

DOCKET ITEM #8

Development Site Plan #2017-0022

Subdivision #2017-0006

Street Name Case #2017-0001

3832-3834 Seminary Road – Karig Estates

Application	General Data	
Project Name: Karig Estates	PC Hearing:	November 9, 2017
	CC Hearing:	N/A
	Expiration, if approved:	DSP – November 9, 2020 (three years) SUB – May 9, 2019 if not recorded (18 months)
	Plan Acreage:	136,198 SF (3.13 acres)
Location: 3832-3834 Seminary Road	Zone:	R-20 / Single-Family zone
	Proposed Use:	Single-Family Residential
	Dwelling Units:	Four (4)
	Net Floor Area:	6,197 SF (Lot #1) 9,015 SF (Lot #4) 5,633 SF (Lots #2 & #3)
	Small Area Plan:	Seminary Hill / Strawberry Hill
Applicant: 3834 Seminary LLC, represented by Mary Catherine Gibbs, attorney	Historic District:	Not applicable
	Green Building:	Not applicable

Purpose of Application

The applicant requests approval of a Development Site Plan amendment to revise the location of the proposed dwelling on Lot #4, approval to subdivide two lots into four lots, and approval of a name for a new public street in connection with the previously-approved Karig Estates project.

Applications and Modifications Requested:

1. Amendment to previously-approved Development Site Plan #2016-0025 to revise the location of the proposed dwelling on Lot #4, with a new modification to the front yard requirement for Lot #4 and changes to recommended conditions;
2. Subdivision approval to subdivide two lots into four lots and with the dedication of land to the City for a new public street and public sidewalk; and
3. Approval of a Street Name Case to name a new public street associated with the project.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner maya.contreras@alexandriava.gov
Nathan Randall, Urban Planner nathan.randall@alexandriava.gov



I. RECOMMENDATION & SUMMARY

Staff recommends **approval** of the Development Site Plan (DSP) amendment, subdivision, and new street name requests associated with the Karig Estates project, which Planning Commission approved last month (October 2017) for the construction of four new single-family residential dwellings at 3832-3834 Seminary Road.

Key issues under consideration and discussed in greater detail in this report include:

- A revised location for the proposed dwelling on Lot #4 in response to some neighbors' concerns about that dwelling's proximity to the swale at the site;
- The subdivision request for all four lots within the Karig Estates project, including consistency with lot character requirements pursuant to Section 11-1710 of the Zoning Ordinance; and
- The request for a new street name, which was inadvertently not included in the approval motion at the Planning Commission public hearing last month.

II. BACKGROUND

A. Recent Approval Background

On October 3, 2017, Planning Commission approved Development Site Plan #2016-0025 to construct four new single-family dwellings at the Karig Estates project site. The staff report for that approval, which can be found in Attachment #3 at the end of this report, also included a request for and discussion of Street Name Case #2017-0001 to name the new public street associated with the project. That request was inadvertently not mentioned in the approval motion at last month's Commission meeting and was deemed to be not approved. Staff has therefore included the Street Name Case request again in this staff report as a technical matter.

The Commission was also informed during the October hearing that a separate subdivision request was required for the subdivision of the project site into four lots in connection with DSP#2016-0025. As a Development Site Plan request only regularly heard by the Planning Commission, the project was deemed not eligible for the provisions of Section 11-1704(B) which exempts "Council-approved development" from the need for separate subdivision approval.

No separate subdivision application had been brought forward to the Commission nor had one been advertised pursuant to regular public noticing requirements. In response, the applicant requested Commission action that evening on the DSP request and agreed to submit a separate subdivision application within 30 days for separate consideration at a future hearing. Consistent with this approach, the Commission amended Condition #25 to require the submission of a subdivision application within 30 days. The applicant submitted a subdivision application and plat three days after the hearing, on October 6, 2017.

Prior to the October 3rd public hearing, several adjoining property owners, including representatives from Beth-El Hebrew Congregation, had contacted staff to ask questions and express a variety of concerns about the proposal. Prominent among those concerns was the proximity of the proposed dwellings, particularly the one on Lot #4, to the topographical feature on the property that has been referred to as a swale or ravine. Some neighbors advocated, both prior to and during the hearing, for a shift in the location of all four dwellings to the north, closer to Seminary Road, in order to limit impacts to the swale. Another neighbor provided written comments expressing opposition to any shifting of the dwellings closer to Seminary Road. Such a shift would only be possible if Planning & Zoning staff designated an alternative blockface along Seminary Road to be used for the purposes of determining the front yard setback for Lot #1.

As noted in the prior staff report for DSP#2016-0025, Planning & Zoning staff was willing to analyze whether an alternative blockface along Seminary Road would be equally appropriate in this instance compared to the blockface used for the front setback in the submitted site plan. Staff stipulated that, if such an alternative blockface determination could be made, the applicant would need to provide a revised site plan submission, which would defer the project from the October docket. However, the applicant was willing to consider site layout changes only if the project was not deferred from the October docket. Given the change was also too significant to be addressed through condition language and resolved through the final site plan process, staff could not recommend any changes to the Planning Commission regarding the site layout at the October public hearing. Ultimately, approval of DSP#2016-0025 at the October public hearing did not include any changes to the location of the proposed dwellings.

In the weeks following Commission approval of DSP#2016-0025, the applicant has reconsidered site layout options for the project in response to both neighborhood and staff feedback. The new proposal, which requires approval of a DSP amendment and a new site plan modification request, would change the location of the proposed dwelling on Lot #4 only. The new proposal is described in detail in Section III of this report.

B. Appeal

On October 18, 2017, representatives of Beth-El Hebrew Congregation filed an appeal of the Planning Commission's approval of DSP#2016-0025 to City Council. Pursuant to Section 11-409(C) of the Zoning Ordinance, any group of 25 residents/property owners in the City or any owner of property located within 1,000 feet of the project site may file an appeal and must do so within 15 days of the Planning Commission decision.

C. Site Context

General Information

The project site comprises two lots of record: 3832 and 3834 Seminary Road. The 3832 Seminary Road property measures 42,776 square feet (0.98 acres) and is the smaller and narrower of the two lots. An unimproved lot, it has been under the same ownership as the 3834 Seminary Road property for decades. The property at 3834 Seminary Road is the larger of the two properties at the project site at 93,422 square feet (2.15 acres) and is improved with a two-story single-family dwelling. The total project site area is 136,198 square feet (3.13 acres).

The site is surrounded by institutional and residential uses. The Virginia Theological Seminary (VTS) and the synagogue of Beth El Hebrew Congregation are located immediately to the north and east of the site, respectively. Single-family dwellings are located to the south and west, including along Saint Stephens Road and Colonel Ellis Avenue. The upper school campus of Saint Stephen's / Saint Agnes School is located a short distance to the southwest from the site.

Topographic and Environmental Features

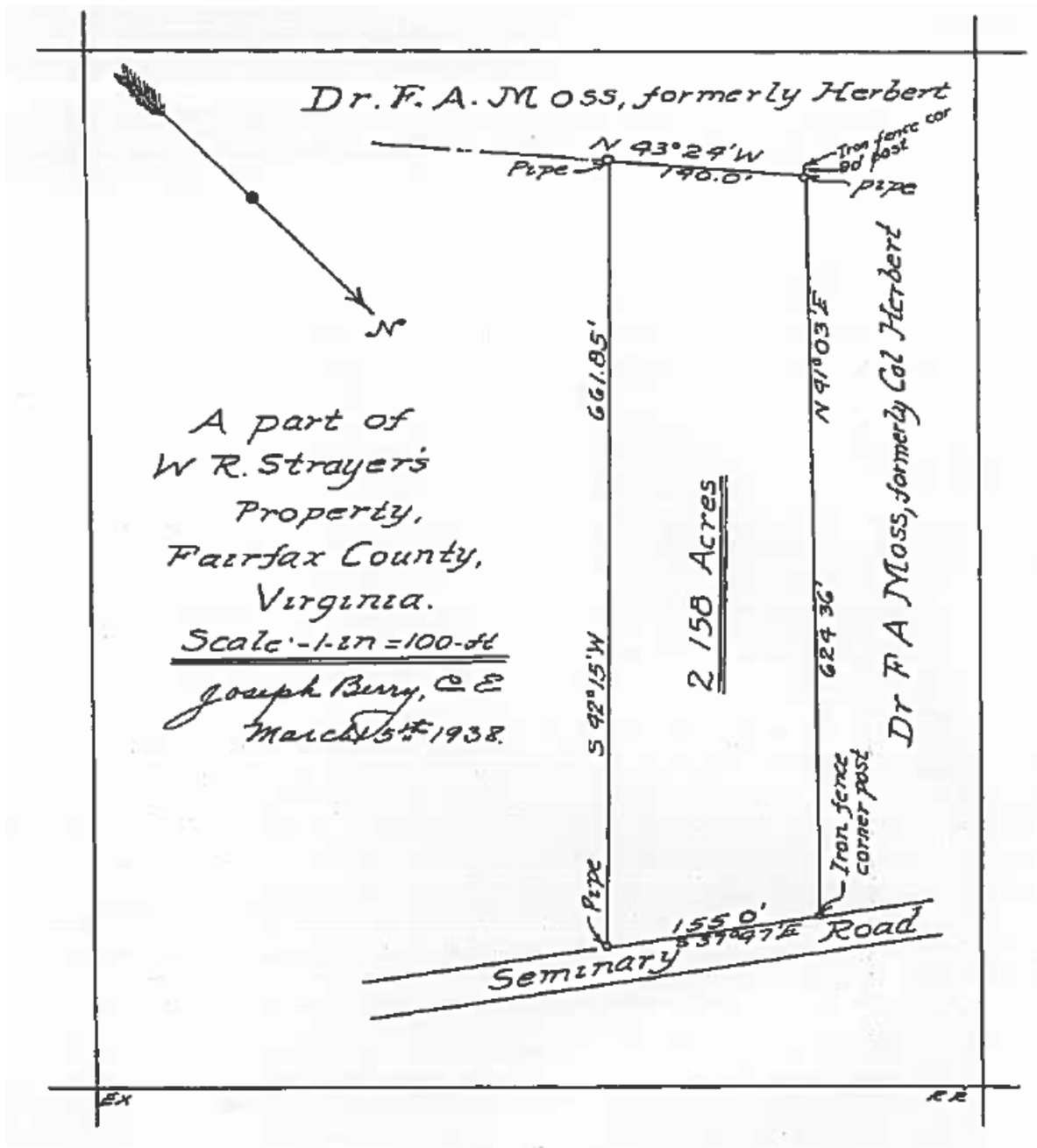
The project site is heavily wooded and contains notable topographical variations. The northeastern, north-central, and central portions of the property slope gently downward to the west and south. As explained in greater detail in the previous staff report for this project, a roughly L-shaped area located along the western and southern portions of the site contains significant grade changes. The area, which has been referred to as a swale or ravine, begins near the northern edge of the property as terrain that is approximately four to six feet lower than surrounding grade. The grade difference increases as the swale continues south such that, at its lowest point, the swale is approximately 25 feet lower than surrounding grade and is defined by relatively steep sides. The swale is not a Resource Protection Area (RPA) or other defined environmental feature and is not subject to protection under current regulations.

Near the southern edge of the project site, within the swale area, environmental features known as a seep point and basin have been identified. The seep is a small point in the earth's surface from which groundwater naturally springs upward and the basin is an immediately-adjacent area on the ground where water from the seep may collect. The amount of water on the ground coming from the seep was small and shallow during a site visit early this year, covered in many places by dead leaves. The seep point, basin and adjacent areas meet the definition of an "isolated wetland." The isolated wetland has been depicted on the preliminary site plan and is subject to regulations described in the staff report for DSP#2016-0025.

Subdivision History

The two existing properties at the project site were created individually, rather than as part of a planned subdivision in 1938 (3834 Seminary) and 1940 (3832 Seminary) prior to the annexation of this area by the City of Alexandria from Fairfax County in 1952. The plat associated with the creation of 3834 Seminary Road can be found in Graphic #1 on the following page. Aside from the dedication of land to the City in the 1950s for street widening purposes, the boundaries of each property at the project site have remained unchanged since their creation over 75 years ago.

