

**DOCKET ITEM #5**  
**Development Special Use Permit #2015-0030**  
**5740 Edsall Road**  
**Edsall Road Shell Station – Extension**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
<b>Project Name:</b> Edsall Road Shell Station	PC Hearing:	March 3, 2016
	CC Hearing:	March 12, 2016
	Recommended DSUP Expiration:	November 17, 2018 (3 years from previous expiration date)
	Plan Acreage:	33,117 SF
<b>Location:</b> 5740 Edsall Road	Zone:	CG / Commercial General
	Proposed Use:	Automobile service station with convenience store and car wash (drive-through facility)
<b>Applicant:</b> NOVA Petroleum Realty LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Landmark-Van Dorn
	Historic District:	Not Applicable
	Green Building:	Not Applicable

**Purpose of Application**

The applicant requests a three-year extension of a previously-approved Development Special Use Permit for construction of a new automobile service station, with a convenience store and drive-through car wash.

**Special Use Permits and Modifications Requested:**

1. Development Special Use Permit to construct an automobile service station, convenience store, and drive-through facility (car wash); and
2. Special Use Permit for a parking reduction.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:**

Robert M. Kerns, AICP, Chief of Development [robert.kerns@alexandriava.gov](mailto:robert.kerns@alexandriava.gov)  
Maya Contreras, Principal Planner [maya.contreras@alexandriava.gov](mailto:maya.contreras@alexandriava.gov)  
Nathan Randall, Urban Planner [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)



**Development Special Use  
Permit #2015-0030  
5740 Edsall Road**



## **I. SUMMARY**

Staff recommends **approval** of a three-year extension of a previously-approved Development Special Use Permit (DSUP) for the redevelopment of an existing automobile service station into a new service station, convenience store, and drive-through car wash facility. The applicant first obtained DSUP approval for this project in 2012, but did not commence construction within the allowable three-year timeframe due to adverse economic conditions. Aside from minor staff-requested improvements, the applicant does not propose any changes to the project compared to the prior approval.

## **II. BACKGROUND**

### ***A. Site Context***

The subject site is located on the corner of Edsall Road and South Van Dorn Street in the City's West End. It is located within the boundaries of the Landmark-Van Dorn Small Area Plan and the 2009 Landmark-Van Dorn Corridor Plan. The surrounding area is comprised primarily of commercial uses and small retail shopping centers. The built environment is defined by one-story buildings with large setbacks and surface parking lots that front along the streets. A Giant grocery store is located immediately to the east and south of the site. Another gas station (Exxon) is located across South Van Dorn Street to the west. A stand-alone car wash facility is located to the north across Edsall Road. The nearest residential property is located over 200 feet away across the intersection of South Van Dorn Street and Edsall Road. The Modera Tempo mixed-use development, approved in 2012, is located at the southern end of the block, at the corner of South Van Dorn and South Pickett Streets.

### ***B. Approval History***

The subject property has functioned as an automobile service station for approximately 55 years. A full-service gasoline station was first constructed in 1961 in accordance to Special Use Permit #447. In 1978, an applicant applied for SUP#1172 to convert the full-service gas station into a self-service station with a small kiosk under a canopy, but City Council determined that the changes did not require a new Special Use Permit. On March 21, 1992, City Council approved Special Use Permit #2560 to construct and operate a car wash along the eastern portion of the site. The carwash was never constructed, however, and SUP#2560 subsequently expired.

On November 17, 2012, City Council approved DSUP#2011-0032 to redevelop the property with a new gas station, convenience store and car wash. That approval was set to expire on November 17, 2015, but the applicant submitted the current extension request prior to that date.

### ***C. Master Plan Background***

The property has been located within the limits of the Landmark Van Dorn Small Area Plan since the Plan was approved in 1992. In 2009, the City Council approved the Landmark/Van Dorn Corridor Plan for a portion, including the subject site, of the larger Landmark-Van Dorn Small Area Plan. The Corridor Plan envisioned mixed-use retail and residential uses and CDD zoning for this site as part of a project area of consolidated properties named "Pickett Place." The

Landmark/Van Dorn Corridor Plan also calls for the widening of Van Dorn Street south of Edsall Road from the 100 feet to 160 feet for transportation and roadway improvements.

In November 2012, the Transportation Master Plan, a City-wide chapter of the Alexandria Master Plan, was updated to establish Transit Corridor C, which is located immediately adjacent to the site along South Van Dorn Street. Similar to the recommendation from the Landmark-Van Dorn Corridor Plan, the Transportation Master Plan recommends that Transit Corridor C should include dedicated transit lanes in addition to automobile and bicycle lanes.

The City is currently updating its Pedestrian & Bicycle Master Plan, a part of the Transportation Master Plan and the Alexandria Master Plan. A working draft of the Plan update has been published and public hearings on the proposed changes are anticipated for later this year. The Pedestrian & Bicycle Master Plan working draft envisions Edsall Road as an enhanced bicycle corridor, which represents a change from the current Plan adopted in 2008 prior to the original DSUP approval for the redevelopment of the subject site.

