of the more recent additions to the 100 year old building and the additional renovation work will be more consistent with the original building. The new building and use will improve the Property and be an appropriate use for the industrially-zoned parcel and surrounding neighborhood.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-00057

PROPERTY LOCATION: 3640 Wheeler Ave

TAX MAP REFERENCE: 060.04-02-22 **ZONE:** I/Industrial

APPLICANT:

Name: Siena Corporation

Address: 8221 Snowden River Parkway, Columbia MD 21045

PROPOSED USE: SUP for a Transportation Management Plan

☒ **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

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

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

M. Catharine Puskar

Signature

5/13/2015

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 3640 Wheeler Avenue, I hereby
 (Property Address)
 grant the applicant authorization to apply for the TMP SUP use as
 (use) SEE ATTACHED CONSENT LETTER
 described in this application.

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.

Siena Corporation is held 100% by Todd Manganaro

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. Siena Corporation	8221 Snowden River Parkway Columbia, Maryland 21045	100% owned by Todd Manganaro
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 3640 Wheeler Avenue (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. JBJ LLC	Attn: Jim Willis Flippo Construction Co. 3820 Belt Pl	See Attached
2.	Forrestville, MD 20747	
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Todd Manganaro	None	None
2. Brian E. Flippo/ The Brian E. Flippo Family Trust	None	None
3. Jeffrey S. Flippo/ The Jeffrey S. Flippo Family Trust	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.

5/13/2015

M. Catharine Puskar, Agent/Attorney

Date

Printed Name

Signature

JBJ, LLC

May 6, 2015

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

Re: Owner's Consent for Special Use Permit with Site Plan
3640 Wheeler Avenue, TM ID: 060.04-02-22 (the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filling of a development special use permit with site plan application and any related requests associated with development of an ezStorage self-storage facility on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Siena Corporation.

Very truly yours,

JBJ, LLC



Brian E. Flippo
Managing Partner

3820 Penn-Belt Place, Forestville, Maryland 20747 – 301-967-6800

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 20-70 vehicles/patrons per day, approximately 10-20 vehicles/patrons
on site at any given time.

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

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

2 employees total, 1-2 employees on site per day

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

	Day:	Hours:
Storage Facility	7 days a week	6am - 9pm
Leasing Office	Monday-Friday	9:30am - 6pm
Leasing Office	Saturday-Sunday	9am-5:30pm

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

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:

14 _____ Standard spaces
 _____ Compact spaces
 1 _____ Handicapped accessible spaces.
 7 _____ Other. Hybrid loading space (10'x20')

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- 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 N/A

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

- A. How many loading spaces are available for the use? 7 _____
 Hybrid loading space (10'x20')

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? On site, in front of the storage facility building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
During storage facility hours (6am - 9pm)
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
20-70 vehicles are expected per day

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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☐ No
Do you propose to construct an addition to the building? ☐ Yes ☐ No
How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
4,104 sq. ft. (existing) + 101,340 sq. ft. (addition if any) = 105,440 sq. ft. (total)
19. The proposed use is located in: (check one)
☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application

Statement of Justification
3640 Wheeler Avenue
Tax Map ID: 090.04-02-22

Siena Corporation ("The Applicant") requests approval of a Development Special Use Permit to build a self-storage facility ("ezStorage facility") at 3640 Wheeler Avenue, tax map ID 090.04-02-22 ("The Property"), and to convert the 100-year old building on the Property for use as the self-storage facility leasing office. While the Property is not located in the Old & Historic District, the 100 year old building is under the purview of the BAR, and, given that the new building will be located on the same parcel, pursuant to the Zoning Ordinance, it requires review by the BAR as well.

The Property contains approximately 2.0 acres, is zoned I/Industrial, and is currently occupied by Flippo Construction. The Applicant requests approval of a development special use permit for a 4-story, 50 foot tall ezStorage facility containing approximately 101,340 sq. ft. of floor area. The existing 100-year old building will be renovated and used as the leasing office for the facility. The new building and parking lot have been oriented to minimize the impact on the existing RPA on the southern portion of the site.

As requested by staff, the Applicant has reduced the number of parking spaces provided to further minimize the impervious surface in the RPA. The spaces the Applicant proposes to provide are 10'x20' in dimension: larger than the typical required 9'x18' parking space but smaller than the 12' x 25' dimensions of a required loading space. These larger parking spaces are sized and situated to function as the loading spaces for the tenants of the facility. These spaces are based on current usage of other ezStorage facilities and the size of the trucks that tenants typically use to load/unload their belongings. Based on the anticipated number of patrons per day and the parking utilization at other ezStorage facilities in the Northern Virginia area, the spaces provided will adequately satisfy the needs of the tenants while reducing impervious surface area in the RPA.

The ezStorage facility will have state-of-the-art security features including video recorded entry points and digital HD security cameras throughout the facility. The facility has multiple security checkpoints: the entry gate, the building door, and each unit are secured and can only be accessed by tenants with a unique security code. The facility is open to tenants only between the hours of 6am and 9pm. The building has a computer-controlled system which monitors the site for unauthorized entry and will automatically dispatch police and/or fire departments depending on the nature of an alarm. There are parking spaces available outside the secured gate for visitors to the leasing office.

