



DOCKET ITEM #4
Development Site Plan #2016-0023
Special Use Permit #2016-0053
Special Use Permit #2016-0054
4607 Eisenhower Avenue – Floor & Decor

Application	General Data	
Project Name: Floor and Decor	PC Hearing:	November 1, 2016
	CC Hearing:	November 12, 2016
	If approved, DSUP Expiration:	November 12, 2019
	Plan Acreage:	202,590 SF (4.65 acres)
Location: 4607 Eisenhower Avenue	Zone:	OCM(100) – Office Commercial –Medium
	Existing Use	Warehouse
	Proposed Use:	Retail
	Gross Floor Area:	98,501 SF
Applicant: Floor and Decor Outlets of America, Inc., by M. Catharine Puskar, attorney	Small Area Plan:	Eisenhower West
	Green Building:	LEED Silver or equivalent

Purpose of Application
The applicant requests approval of a Development Site Plan amendment, with modifications, and Special Use Permits for a large-format retail establishment and a parking reduction, in order to renovate and repurpose an existing noncomplying warehouse use into a 98,500 square-foot retail shopping establishment.
Special Use Permits and Modifications Requested:
<ol style="list-style-type: none"> 1. Development Site Plan amendment with modifications, pursuant to Section 11-400: <ol style="list-style-type: none"> a. Modification from the City’s Landscape Guidelines requiring a planting island after ten continuous parking spaces; and b. Modification to crown coverage requirements, pursuant to Section 11-410(CC)(2). 2. Special Use Permit for a retail shopping establishment larger than 20,000 square feet, pursuant to Section 4-103(AA.1); and, 3. Special Use Permit for a parking reduction for commercial uses, pursuant to Section 8-100(4).

Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Maya Contreras, Principal Planner, maya.contreras@alexandriava.gov Nathan Randall, Urban Planner, nathan.randall@alexandriava.gov



**DSP #2016-0023, SUP #2016-0053,
SUP #2016-0054
4607 Eisenhower Avenue**



I. RECOMMENDATION

Staff recommends **approval** of a Development Site Plan amendment to SIT#89-030 and the associated Special Use Permit requests to allow for the redevelopment of a single story warehouse facility into a retail store. The proposed interim use is consistent with existing uses in the surrounding area, and with the recommendations of the recently approved Eisenhower West Small Area Plan. The project would offer several benefits, including:

- Activation of an underutilized space occupied by a noncomplying warehouse use, as anticipated by the Eisenhower West Small Area Plan;
- Façade and building improvements consistent with the City's Green Building Policy;
- Improved parking lot, new street trees and landscaping;
- Contribution of \$6,000 for crown coverage; and
- The closure of one of three curb cuts at the site.

Discussion topics for this project include:

- Consistency with the Eisenhower West Small Area Plan;
- Building and site design; and,
- Special Use Permit requests.

II. BACKGROUND

A. Site Description & Context

The project site is located on Eisenhower Avenue in close proximity to the intersection of Eisenhower and Clermont Avenues in the City's West End. It is generally square in shape and measures 202,590 square feet (4.65 acres). It is bounded by commercial/light industrial complexes to the east and west. Restaurant Depot, a large retail store approved in 2009 to sell products to restaurant owners, is located immediately across Eisenhower Avenue to the south. Railroad tracks are located immediately to the north, with Backlick Run and Ben Brenman Park located further to the north.

B. Zoning History/Previous Uses

The current building was constructed as a warehouse building for Greyhound Van Lines pursuant to Site Plan #69-0019 in approximately 1970, when the property was zoned I-2. Parking areas were later reconfigured as part of site plan amendments approved in 1987 and, most recently, in 1989 as part of Site Plan #89-0030. The warehouse use was deemed noncomplying when the property was rezoned from I-2 to OCM(100) as a result of the City-wide rezoning in 1992. The most recent primary warehouse tenant at the site is Security Moving and Storage, operates in a limited capacity. Additional retail/warehouse tenants continue to operate at the site.

C. Master Plan Designation

The property is located within the “*Clermont Exchange – Neighborhood #6*” area in the Eisenhower West Small Area Plan chapter of the Alexandria Master Plan, approved by City Council in November 2015. The Plan envisions the eventual redevelopment of this property with multifamily residential with ground-level retail uses on blocks reduced in size through the establishment of new streets. It is also one of the areas designated as a good location for car-oriented interim uses, given the distance from the Eisenhower Avenue and Van Dorn Metro stations, and connectivity to the Beltway and Eisenhower East. The Plan recommends the establishment of these interim uses, including large-format retail, until such time that the redevelopment ultimately envisioned for the neighborhood is realized.

III. PROJECT DESCRIPTION

The applicant, CIA/Boundary-4607 Eisenhower Avenue LLC, requests the approval of a Development Site Plan, with Special Use Permits, to repurpose an existing 103,000 square-foot, single story warehouse facility into a retail store known as Floor & Decor, which sells flooring material and related home improvement items at locations throughout the United States. The closest existing Floor & Decor stores are located in Woodbridge, Virginia and Gaithersburg, Maryland.

The proposed site redevelopment retains virtually all of the existing building, with minimal changes to the square footage of the building and no change to the building height. A 3,000-square foot office area at the front of the building, a very small one-story guard station, and two covered loading docks to the rear of the building would be demolished. A 1,600 square-foot replacement loading dock would be added to the rear of the building and the front office area would be replaced by a new drive aisle, landscaping and parking spaces.

The new drive aisle would connect the existing, but currently separate, paved areas at the front and west sides of the building. Remaining paved areas to the front, side and rear of the building would be repaved and reconfigured, achieving a total of 156 parking spaces at the site, plus loading spaces located adjacent to the new loading dock. One of three existing curb cuts along Eisenhower Avenue would be closed in connection with this redevelopment request, and would be replaced with a new landscape strip and street trees to complement the existing trees along this portion of the street.

Staff has worked with the applicant to ensure upgraded facades on the visible southern and western frontages of the building. A new main entrance for the building would be constructed on the west side, beneath the central portion of the new portico. Spandrel windows would be installed along Eisenhower Avenue to enliven the current facade. An existing covered loading dock on the west side of the building would be replaced in the same location and converted to an extended portico.