### **III. PROJECT DESCRIPTION**

The applicant proposes to extend approval of a previously-approved Development Special Use Permit (DSUP) to demolish the existing gasoline pumps and kiosk and construct a new 3,000 square-foot convenience store and attached 1,100 square-foot car wash. The convenience store and car wash building, which is proposed for the eastern portion of the site, would be clad in a two-tone brick veneer and include brick details around the building. A new canopy would be constructed on the western side of the property in a configuration parallel with South Van Dorn Street. The underground storage tanks also would be relocated from the northern portion of the site, where they are currently located, to the southern portion of the site. The applicant proposes to close one of the two existing curb-cuts on Edsall Road to improve pedestrian connectivity, site circulation and allow for a better, more efficient site layout. A four-space parking reduction, approved in 2012 as part of the original DSUP request, is also included within the current extension request.

A significant element of this proposal is the applicant's agreement to dedicate to the City an additional 30 feet of right-of-way along South Van Dorn Street for future transportation and roadway improvements, including the proposed Transit Corridor C. The applicant has agreed to hold the right-of-way dedication as a reservation until Corridor C transit plans have progressed to the point that the City is ready to accept the land. The right-of-way would be landscaped to include two street trees, two medium shade trees, and shrubbery until such time that the City formally requests the right-of-way dedication.

As part of the initial review of the request in 2012, staff worked with the applicant to improve the circulation and layout of the site including the orientation of the canopy, the landscaping around the site, the stacking lane for the car wash, and the building design. As a part of the current extension request, staff worked with the applicant regarding the widening of the sidewalk along Edsall Road from the original six-foot width to eight feet in order to better accommodate pedestrians and bicyclists. As a result of the sidewalk widening, the applicant also agreed to install



a new knee wall on its property on the Edsall Road frontage as a decorative element that would help to protect the grasses and other small plantings that would be installed in the new landscape strip.

#### **IV. ZONING**

The subject site is zoned CG / Commercial General. Pursuant to Section 4-403(C), (G), and (J) of the Zoning Ordinance, automobile service stations, convenience stores, and drive-through facilities (car wash) require Special Use Permit (SUP) approval. Section 8-100(A)(4) allows for the reduction of off-street parking requirements through SUP approval. The applicant's proposal to redevelop the site with a new building, gas pumps, and canopy is not exempt from Development Site Plan (DSP) approval pursuant to Sections 11-403 and 11-404 of the Zoning Ordinance. In the original and current extension requests, staff combined the SUP and DSP requirements and processed the project as one Development Special Use Permit (DSUP).

As provided for in Section 11-418 and reinforced through Condition #20 of the prior DSUP approval (DSUP#2011-0032), the applicant was required to commence substantial construction no later than three years after City Council approval, or November 17, 2015, or the approval would expire. However, Section 11-418 also provides that Planning Commission and City Council may approve an extension of the request if the applicant submits such an application before the three-year expiration.

A summary of the zoning parameters for the project is shown in the table below.

Property Address: 5740 Edsall Road		
Total Site Area: 33,117 SF (0.76 acres)		
Zone: CG / Commercial General		
Current Use: Automobile service station		
Proposed Use: Automobile service station, convenience store, and car wash		
	Permitted/Required	Proposed
FAR	0.5	0.16
Height	50 feet	15 feet (store and car wash) 17'-11" (canopy)
Front Setbacks	None	15.96 feet (Edsall) 30.35 feet (S Van Dorn)
Side Setbacks	None	9.35 feet (East) 19.50 feet (South)
Parking		
Standard	17	13
Pump	12	12
Total	<b>29</b>	<b>25</b> (parking reduction requested)
Loading spaces:	1 space	1 space

## **V. STAFF ANALYSIS**

Staff recommends approval of the request to extend the validity period of the applicant's previously-approved Development Special Use Permit. The three-year extension request for economic reasons is reasonable, and the applicant proposes no changes beyond the refinements that staff has requested. If approved, the applicant anticipates submitting for final site plan approval very soon and expects to construct the project within the new three-year validity period. Overall, the proposed redevelopment of the site with a new gas station, convenience store and car wash is an appropriate use at this site that has functioned as a gas station for over 50 years.

Although no significant changes have been approved for either the Landmark-Van Dorn Corridor Plan or the Citywide Transportation Master Plan since the original DSUP approval three years ago, staff has nonetheless again reviewed the extension request for its consistency with these plans. With regard to use-specific recommendations, staff acknowledges that the Corridor Plan ultimately envisions that this property be consolidated with adjacent properties as part of a residential/commercial mixed-use redevelopment with CDD zoning. However, until such time that the properties are consolidated to implement the vision of the Corridor Plan, interim uses conforming to current CG zoning would be appropriate at this site. Staff views the applicant's redevelopment proposal as a long-term interim use until such time that the site redevelops consistent with the Corridor Plan. With regard to transportation recommendations, staff and the applicant collaborated in the original 2012 DSUP approval to ensure that the design of the new facility would allow for the eventual construction of the dedicated transit lanes immediately adjacent to the subject site. Importantly, the applicant also agreed to dedicate 30 feet of land along its entire South Van Dorn Street frontage for the eventual construction of the dedicated transit lanes envisioned as part of Transit Corridor C. The redevelopment proposal therefore continues to be consistent with the transportation recommendations in both the Landmark-Van Dorn Corridor Plan and the Transportation Master Plan.

One notable planning-related change that has occurred in the area since the 2012 DSUP approval is the ongoing Pedestrian & Bicycle Master Plan update. The working draft of the Plan recommends that Edsall Road, including the portion of that street immediately adjacent to the subject property, should serve as an enhanced bicycle corridor featuring improved bicycle facilities. To advance that goal, staff requested, and the applicant agreed, to widen the sidewalk on Edsall Road from the previously-approved six feet to a total of eight feet. In connection with the widening and to soften the appearance of now-wider hard surfaces in this area, a new planting strip and knee wall would also be installed. These changes, though relatively minor, would better accommodate bicyclists as recommended in the ongoing Pedestrian and Bicycle Master Plan update while also enhancing the overall appearance of the site.