Graphic #1: 3834 Seminary Road Plat (1938)



III. PROJECT DESCRIPTION

The applicant, 3834 Seminary LLC, seeks approval of three land-use requests connected to last month's approval of Development Site Plan #2016-0025 to build four single-family dwellings as part of a project known as Karig Estates: a Street Name Case, a Subdivision request, and a Development Site Plan amendment.

With regard to the Street Name Case, the applicant continues to request approval of the name **Karig Place** for the new street to be constructed in connection with the project.

The subdivision request involves the subdivision of two existing lots into four new lots, along with the dedication of land to the City in two locations. The first land dedication from the applicant to the City would be a one-foot wide strip of land along the Seminary Road frontage of the project site, constituting approximately 122 square feet of land in total, for the construction of a new, wider public sidewalk. The second land dedication to the City at the project site would be a 24,944 square-foot area of land on the eastern side of the site on which the applicant would construct the new public street.

The four new lots on which residential dwellings are planned (Lots #1-4) would range from 22,558 square feet to 36,059 square feet in size. Their lot frontages would range from 75 to 210 feet and have lot widths of 121 feet to 208 feet. The lot size, lot frontage, and lot width measurements for Lots #1-4 have not changed in this subdivision request compared to what was depicted within the previously-approved Development Site Plan #2016-0025.

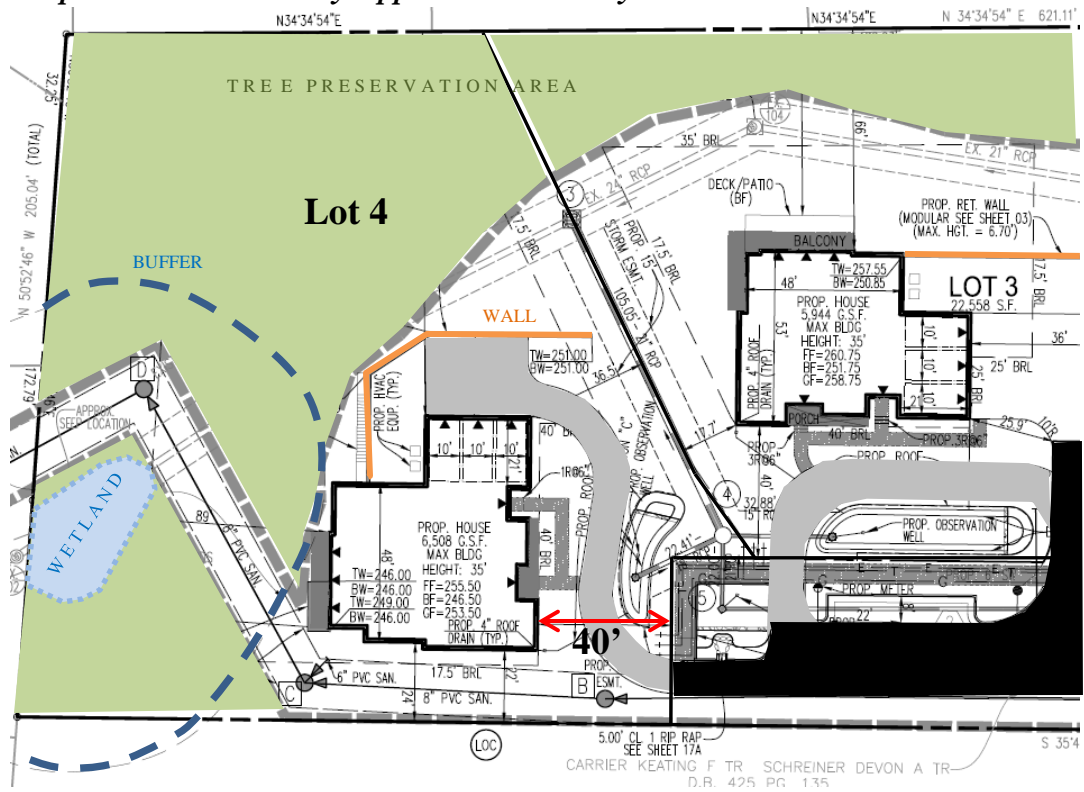
The Development Site Plan (DSP) amendment request is to revise the location of the proposed dwelling on Lot #4 from what Planning Commission approved last month as part of DSP#2016-0025. In the applicant's proposal, the location of the dwelling on Lot #4 would change in four significant ways:

1. The orientation of the dwelling would be flipped such that the entrance to the attached garage would be located on the east side of the dwelling instead of the previously-approved west side of the dwelling;
2. As a consequence of relocating the garage entrance on Lot #4, the previously-approved winding driveway that traverses the front yard, as well as the associated turn-around area, would be eliminated in favor of a shorter, straight driveway from the end of the proposed new street and a smaller turn-around area; and
3. The newly-oriented dwelling would be shifted to the north, closer to the end of the new public street, by approximately 12.5 feet, resulting in a front yard setback of 27.5 feet, which would need to be modified from the 40-foot setback requirement.
4. The previously-approved 13-foot retaining wall would now become much shorter in length and only measure five feet in height, and a new 4.5-foot retaining wall would be added to the east of the dwelling near the eastern property line.

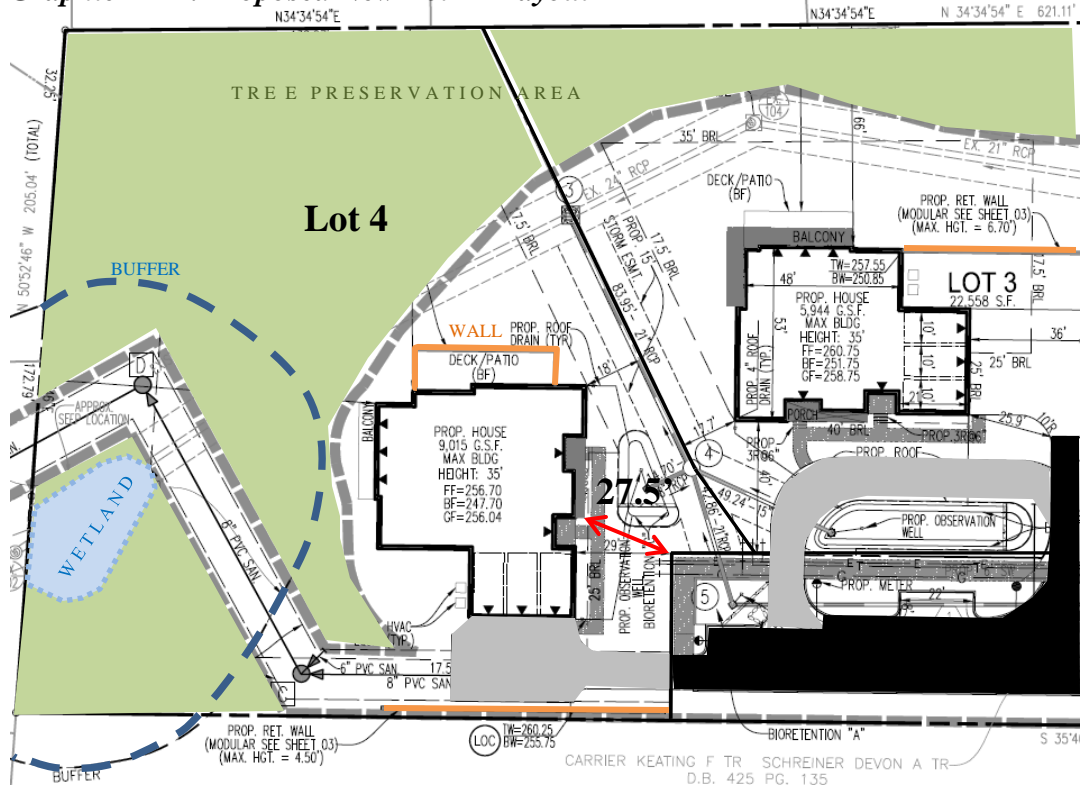
The applicant has submitted revised site plan sheets depicting the above-described changes to Lot #4 as well as other, related changes. A portion of the line of disturbance (also known as limits of clearing and grading) has moved farther away from the swale and from the wetland buffer. One additional existing tree would now be saved to the south of the proposed dwelling on Lot #4, resulting in an increase in the tree canopy at the site from 39.5% to 41%. The grading around the dwelling on Lot #4 is proposed to change given its revised siting. The dimensions and exact locations of the bio-retention areas and associated pipes have also slightly changed on Lots #3 and #4. No other changes involving Lots #1-3 are proposed. A slight change in the amount of paved area in the public street is proposed, and one on-street parking space in front of Lot #3 has been eliminated in the revisions.

Although the building footprint has not significantly changed, the relocation of the dwelling on Lot #4 has changed the front, side, and rear setbacks. In addition, the portion of the dwelling's basement that is located above average finished grade has increased. Based on the definition of floor area, the floor area ratio (FAR) for Lot #4 has therefore increased compared to the previously-approved site plan, from 0.17 to 0.25, which is the maximum allowable FAR in the R-20 zone. A comparison of the previously-approved dwelling location to the currently-proposed dwelling location on Lot #4 can be found in Graphics #2-A and #2-B on the following page.

Graphic #2-A: Previously-Approved Lot #4 Layout



Graphic #2-B: Proposed New Lot #4 Layout



IV. LAND-USE REGULATIONS

A. General Zoning Regulations

The project site is zoned R-20 / Single Family. Pursuant to Section 3-102 of the Zoning Ordinance, single-family residential uses are allowed in R-20 without the need of a Special Use Permit. As described in the previous staff report for the project, the 40-foot front setback listed in the R-20 zone (Section 3-106(A)(1)) has been applied as the front setback requirement for the proposed dwelling on Lot #4, which is the focus of the DSP amendment request.

Sections 11-403 and 11-404 require Development Site Plan (DSP) approval for the contemporaneous development of three or more single-family dwellings, as is the case for this project. Section 11-415 stipulates that changes to an approved DSP not deemed to be minor must be processed as a DSP amendment and reviewed by the Planning Commission.

Section 11-416 provides for the potential modification of certain minimum zoning requirements as part of the DSP approval, including the 40-foot front yard setback requirement for Lot #4 that is requested in this application. Several zoning elements of the Lot #4 revisions, Lot #4 as previously approved, and Lots #1-3, which have remained unchanged with regard to zoning, can be found in the table on the following page.

B. Subdivision Standards

Several sections of the Zoning Ordinance contain requirements and standards for subdivision review. Sections 11-1706 and 11-1709 of the Zoning Ordinance contain several technical subdivision requirements and Section 11-1710(D) stipulates a general requirement that all lots meet zone requirements. Section 11-1710(B) requires that every subdivided lot be “of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land in the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”

Section 11-1710(B) further explains that the lots within a given subdivision proposal should be compared, for the purpose of determining neighborhood character, to:

“... the established neighborhood created by the original subdivision, evidence of which may be shown by: (1) Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and (2) land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.”

C. Zoning Tabulations

Site Area:	<i>111,204 SF (new lots) + 24,944 SF (street dedication) = 136,198 SF total (3.13 acres)</i>					
Zone:	R-20 / Single-family zone					
Current Use:	One single-family dwelling					
Proposed Use:	Four single-family dwellings on four new lots					
	<i>Permitted / Required</i>	<i>Previously-Approved</i>				<i>Proposed</i>
		<i>Lot 1</i>	<i>Lot 2</i>	<i>Lot 3</i>	<i>Lot 4</i>	<i>Lot 4</i>
Lot Size	20,000 SF min	29,797 SF	22,840 SF	22,558 SF	36,059 SF	36,059 SF
Lot Width	100 feet min (non-corner)	N/A	126'	121'	135'	135'
	120 feet min (corner)	208' 167'	N/A	N/A	N/A	N/A
Lot Frontage	75 feet min	210'	126'	101'	75'	75'
		154'				
FAR	0.25	0.21	0.25	0.25	0.17	0.25
Height	35 feet	35'	35'	35'	35'	35'
Front Yard	104.1 feet (Lot 1 - Seminary Rd)	104.1'	26.2'*	25.9'*	40'	27.5'***
	40 feet (all others)	40'				
Side Yards	12 feet min / 1:2 ratio = 17.5 feet	61.2'	20.8'	36'	21.7'	30'
		18.7'	36.5'	17.7'	36.5'	18'
					115'	109'
Rear Yard	12 feet min / 1:1 ratio = 35 feet	N/A	69'	66.2'	89.2'	101'
Tree Canopy	25% of each lot	63.7%	44%	39.9%	39.5%	41%
Parking	2 spaces / unit	Three garage spaces / unit plus driveway parking				

*Modification previously-approved

** Modification currently requested

D. *Additional Regulations*

Several additional regulations regarding wetlands, stormwater, soil erosion, and a geotechnical report are described in the staff report for DSP#2016-0025 in Attachment #3.