IV. ZONING

The subject site is zoned OCM(100) / Office Commercial Medium (100). Pursuant to Section 4-403(AA.1) of the Zoning Ordinance, a retail shopping establishment larger than 20,000 square feet in size requires Special Use Permit (SUP) approval. In addition, Section 8-100(A)(4) allows for the reduction of off-street parking requirements, if approved through a Special Use Permit.

The applicant's proposed site changes also require approval of a Development Site Plan (DSP) amendment, pursuant to Section 11-415, given that an approved site plan (SIT#89-0030) already exists for the site. The site plan modification requests (which may be requested pursuant to Section 11-416) regarding landscaping islands and crown coverage requirements are not eligible for administrative approval and were not approved as part of previous site plan requests. Staff has therefore brought forward the DSP amendment as well as the SUP requests for consideration at public hearings. Although discussed in this single staff report, the DSP and SUPs associated with this project remain distinct land-use requests.

The zoning parameters for the project are summarized in the table below:

Property Address:	4607 Eisenhower Avenue	
Total Site Area:	202,590 SF (4.65 acres)	
Zone:	OCM(100) - Office Commercial Medium	
Current Use:	Warehouse	
Proposed Use:	Retail	
	Permitted/Required	Proposed
FAR	1.5 (max)	0.48
Building Height	100' (max)	37'
Setbacks	None	53.5' (Front) 55.5' (Rear) 5.3' (East Side) 109.1' (West Side)
Open Space	None	7,395 SF (3.65% of site)
Tree Crown Coverage	25% = 50,648 SF	11% = 21,687 SF*
Retail Parking	1.2 spaces / 230 SF (min) = 514 spaces	.41 spaces/230 SF = 156 spaces**
Loading spaces	5	3***

* Modification for crown coverage has been requested

** SUP for a parking reduction has been requested

*** SUP for a loading space reduction has been requested

V. STAFF ANALYSIS

Staff recommends approval of the Development Site Plan and Special Use Permit (SUP) requests for the repurposing of an existing warehouse building into a large-format retail store. The proposal represents the establishment of an interim use in tenant space that is underutilized at the present time. It is therefore consistent with the Eisenhower West Small Area Plan, which specifically anticipates the establishments of interim uses, such as large-format retail uses, until market conditions are more favorable for the scale of redevelopment ultimately envisioned for the neighborhood.

With regard to the SUP for large-format retail, few negative impacts are expected in connection with this retail store in this location. Although a parking reduction has been requested, staff believes it is acceptable, given the type of use requested here and the information provided about other Floor & Decor locations in the greater Washington area. The building, parking lot, and landscaping improvements would greatly enhance the aesthetics of the site, and bring the building into compliance with the City's Green Building Policy. The aesthetic and planting improvements have been strategically planned so they will not result such a large investment that it will preclude the opportunity for complete site redevelopment in the future.

A. Small Area Plan Consistency

The Eisenhower West Small Area Plan emphasizes goals related to land uses, street connections, and building heights that would be completed at such time that significant site redevelopment or a rezoning occurs. The Plan recognizes that the vision for Eisenhower West is long term and identifies interim strategies to catalyze redevelopment and generate activity. As noted on Page 93 of the Plan, such strategies specifically include the introduction of large format retail, particularly in Neighborhood 6 (Clermont Exchange).

The proposed adaptive reuse of the building is not a significant redevelopment project and there are no associated rezoning requests. Rather, it is a large-format retail establishment, similar to the neighboring Restaurant Depot, and is consistent with the concept of an interim use. It is likely to have what is described in Strategy #5 on Page 99, as “*a catalytic impact on the area by generating activity and drawing new visitors to Eisenhower West*” and would support the long term vision of making Eisenhower Avenue a Great Street. The proposal is therefore consistent with the Plan.

B. Site Plan, Pedestrian and Streetscape Improvements

The former warehouse building is a square building footprint, on an approximately square site, with south-facing frontage on Eisenhower Avenue. The north side of the site faces Backlick Run and the railroad tracks, and the east and west sides face an office park and a warehouse. The building is constructed with a 54' setback from the back of sidewalk facing Eisenhower Avenue, a setback that ranges from approximately 100-150' on the west side, 62' on the north side, and is built on the property line on the east side. There are a number of existing trees and thick

vegetation on the west and north sides, and the east side is bounded by an existing one-way drive aisle, on the adjacent property.

Due to this configuration, and the adaptive reuse of the existing building, the site improvements have been concentrated on the southern and western frontages that front or are visible from Eisenhower Avenue. Parking is located on the south, west and north sides of the building. Customer and contractor loading is located on the northwest corner of the building, with retail delivery loading located on the north side, out of public view.

As with the neighboring Victory Center site, there are significant existing power lines along the Eisenhower Avenue frontage. As this is an interim use, any new lines required for the building will be undergrounded, but major replacement of the existing lines and poles will wait for full redevelopment of the site.

Along Eisenhower Avenue, the easternmost curbcut will be narrowed in width from 68 feet to 25 feet, the central curbcut will be closed, and the westernmost curbcut will remain as the primary vehicular entrance, at 50 feet wide. The existing five foot sidewalk will be widened to six feet, with a seven foot landscape strip on the street side. Three new street trees will be planted in the space where the curbcut is closed, which will result in a total of nine trees along the frontage. Finally, a 10 foot, 7 inch planting area will be located between the back of sidewalk and the drive aisle facing Eisenhower Avenue.

While staff generally requires parking to be located on the sides and rear of buildings in new construction, this building was already constructed, and currently has a large paved area facing the street. The new street trees, sidewalk width and landscaping will assist in providing a greener and more pedestrian-friendly frontage for Eisenhower Avenue.

C. Zoning Requests

Zoning Ordinance Section 11-400 requires approval of a Development Site Plan (DSP) for projects, like the current request, involving new construction or additions that are not specifically exempt. Section 11-416 provides for the potential modification of certain minimum zoning requirements as part of the DSP approval, including the two requested in this application: parking lot islands and tree crown coverage (Section 11-410(CC)(2)).