The new building has been sited to align its frontage with the frontage of the existing 100-year old building while minimizing the encroachment in the RPA to the extent possible. The new building design incorporates a combination of true light and spandrel glass windows and will provide a transition from the 100-year old building to the more modern design of the Public Safety Center to the east.

The work proposed for the Historic Mill building is as follows:

- Removal of the non-historic garage addition on the eastern portion of the building;
- Cleaning and repairing the east façade after the removal of the garage structure.
- Cleaning and re-pointing of the existing masonry;
- Cleaning and painting of the existing wood trim and siding;
- Renovation of the interior for use as the self-storage facility office;

- Grading portions of the site in front of the Mill building to accommodate a walkway to reach the entrance level for handicap access;
- Addition of more historically correct signage, which will not be illuminated;
- Removal of the asphalt at the front and west side of the building and adding landscaping; and
- Minor repairs as necessary.

The removal of the more recent additions to the 100 year old building and the additional renovation work will be more consistent with the original building. The new building and use will improve the Property and be an appropriate use for the industrially-zoned parcel and surrounding neighborhood.

Kristen Walentisch

From: Ryan Price
Sent: Monday, August 31, 2015 4:24 PM
To: Kristen Walentisch
Subject: FW: Docket Item #14
Attachments: 4260_001.pdf

Here it is!

From: Puskar, M. Catharine [<mailto:cpuskar@thelandlawyers.com>]
Sent: Monday, August 31, 2015 1:35 PM
To: Karl Moritz; Robert Kerns; Ryan Price; Nathan Randall; Earl Cook; Charles Lloyd
Subject: FW: Docket Item #14

All,

Please see our letter regarding the requested edits to two of the Police department conditions, which we have discussed previously, but have not been able to resolve. Thanks.

Cathy

From: Puskar, M. Catharine
Sent: Monday, August 31, 2015 1:34 PM
To: 'Mary Lyman (mslyman@verizon.net)'; 'natemacek@hotmail.com'; 'mindylyle@comcast.net'; 'Dunn, Stew (SDunn@ipbtax.com)'; 'swkoenig@icloud.com'; 'David Brown (dwbapc@gmail.com)'; 'mariawasowski@comcast.net'; 'planncomm@alexandriava.gov'
Subject: Docket Item #14

Attached please find a letter associated with EZ Storage, Docket Item #14, which will be before you tomorrow evening. If you have any questions, please contact me at 703-528-4700. Thanks.

Cathy

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**WALSH COLUCCI
LUBELEY & WALSH PC**

August 31, 2015

Mary Lyman, Chair
Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

**Re: Docket Item #14 - 3640 Wheeler Avenue ezStorage
Development Special Use Permit 2015-0002 (the "Application")
Siena Corporation (the "Applicant")**

Dear Madam Chair and Members of the Planning Commission:

On behalf of the Applicant, I am writing to request the following revisions to the recommended conditions:

9. Two segments of fence (8'-0" high) shall be constructed on the property. The turf grass and landscaping area enclosed by the fencing shall be closed from unauthorized pedestrian traffic. The fencing shall be constructed in the following locations: (1) From the southeast corner of the new building to the south east corner of the property and connect with the existing fence on the Police Headquarters property. (2) From the east façade of the new building (approximately 25' 78' from the front of the building) to the existing fence on the Police Headquarters property. A secured 12 foot wide gate will be provided in both locations to permit access by authorized personnel for maintenance purposes. (Police)

To be struck in its entirety:

- ~~37. The roof of the proposed structure shall be lit at a maintained level of 1.0 lumens to provide a view of the roof from the Police Department during dark hours. (Police)~~

The Alexandria Police Department Headquarters are located adjacent to the site, and understandably, the Applicant has had many discussions with the Police Department regarding safety and security. The Applicant has agreed to several of the Police Department's requests to provide additional security measures beyond what is typically required of development projects in the City. However, two outstanding issues remain and the Applicant respectfully requests that the Planning Commission consider these revisions.

The revision to Condition #9 is necessary as the location proposed in the current condition would require the Applicant to provide a fence on property they do not own. The proposed location achieves the same result on the Applicant's property. Also, while the

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Applicant is agreeing to provide the additional fencing beyond the existing Police Department security fencing, gates are required to allow access for authorized personnel for maintenance purposes.

In addition, the Applicant requests the removal of Condition #37 in its entirety. The Applicant has complied with the other requests for safety features to secure the roof, including locating HVAC and mechanical equipment at least 100' from the building face closest to the Police Headquarters and by providing security for the entire development through a multitude of security features including separate secured access points for the site, storage facility building, and roof. The requirement to light the roof is above and beyond the typical requirements for development projects in the City and is in conflict with established City policies for sustainability, energy conservation and green building.

If you have any questions, please do not hesitate to contact me. Thank you for your thoughtful consideration of this matter.

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



M. Catharine Puskar

cc: Karl Moritz
Rob Kerns
Ryan Price
Nathan Randall
Earl Cook
Charles Lloyd