Section 5-2-64 of the City Code grants authority to the Planning Commission to approve new public street names. In new development projects, the applicant typically proposes new public street names, which are then reviewed for factors such as addressing and emergency response considerations. The City agencies involved in the vetting process include the Fire Department, the Police Department, the Department of Emergency Communications, GIS, Archaeology, Code Administration, and Planning & Zoning. Once proposed street names are vetted, they are presented to the Planning Commission for public comment and an official vote.

V. STAFF ANALYSIS

Staff recommends approval of the Development Site Plan amendment, subdivision and street name case requests associated with the Karig Estates project. The subdivision and street name cases do not involve aspects of the previous approval that have changed, but are required here primarily for procedural and administrative reasons. The DSP amendment to revise the location of the dwelling proposed for Lot #4 represents a positive change to the proposal.

A. *Development Site Plan Amendment*

Lot #4 Dwelling Placement

The three primary revisions to Lot #4 proposed in this amendment - flipping the attached garage to the other side of the dwelling, changing the driveway location and shape, and moving the dwelling 12.5 feet closer to the end of the new public street – achieve several outcomes. Given the specific location and shape of the swale, flipping the dwelling and placing the garage entrance on the east side of the building eliminates the need for the winding driveway across the front yard of Lot #4. Placing the garage entrance and driveway area on the eastern side of the dwelling, where land is comparatively less steep, eliminates the need for the 13-foot tall retaining wall that would have been necessary under the previously-approved plan. The relocation of the driveway necessarily reduces its size and amount of paved area on the lot. Staff also prefers the reduced prominence of the driveway in the current proposal that is achieved by moving it from the front yard to the side yard of the property.

The garage entrance and driveway changes allow for the third, and perhaps most significant, change of moving the dwelling 12.5 feet closer to the end of the new public street. The change, which would not have been possible previously given the driveway location, brings the dwelling farther out of the L-shaped swale at the site. Staff discussed in the previous staff report for the project that the swale does not meet any definitions of an environmental feature and is not subject to regulatory protection. Nonetheless, staff supports efforts to reduce impacts on the swale, when reasonably possible, in a general effort to reduce the impact of development on the

environment as good urban planning practice. Given that the land on the northern portion of proposed Lot #4 is comparatively less steep than its central and southern portions, the proposed 12.5-foot difference in the house location would reduce impacts to the swale. In addition, the distance between the wetland buffer and the line of disturbance has increased and allows for the protection of one additional tree to the south of the proposed dwelling compared to the previously-approved plan. The overall tree canopy proposed for the site would increase from 39.5% to 41%.

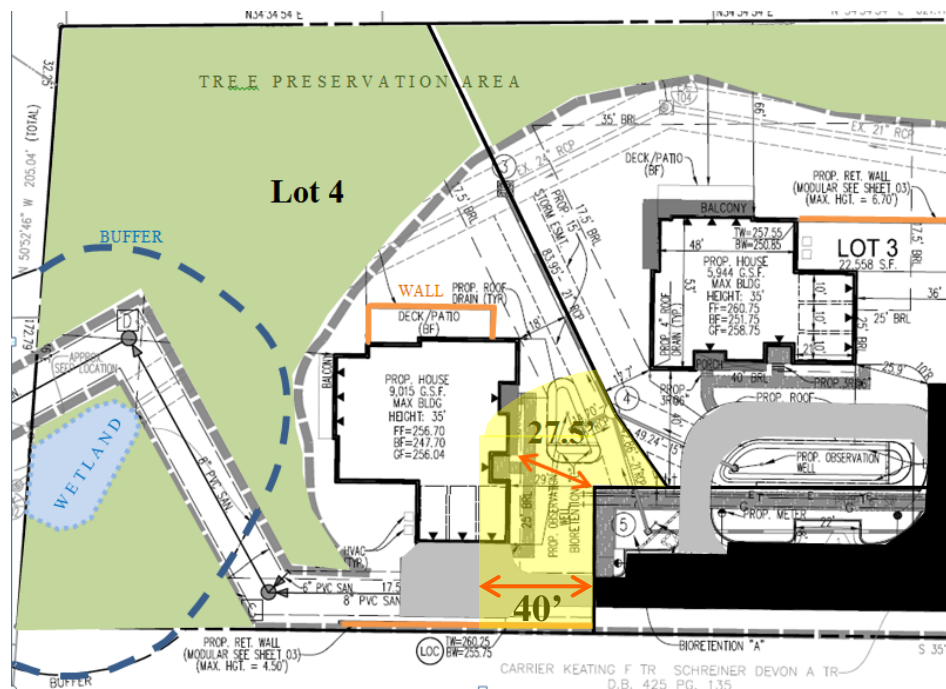
Front Yard Modification

Staff also supports the request for a new site plan modification for the front yard setback requirement on Lot #4 (see Graphic #3 below), a request in addition to the previously-approved modifications on Lots #2 and #3. It finds that the proposal meets the three criteria for modifications listed in Section 11-416 as described below.

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

The requested modification of the front yard requirement on Lot #4 from 40 to 27.5 feet is desirable in this instance because it would limit the degree of impact from the development on the swale. Although the swale is not a regulated feature, limiting the changes to the swale to the extent reasonably necessary supports good urban planning practice and good site development.

Graphic #3: Front Yard Modification Exhibit



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 public right-of-way located in front of the dwelling on Lot 4 would likely have very low traffic, potentially only traffic associated with the proposed dwelling on that lot, given that the vehicle turn-around area is located prior to this portion of the street. This portion of the street would therefore not function as a traditional through street. Staff believes that this circumstance reduces the potential impacts that would be otherwise mitigated through the full 40-foot front yard setback requirement.

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

The requested setback modifications are internal to the project site and therefore would not be detrimental to neighboring property or to the public health, safety, or welfare. A reasonable front yard setback of 27.5 feet would still be provided at Lot #4.

B. Subdivision Request

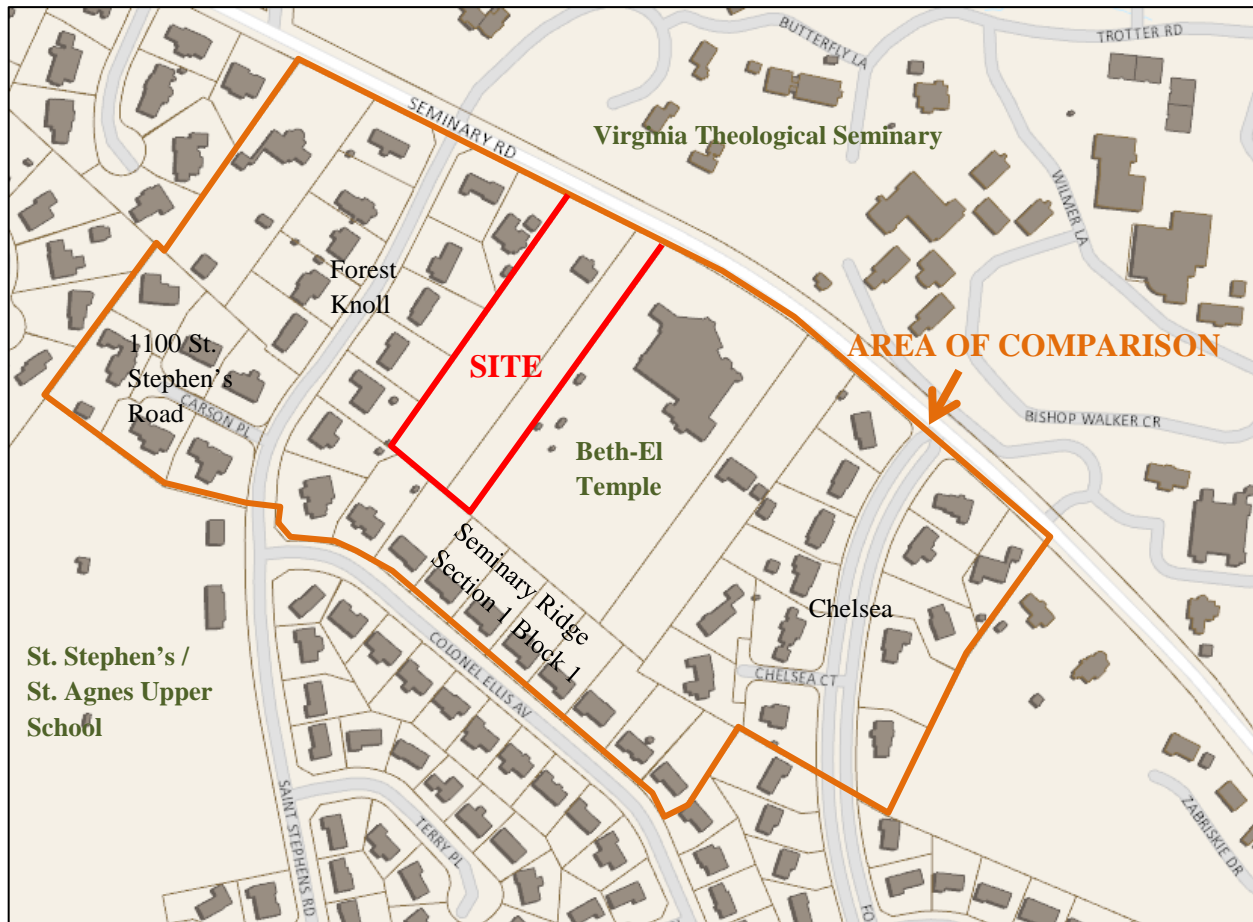
Staff supports the requested subdivision, which has not changed compared to the lots depicted in the Development Site Plan request approved last month. The proposal meets general subdivision requirements, is consistent with the Master Plan, and meets the requirements of the R-20 zone regarding minimum lot size, frontage and width. As part of its review of the case, staff has researched the subdivision history in the area to determine the appropriate area of comparison and the subset of lots within that area that are most similarly-situated to the subject site.

Lot Character – Area of Comparison

Given that both existing lots in the project were created individually many years ago, no traditionally-planned “original subdivision” exists for use in the lot character analysis. Section 11-1710(B)(2) therefore has been applied to this case, which allows for additional land in the same zone as, and with features similar to, the original subdivision area to be used in order to determine an alternative area of comparison.

The area of comparison used in this case consists of a group of 45 contiguous lots, shown in Graphic #4 on the following page, which are located on the south side of Seminary Road to the east, south, and west of the subject lots. The lots all share the same zone, R-20, and are geographically proximate. The area includes several lots containing either the same swale that is present on the subject lots or other variable terrain. The boundaries of the area of comparison reflect all of the lots in the subdivisions known as “Forest Knoll” (1958), “Seminary Ridge Section 1 Block 1” (1973), “Chelsea” (1982), and “1100 St. Stephen’s Road” (1999), as well as three individually-created lots on Seminary Road. The area of comparison excludes the property to the north at Virginia Theological Seminary given the substantially different land-use and development pattern present at that site.