In addition, two Special Use Permits are requested, per Zoning Ordinance Section 11-500, which grants City Council approval if the proposed location is appropriate for the use and if the proposed use will be “*designed and operated so as to avoid, minimize or mitigate any potentially adverse effects on the neighborhood as a whole or other properties in the vicinity.*” The applicant is requesting a Special Use Permit for a retail shopping establishment larger than 20,000 square feet, pursuant to Section 4-103(AA.1); and, a Special Use Permit for a parking reduction for commercial uses, pursuant to Section 8-100(4). These requests are discussed more fully in the sections below.

D. Modifications

Staff supports the request for two site plan modifications to reduce the tree crown coverage below the 25% requirement in the Zoning Ordinance and to allow more than 10 parking spaces between landscaping islands, which is otherwise prohibited pursuant to the Alexandria Landscape Guidelines. As described below, the proposal meets the three criteria for modifications pursuant to Section 11-416.

1. Such modifications are necessary or desirable to good site development.

The modification of the tree crown coverage requirement from 25% to 11% is necessary in this instance for several reasons. The existing site was first planned and developed with a one-story, large-footprint building in 1970. Achieving the 25% requirement today at this already-developed site would involve significant site changes, exceeding the scope of work typically involved in an interim use project, and would result in new trees that would likely be removed at the time of eventual redevelopment. The modification of the landscaping islands requirement, which occurs in only three instances within the proposal, strikes an appropriate balance between easing the requirement while allowing for the additional parking spaces to be installed.

2. Specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought.

The applicant plans to construct several new landscaping islands within the surface parking lots, including an enlarged landscaped area at the extreme southwestern corner of the site and two new islands in the middle of the irregularly-shaped side parking lot. The latter improvement, in particular, improves the existing expanse of asphalt. One of three curb cuts at the site will be closed and replaced with three new street trees, which do not count towards the site crown coverage requirement. The applicant has agreed, and staff has reinforced in condition language, to provide a monetary contribution of \$6,000 to offset the difference between the provided tree crown coverage and the 25% requirement.

These significant changes to current conditions would reduce the amount of asphalt at the site and add greenery, circumstances anticipated in both the landscaping islands and tree crown coverage requirements. Additionally, there are a number of large existing trees on the west and north sides of the property. As part of the site improvement, the applicant will cull the dead trees and underbrush to improve the health of these existing trees.

3. Such modifications will not be detrimental to neighboring property or to the public health, safety and welfare.

Although the requested modifications would ease the minimum number of islands and trees for the site, the applicant nonetheless proposes to add several landscaping islands to a site where none exist today. In addition, over 9,000 square feet of the existing tree canopy is proposed to remain at the site, and would be joined by at least 12,000 square feet of additional tree canopy. Given that the provision of landscaping islands and tree canopy would therefore increase

appreciably in connection with this project, approving modifications on these matters would not, be detrimental to neighboring properties or to the public health, safety, and welfare.

E. Special Use Permits

Staff has reviewed the Special Use Permit considerations as outlined in Zoning Ordinance Section 11-504 and determined that they meet the criteria, as requested.

Parking Reduction Special Use Permit

The parking for the development is provided in the existing surface parking lot, which will be reconfigured to accommodate the new entrance to the building and enhanced landscape area. A total of 156 spaces will be provided, with the bulk of these spaces along the front and western side of building near the new entrance to the store. The remaining spaces are at the rear of the lot near the loading area.

For retail uses at this location, 1.2 parking spaces per 230 square feet of floor area (or 5.2 spaces per 1,000 SF) are required. This 98,501 square-foot building would require a total of 514 spaces. The developer has requested a parking reduction SUP to allow 358 spaces less than the requirement, which can also be expressed as a ratio of 1.58 spaces per 1,000 SF. While this is a significant reduction, staff supports the request. Floor and Decor is classified as retail from a zoning standpoint, but the nature of this use is different from a traditional retail store and it experiences a different parking demand. The large format of the store is a circumstance of the size of the materials displayed and stored rather than space for patrons.

To support this requested reduction, a parking analysis of two other Floor and Decor stores in the region was conducted (summarized in the table below). Parking was surveyed at these two stores on a Wednesday morning, Wednesday late afternoon/evening, and a Saturday afternoon. For each of these buildings, the peak parking was observed during the Saturday survey. Based on this information, the parking ratio to meet the actual demand is 0.63 spaces per 1,000 SF, which would mean approximately 62 spaces for the proposed building. At 156 spaces, this proposal is providing well above the observed parking demand at similar buildings.

Store	Size	Peak Occupied Spaces	Parking Ratio (spaces per 1,000 sf)
Woodbridge	76,384 sf	46	0.60
Gaithersburg	60,102 sf	38	0.63
<i>Alexandria – Proposed</i>	<i>98,501 sf</i>	<i>n/a</i>	<i>1.58</i>

Providing the required parking for this use would not be feasible since the proposal includes the reuse of an existing building and parking lot and there is little opportunity for constructing new surface parking without demolishing the building. Providing the required 514 spaces would require the applicant to provide underground or structured parking, which is not realistic given that this is intended to be an interim use that is using an existing building. A parking management plan will be required to ensure the parking is efficiently designed and used. In addition, there are no residential uses nearby that would experience an adverse impact from the

reduced parking. Furthermore, staff has included a condition that only approves the parking reduction for Floor and Decor or a similar use. If a new tenant were to occupy the building in the future, staff would review the parking requirements and determine whether a parking reduction may be required depending on the specifics of that use. The applicant has also agreed to provide information to their employees about alternate methods of transportation, under the Transportation Demand Model (TDM) conditions, which will also help to minimize parking impacts, and will provide City staff with information about how parking is used by employees at this site.

As discussed in other development cases, staff will be evaluating the commercial parking standards this coming year and this particular development highlights the need for new parking standards. A “one size fits all” requirement for retail often leads to excessive parking requirements, since the same requirement is applied to any type of retail format, whether it is a regional mall, grocery store, specialty retail shop, or a building supply center. Staff will be working to find an appropriate parking standard that accounts for the different types of retail and related parking demands.