Several conditions of approval have been amended or added in this report compared to the original DSUP approval. Some changes are updates to reference standard language used today. The wider sidewalk, new landscaping, and new knee wall recommended in connection with the enhanced bicycle facilities have been incorporated into condition language. Updated stormwater requirements have been included here given that, as a result of the current extension request, the project is no longer "grandfathered" from complying with regulations that were updated in 2014.

Finally, several use-specific conditions, many of which are contained in an amended Condition #11, have been recommended here. The conditions concern a variety of operational matters for the business such as litter pick-up, loading and unloading hours, staff training, and the establishment of a community liaison. Security-related interior design recommendations and the standard one-year review have also been included. These conditions are similar to the conditions recommended in Special Use Permits for other approved gas stations, convenience stores, and car washes elsewhere in the City.

## **VI. COMMUNITY**

The property has been posted with public notice signs announcing the proposed extension requests. Additionally, notification has been sent to all adjacent property owners with information about the proposal, hearing dates and contact information. Neither staff nor the applicant has received any comments from the community. The request will be presented to the Federation of Civic Associations at its regular February 2016 meeting.

## **VII. CONCLUSION**

In conclusion, staff recommends **approval** of a three-year extension of the previously-approved Development Special Use Permit to redevelop the property with a new automobile service station, convenience store, and drive-through car wash, subject to compliance with all applicable codes and the staff recommendations contained in Section IX of this report.

Staff:            Robert M. Kerns, AICP, Chief of Development  
                     Maya Contreras, Principal Planner, Development  
                     Nathan Randall, Urban Planner, Development

## VIII. GRAPHICS

*Figure 1: South Van Dorn Street Elevation (East)*

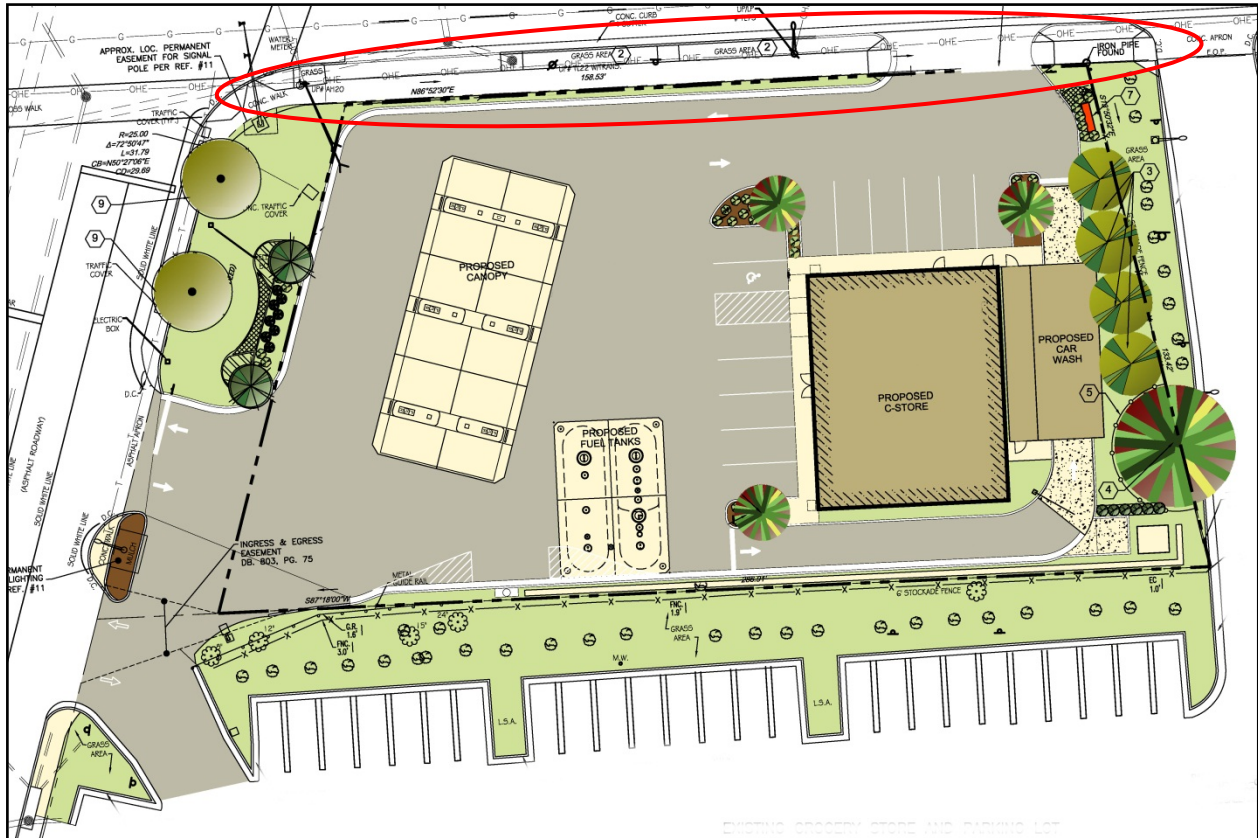


*Figure 2: Edsall Road Elevation (South)*





*Figure 3: Original Site Plan (with area of proposed wider sidewalk highlighted)*