Graphic #4: Area of Comparison

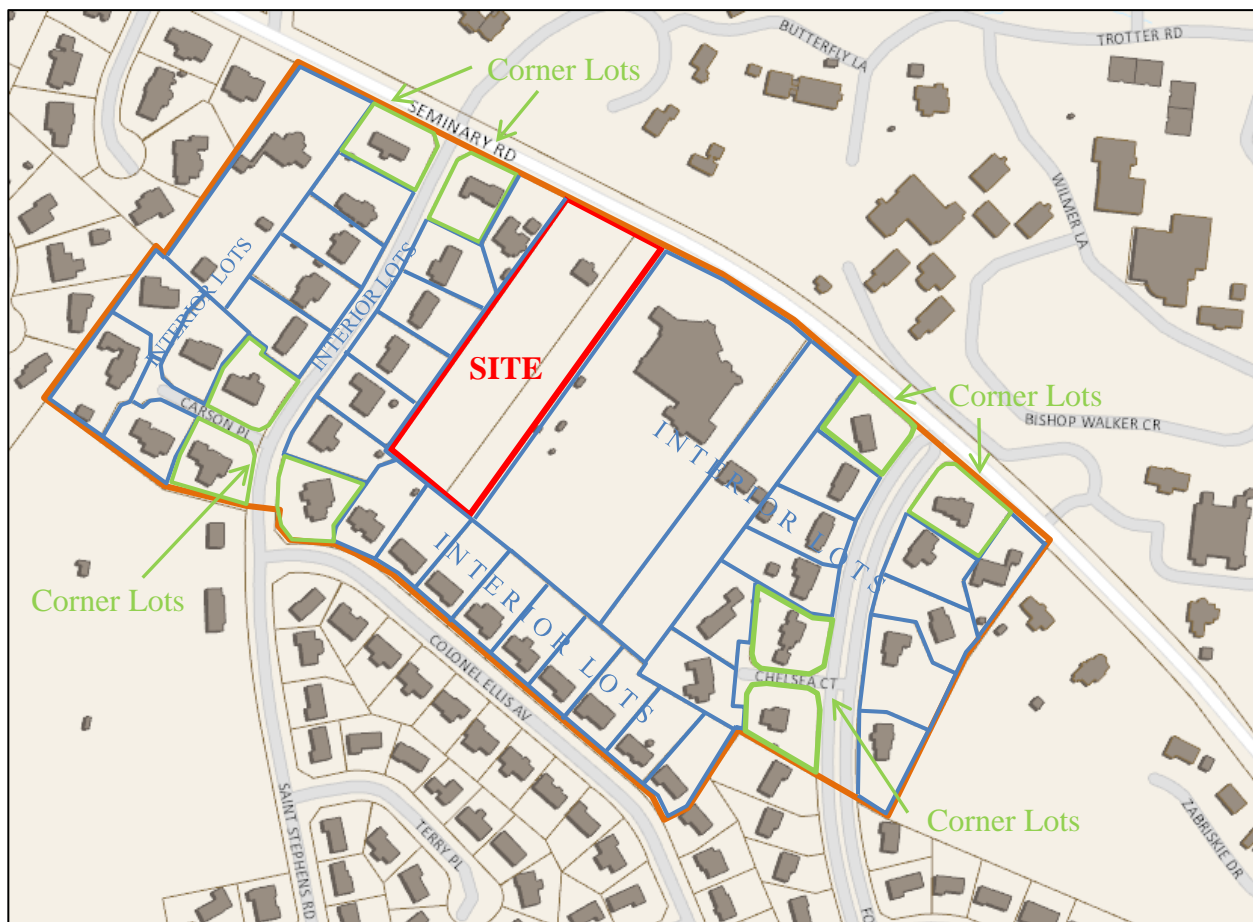


Lot Character – Similarly-Situated Lots

In order to answer the lot character question, a second determination is also required regarding which subset of lots within the area of comparison are the most “similarly situated” compared to the proposed lots. Similarly-situated lots are those lots within the area of comparison that share the same siting or position as the proposed lots. As it has done in many other subdivision cases, staff has determined in the current request that corner lots are most similar to other corner lots and interior lots are most similarly-situated to other interior lots.

Given that the current proposal has one corner lot and three interior lots, two different groups of “similarly-situated” lots must be selected for analysis. Staff has determined that nine corner lots are more similarly-situated to proposed Lot #1 than all others within the area of comparison. Likewise, staff has determined that 36 interior lots within the area of comparison are the most similarly-situated to proposed Lots #2-4 than all others. These interior and corner lots are identified in Graphic #5 below.

Graphic #5: Similarly-Situated Lots



Lot Character Analysis

When comparing only corner lots, proposed Lot #1 is larger than the lot sizes found at the nine other corner lots within the area of comparison as shown in Table 1-A below. Proposed Lot #1 also has greater lot frontage (for the primary frontage) than the nine other lots as shown in Table 1-B, and falls within the upper portion of the range of lot frontages for the secondary frontage as shown in Table 1-C below. Although Lot #1 exceeds the lot sizes and primary lot frontages found at all nine other similarly-situated lots, similar circumstances have existed in other subdivision cases. The subdivision regulations are oriented toward the planning goal of preventing the creation of lots that are too small for their zone and their neighborhood rather than regulating whether new lots are too large.

Table 1-A: Corner Lot Size Comparison

Address	Lot Size (in SF)
4000 Seminary	20,000
3976 Seminary	20,000
3730 Seminary	20,396
3750 Seminary	20,434
4001 Carson	20,688
614 Fort Williams	21,128
616 Fort Williams	21,404
4000 Carson	21,848
1101 St. Stephens	22,034
<i>Proposed Lot #1</i>	<i>29,797</i>

Table 1-B: Corner Lot Frontages
Comparison (Primary Frontage)

Address	Lot Frontage (in feet)
616 Fort Williams	115
3976 Seminary	118
4000 Carson	129
1101 St. Stephens	131
4001 Carson	139
4000 Seminary	143
3730 Seminary	154
3750 Seminary	161
614 Fort Williams	171
<i>Proposed Lot #1</i>	<i>210</i>

Table 1-C: Corner Lot Frontage
Comparison (Secondary Frontage)

Address	Lot Frontage (in feet)
1101 St. Stephens	110
3750 Seminary	115
4000 Seminary	119
4000 Carson	123
4001 Carson	129
3730 Seminary	130
<i>Proposed Lot #1</i>	<i>154</i>
3976 Seminary	155
614 Fort Williams	181
616 Fort Williams	183

With regard to the interior lots, staff found that the lot sizes of proposed Lots #2 through #4 also fall within the upper portion of the range of lot sizes found at the other 36 interior lots within the area of comparison as shown in Table 2-A on the following page. The lot frontages of proposed Lots #2 and #3 fall within the middle and upper portions of the range of lot frontages found at the other 36 interior lots. The lot frontage of proposed Lot #4 falls at the low end of the range of lot frontages of the similarly-situated interior lots. Table 2-B on the following page shows the lot frontages for all 36 interior lots within the area of comparison.

The comparison of the new lots in the current proposal to their respective similarly-situated lots within the area of comparison reveals that the new lots are either larger than, or fall within the range of, existing lot sizes and frontages nearby. Lots #1-4 in this proposal therefore meet the tests that they are not smaller than required in their particular zone and not smaller than range of lot sizes and frontages for other lots in their neighborhood. Staff therefore concludes that the subdivision request is compatible with the character of other nearby lots as required in Section 11-1710 of the Zoning Ordinance.

Table 2-A: Interior Lot Size Comparison

Address	Lot Size (in SF)
3908 Seminary	19,994
3909 Colonel Ellis	20,000
3913 Colonel Ellis	20,000
3933 Colonel Ellis	20,000
3929 Colonel Ellis	20,000
3925 Colonel Ellis	20,000
3921 Colonel Ellis	20,000
620 Fort Williams	20,000
622 Fort Williams	20,000
3917 Colonel Ellis	20,000
1211 St. Stephens	20,000
615 Fort Williams	20,000
1124 St. Stephens	20,001
1116 St. Stephens	20,001
1123 St. Stephens	20,002
1115 St. Stephens	20,002
1212 St. Stephens	20,002
4005 Carson	20,004
1201 St. Stephens	20,004
1200 St. Stephens	20,004
3720 Seminary	20,019
4003 Carson	20,074
4002 Carson	20,142
611 Fort Williams	20,263
1109 St. Stephens	20,339
3941 Colonel Ellis	20,530
3937 Colonel Ellis	21,058
3800 Chelsea	21,312
618 Fort Williams	21,621
607 Fort Williams	21,687
3802 Chelsea	21,820
Proposed Lot #3	22,558
Proposed Lot #2	22,840
4004 Carson	28,116
609 Fort Williams	28,754
Proposed Lot #4	36,059
4018 Seminary	83,300
3800 Seminary	85,478
3830 Seminary	236,095

Table 2-B: Interior Lot Frontage Comparison

Address	Lot Frontage (in feet)
4005 Carson	25
Proposed Lot #4	75
3800 Chelsea	78
611 Fort Williams	83
3941 Colonel Ellis	88
3909 Colonel Ellis	89
1201 St. Stephens	96
3913 Colonel Ellis	97
3937 Colonel Ellis	97
3802 Chelsea	97
3933 Colonel Ellis	100
3929 Colonel Ellis	100
3925 Colonel Ellis	100
3921 Colonel Ellis	100
620 Fort Williams	100
622 Fort Williams	100
618 Fort Williams	100
4004 Carson	100
Proposed Lot #3	101
1124 St. Stephens	102
3720 Seminary	102
1123 St. Stephens	103
3917 Colonel Ellis	105
1200 St. Stephens	107
1115 St. Stephens	108
1116 St. Stephens	110
3908 Seminary	114
1211 St. Stephens	116
3800 Seminary	119
1212 St. Stephens	122
Proposed Lot #2	126
4002 Carson	127
1109 St. Stephens	136
4003 Carson	150
615 Fort Williams	157
4018 Seminary	170
607 Fort Williams	189
609 Fort Williams	194
3830 Seminary	337

C. New Street Name

Staff continues to recommends that the new public street proposed in connection with this project be named **Karig Place** as requested by the applicant. The name, which is a family surname of current and former property owners, is the applicant's preferred choice among the list of names that staff deemed acceptable through its standard vetting process among city departments.

D. Condition Changes

Staff has recommended several minor changes to recommended conditions compared to the previously-approved DSP#2016-0025 in connection with the current proposal. Conditions #1, #6, #9, and #11 have all been revised to include references to both the preliminary plan submitted with DSP#2016-0025 and the revisions shown in the current request. Condition #19 would return, unless deemed infeasible, one on-street parking space to the proposed public street in front of Lot #3 given that a parking space had been depicted in this location in previously-approved DSP#2016-0025. Revised Condition #24 would require additional revisions at the time of final site plan submission that are related to public easements. The requirement in Condition #25 that the applicant must submit a subdivision application within 30 days of the prior approval has already been satisfied and has therefore been deleted. This condition would now also require two minor changes to be included within the final subdivision and easement plats.

Revised Condition #31 specifies that the applicant would need to include any construction hours more limited than City Code within its construction management plan. Condition #59 has been revised to explicitly state that the sewer line may not be located within the delineated wetland on Lot #4. Condition #82 has been revised to require disclosure to all future owners that no permanent structures may be constructed in public easements. Finally, Condition #83 has been added to staff's recommendation to reflect the Planning Commission's discussion at the October 3rd hearing of mitigating impacts on the neighboring Beth-El Hebrew congregation by imposing construction hours more limited than what is allowed in the City Code.

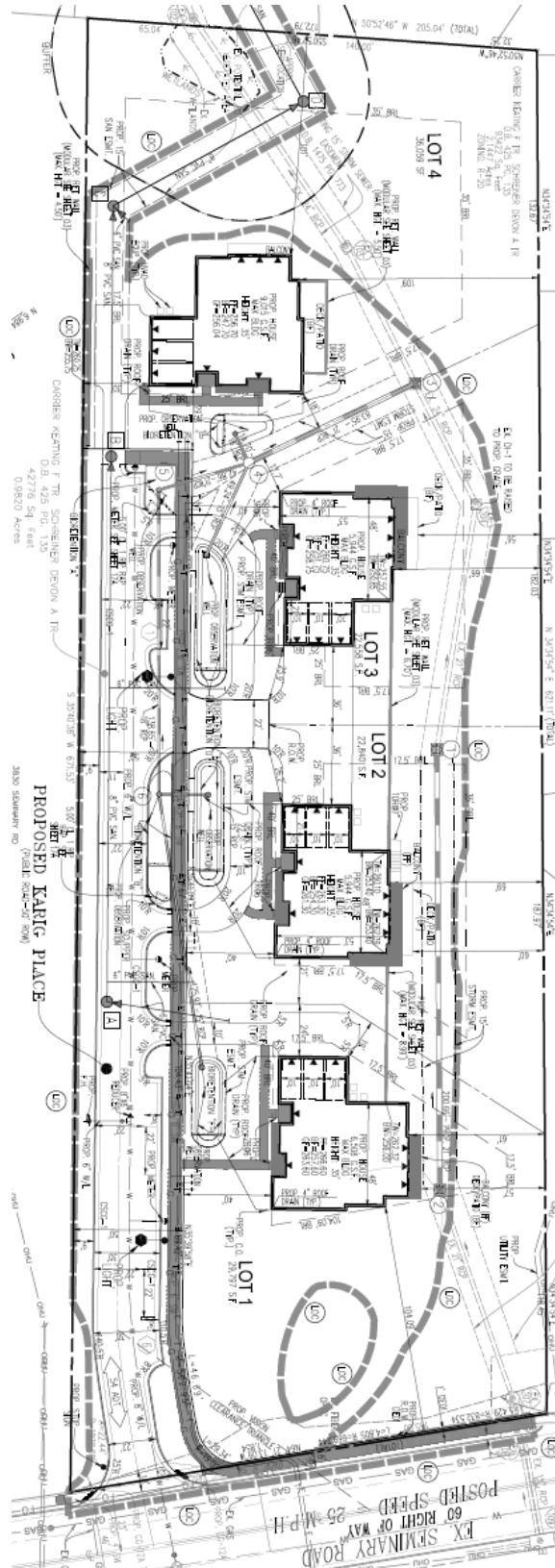
VI. CONCLUSION

Staff recommends approval of the Development Site Plan amendment request, the subdivision request, and the request for a new street name, subject to compliance with all applicable codes and recommended conditions.