The applicant has also requested a reduction of three loading spaces. Per Zoning Ordinance Section 8-200(B), loading spaces should be provided at a rate of at least one space per 20,000 square feet for this type of retail use. This would equal five loading spaces at this location. The applicant has proposed to provide two spaces at the rear of the property, with a third space occupied by a trash compactor. As there is a single user for the building who can coordinate deliveries, staff is satisfied that two spaces will be sufficient. Additionally, if there are any potential stacking issues that occur during busy seasons, there is enough room at the rear of the property to accommodate several waiting trucks without causing any issues for the customer parking spaces, or to disrupt traffic on Eisenhower Avenue.

Large-format Retail Special Use Permit

Staff finds the SUP request to operate a large-format, or “big box,” retail establishment larger than 20,000 square feet to be acceptable. The requirement for such uses to obtain SUPs, which dates back to 2003, recognizes that large retail uses can, in some instances, negatively impact neighborhood character due to their large floor plate design and other typical design features. Generally speaking, such uses also have the potential to create negative impacts regarding matters such as noise, odors, trash, and parking.

In this instance, however, staff does not anticipate negative impacts from the proposed large-format retail establishment. The applicant does not propose to increase the net building footprint for this existing building and the surrounding neighborhood is comprised primarily of other commercial and industrial uses, with the nearest residential uses in Cameron Station separated by railroad tracks and Ben Brenman Park. The applicant is reusing an existing building, which reduces potential impacts related to a loss or change in neighborhood character. The distance between this site and residential uses also reduces the likelihood of negative impacts. Staff has included typical operational conditions, regarding matters such as hours of operation,

loading/unloading hours, and routine trash pick-up, to further reduce the potential for impacts on the surrounding area.

F. Compliance with City Policies

Given that the project involves changes resulting in a net reduction of floor area compared to existing, an affordable housing contribution is not required pursuant to the City's 2016 Procedures Regarding Affordable Housing Contributions. No public art contribution is required in this instance given that the request involves a Development Site Plan amendment (DSP) rather than a Development Special Use Permit (DSUP), pursuant to the City's Public Art Policy. However, the applicant proposes to comply with the City's Green Building Policy, adopted in April 2009, for the new construction. The Policy has established that non-residential buildings should achieve Leadership in Energy and Environmental Design (LEED) Silver Certification from the United States Green Building Council (USGBC), or equivalent.

VI. COMMUNITY

The applicant has discussed the project in September with the Eisenhower Partnership and, along with staff, with the Eisenhower West/Landmark Van Dorn Implementation Advisory Group. In addition, staff expects to present the request to the Federation of Civic Associations at that group's October 2016 regular meeting.

VII. CONCLUSION

The proposal represents an opportunity to improve the site and to establish an interim use, consistent with the Eisenhower West SAP, until such time that eventual redevelopment goals can be realized. Staff does not foresee negative impacts in this instance from either the large-format retail use or the parking reduction, particularly with the inclusion of several conditions of approval. Subject to the conditions contained in Section IX of this report, staff recommends approval of the requests.

VIII. GRAPHICS



Southwest Building Elevation



Southeast Building Elevation

IX. STAFF RECOMMENDATIONS for DSP:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated August 17, 2016, and amended September 6, 2016, and comply with the following conditions of approval:

A. PEDESTRIAN/STREETSCAPE:

2. Provide the following pedestrian improvements, to the satisfaction of the Directors of P&Z and T&ES:
 - a. Complete all pedestrian improvements prior to the issuance of the first certificate of occupancy permit;
 - b. Construct all concrete sidewalks to City standards;
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards; and,
 - e. 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)

B. OPEN SPACE/LANDSCAPING:

3. 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 Director of P&Z. At a minimum, the Landscape Plan shall:
 - a. Ensure positive drainage in all planted areas;
 - b. 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;
 - c. Provide detail sections showing above and below grade conditions for plantings above a structure;
 - d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers;
 - e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
 - f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans;
 - g. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are

considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)

4. The applicant shall provide a monetary contribution, in an amount equal to \$6,000, to the City of Alexandria's Living Landscape fund, in lieu of fully meeting the 25% crown coverage requirement of the Zoning Ordinance. Contribution will be provided prior to first Certificate of Occupancy. *** (P&Z)

C. TREE PROTECTION AND PRESERVATION:

5. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Director of P&Z. (P&Z)
6. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified "to be removed" (TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. *** (P&Z)
7. 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 August 17, 2016, and amended September 6, 2016 and reduced if possible to retain existing trees and grades. (P&Z)

D. BUILDING:

8. The building design, including the quality of materials and final detailing, shall be consistent with the elevations August 17, 2016, and amended September 6, 2016, and the following conditions. (P&Z)
9. Provide the following building refinements during the Final Site Plan review, to the satisfaction of the Director of P&Z:
 - a. Work with staff to further develop the southwest corner of the building to better define the primary building entrance;
 - b. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director Planning and Zoning;
 - c. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to placement and color;
 - d. Sheet A4.00: proposed rooftop mechanical equipment shall be placed so as to not be visible from the public right-of-way, or screened. Such screening material shall be subject to review and approval by the

- Department of Planning and Zoning for substantial conformance to the preliminary plan; and,
- e. Note any potential locations for telecommunications antennas or satellite dishes on the rooftop during the Final Site Plan. Any such future additions must be placed so as to not be visible from the public right-of-way, or screened. Such screening material shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan. * (P&Z)
10. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the preliminary plan.
- a. Provide a detail of the screening proposed for the transformer in the northeast corner of the site. * (P&Z)
11. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
12. 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)
13. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction

strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)

E. SIGNAGE:

14. The building signs shall be designed 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 building signs shall be designed of high quality materials.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
15. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
16. A freestanding monument sign shall be limited to a maximum height of six feet above grade to the top of the sign and shall be setback at least ten feet from the front lot line. Sign design shall comply with ZO Section 9-102(Y) & the base of the monument sign will be counted towards sign area, per ZO Section 9-106(C). Adjacent plantings should be coordinated with the proposed sign. * (P&Z)
17. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance 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 temporary 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)