*Figure 4: Existing Site*



## **IX. STAFF RECOMMENDATIONS**

1. **CONDITION AMENDED BY STAFF:** The Final Site shall be in substantial conformance with the preliminary plan dated ~~September 4, 2012~~ December 29, 2015 and comply with the following conditions of approval. (P&Z) (~~DSUP#2011-0032~~)
  - A. ***PEDESTRIAN/STREETSCAPE:***
2. **CONDITION AMENDED BY STAFF:** Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all concrete sidewalks within the public right of way to City standards. The minimum unobstructed width of newly constructed sidewalks within the right-of-way shall be 6 feet except that on the northern side of the property adjacent to and including the existing Edsall Road right-of-way, the applicant shall construct:
    - i. an eight-foot wide concrete sidewalk;
    - ii. a one-foot wide hardscape buffer (featuring a concrete color or texture different from the eight-foot sidewalk) between the sidewalk and Edsall curb; and
    - iii. a 2.5-foot wide landscaping buffer between sidewalk and parking lot curb.
  - d. Sidewalks shall be flush across the entire extent (i.e. the entire width of the sidewalk) of all driveway crossings:
    - a. Edsall Road Driveway
    - b. Van Dorn Driveway
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. Stop bars for both driveways shall be positioned behind sidewalk crossings (i.e. on the interior of the site) to prevent obstructions or conflicts for pedestrians using the sidewalk.
  - g. All proposed electric pull boxes shown on the sidewalk must be flush as to prevent obstructions for pedestrians. 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) (T&ES) (~~DSUP#2011-0032~~)

**B. OPEN SPACE/LANDSCAPING:**

3. **CONDITION AMENDED BY STAFF:** 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. 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. Grasses or other suitable plantings are specifically requested for the landscape strip between the new knee-wall and the sidewalk.
  - 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. (P&Z)(RP&CA) (~~DSUP#2011-0032~~)
4. **CONDITION AMENDED BY STAFF:** Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of, P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.
  - e. Locate water sources and hose bibs in coordination with City Staff.
  - f. ~~Ensure that irrigation system is compatible with City's remote control Maxicom System [for public sites/projects].~~ (Code Administration) (P&Z) (~~DSUP#2011-0032~~)
- 5A. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, and T&ES. (P&Z)(T&ES) (DSUP#2011-0032)
- 5B. **CONDITION ADDED BY STAFF:** The applicant shall construct a knee wall (approximately 2.5 feet in height and six inches in width) between the southern edge of the new landscape strip and the northern-most curb of the gas station parking lot. (P&Z)

**5C. CONDITION ADDED BY STAFF:** Develop a palette of site furnishings in consultation with staff as follows:

- i. 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.
- ii. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (RP&CA)(P&Z)(T&ES)

6. 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) (DSUP#2011-0032)

**C. *TREE PROTECTION AND PRESERVATION:***

7. **CONDITION AMENDED BY STAFF:** 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 ~~September 4, 2012~~ December 29, 2015 and reduced if possible to retain existing trees and grades. (P&Z) (~~DSUP#2011-0032~~)

**D. *BUILDING:***

8. Provide the following building refinements to the satisfaction of the Director of P&Z:
  - a. Windows shall be reviewed on an individual basis to the satisfaction of the Director of P&Z.
  - b. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director P&Z. (P&Z) (DSUP#2011-0032)
9. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
  - a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct a color, on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. \*\*

- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy.  
\*\*\* (P&Z) (DSUP#2011-0032)
- 10. 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) (DSUP#2011-0032)

***E. RETAIL USES USE-SPECIFIC OPERATIONAL CONDITIONS***

- 11. **CONDITION AMENDED BY STAFF:** Ground floor uses of areas designated on the plan as “retail” shall be limited to a convenience store, gas station, and car wash as defined in the Zoning Ordinance. These uses shall be subject to the following conditions:
  - a. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
  - b. The (Development) Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest.
  - c. The automobile service station, convenience store, and car wash may operate 24 hours each day.
  - d. No tables or seats shall be provided for customers either inside or outside of the convenience store.
  - e. No vehicles shall be displayed, parked, or stored on a public right-of-way.
  - f. No loading or unloading activities shall occur on the public rights-of-way. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m.
  - g. No amplified sound shall be audible at the property line for all interior and exterior mounted loudspeakers.
  - h. No food, beverages, or other material shall be stored outside.
  - i. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer.
  - j. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
  - k. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground.
  - l. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of these containers.



- m. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
- n. The applicant shall require its employees who drive to work to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.
- o. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065.
- p. The applicant shall establish a store employee to work as a liaison with members of the community to resolve concerns that may arise from the operation of the convenience store. The name of the liaison shall be posted inside the store in a conspicuous location and contact information for this individual shall be available upon request. (P&Z)
- q. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements.
- r. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community, (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(T&ES)(Police) (~~DSUP#2011-0032~~)

***F. SIGNAGE:***

- 12. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs. The maximum height of any monument signs shall be 6 ft. (City Council) (DSUP#2011-0032)
- 13. 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) (DSUP#2011-0032)
- 14. 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) (DSUP#2011-0032)