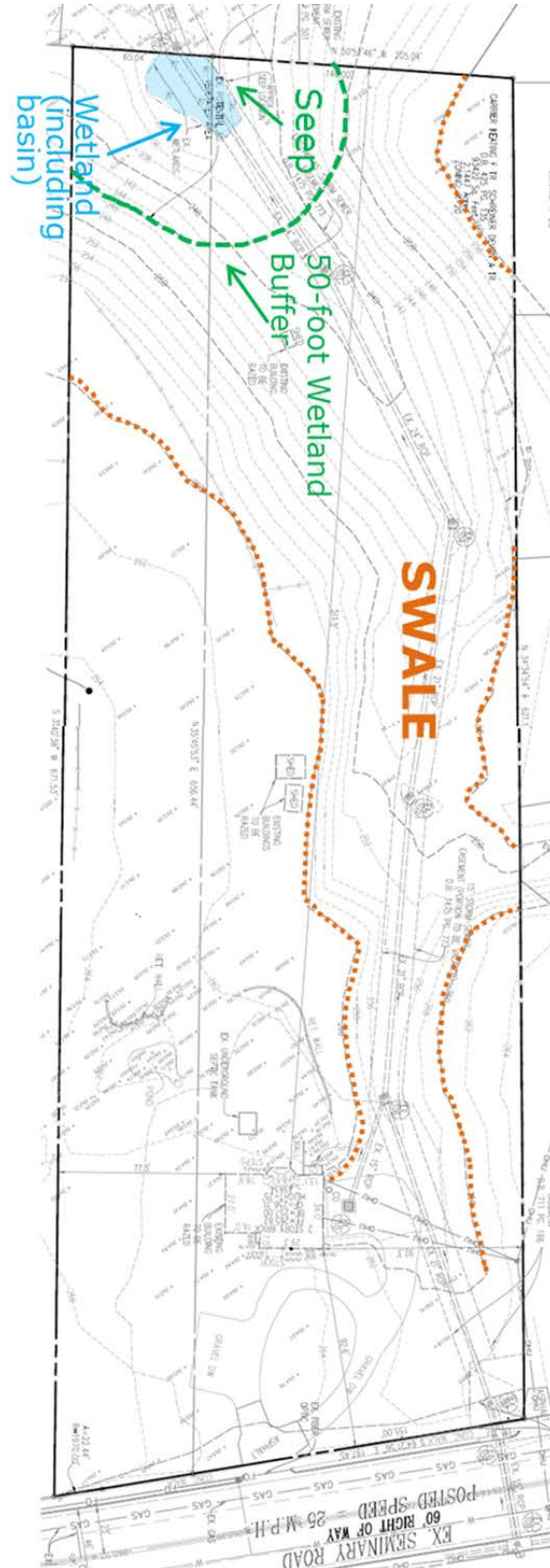
Staff: Robert M. Kerns, AICP, Division Chief, Development;
Maya Contreras, Principal Planner; and
Nathan Randall, Urban Planner.

VII. ADDITIONAL GRAPHICS

Graphic #6 – Revised Karig Estates Site Plan



Graphic #7 - Isolated Wetland & Topographic Illustrative Exhibit



VIII. STAFF RECOMMENDATIONS

1. **CONDITION AMENDED BY STAFF:** The Final Site Plan shall comply with the following conditions of approval and, unless otherwise stipulated in condition language, shall also be in substantial conformance with the preliminary plan submitted as part of DSP#2016-0025 and dated August 1, 2017 as revised by the preliminary plan submitted as part of DSP#2017-0022 and dated October 19, 2017. (P&Z) (DSP#2016-0025)
- 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 a certificate of occupancy permit.
 - b. Install ADA accessible pedestrian crossings serving the site.
 - c. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet.
 - d. Sidewalks shall be flush across all driveway crossings.
 - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
 - f. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
 - g. Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, which must be designed to the satisfaction of the Director of T&ES.
 - h. All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. All other crosswalk treatments must be approved by the Director of T&ES.
 - i. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. *** (P&Z)(T&ES)
 - j. Provide a one-foot dedication of ROW adjacent to the sidewalk on Seminary Road.*** (P&Z)(T&ES) (DSP#2016-0025)
- 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. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, and at a minimum shall:
 - a. Ensure positive drainage in all planted areas.
 - b. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent

- curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
- c. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
 - d. 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.
 - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
 - f. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, meets the requirements of the City's Landscape Guidelines for soil volume and. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z) (DSP#2016-0025)
4. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
- a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
 - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
 - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
 - d. Install all lines beneath paved surfaces as sleeved connections.
 - e. Locate water sources and hose bibs in coordination with City Staff. (P&Z) (DSP#2016-0025)
5. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES.* (P&Z)(T&ES) (DSP#2016-0025)

C. *TREE PROTECTION AND PRESERVATION:*

6. **CONDITION AMENDED BY STAFF:** Provide, implement and follow a tree conservation and protection program consistent with the preliminary plan submitted as part of DSP#2016-0025 and dated August 1, 2017 as revised by the preliminary plan

submitted as part of DSP#0217-0022 and dated October 19, 2017, and the City of Alexandria Landscape Guidelines to the satisfaction of the Directors of P&Z and RP&CA. A Tree Conservation and Protection Plan shall be approved by the City Arborist prior to Final Site Plan release. (P&Z) (RP&CA) (~~DSP#2016-0025~~)

7. Prior to the commencement of clearing and grading at the site, the applicant shall hire a certified arborist to monitor and ensure compliance with the approved tree conservation and protection program during construction. The applicant shall submit regular updates from the landscaping company to the satisfaction of the Director of Planning & Zoning. (P&Z) (DSP#2016-0025)
8. 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)(RP&CA) (DSP#2016-0025)
9. **CONDITION AMENDED BY STAFF:** The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan submitted as part of DSP#2016-0025 and dated August 1, 2017, as revised by the preliminary plan submitted as part of DSP#2017-0022 and dated October 19, 2017, and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA) (~~DSP#2016-0025~~)
10. Impose restrictions in the form of recorded conservation covenants ("Covenants") on all areas that are outside the limits of disturbance as generally depicted on the preliminary plan (hereby referred to as the "Conservation Area"). The Covenants shall impose restrictions on the use of the Conservation Area to protect and preserve existing trees and limit any tree removal and active uses within the designated conservation area. The Covenants shall prohibit construction or placement of accessory structures, as defined in the Alexandria Zoning Ordinance, including but not limited to, buildings, structures, fencing and restrict the removal of mature trees (except to the extent as authorized by the Director of P&Z for routine maintenance purposes). A plat delineating the Conservation Area shall be prepared and approved by the Director of P&Z and the City Attorney prior to release of the Final Site Plan. The final approved plat and restriction language shall be recorded among the land records. The following shall also be established as restrictions in the Conservation Area:
 - a. Except as may be necessary for the prevention or treatment of disease, the removal of dead or damaged trees or other good husbandry practices and after consultation with the Director of P&Z, no mature trees shall be removed from the Conservation Area. Supplemental tree plantings may be provided within the Conservation Area

Covenant, but shall consist of native species as identified by the Director of P&Z.
(P&Z) (DSP#2016-0025)

D. BUILDING:

11. **CONDITION AMENDED BY STAFF:** The building design, including the quality of materials, final detailing, and shall be consistent with the elevations submitted as part of DSP#2016-0025 and dated August 1, 2017, the preliminary plan submitted as part of DSP#2017-0022 and dated October 19, 2017, and the conditions contained in this report. The applicant may request, as part of the final site plan process or through a future minor site plan amendment following final site plan approval, limited changes to the building design or building footprint to the satisfaction of the Director of Planning & Zoning. Limited changes may include revisions regarding the following: a) architectural style of the building; b) building materials; c) building color; d) minor building footprint changes; e) the addition or revision of decks, balconies, and porches, or f) the addition of accessory structures. To be eligible for approval under the provisions of this condition, future revisions to the dwelling shall be consistent with the character of other homes in the neighborhood and substantially consistent with the bulk, scale and height shown in the preliminary plan submitted as part of DSP#2016-0025 and dated August 1, 2017 as revised by preliminary plan submitted as part of DSP#2017-0022 and dated October 19, 2017. All future revisions at the site shall be consistent with recommended conditions of this report and all Zoning Ordinance requirements. (P&Z) (~~DSP#2016-0025~~)
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology or different bay type. (P&Z) (DSP#2016-0025)
13. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning for substantial conformance to the Preliminary Plan. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
 - a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.*** (P&Z) (DSP#2016-0025)
14. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Certified / Equivalent to the satisfaction of the Directors of

P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (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 certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) 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) (DSP#2016-0025)
15. 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) (DSP#2016-0025)
 16. Energy Star labeled appliances shall be installed in all residential units. (T&ES) (DSP#2016-0025)
 17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. (T&ES) (DSP#2016-0025)
- E. SIGNAGE:**
18. 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) (DSP#2016-0025)

F. PARKING:

19. **CONDITION AMENDED BY STAFF:** The design and allocation of parking shall be subject to the following to the satisfaction of the directors of P&Z, T&ES, and Code Administration:
- 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.
 - b. Unless determined infeasible by the Directors of Planning & Zoning and Transportation & Environmental Services, one additional on-street parking space east of Lot #3 shall be depicted on the final site plan submission consistent with the depiction of on-street parking in this location on the preliminary site plan submitted with DSP#2016-0025 and dated August 1, 2017. (P&Z)(T&ES) (~~DSP#2016-0025~~)
20. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. (P&Z)(T&ES) (DSP#2016-0025)

G. SITE PLAN:

21. 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) (DSP#2016-0025)
22. The circular driveways and associated curb cuts depicted in front of the proposed dwellings on Lots 2 and 3 in the preliminary site plan shall not be shown on the final site plan submission. In place of the curb cuts, the applicant shall depict on-street parking, curb and gutter, sidewalks, street trees and any other streetscape features to ensure a consistent streetscape along the new public street to the satisfaction of the Directors of Planning & Zoning and Transportation and Environmental Services. (P&Z)(T&ES)* (DSP#2016-0025)
23. The applicant shall use a permeable surface on the shared driveway area adjacent to the attached garages on Lots 2 and 3 or shall otherwise visually distinguish this shared driveway surface from the vehicle turn-around portion of the public right-of-way. (P&Z) (DSP#2016-0025)
24. **CONDITION AMENDED BY STAFF:** The following revisions shall be included as part of the final site plan submission to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services as follows:

- a) The applicant shall explore the use of terracing, and any alternative means it may wish to propose, to mitigate the height of retaining walls at the project site. If the Director of Planning & Zoning deems the use of terraced retaining walls or other mitigation to be necessary, the applicant shall depict such measures as part of the final site plan submission.
 - b) The applicant shall not construct any retaining walls or any other permanent structures within any public easements, including the sanitary sewer easement on Lot #4. The applicant shall include a note on the final site plan submission plan sheet(s) indicating that no retaining walls or other permanent structures are allowed within any public easements, including the sanitary sewer easement on Lot #4;
 - c) Public easements are not required for private bioretention facilities. Remove all public easements from private bioretention facilities. (P&Z) (T&ES)* (DSP#2016-0025)
25. **CONDITION SATISFIED AND AMENDED BY STAFF:** ~~Submit the subdivision application within 30 days of public hearing, and~~ Submit the plat of subdivision and all applicable easements and dedications prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. The following revisions shall be depicted on the final subdivision plat to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
- a) Remove all contour lines from the final subdivision plat; and
 - b) Update the final plat to reflect amended easement location(s) consistent with the revised site plan submitted as part of DSP#2017-0022 and dated October 19, 2017. * (P&Z) (T&ES) (PC) (DSP#2016-0025)
26. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.** (P&Z)(T&ES) (DSP#2016-0025)
27. 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.
 - 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) (DSP#2016-0025)
28. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:

- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
 - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
 - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - d. 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. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
 - i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
 - j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
 - k. 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.
 - l. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
 - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
 - n. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(Code) (DSP#2016-0025)
29. 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) (DSP#2016-0025)

H. CONSTRUCTION MANAGEMENT:

30. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review.* (T&ES) (DSP#2016-0025)
31. **CONDITION AMENDED BY STAFF:** Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
- a. No street lights shall be removed without authorization from the City of Alexandria.
 - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
 - c. 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.
 - d. Include an overall proposed schedule for construction;
 - e. Include a plan for temporary pedestrian circulation;
 - f. Include the location and size of proposed construction trailers, if any;
 - g. 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.
 - h. 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.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work.
 - j. The plan shall also include notes explaining any reduced construction hours approved as conditions of this request. (P&Z)(T&ES) (~~DSP#2016-0025~~)
32. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. 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) (DSP#2016-0025)
33. No major construction staging shall be allowed within the public right-of-way on Seminary Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. ** (T&ES) (DSP#2016-0025)
34. 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) (DSP#2016-0025)
35. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified 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) (DSP#2016-0025)
36. 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) (DSP#2016-0025)
37. 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) (DSP#2016-0025)
38. 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. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES) (DSP#2016-0025)

39. 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) (Code) (DSP#2016-0025)
40. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) (DSP#2016-0025)
41. 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) (DSP#2016-0025)
42. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES) (DSP#2016-0025)
43. 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) (DSP#2016-0025)

I. WASTEWATER / SANITARY SEWERS:

44. The applicant shall submit a letter to the Director of Transportation & Environmental Services prior to release of the Final Site Plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. (T&ES) (DSP#2016-0025)

45. The sewer connection fee must be paid prior to release of the site plan.* (T&ES) (DSP#2016-0025)

J. SOLID WASTE:

46. In order for the City to provide solid waste collection service, the development must meet all the minimum street standards. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy for each dwelling. (T&ES) (DSP#2016-0025)
47. Where the City of Alexandria provides the solid waste collection services; all refuse/recycling shall be placed at the City Right-of-Way. The official setout location of the containers shall be approved by the Director of T&ES. (T&ES) (DSP#2016-0025)

K. STREETS / TRAFFIC:

48. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) (DSP#2016-0025)
49. A minimum separation of 30 feet shall be maintained on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) (DSP#2016-0025)
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) (DSP#2016-0025)
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) (DSP#2016-0025)
52. Show turning movements of standard vehicles. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES) (DSP#2016-0025)

L. UTILITIES:

- 53. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES) (DSP#2016-0025)
- 54. No transformer and switch gears shall be located in the public right of way. (T&ES) (DSP#2016-0025)

M. SOILS:

- 55. Provide an updated geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) (DSP#2016-0025)

N. WATERSHED, WETLANDS, & RPAs:

- 56. The stormwater collection system is located within the Strawberry 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) (DSP#2016-0025)
- 57. Project lies 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) (DSP#2016-0025)
- 58. Provide Environmental Site Assessment Notes that clearly describes, maps or explains 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) (DSP#2016-0025)
- 59. **CONDITION AMENDED BY STAFF:** 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. No disturbance is allowed within the delineated wetland boundary on Lot 4. The construction of the sewer line must occur outside of the onsite delineated wetland. (T&ES) (~~DSP#2016-0025~~)

O. STORMWATER MANAGEMENT:

- 60. 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) (DSP#2016-0025)

61. 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) (DSP#2016-0025)
62. 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 released 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) (DSP#2016-0025)
63. Surface-installed stormwater Best Management Practice (BMP) measures, i.e. Bio-Retention Filters, Vegetated Swales, etc. that are employed for this site, require installation of descriptive signage to the satisfaction of the Director of T&ES. (T&ES) (DSP#2016-0025)
64. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement for each lot, 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) (DSP#2016-0025)
65. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the Homeowners Association (HOA), if applicable, or sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA or owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years, and transfer the contract to the HOA or owner. 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) (DSP#2016-0025)

66. If units will be sold as individual units and a homeowner's association (HOA) established the following two conditions shall apply:
- a. The Applicant shall furnish the Homeowner's Association with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) used on site. 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 any 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.
 - b. The Developer shall furnish each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowners Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners. (T&ES) (DSP#2016-0025)
67. **DUPLICATE CONDITION DELETED BY STAFF:** ~~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) (DSP#2016-0025)~~
68. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. ****(T&ES) (DSP#2016-0025)
69. 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) (DSP#2016-0025)
- P. CONTAMINATED LAND:**
70. 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) (DSP#2016-0025)

71. 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) (DSP#2016-0025)
72. 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) (DSP#2016-0025)
73. 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) (DSP#2016-0025)

Q. NOISE:

74. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES) (DSP#2016-0025)

R. AIR POLLUTION:

75. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSP#2016-0025)

S. ARCHAEOLOGY:

76. A consultant has completed a short Documentary Study for the property. Based on the Documentary Study, Alexandria Archaeology requires the applicant to hire a professional archaeological consultant to conduct a systematic metal detector survey of the property with the primary focus on any possible Civil War related activities that might have taken place. (Archaeology) (DSP#2016-0025)
77. If significant resources are discovered during the Archaeological Evaluation, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology) (DSP#2016-0025)
78. The Final Site Plan or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities.*(Archaeology) (DSP#2016-0025)
79. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) (DSP#2016-0025)

80. During construction, the applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, except as required in Condition #76 or otherwise authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) (DSP#2016-0025)

T. DISCLOSURE REQUIREMENTS:

81. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the site, including previous environmental conditions and on-going remediation measures. Disclosures shall be made to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSP#2016-0025)
82. **CONDITION AMENDED BY STAFF:** The applicant shall notify prospective buyers of the respective properties of the following information to the satisfaction of the Director of Planning & Zoning:
- a. The proposed new street, including the turn-around area located between Lots 2 and 3, is public right-of-way and that it is subject to the restrictions of Condition #19a of this report;
 - b. The required setback from Seminary Road on Lot 1 represents both a minimum and maximum requirement under current regulations; ~~and~~
 - c. Mapped wetlands exist on Lot 4; and
 - d. That no retaining walls or other permanent structures may be constructed within any public easements, including the sanitary sewer easement on Lot #4. (P&Z) (DSP#2016-0025)

U. MISCELLANEOUS

83. **CONDITION ADDED BY STAFF:** Maximum allowable construction hours at the project site shall be limited as follows to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services:
- a. General construction activities shall only occur between the following hours:
 - i. Monday through Friday from 7 am to 6 pm; and
 - ii. Saturdays from 1 pm to 6 pm.
 - iii. No construction activities are permitted on Sundays.
 - iv. The allowable construction hours listed above notwithstanding, no construction activities shall occur on federal holidays or on religious holidays agreed upon in advance to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services.

- b. Pile Driving shall only occur during the following hours:
 - i. Monday through Friday from 9 am to 6 pm; and
 - ii. Saturdays from 1 pm to 4 pm.
 - iii. No pile driving is permitted on Sundays.
 - iv. The allowable pile driving hours listed above notwithstanding, no pile driving activities shall occur on federal holidays or on religious holidays agreed upon in advance to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services.

- c. Excavation work in the public right of way shall only occur during the following hours:
 - i. Monday through Friday 7 am to 5 pm; and
 - ii. Saturdays from 1 pm to 5 pm.
 - iii. No excavation in the right of way is permitted on Sundays.
 - iv. The allowable hours for excavation in the public right-of-way listed above notwithstanding, no such activities shall occur on federal holidays or on religious holidays agreed upon in advance to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)(T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning

(carried forward and revised from previously-approved DSP#2016-0025)

- ~~F - 1. The applicant is reminded the double check whether a small corner of the proposed patio on Lot 4, as shown on the preliminary plan dated August 1, 2017, is located within the 50-foot isolated wetland buffer. If so, the applicant shall remove this portion of the patio from the buffer.~~
- 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 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. **** (P&Z) (T&ES)

Transportation and Environmental Services

(carried forward and revised from previously-approved DSP#2016-0025)

- F - 1. 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 - 2. 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 - 3. 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 - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. 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 - 7. 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 - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. The rip rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)

- F - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (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. New curb cuts on Seminary Road (not including the proposed new public street) are not recommended since these will impede traffic flow. (T&ES)
- F - 22 With the Final 1 submission, provide a load plane diagram for the retaining wall.
- 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 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 - 3 If the City of Alexandria receives complaints on lighting levels after the commissioning of the lights prior to the release of the performance bond then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with Section 13-1-3 of the City Code. (T&ES)
- C - 4 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 5 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 6 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)

- C - 7 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 - 8 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: www.alexandriava.gov/solidwaste or by contacting the City's Solid Waste Division at 703-746-4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 9 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 - 10 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 - 11 Bond for the public improvements must be posted prior to release of the site plan.* (T&ES)
- C - 12 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 - 13 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 14 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 - 15 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 - 16 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 - 17 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 - 18 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 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 - 21 ~~All construction activities must comply with the~~ 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 - 22 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 - 23 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 24 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 - 25 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)
- C-26 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-27 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII Environmental Management Ordinance and the relevant laws of the Commonwealth of Virginia and the City of Alexandria, as applicable, for storm water management regarding water quality

improvement and quantity control at the time of submission of the first final plan.
(T&ES)

C-28 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224)

C-29 All secondary utilities serving the subdivided lots shall be placed underground. (Sec. 5-3-3)

VAWC Comments:

1. VAWC has no comments on the preliminary submission.

AlexRenew Comments:

1. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
2. The applicant shall coordinate with the City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew Holmes Run Trunk Sewer during wet and average flow conditions.
3. Dewatering and other construction released discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator at (703) 549-3382.

Fire Department

- F-1 No further comments

Code Administration (Building Code):

- F-1 No further comments received

Police

- F-1 No further comments received

Archaeology

- F-1 The subject property is located less than 200 ft. to the west from the Thomas Huntington farmstead in the 1860s, and directly across Seminary Road from the Episcopal Seminary which the Union Army used as a headquarters and hospital through the Civil War.

Thomas Huntington was a prominent Alexandria citizen throughout the nineteenth century. He was born in 1814, married twice, fathered eight children, and lived to be 90 years old. During the Civil War Huntington operated the Virginia House tavern on King and Peyton streets. After the Civil War Huntington repeatedly sued the US Government for damages to his business for the amount of \$1,600, but never was able to win a settlement in court due to his Secessionist leanings. Huntington lived a colorful life, one that epitomizes the entrepreneurial spirit of Alexandria in the nineteenth century. The subject property may contain evidence that can provide material information about Thomas Huntington and his family, or given the proximity to the Episcopal Seminary, Civil War encampments may be present on the property.

- F-2 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

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

Attachments:

#1: Application materials

#2: Letters from the public

#3: Previously-approved DSP#2016-0025 Staff Report

**APPLICATION****DEVELOPMENT SITE PLAN****DSP #** 2017-0022**Project Name:** Karig Estates

DSP2017-0022

SUB2017-0006

SNC2017-0001

PROPERTY LOCATION: 3832-3834 Seminary Road**TAX MAP REFERENCE:** 040.02-04 03 & -04**ZONE:** R-20**APPLICANT**Name: 3834 Seminary LLCAddress: 20072 Blackwolf Run Pl., Ashburn, VA 20147**PROPERTY OWNER**Name: CARRIER, KEATING F., TRUSTEE and SCHREINER, DEVON A., TRUSTEEAddress: 9126 TAYLOR ST. MANASSAS, VA 20110**PROPOSED USE:** Amendment to approved Development Site Plan to move location of house on Lot 4 as shown on the attached revised sheets of the submission set.