F. PARKING:

18. The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
 - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition. (P&Z)(T&ES)(Code Administration)
19. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. Within the project area, any parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in

accord with City specifications. The City reserves the right to enforce parking meters on private streets containing public access easements. (P&Z)(T&ES)

20. Provide four bicycle racks. Acceptable rack types for short- and long-term parking and details for allowable locations are available at: 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)

G. *TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN:*

21. TDM Coordinator shall be designated for the project prior to release of the first certificate of occupancy, and the name, address, emails, and telephone number of the coordinator will be provided to the City, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing these conditions. *** (T&ES)
22. An Annual Report shall be submitted by the TDM Coordinator and on July 15 of every year. The Annual Report will be supplied by the Transit Services Division electronically. (T&ES)
23. The TDM Coordinator shall distribute an annual survey to all employees. The survey will be supplied by the Transit Services Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transit Services Division. (T&ES)
24. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees. (T&ES)
25. Information about transit, ridesharing, and other TDM elements shall be distributed and displayed, including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building for employees to access, e.g. a break room. (T&ES)
26. Establish a transit benefit program that provides eligible employee financial assistance toward the cost of public transit and qualified vanpool fares. Employee eligibility will be determined by employer. The benefit should be in the form of discounted bus and rail fare media or electronic media (i.e. SmarTrip Cards) and shall be made available and distributed on-site to employees or through WMATA's free SmartBenefits program. The availability of this transit benefit will be prominently advertised. At a minimum, the initial discount will be 20%. (T&ES)

H. SITE PLAN:

27. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
28. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells, and wet utilities including storm and sanitary sewers, and water lines.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
29. Provide a lighting plan with the first 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. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES. Since the development includes rehabilitation of an existing building, therefore, if additional lights are required to meet the City standards then on-site lights may be installed to include in the photometric plan that will operate on photo voltaic switches. The on-site fixtures shall be to the satisfaction of Directors of T&ES and P&Z.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
 - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
 - f. 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.
- g. 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.
 - h. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - j. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
 - k. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - 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. Coordinate street lighting with trees on the NW and SE corners of the site. (P&Z)(T&ES)(Police)
30. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
31. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements/layers are correctly located and will connect.* (P&Z)(DPI)

I. CONSTRUCTION MANAGEMENT:

32. 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.* (T&ES)
33. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:

- a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include a plan for temporary pedestrian circulation;
 - d. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - e. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)
34. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
- a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. * (P&Z)(T&ES)
35. 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)
36. No major construction staging shall be allowed within the public right-of-way on Eisenhower Avenue. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES)
37. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop at Eisenhower Avenue, 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. (T&ES)

38. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
39. 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. Adjoining property owners, civic associations, and the Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
40. 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)
41. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
42. 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)
43. 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)

44. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
45. Contractors shall not cause or permit commercial vehicles to idle for more than 10 minutes when parked. (T&ES)
46. 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 and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

J. SOLID WASTE:

47. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle shall be placed in the public right of way to serve open space and park sites. Receptacle shall be generally located along the property frontage and at strategic location in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)
48. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle shall be placed in the public right of way to serve open space and park sites. Receptacle shall be generally located along the property frontage and at strategic location in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

K. STREETS / TRAFFIC:

49. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be

maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)

50. 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)
51. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
52. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
53. Show turning movements of standard vehicles in the parking lot. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
54. Furnish and install two 4 inch conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks along the Eisenhower Avenue frontage. 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)
55. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

L. UTILITIES:

56. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
57. Overhead utilities including power and communication lines fronting the proposed development shall be undergrounded, if required by City Code. Future redevelopment on the site will require undergrounding of utilities, including power and communication lines. (T&ES)

M. SOILS:

58. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

N. WATERSHED, WETLANDS, & RPAs:

59. The stormwater collection system is located within the Cameron Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
60. 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)
61. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) 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)
62. Provide documentation regarding the source of onsite wetland delineation and a description of any actions to be taken to minimize and/or mitigate the impact of the development on existing wetlands as required by Article XIII of the City of Alexandria Zoning Ordinance. (T&ES)
63. The project is located within an existing RPA or mapped wetland area, therefore the applicant shall prepare a Water Quality Impact Assessment in accordance with the provisions of Article XIII of the City of Alexandria Zoning Ordinance to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
64. Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services:
 - a. Restoring streams subject to historic erosion damage.
 - b. Increasing vegetation onsite and/or performing offsite plantings.
 - c. Contribution to T&ES/DEQ funds to stream restoration / water quality projects.
 - d. These mitigation efforts shall be quantified and tabulated against encroachments as follows:
 - e. Wetlands destruction shall be mitigated at a ratio of 2:1 and offsite at 3:1.

- f. Resource Protection Area Encroachments shall be mitigated according to the guidelines suggested in the “Riparian Buffers Modification & Mitigation Guidance Manual” by the Chesapeake Bay Local Assistance Department. (T&ES)
- 65. Water quality impacts shall be mitigated by stream restoration / stabilization equal to the linear distance to that of the linear encroachment into the RPAs on-site. (T&ES)

O. STORMWATER MANAGEMENT:

- 66. If at any stage during the Final Site Plan development and/or construction, it is determined that the disturbed area is greater than 50% then a stop work order shall be issued and the site plan must be amended to comply with the enhanced requirements per Article XIII Environmental Management Ordinance. (T&ES)
- 67. The City of Alexandria’s stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site’s post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
- 68. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
- 69. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)

70. Submit two (2) originals of the stormwater 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)
71. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
72. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) 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 recorded maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
73. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. ****(T&ES)
74. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. ****(T&ES)

P. CONTAMINATED LAND:

75. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated

environmental investigations or assessments performed to substantiate this determination. (T&ES)

76. If environmental site assessments or investigations discover the presence of contamination on site, 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. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. * (T&ES)
77. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)

78. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

Q. NOISE:

79. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)
80. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
81. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

CITY DEPARTMENT CODE COMMENTS – for DSP

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

Planning and Zoning

F-1. This is anticipated as an interim use, as defined in the Eisenhower West Small Area Plan (page. 99), which was approved November, 2015. At 10 and 15 years, staff will review the compatibility of the use and site plan with the Eisenhower West Small Area Plan and provide an update to City Council. (Neighborhood Planning)

R - 1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.