**G. HOUSING:**

15. Monetary Contribution Condition: A voluntary contribution of \$1.50 on the commercial square footage 4,035), for a total estimated contribution of \$6,052.50 would be consistent with the “Developer Housing Contribution Work Group Report” dated May 2005 and accepted by the Alexandria City Council on June 14, 2005. (Housing) (DSUP#2011-0032)

**H. PARKING:**

**16A. CONDITION AMENDED BY STAFF:** Provide 4 bicycle parking spaces 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](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the final site plan. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES) (DSUP#2011-0032)

**16B. CONDITION ADDED BY STAFF:** The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:

- i. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements. (P&Z)(T&ES)

**I. BUS STOPS AND BUS SHELTERS:**

17. Show all existing and proposed bus stops with associated features, to include the upgraded bus stop passenger loading pad and new bench in the vicinity of the site on the final site plan. Any proposed features shall be ADA compliant. The final design for proposed features shall meet City standards and the approval of the Director of T&ES. (T&ES) (DSUP#2011-0032)
18. Install a City approved (6 foot Victor Stanley Model RB-28, color black) bus stop bench for the bus stop located at 5740 Edsall Road. The bench location shall meet ADA guidelines and requirements and shall not be installed on the 7 foot by 8 foot passenger loading pad. (T&ES) (DSUP#2011-0032)
19. **CONDITION AMENDED BY STAFF:** ~~Make~~ The existing bus stop at 5740 Edsall Road shall meet ADA requirements and City Standards per the following ~~compliant. ADA~~ compliance includes:

- a. Install an unobstructed ~~seven ten (7)~~ (10) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The unobstructed loading area should be at the front of the boarding zone and accessible from a transit shelter (if present or if installed) and adjacent sidewalk. The loading pads cross slope shall be less than 2%. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. (T&ES) (~~DSUP#2011-0032~~)

***J. SITE PLAN:***

20. 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. (P&Z) (DSUP#2011-0032)
21. Submit the plat of subdivision/consolidation and all applicable easements and/or dedications (to include the 1 foot right-of-way along Edsall Road) prior to the final site plan submission. The plat(s) shall be approved and recorded prior to the release of the final site plan.\* (P&Z)(T&ES) (DSUP#2011-0032)
22. Submit a plat of reservation for a 30 foot wide area along the entire property frontage on South Van Dorn St. for future right-of-way dedication as generally depicted on the Preliminary Site Plan for Transitway Corridor C. The plat shall be submitted with the First Final Site Plan and recorded prior to release of the Site Plan.\* (P&Z)(T&ES) (DSUP#2011-0032)
23. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z) (DSUP#2011-0032)
24. Submit the required plat for dedication of the reserved 30 foot wide right-of-way dedication area on South Van Dorn St. within 30 days of receiving written notice from the City that Transitway Corridor C has reached the 60% design phase. \*\* (P&Z) (T&ES) (DSUP#2011-0032)
25. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and/or 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.

- d. The transformer and trash dumpster enclosure shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES) (DSUP#2011-0032)
26. **CONDITION AMENDED BY STAFF:** 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 and/or P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - k. The lighting levels at the center, edge, and outside of the canopy shall not exceed 15, 6, and 1.5 fc, respectively.
  - 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.
  - n. Determine if existing lighting meets minimum standards within the City right-of-way for all street frontages 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. (P&Z)(T&ES)(Police) (DSUP#2011-0032)

***K. CONSTRUCTION MANAGEMENT:***

27. **CONDITION AMENDED BY STAFF:** 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. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES) (DSUP#2011-0032) ~~[Include this condition on all large development plans.]~~
28. **CONDITION AMENDED BY STAFF:** Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
- a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. ~~Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.~~
  - c. ~~Include the overall schedule for construction and the hauling route;~~
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. ~~If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected.~~
  - f. Include 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.
  - g. Include an overall proposed schedule for construction;
  - h. 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. \* (P&Z)(T&ES)(Code) (DSUP#2011-0032)
29. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.



- c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES) (DSUP#2011-0032)
30. 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) (DSUP#2011-0032)
31. No major construction staging shall be allowed within the public right-of-way on Edsall Road and South Van Dorn Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES) (DSUP#2011-0032)
32. **CONDITION AMENDED BY STAFF:** Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop along Edsall Road a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Office of Transit Services at 703-746-4075 as well as with the transit agency which provides service to the bus stop. Signs noting the bus stop closure and location of the temporary bus stop must be installed at all bus stops taken out of service due to construction ~~Division. (T&ES) (DSUP#2011-0032)~~
33. **CONDITION AMENDED BY STAFF:** A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of ~~Construction Management & Inspection~~ 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) ~~(DSUP#2011-0032)~~
34. 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) (DSUP#2011-0032)
35. 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 T&ES. (P&Z )(T&ES) (DSUP#2011-0032)
36. 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) (DSUP#2011-0032)

37. 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) (DSUP#2011-0032)
38. 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) (DSUP#2011-0032)
39. 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 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) (DSUP#2011-0032)
40. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSUP#2011-0032)
41. 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) (DSUP#2011-0032)

***L. WASTEWATER / SANITARY SEWERS:***

- 42A.** **CONDITION AMENDED BY STAFF:** 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) (~~DSUP#2011-0032~~)

**42B. CONDITION ADDED BY STAFF:** An oil & grease separator shall be installed for the car wash facility. \* (T&ES)

**42C. CONDITION ADDED BY STAFF:** Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site 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)