☒ **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.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Mary Catherine Gibbs, Hart Gibbs Pierce & Karp, PC

Print Name of Applicant or Agent

Signature

700 N. Fairfax St., Suite 600703-836-5757703-548-5443

Mailing/Street Address

Telephone #

Fax #

Alexandria, VA22314

City and State

Zip Code

mcgibbs@hartlanduselaw.com

Email address

October 18, 2017

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: _____

Development Site Plan (DSP) # 2017-0022

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.

SSG Properties, LLC - 2324 Columbia Pike, Arlington, VA 22204 - 70%

Alliance RE Development, LLC - 20072 Blackwolf Run Place, Ashburn, VA 20147 - 30%

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.

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 three 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 3834 Seminary LLC	20072 Blackwolf Run Pl. Ashburn, VA 20147	
² SSG Properties LLC	2324 Columbia Pike Arlington, VA 22204	70%
³ Alliance RE Development LLC	20072 Blackwolf Run Pl. Ashburn, VA 20147	30%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3832-3834 Seminary Rd. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 CARRIER KEATING F TR	9126 TAYLOR ST MANASSAS VA 20110	2/3
² SCHREINER DEVON A TR	9126 TAYLOR ST MANASSAS VA 20110	1/3
³		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ 3834 Seminary LLC	None	
² SSG Properties LLC	None	
³ Alliance RE Development LLC	None	

4. Keating Carrier, Trustee and Devon Schreiner, Trustee None

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

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

10/18/17
Date

Mary Catherine Gibbs
Printed Name


Signature



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2017-0006

PROPERTY LOCATION: 3832 and 3834 Seminary Road

TAX MAP REFERENCE: 040.02-04-04 and -03 **ZONE:** R-20

APPLICANT:

Name: 3834 Seminary, LLC

Address: 20072 Blackwolf Run Place, Ashburn, VA 20147

PROPERTY OWNER:

Name: Keeting Carrier Trustee and Devon Schriener, Trustee

Address: 9126 Taylor Street, Manassas, VA 20110

SUBDIVISION DESCRIPTION

Request to resubdivide two existing lots into four lots with a new public street.

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Mary Catherine Gibbs, Hart, Gibbs, Pierce & Karp PC
Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature Mary Catherine Gibbs

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@hartlanduselaw.com

Email address

10/5/17
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

ACTION - PLANNING COMMISSION: _____

Subdivision #

2017-0006

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)

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

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

SSG Properties, LLC 2324 Columbia Pike, Arlington, VA 22204 - 70%

Alliance RE Development LLC 20072 Blackwolf Run Pl., Ashburn, VA 20147

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.

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 three 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 SSG Properties, LLC	2324 Columbia Pike Arlington, VA 22204	70%
² Alliance RE Development LLC	20072 Blackwolf Run Pl. Ashburn, VA 20147	30%
³		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3832 and 3834 Seminary Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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 Keeting Carrier, Trustee	9126 Taylor Street Manassas, VA 20110	2/3
² Devon Schriener, Trustee	9126 Taylor Street Manassas, VA 20110	1/3
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 3834 Seminary, LLC	None	
² SSG Properties LLC	None	
³ Alliance RE Development LLC	None	
⁴ Keeting Carrier, Trustee & Devon Schreiner, Trustee	None	

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

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

10/5/17
Date

Mary Catherine Gibbs
Printed Name


Signature

Subdivision # 2017-0006**WAIVER OF RIGHT TO AUTOMATIC APPROVAL****SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA****PROJECT NAME:** Karig Estates**PROJECT ADDRESS:** 3832-3834 Seminary Road**DESCRIPTION OF REQUEST:**
Request to re-subdivide two lots into four single family lots and a new public street.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: October 5, 2017☐ Applicant☒ AgentSignature: Mary Catherine GibbsPrinted Name: Mary Catherine Gibbs



APPLICATION

NEW STREET NAME

SNC2017-0001

LOCATION: 3832-3834 Seminary Road

TAX MAP REFERENCE: 040.02-04-03 & -04

ZONE: R-20

APPLICANT'S NAME: 3834 Seminary LLC

ADDRESS: 20072 Blackwolf Run Pl., Ashburn, VA 20147

REASON FOR REQUEST FOR NEW STREET NAME:

The Applicant is seeking to create a new public street for a four house subdivision and the new street needs a name.



I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Mary Catherine Gibbs

Print Name of Applicant or Agent
Hart, Gibbs, Pierce & Karp, PC
700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

mcgibbs@hartlanduselaw.com

Email Address

703-836-5757

Telephone #

703-548-5443

Fax #

March 3, 2017

Date

For **New Street Names** and **Change of Street Names**: These items are not public hearing items and therefore are not required to be noticed by newspaper, posting, or letters to adjoining owners. However, it is the policy of P&Z to advertise in the newspaper and post the site, but not to mail out notices. See 'Noticing Requirements' for Instructions.

New Street Names are heard by PC only.

Change of Street Names are heard by PC and CC.



DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Legal advertisement: _____

Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Completeness - DSP2016-0025

Seminary Road- Stewart's Walk

3832 & 3834 N. Seminary Road

Planners: Nathan Randall & Maya Contreras

From: Nathan Randall
Sent: Thursday, October 19, 2017 4:42 PM
To: Kristen Walentisch
Cc: Robert Kerns; Maya Contreras
Subject: FW: NEW DEVELOPMENT ON SEMINARY RD

From: Dina Backer [<mailto:dina.backer@jccnv.org>]
Sent: Thursday, October 19, 2017 4:39 PM
To: Nathan Randall
Subject: NEW DEVELOPMENT ON SEMINARY RD



Dear Mr. Randall,

I am writing at this time concerning the plans to develop the property at 3832 -3834 Seminary Road (Karig Estate) I am the Director of the Early Childhood Learning Center that is housed in the Beth El Hebrew Congregation building, located at 3830 Seminary Road.

We have 90 children this year in our program with expected growth next year and moving forward. We are a Reggio Emilia inspired school that values nature and the open space around us. We use all of our grounds, trails, wooded gathering areas as well as the playground on a regular basis. Our outdoor space is a 2nd classroom and it is one of the aspects of our program that pleases parent. Parents select our program because of our outside space.

The plans for the new development are of great concern to us. Our existing playground will be adjacent to the new road. Ongoing safe access to our playground is imperative to our program. The excessive noise and vibrations that will come from clearcutting dozens of huge trees and, ultimately building will not only be disruptive but dangerous as well. Even if all safety protocols are followed, there is still a potential for flying debris and foreign objects landing in our play space that could be dangerous to our children. Furthermore, to not have access to our outdoor space puts us in violation of our state licensing standards that require at least 30 minutes of outdoor time in the morning and at least 30 minutes of outdoor time in the afternoon .

We are concerned as well about the numbers of shade trees that we depend on that are slated to be removed. The playground is shaded by trees owned both by Beth El and the Karig Estate property. I would advocate for saving as many of those mature trees as possible.

There is also a Vulture Habitat located among those same trees. Not only is that Vulture Habitat part of our outdoor learning (teaching about habitat conservation, lifecycles etc.), it is unconscionable to destroy the habitat of a native species.

It is my understanding that one of the mansions is scheduled to be placed on the wooded hillside which will disrupt the continuity of forest and our trails. I would like to support the request to move that mansion up and off the hillside towards Seminary Rd.

Clearly, this development is raising a lot of concerns for us as a school community. With a growing preschool, one that takes children as young as 16months, we are providing a much needed service in this area for people who are looking for quality learning experiences for their children. It is imperative that we continue to provide the care and education on which our program has gained its good reputation and that parents expect from us. This involves continued, safe access to our playground and our outdoor classroom space.

I am happy to continue the conversation or be helpful in any way possible. Please do not hesitate to contact me

Thank you for your time and your consideration.

Dina Backer

*Dina L. Backer
Jewish Community Center of NOVA
Director, Early Childhood Learning Center, Alexandria
Beth El Hebrew Congregation
3830 Seminary Rd
Alexandria, VA 22304
703-537-3084*

"3 centers, 1 community" - now get membership benefits at the DCJCC and JCC of Greater Washington

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DOCKET ITEM #12
Development Site Plan #2016-0025
Street Name Case #2017-0001
Karig Estates – Single-Family Dwellings
3832-3834 Seminary Road

Application	General Data	
Project Name: Karig Estates	PC Hearing:	October 3, 2017
	CC Hearing:	N/A
	If approved, DSP Expiration:	October 3, 2020 (three years)
	Plan Acreage:	136,198 SF (3.13 acres)
Location: 3832-3834 Seminary Road	Zone:	R-20 / Single-Family zone
	Proposed Use:	Single-Family Residential
	Dwelling Units:	Four (4)
	Net Floor Area:	6,197 SF (Lots #1 & #4) 5,633 SF (Lots #2 & #3)
	Small Area Plan:	Seminary Hill / Strawberry Hill
Applicant: 3834 Seminary LLC, represented by Mary Catherine Gibbs, attorney	Historic District:	Not applicable
	Green Building:	Not applicable

Purpose of Application

The applicant requests approval of a Development Site Plan with modifications and a new street name in order to construct four single-family residential dwellings and associated improvements, including construction of a new public street.

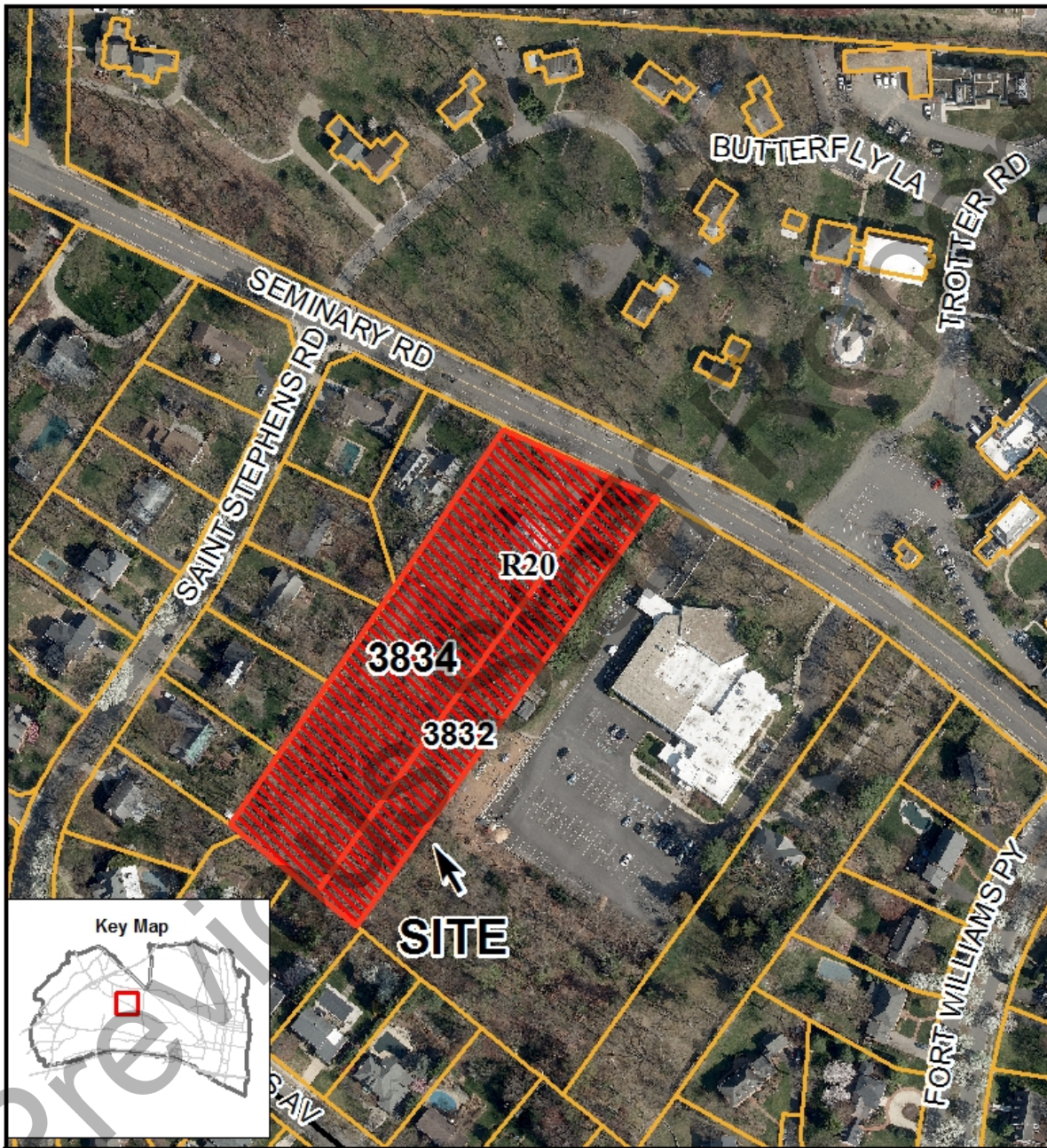
Applications and Modifications Requested:

1. Development Site Plan with modifications to front yard requirements for Lots 2 and 3; and
2. Street Name case to name a new public street associated with the project.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Robert M. Kerns, AICP, Division Chief robert.kerns@alexandriava.gov
Maya Contreras, Principal Planner maya.contreras@alexandriava.gov
Nathan Randall, Urban Planner nathan.randall@alexandriava.gov



Development Site Plan #2016-0025
Street Name Case #2017-0001
3832 & 3834 Seminary Road



I. RECOMMENDATION & SUMMARY

Staff recommends **approval** of the Development Site Plan and request for a new street name in order to construct four single-family residential dwellings on four new lots with a new public street at 3832-3834 Seminary Road, subject to compliance with the staff recommendations.