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 (3) years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

F - 1. Since the proposed development reduces the sanitary flows from the existing conditions, there is no requirement for the applicant to submit a letter to the Director of Transportation & Environmental Services acknowledging that this property will participate, if the City adopts a plan to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed; however, such a letter will be required for subsequent development on this site. (T&ES)

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

- F - 3. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 4. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 8. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 9. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 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 - 10. 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 - 11. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 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 - 12. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 13. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 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 - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. (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: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 20. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- F - 21. Revise Environmental Site Assessment Note Sheet 2.00 since there is an RPA on the project site. (T&ES)
- F - 22. Sheet C5.00: Need to show storage area for recycling. Only a trash compactor is proposed at the north side of the building. The retail store will be required to recycle per City ordinance, and the minimal required storage area for trash and recycling for this building is 225 sq/ft. While the proposed area of for the trash compactor will likely meet the space requirement, it does not allow use of the space for recycling as the compactor will utilize all the available space.

Typically, a retail store of this size would need a recycling compactor to most efficiently handle the generation rate of recycling, especially the cardboard. Alternatively, a vertical pack dumpster system or vertical baler could be installed, or a front load dumpster (8cy) could be utilized. However, none of these options allow loading from the dock, and may

require too frequent collection to be economical. The best practices solution would be install a second compactor for recycling. (T&ES- Resource Recovery)

- F - 23. Sheet C9.20: A rear load trash truck is shown for the turning movements. This is the incorrect type of truck for collection of a compactor. A roll-off truck should be shown on this sheet. (T&ES- Resource Recovery)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (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 stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 Provide calculations demonstrating compliance with the Section 13-109 & 110 of Article XIII of the Alexandria Zoning Ordinance for the Alexandria water quality volume default requirements measured as ½" over the site's impervious area that must be captured and treated. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services.
(b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 9 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 - 10 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 11 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan.

The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

- C - 12 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: www.alexandriava.gov/solidwaste or by calling the Solid Waste Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 13 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 14 Bond for the public improvements must be posted 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)

- C - 28 The applicant must provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final 1 submission. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, an electronic copy of the approved SWPPP Book must be provided with the Mylar submission and the coverage letter must be copied onto the plan sheet containing the stormwater management calculations. An electronic copy and a hardcopy of the SWPPP Binder Book must be included in the released site plans, and the approved hardcopy SWPPP Binder Book must accompany the construction drawings onsite. Separate parcel owners will be required to seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES-Storm)

VAWC

- S-1 The existing 6" water main serving hydrant at back yard is privately owned and maintained. We suggest relocating partial of this 6" water pipe, in order to keep horizontal clearance from proposed landing ramp and entrance ramp, and help future maintenance.

AlexRenew

No comments received from ARenew.

Fire Department

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

Code Administration

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.

- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Police

Landscape Recommendations

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

Miscellaneous

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

Archaeology

- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

X. STAFF RECOMMENDATIONS for Retail SUP (#2016-0054):

Staff recommends approval of the retail special use permit subject to compliance with all applicable codes and ordinances and the following conditions:

1. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
 - a. All retail entrances shall be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - b. The placement or construction of items that block the visibility of the interior of the store from the street, promenade and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
2. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
3. The hours of operation of the retail establishment shall be limited to between 7:00 a.m. and 11:00 p.m. daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
6. 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. (T&ES)
7. The applicant shall comply with the parking conditions approved in Development Site Plan #2016-0023, which is hereby incorporated into this Special Use Permit. (P&Z)
8. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at 703-746-4686 or www.alexandriava.gov/LocalMotion for more information about available resources.

9. The applicant shall encourage its employees to use public transportation to travel to and from work. Prior to issuance of a CO, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
10. The applicant shall require its employees who drive to use off-street parking and/or 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. (P&Z)(T&ES)
11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
12. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
13. 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)
14. All waste products, including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
15. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery readiness training for all employees. (Police)
16. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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 the 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)



APPLICATION

DEVELOPMENT SITE PLAN

DSP # 2016-0023

Project Name: Floor & Decor

PROPERTY LOCATION: 4607 Eisenhower Avenue

TAX MAP REFERENCE: 069.01-01-02

ZONE: OCM(100)

APPLICANT

Name: Floor and Decor Outlets of America, Inc.

Address: 2233 Lake Park Drive, Suite 400, Smyrna, Georgia 30080

PROPERTY OWNER

Name: CIA/Boundary-4607 Eisenhower Avenue, LLC

Address: 2560 Huntington Avenue, Suite 200, Alexandria, Virginia 22303

PROPOSED USE: Development Site Plan Amendment to renovate and convert an existing warehouse building into a big box retail use.

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

[X] **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.

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

M. Catharine Puskar, Agent/Attorney

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

M C Puskar

Signature

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

7/18/2016 (Revised 8/16/16)

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

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

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

See attached.

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

☐ **Yes.** Provide proof of current City business license.

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

N/A

Statement of Justification
4607 Eisenhower Avenue
Tax Map ID: 069.01-01-02

Floor & Decor (“The Applicant”) requests approval of a Development Site Plan Amendment and associated applications for the renovation and conversion of the existing approximately 103,308 square foot warehouse building located at 4607 Eisenhower Avenue, tax map ID 069.01-01-02 (the “Property”), into a Floor & Decor large-format retail store containing approximately 98,154 square feet of net floor area. The existing warehouse building was constructed in approximately 1970, and is currently occupied by Security Moving and Storage.