***M. SOLID WASTE:***

**43A. CONDITION AMENDED BY STAFF:** Provide \$1,150 \$886 per receptacle to the Director of T&ES for purchase and installation of two (2) Victor Stanley Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans-receptacles with domed lid by Victor Stanley dedicated to trash collection. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES) (~~DSUP#2011-0032~~)

**43B. CONDITION ADDED BY STAFF:** Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacles with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

***N. STREETS / TRAFFIC:***

44. 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)

45. **CONDITION AMENDED BY STAFF:** A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES) (~~DSUP#2011-0032~~)

46. **CONDITION DELETED BY STAFF:** ~~Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit~~

~~Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES) (DSUP#2011-0032)~~

- 46A. Prior to issuance of the final site plan, submit, for approval by the Directors of P&Z and T&ES, a Traffic Control Plan for the operation of the gas station, car wash and convenience store to contain traffic on-site. The plan maybe be amended and updated as necessary by the Directors of P&Z and T&ES to address traffic operational issues that arise, so as to assure that none of the uses on this site result in off-site impacts. (PC) (DSUP#2011-0032)
47. **CONDITION AMENDED BY STAFF:** ~~All Traffic Control Device design plans, Work Zone Traffic Control plans, and~~ Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) ~~(DSUP#2011-0032)~~
48. **CONDITION AMENDED BY STAFF:** Show turning movements of standard vehicles in the ~~parking structure and/or~~ parking lots. Show turning movements of the largest delivery vehicle projected to use the ~~loading dock site~~. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) ~~(DSUP#2011-0032)~~
49. Furnish and install two 4" conduits with pull wires, and junction boxes located at a maximum interval of 300' underneath the sidewalks around the perimeter of the site. These conduits shall terminate in an underground junction box at each of the four street corners of the site. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES) (DSUP#2011-0032)
50. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES) (DSUP#2011-0032)

***O. UTILITIES:***

51. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES) (DSUP#2011-0032)

***P. WATERSHED, WETLANDS, & RPAs:***

52. The storm water collection system is located within the Backlick Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES) (DSUP#2011-0032)
- 53A. Project lies entirely within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for the presence of marine clay or highly erodible soils. (T&ES) (DSUP#2011-0032)

**53B. CONDITION ADDED BY STAFF:** Provide Environmental Site Assessment Notes that clearly delineates the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

***Q. BMP FACILITIES:***

54. **CONDITION AMENDED BY STAFF:** ~~The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility.~~ The City of Alexandria's storm water 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 proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) (DSUP#2011-0032)

55. **CONDITION AMENDED BY STAFF:** 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 a completed Worksheet A or B and Worksheet C, as applicable. (T&ES) (DSUP#2011-0032)

56. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES) (DSUP#2011-0032)



57. **CONDITION AMENDED BY STAFF:** Submit two (2) originals of the storm water quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES) (~~DSUP#2011-0032~~)
58. The Applicant/Owner shall be responsible for installing and maintaining storm water 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) (DSUP#2011-0032)
59. 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) (DSUP#2011-0032)
60. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES) (DSUP#2011-0032)

***R. CONTAMINATED LAND:***

61. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES) (DSUP#2011-0032)
62. **CONDITION AMENDED BY STAFF:** If environmental investigations discover the presence of methane or other gases, including but not limited to, petroleum products or VOCs, the applicant must design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES) (~~DSUP#2011-0032~~)

63. **CONDITION AMENDED BY STAFF:** If environmental investigations discover the presence of environmental contaminants of concern, then the final site plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil.
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
  - e. The applicant shall screen for PCBs as part of the site characterization to comply with the City's Department of Conservation and Recreation Municipal Separate Storm Sewer (MS4) permit.
  - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES) (DSUP#2011-0032)

***S. NOISE:***

64. **CONDITION RELOCATED BY STAFF (See new Condition #11-g):** ~~No amplified sound shall be audible at the property line for all interior and exterior mounted loudspeakers. (T&ES) (DSUP#2011-0032)~~
65. **CONDITION RELOCATED BY STAFF (See new Condition #11-f):** ~~Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (DSUP#2011-0032)~~

***T. AIR POLLUTION:***

66. **CONDITION RELOCATED BY STAFF (See new Condition #11-i):** ~~Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES) (DSUP#2011-0032)~~
67. **CONDITION RELOCATED BY STAFF (See new Condition #11-j):** ~~Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES) (DSUP#2011-0032)~~

**U. AUTOMOTIVE:**

68. Car wash facilities must be equipped with a water recycling system. The building official shall approve such a system. Any car washing activity must drain to the sanitary sewer system with prior approval from ASA, or be covered by a VPDES permit for discharge into the storm sewer. (T&ES) (DSUP#2011-0032)
69. **CONDITION AMENDED BY STAFF:** The discharge from the car wash shall be connected to sanitary sewer. Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES) (~~DSUP#2011-0032~~)
70. **CONDITION RELOCATED BY STAFF (See new Condition #11-k):** All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP#2011-0032)
71. **CONDITION RELOCATED BY STAFF (See new Condition #11-o):** Comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-838-4334. (T&ES) (DSUP#2011-0032)

**V. PUBLIC ART**

72. **CONDITION ADDED BY STAFF:** Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA)(P&Z)

**W. SECURITY**

73. **CONDITION ADDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees. (Police)
74. **CONDITION ADDED BY STAFF:** Signs applied to retail storefront windows shall cover no more than 20% of the glass.

- a. Any exterior decorative banners/flags shall be deducted from the overall permitted sign area. Permanent or temporary advertising banners shall be prohibited.
  - b. Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located in a location to block the view through the retail windows. (Police)
75. **CONDITION ADDED BY STAFF:** The register area should be “raised” from the floor to allow the employees to have a clear view of the entire store and to help prevent would-be robbers from jumping over the counter. (Police)
76. **CONDITION ADDED BY STAFF:** If there is a public restroom, it shall be placed near the checkout area in view of the cashiers. (Police)
77. **CONDITION ADDED BY STAFF:** The height of the isles should be such that the employees are able to see over them and convex mirrors should be used to rid the store of unseen/unmonitored hidden areas. (Police)

**CITY DEPARTMENT 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)

**Transportation and Environmental Services**

- F - 1. Clarify drainage divides on sheet C-4.1. (T&ES- OEQ)
- F - 2. Pre and poste BMP calculations are based on initial lot size (before dedication). Revise worksheets accordingly (Sheet C-4.1). (T&ES- OEQ)
- F - 3. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 4. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 5. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the



plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)

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

- F - 12. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches 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 inch clearance shall be encased in concrete. (T&ES)
- F - 13. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 14. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets:

- c. The prepared drawings shall include a statement “FOR INFORMATION ONLY” on all MOT Sheets.
- d. 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.
- e. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*

F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- C-1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C-2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the water quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. Demonstrate compliance with Sec. 13-110, the Alexandria Water Quality Volume Default (WQVD). If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. (T&ES)
- C-3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C-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 Environmental Management Ordinance (EMO). (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 storage space for solid waste and recyclable 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 a trash truck and the trash truck shall not back up to collect trash. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)

C-10 The applicant shall be responsible to deliver the 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 will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. (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 recorded prior to release of the site plan.\* (T&ES)
- C-15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.\* (T&ES)
- C-16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C-17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C-18 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C-19 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C-20 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)

- C-21 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C-22 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C-23 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-24 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.
- Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
- d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.
- Section 11-5-109 restricts work in the right of way for excavation to the following:
- g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C-25 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-26 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C-27 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)

**VAWC Comments:**

1. Sheet C-1.1: Revise City Standard General Notes #30 as follows: All water facility constructions shall confirm to Virginia American Water (VAW) standards and

specifications. No work can be completed on existing and proposed water facilities until all easements and agreements with VAW are finalized, executed and recorded. Developer or contractor shall contact VAW at 703-706-3889 to obtain an approved proposal and pay all required fees, prior to the start of construction, demolition and inspection of water facilities, including, but not limit to, water mains, fire hydrants, domestic and fire service lines. All the proposed wet taps on an existing water main shall be constructed by VAW.

2. Indicate whether the existing 5/8" meter will be reused or abandoned.
3. Indicate the proposed domestic water service line size and meter size.
4. Indicate whether the new building needs a fire service line. Please note that the minimum size of an independent fire service line is 2". A fire service line will be private and does not need a meter, but it needs a backflow preventer (testable double detector check valve assembly).
5. If the new building needs a fire service line, submit a Needed Fire Flow (NFF) calculation to Code Administration on final review. After Code Administration approves the calculation, developer shall send VAW a copy of the approved calculation with a Code Administration signature, in order to verify whether the existing and proposed water main layout can meet the NFF requirement.

**AlexRenew Comments:**

- C-1. Ensure all discharges are in accordance with City of Alexandria Code 4035.
- R-1. The Applicant shall coordinate with City of Alexandria T&ES to insure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity.
- R-2. The Applicant shall coordinate with City of Alexandria T&ES to ensure to AlexRenew in writing that proposed additional flow does not exceed capacity in AlexRenew Interceptors & Trunk Sewers (specifically HRTS) during average flow conditions. *HRTS= Holmes Run Trunk Sewer*
- R-3. Proposed construction and sewer discharge limits from new facility could be regulated by AlexRenew Pretreatment. The facility shall be provided with an oil/water, and grit separator.

**Code Administration**

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.

- C-1 A building, trade permit and inspections are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

**Alexandria Archeology:**

- F-1 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.
- F-2 *Note:* the Archaeology Notes section on Sheet C4 can be struck.

**Health Department:**

- F-1 No comments received

**Police Department:**

- S-1 Two employees shall work the overnight shift.

**Fire Department:**

- F-1 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](mailto:maurice.jones@alexandriava.gov).
- F-2 Plans should show location of all fire hydrants in and around site so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.
- C-1 A fire prevention permit is required for this facility.
- C-2 This facility shall comply with the requirements of the Virginia Statewide Fire Prevention Code including chapters 22 and 34.
- C-3 An NFPA 704 placard is required for this facility.

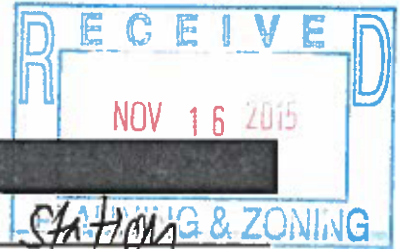
**Recreation, Parks & Cultural Activities:**

- F-1 No comments received



**APPLICATION****DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN****DSUP #** 2015-0030**Project Name:**

Shell Gas Station

**PROPERTY LOCATION:** 5740 Edsall Road**TAX MAP REFERENCE:** 057.04-05-03**ZONE:** CG**APPLICANT:****Name:** NOVA Petroleum Suppliers, LLC**Address:** 6820 B Commercial Drive, Springfield, Virginia 22151

PRELIMINARY  
DSUP 2015-0030  
Shell Gas Station - 5740 Edsall Road  
Planner: Maya Contreras

**PROPERTY OWNER:****Name:** Burt Lopatin, Trustee**Address:** c/o NOVA Petroleum Realty LLC, 6820 B Commercial Drive, Springfield, Virginia 22151**SUMMARY OF PROPOSAL** Request to extend a previously approved DSUP for 3 years.**MODIFICATIONS REQUESTED** None**SUP's REQUESTED**

**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.

NOVA Petroleum Suppliers, Inc.