The Property contains approximately 4.65 acres (approximately 202,590 square feet), and is zoned OCM(100)/Office commercial medium (100). The Property is located on the north side of Eisenhower Avenue west of its intersection with Clermont Drive, and is included in Neighborhood 6 – Clermont Exchange, of the Eisenhower West Small Area Plan (the “SAP”). The proposed use is in harmony with the SAP’s land use recommendations for Neighborhood 6, which expressly permit large-format retail as an interim use. Consistent with the Implementation Strategy #5 set forth on Page 99 of the SAP, the proposed conversion of the existing warehouse to an attractive Floor & Decor “Big Box Retail” use will serve as a catalyst for future development along the Eisenhower West corridor. The proposed modifications and renovations to the existing building, which include the removal of an approximately 3,000 square foot addition located near the southern border of the Property along Eisenhower Avenue, have been designed in consideration of the planned widening of Eisenhower Avenue. The Applicant’s proposal is consistent in all respects with the recommendations of the SAP.

Associated with the application, the Applicant is requesting a parking and loading reduction SUP, an SUP for a retail shopping establishment larger than 20,000 gross square feet, and modifications to crown coverage requirements and the landscape design guideline requirements. As stated above, the Applicant is proposing solely to renovate the existing warehouse building and convert it to a retail use. In addition, the Applicant proposes to resurface and restripe the existing asphalt parking area on the Property. While the Applicant’s proposal does involve the removal of approximately 3,000 square feet of the existing building, space for the provision of on-site parking on the Property is largely limited by existing conditions. The Applicant proposes to provide a total of 156 parking spaces, including 113 standard spaces, 37 compact spaces, and 6 handicapped accessible spaces. The Applicant also proposes to provide three (3) loading spaces (two (2) for tractor trailers and one (1) for smaller trucks), as well as an additional space dedicated to trash removal. Based on the anticipated sales volume for this store, the Applicant anticipates approximately six to eight (6-8) deliveries per day. The proposed hours of operation are 7:00 a.m. to 9:00 p.m., seven days per week, and the Applicant will, to the maximum extent possible, restrict deliveries to off-peak hours and stagger delivery times to reduce stacking of trucks. The Applicant will manage deliveries by distributing inbound truck receiving reports and schedules on a daily basis in order to monitor loading dock capacity and manage the flow of delivery trucks. As discussed in the parking study that is being submitted in conjunction with the applications, based on the anticipated number of patrons per day and the parking utilization of existing Floor and Decor facilities in Northern Virginia and throughout the United States, the parking and loading spaces provided will adequately satisfy the needs of the store’s customers, employees and the anticipated number of deliveries. The store will be open to the public and will provide the community with an attractive home design retail option. The store will generate approximately forty (40) to fifty (50) new jobs, and contribute to diversifying Alexandria’s tax base.

The proposed store is oriented to Eisenhower Avenue, with the main building entrance located on the western side of the building. Signage is provided on the eastern, southern and western facades to enhance visibility along Eisenhower Avenue. A monument sign is provided at the entrance to the drive aisle

located near the southwest corner of the Property. Clerestory and spandrel glass windows are provided on the southern façade of the building to activate the building's frontage along Eisenhower Avenue. The Applicant proposes to widen the existing sidewalk along Eisenhower Avenue to enhance pedestrian connectivity.

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. Please See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.		
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
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.

7.15.16

Date

Kevin R. Workman

Printed Name

Kevin R. Workman

Signature

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.} See Attached Schedule		
^{2.} See Attached Schedule		
^{3.} See Attached Schedule		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4607 Eisenhower Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
^{1.} See Attached Schedule		
^{2.} See Attached Schedule		
^{3.} See Attached Schedule		

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

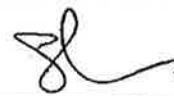
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
^{1.} See Attached Schedule		
^{2.} See Attached Schedule		
^{3.} See Attached Schedule		

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.

July 14, 2016 Stephen A. Bannister, Manager
Date Printed Name


Signature

Applicant Disclosure Statement**CIA/Boundary-4607 Eisenhower Avenue, LLC****NO BUSINESS OR FINANCIAL RELATIONSHIPS**

Each individual listed below owns a 3% or greater interest
in CIA/Boundary-4607 Eisenhower Avenue, LLC

Member and Address			
Stephen A. Bannister 2560 Huntington Ave., Suite 200 Alexandria, VA 22303			
Rebecca J. Pelino 2560 Huntington Ave., Suite 200 Alexandria, VA 22303			
Robert M. Keats 4416 East West Highway 4 th Floor Bethesda, MD 20814			
The Robert A. Samit Family Trust Robert A. Samit 6909 Armat Dr. Bethesda, MD 20817			
Alan Osofsky 4416 East West Highway Bethesda, MD 20814			
Manny Miller 4416 East West Highway Bethesda, MD 20814			
John Wilkinson 4445 Willard Ave., Ste 500 Chevy Chase, MD 20815			

None of the members listed above have a business or financial relationship - requiring disclosure

FLOOR & DECOR

2233 Lake Park Drive, Suite 400 | Smyrna, GA 30080 | 404-471-1634 | flooranddecor.com

Floor and Decor Outlets of America, Inc.
2233 Lake Park Drive, Suite 400
Smyrna, Georgia 30080

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

Re: Consent to File Application for Development Site Plan, Special Use Permit for
Parking and Loading Reduction, Special Use Permit for a Retail Shopping
Establishment Larger Than 20,000 Square Feet and Associated Requests
4607 Eisenhower Avenue, Tax Map ID 069.01-01-02 (the "Property")

Dear Mr. Moritz:

Floor and Decor Outlets of America, Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Development Site Plan, Special Use Permit for a parking and loading reduction, Special Use Permit for a retail shopping establishment larger than 20,000 square feet and any related requests to allow for the renovation and conversion of the existing warehouse on the Property to a retail use.