By: M. Catharine Puskar

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

2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

November 16, 2015

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

## 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. Eyob Mambo	6820 B Commercial Drive	80%
2.	Springfield, VA 22151	
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5740 Edsall Road (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. Robert E. Giammittorio	3648 Gunston Road	100%
2.	Alexandria, VA 22303	
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. None		
2.		
3.		

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

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

11/16/2015

Date

M. Catharine Puskar

Printed Name

  
Signature

**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.

Eyob Mambo- 80%

6820 B. Commercial Drive

Springfield, Virginia 22151

No other entity or person owns more than 10%

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

NOVA PETROLEUM REALTY, LLC

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6820 B Commercial Dr.  
Springfield, VA 22151  
Phone (703) 750 6810  
Fax (703) 750-6817  
www.capitolpetro.com

November 16, 2015

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

Re: Authorization to File Application for an Extension to a Previously Approved  
Development Special Use Permit with Site Plan and Associated Special Use  
Permits  
5740 Edsall Road; Tax Map ID: 057.04-05-03 (the "Property")

Dear Mr. Moritz:

NOVA Petroleum Realty, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh,  
P.C. to act as agent on its behalf for the filing and representation of applications for an extension  
of a previously approved development special use permit with site plan, associated special use  
permits and any related requests to upgrade an existing service station on the Property.

Very truly yours,

NOVA PETROLEUM REALTY, LLC

By:   
William P. Crowe

Its: Chief Operating Officer

Date: 11/16/15

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Please see attached Narrative Description.

This image shows a single sheet of white paper with horizontal 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. Narrative Description**

NOVA Petroleum Realty, LLC (the "Applicant") requests approval of an extension to a previously approved Development Special Use Permit with Preliminary Site Plan Application for property identified as Tax Map Reference 057.04-05-03 (the "Subject Property") to allow a gasoline service station, convenience store, car wash, and parking reduction.

The Subject Property is currently developed with a gasoline service station with four (4) fuel pumps and a small kiosk under the existing canopy. The Applicant requests an extension to DSUP2011-0032, approved on November 17, 2012 to permit alterations to the existing gasoline service station, development of a convenience store and car wash, and a parking reduction. No changes are proposed to the application or approved conditions.

The project has experienced delays due to economic market conditions since the original approval, but the Applicant anticipates beginning work on the redevelopment in the immediate future. The extension of the approval for three (3) years will allow the Applicant to complete these proposed improvements. The redeveloped site will allow the Subject Property to better serve customer demand on a site that has been developed as a service station for over fifty (50) years.

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

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

No change from March 6, 2012 application.

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

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

No change from March 6, 2012 application.

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

Day

Hours

Day

Hours

No change from March 6, 2012 application

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

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

No change from March 6, 2012 application.

B. How will the noise from patrons be controlled?

No change from March 6, 2012 application.

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

No change from March 6, 2012 application.

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

A. What type of trash and garbage will be generated by the use?

No change from March 6, 2012 application.

B. How much trash and garbage will be generated by the use?

No change from March 6, 2012 application.

C. How often will trash be collected?

No change from March 6, 2012 application.

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

No change from March 6, 2012 application.

**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:

No change from March 6, 2012 application.

**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:

No change from March 6, 2012 application.



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

No change from March 6, 2012 application.

**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.

No change from March 6, 2012 application.

**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?

No change from March 6, 2012 application.

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

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces

\_\_\_\_\_ Other

No change from March 6, 2012 application.

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site  
 No change from March 6, 2012 application.  
 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?  
 No change from March 6, 2012 application.
- B. How many loading spaces are available for the use?  
 No change from March 6, 2012 application.
- C. Where are off-street loading facilities located?  
 No change from March 6, 2012 application.
- D. During what hours of the day do you expect loading/unloading operations to occur?  
 No change from March 6, 2012 application.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
 No change from March 6, 2012 application.

**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?**

No change from March 6, 2012 application.



## 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)

No change from March 6, 2012 application

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

No change from March 6, 2012 application

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

No change from March 6, 2012 application

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

☐ Yes. ☒ No.

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

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



## APPLICATION - SUPPLEMENTAL

### AUTOMOBILE-ORIENTED USES

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

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

☐ automobile or motor vehicle parking or storage lot.

☐ automobile or trailer rental or sales.

No change from March 6, 2012 application

☐ automobile service station.

☐ automobile repair, including car wash.

☐ other: \_\_\_\_\_

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

No change from March 6, 2012 application

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

\_\_\_\_\_ hydraulic lifts or racks

\_\_\_\_\_ +

\_\_\_\_\_ service pits

No change from March 6, 2012 application

\_\_\_\_\_ service bays

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

No change from March 6, 2012 application

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

No change from March 6, 2012 application

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