Very truly yours,

By: Kenn R. Workman

Its: Director of Real Estate

Date: 7.15.16



CAPITAL INVESTMENT ADVISORS

DSP2016-0023
SUP2016-0053
SUP2016-0054

CIA/Boundary-4607 Eisenhower Avenue, LLC
2560 Huntington Avenue, Suite 200
Alexandria, Virginia 22303


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

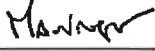
Re: Consent to File Application for Development Site Plan, Special Use Permit for
Parking and Loading Reduction, Special Use Permit for a Retail Shopping
Establishment Larger Than 20,000 Square Feet and Associated Requests
4607 Eisenhower Avenue, Tax Map ID 069.01-01-02 (the "Property")

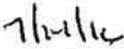
Dear Mr. Moritz:

As owner of the above-referenced Property, CIA/Boundary-4607 Eisenhower Avenue, LLC hereby consents to the filing of applications by Floor and Décor Outlets of America, Inc. for a Development Site Plan, a Special Use Permit for a parking and loading reduction, a Special Use Permit for a retail shopping establishment larger than 20,000 square feet and any related requests to allow for the renovation and conversion of the existing warehouse on the Property to retail use.

Very Truly Yours,

By: 
Stephen A. Bannister

Its: 
Member/Manager

Date: 

Floor & Decor Organizational Chart



Each entity is a wholly owned subsidiary of the entity above it.

- Funds affiliated with Ares Capital own approximately 63% of FDO Holdings, Inc.
2000 Avenue of the Stars
12th Floor
Los Angeles, CA 90067

- Funds affiliated with Freeman Spogli own approximately 31% of FDO Holdings, Inc.
11100 Santa Monica Blvd
Suite 1900
Los Angeles, CA 90025



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2016-0053

PROPERTY LOCATION: 4607 Eisenhower Avenue

TAX MAP REFERENCE: 069.01-01-02 **ZONE:** OCM(100)

APPLICANT:

Name: Floor and Decor Outlets of America, Inc.

Address: 2233 Lake Park Drive, Suite 400, Smyrna, Georgia, 30080

PROPOSED USE: Parking and Loading Reduction

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

703-528-4700

Telephone #

cpuskar@thelandlawyers.com

Email address

7/18/2016

Date

703-525-3197

Fax #

Revised
8/16/2016

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4607 Eisenhower Avenue, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Parking and Loading Reduction SUP use as
 (use) SEE ATTACHED LETTER
 described in this application.

Name: _____ Phone: _____
 Please Print
 Address: _____ Email: _____
 Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

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

See attached.

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

☐ **Yes.** Provide proof of current City business license

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

N/A

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

This image shows a blank 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.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one): **PARKING AND LOADING REDUCTION SUP**
☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).
Approximately 700-750 patrons per day.

B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).
The proposed retail use will require a maximum of approximately 25 employees on site at any given time.

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

Day: <u>7 days per week</u>	Hours: <u>7:00 a.m. - 9:00 p.m.</u>
_____	_____
_____	_____
_____	_____

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

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

B. How will the noise be controlled?
N/A

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

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

☐ Yes. ☐ No. N/A

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

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No. N/A

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

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

☐ Yes ☐ No N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

113 _____ Standard spaces
 37 _____ Compact spaces
 6 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

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

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? 3

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? North side of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
To the extent possible, the Applicant intends to restrict loading to non-peak hours.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Loading and unloading is expected to occur on a daily basis. The Applicant anticipates that the store will generate approximately 6-8 deliveries per day.

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

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

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

98,501 sq. ft. (existing) + 0 sq. ft. (addition if any) = 98,501 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



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)

The applicant requests a parking and loading reduction for the proposed retail use. Based on current Zoning Ordinance requirements, a parking reduction of 358 spaces, and a loading reduction of 2 spaces is requested.

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

See attached statement of justification and Traffic Impact Analysis submitted under separate cover.

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

The Applicant's proposal is for the renovation and conversion of an existing warehouse building to a retail use. Space for on-site parking is limited by existing conditions. As discussed in the Traffic Impact Analysis, the actual demand for parking at other Floor and Decor locations is substantially lower than Zoning Ordinance requirements, and the study demonstrates that the proposed parking is adequate to meet the needs of the proposed use. Three loading spaces are adequate to serve the needs of the store, as the anticipated number of deliveries can be scheduled accordingly.

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. See attached statement of justification and TIA submitted under separate cover.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0054

PROPERTY LOCATION: 4607 Eisenhower Avenue

TAX MAP REFERENCE: 069.01-01-02 **ZONE:** OCM(100)

APPLICANT:

Name: Floor and Decor Outlets of America, Inc.

Address: 2233 Lake Park Drive, Suite 400, Smyrna, Georgia, 30080

PROPOSED USE: Retail shopping establishment larger than 20,000 gross square feet.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

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

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

M. Catharine Puskar

Signature

7/18/2016

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

Revised
8/16/2016

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4607 Eisenhower Avenue, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Retail Shopping Establishment Larger than 20,000 gross square feet use as
 (use) SEE ATTACHED LETTER
 described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

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

See attached.

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

☐ **Yes.** Provide proof of current City business license

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

N/A

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

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

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

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

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

Approximately 700-750 per day.

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

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

The proposed retail use will require a maximum of approximately 25 employees on site at any given time.

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

Day:

7 days per week

Hours:

7:00 a.m. - 9:00 p.m.

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

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

Noise levels will be in compliance with the City's noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

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

N/A

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Large boxes, packaging materials, and other trash and garbage typically associated with large-format retail uses.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Trash will be stored in an on-site trash compactor located in a loading dock on the north side of the building.
- C. How often will trash be collected?
One time per week.
- D. How will you prevent littering on the property, streets and nearby properties?
Staff will monitor the property for litter.

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

☐ Yes. ☐ No. N/A

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

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☐ No. N/A

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

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

☐ Yes ☐ No N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

113 _____ Standard spaces
 37 _____ Compact spaces
 6 _____ Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

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

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

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

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

- A. How many loading spaces are available for the use? 3

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? North side of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
To the extent possible, the Applicant intends to restrict loading and unloading operations to non-peak hours.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Loading and unloading is expected to occur on a daily basis. The anticipates that the proposed store will generate approximately 6-8 deliveries per day.
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
98,501 sq. ft. (existing) + 0 sq. ft. (addition if any) = 98,501 sq. ft. (total)
19. The proposed use is located in: *(check one)*
- ☒ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application