Key issues under consideration and discussed in greater detail in this report include:

- Site layout, including the siting of individual dwellings and the new public street;
- Environmental and topographical features at the site;
- Preservation of existing trees; and
- Neighborhood concerns about stormwater and soil erosion.

II. BACKGROUND

A. Site Context

The project site currently comprises two lots of record: 3832 and 3834 Seminary Road. The 3832 Seminary Road property measures 42,776 square feet (0.98 acres) and is the smaller and narrower of the two lots. It is currently vacant and has been under the same ownership as the adjacent property at 3834 Seminary for decades. The property at 3834 Seminary Road is the larger of the two properties at 93,422 square feet (2.15 acres) and is improved with a two-story single-family dwelling. The total project site area is 136,198 square feet (3.13 acres).

The site is surrounded by institutional and residential uses. The Virginia Theological Seminary (VTS) is located immediately to the north of the site. The synagogue of Beth El Hebrew Congregation, is located immediately to the east. Single-family dwellings are located to the south and west, including along Saint Stephens Road and Colonel Ellis Avenue. The upper school campus of Saint Stephen's / Saint Agnes School is also located a short distance to the southwest from the site.

The project site is heavily wooded, containing dozens of mature trees as well as many smaller trees and shrubs. None of the trees have been identified as specimen trees that are specifically protected under current regulations.

The site also contains notable topographical features. The northeastern, north-central, and central portions of the property slope gently downward to the west and south. A roughly L-shaped area located along the western and southern portions of the site contains significant grade changes. The area, which has been referred to as a swale or ravine, begins at the northern edge of the property as terrain that is approximately four to six feet lower than surrounding grade. The grade difference increases as the swale continues south such that, at its lowest point, the swale is approximately 25 feet lower than surrounding grade and is defined by relatively steep sides.

The swale may have functioned as a natural intermittent stream or wetland in the past. Today, adjacent property owners have reported the presence of standing water in this area and staff has observed that stormwater flows into an underground pipe located approximately in the center of the swale. City staff has determined that the swale itself does not meet the definition of an intermittent or perennial stream, a Resource Protection Area (RPA), or other specific environmental feature and is therefore not subject to protection under current regulations.

Near the southern edge of the project site, within the swale area, environmental features known as a seep point and associated basin have been identified. The seep is a point in the earth's surface from which groundwater naturally springs upward. The basin is the approximate area on the ground immediately around the seep where water from the seep may collect. The seep is very small in size and the basin around it is a few feet wide. The amount of water on the ground coming from the seep was small and shallow during a site visit early this year, covered in many places by dead leaves. The seep point and basin meet the definition of an "isolated wetland" subject to regulation described later in this report.

B. Project Description

The applicant, 3834 Seminary LLC, proposes to demolish the existing dwelling on the site and subdivide the two existing lots into four lots in order to construct four new single-family dwellings. A new street, proposed to be named Karig Place, would be constructed on a nearly 25,000 square-foot portion of land along the eastern edge of the site. The new street, which includes a vehicle turn-around area, would be dedicated to the City as public right-of-way.

The proposed two-story single-family dwellings would measure up to 35 feet in height and range from approximately 5,600 to 6,200 net square feet in size. They would be designed in a Colonial-inspired style that includes multiple rooflines. The building facades would be clad in a mixture of cementitious siding and either brick or stone. Railings for decks and balconies, as well as certain roof structures, are proposed to be made of metal. Although the buildings shown in the preliminary plan are very similar to each other in style, the applicant intends to offer some design customization to the final home purchasers. Such customization could result in modest changes to the final design and materials, and would be reviewed administratively.

A small portion of the dwelling on Lot 1 would be located on the emerging eastern slope of the previously-described swale. Approximately half of the dwellings on Lots 2 and 3, and nearly all of the dwelling on Lot 4, would be located on the eastern/northern slope of the swale. The applicant therefore proposes the re-grading of land in the vicinity of the rear of these dwellings and would construct retaining walls in at least three locations.

All four dwellings would have three-car attached garages accessed from the new public street. Although the driveways to access garages on Lots 1 and 4 would have traditional curb cuts from the new street, the driveways to the garages on Lots 2 and 3 would be accessed directly from the end of the vehicle turn-around area. The applicant has also proposed a second, circular-shaped

driveway in front of each of the dwellings on Lots 2 and 3.

The applicant proposes streetscape improvements along Seminary Road, most notably a new six-foot sidewalk instead of the current four-foot sidewalk, as well as new street trees. A one-foot strip of land along the entire Seminary Road frontage of the site (not already dedicated for the new public street), measuring approximately 163 square feet of land in total, would be dedicated to the City to allow for the wider sidewalk. In addition, the applicant would provide curb and gutter, two new street lights, at least eight new on-street parking spaces, and street trees.

C. Project Evolution

The project site was approved for redevelopment consisting of five single-family lots pursuant to Site Plan #93-0016 nearly 25 years ago. The project did not move forward and the site plan approval expired. The site layout in that 1993 approval shares some similarities with the current proposal, most particularly the location of the proposed new public street.

The applicant's initial concept plans depicted five single-family dwellings for the site. As part of its review, staff determined that the secondary front setback (along Seminary Road) for proposed Lot 1 was larger than the applicant anticipated in its early plans. This circumstance necessitated the applicant's shifting of all of the proposed dwellings farther south. The fifth dwelling was dropped from the proposal due to this shift and due to the inability to meet side setback requirements.

The location of the proposed new street on the site was also extensively discussed during the early review phases of the project. Staff ultimately agreed with the applicant's preference that the street be located in the currently proposed location on the eastern side of the site.

The presence of the isolated wetland at the southern end of the site became known to staff as a part of the applicant's Preliminary plan, consistent with site plan submission requirements. Neighboring property owners also informed City staff of the presence of standing water at the site, which it observed at the property at the location of the isolated wetland during a January 2017 site visit.

III. LAND-USE REGULATIONS

A. Zoning Regulations

The project site is zoned R-20 / Single Family. Pursuant to Section 3-102 of the Zoning Ordinance, single-family residential uses are allowed in R-20 without the need of a Special Use Permit. The typical front setback requirement for single-family dwellings is the average of the front setbacks of other buildings on the same blockface, consistent with Section 7-2503 of the Zoning Ordinance. In this instance, however, the proposed public street does not yet exist and there is no blockface for averaging purposes for Lots 2, 3, and 4, as well as for the primary front of Lot 1. The 40-foot front setback listed in the R-20 zone (Section 3-106(A)(1)) has therefore been applied as the front setback requirement in these instances.

As a corner lot, Lot 1 has both a primary and a secondary front setback requirement. The secondary front, located along an existing blockface on Seminary Road, is subject to the averaging provisions of Section 7-2503. The blockface, which is between Saint Stephen's Road and Fort Williams Parkway, is longer than 600 feet and therefore triggers the provisions of Section 7-2503(C) in which the Director may designate an appropriate alternative blockface for the purposes of determining the secondary front yard setback. The Director has designated in this case that an appropriate blockface continues to be the one located between Saint Stephen's Road and Fort Williams Parkway. The average of all of the front yard setbacks along this blockface is 104.1 feet.

Sections 11-403 and 11-404 require Development Site Plan (DSP) approval for the contemporaneous development of three or more single-family dwellings, as is the case for this project. The City's review authority in Development Site Plan (DSP) cases is more limited compared to Development Special Use Permit (DSUP) cases. DSP cases are reviewed against the standards within Section 11-400 of the Zoning Ordinance, whereas DSUP cases are additionally reviewed against the SUP standards in Section 11-500, which provide for greater discretionary authority. For example, two matters routinely required as part of DSUP cases, but not in cases like the current DSP request, are a formal architectural review and a public art contribution. In addition, City policies regarding affordable housing and green building do not apply to this project given the single-family dwelling use and number of units proposed.

Section 11-416 provides for the potential modification of certain minimum zoning requirements as part of the DSP approval, including the one requested in this application: the 40-foot front yard setback requirement (Section 7-800) as measured from the public street turn-around at Lots 2 and 3. Section 7-2507 also requires a minimum tree canopy equal to 25% of each new proposed lot. Several zoning elements of the proposal can be found in the table on the following page.

B. Zoning Tabulations

Site Area:	<i>111,204 SF (new lots) + 24,944 SF (street dedication) = 136,198 SF total (3.13 acres)</i>				
Zone:	R-20 / Single-family zone				
Current Use:	One single-family dwelling				
Proposed Use:	Four single-family dwellings on four new lots				
	<i>Permitted / Required</i>	<i>Proposed</i>			
		<i>Lot 1</i>	<i>Lot 2</i>	<i>Lot 3</i>	<i>Lot 4</i>
Lot Size	20,000 SF min	29,797 SF	22,840 SF	22,558 SF	36,059 SF
Lot Width	100 feet min (non-corner)		126'	121.3'	134.8'
	120 feet min (corner)	207.9'			
		167'			
Lot Frontage	75 feet min	209.8'	125.9'	100.9'	75.1'
		154'			
FAR	0.25	0.21	0.25	0.25	0.17
Height	35 feet	35'	35'	35'	35'
Front Yard	104.1 feet (Lot 1 - Seminary Rd)	104.1'	26.2'*	25.9'*	40'
	40 feet (all others)	40'			
Side Yards	12 feet min / 1:2 ratio = 17.5 feet	61.2'	20.8'	36'	21.7'
		18.7'	36.5'	17.7'	36.5'
Rear Yard	12 feet min / 1:1 ratio = 35 feet		69'	66.2'	89.2'
Tree Canopy	25% of each lot	63.7%	44%	39.9%	39.5%
Parking	2 spaces / unit	Three garage spaces / unit plus driveway parking			

*Modification requested

C. Master Plan Designation

The property is located within the Seminary Hill / Strawberry Hill Small Area Plan Chapter of the Alexandria Master Plan, which designates the site for low-density residential use. In addition, the 3832 Seminary Road property was noted in the city-wide Open Space Plan as part of an inventory of vacant parcels of land. However, the Open Space Plan did not identify the property as a priority for open space acquisition nor have any changes occurred since the plan's approval

in 2002 to re-prioritize the site for open space acquisition. RPCA staff has also confirmed that they are not seeking to utilize this site for open space.

D. *Additional Regulations*

Several additional regulations regarding new street names, wetlands, stormwater, soil erosion, and a geotechnical report are particularly relevant to the project site and are discussed in detail below.

New Public Street Name

Section 5-2-64 of the City Code grants authority to the Planning Commission to approve new public street names. In new development projects, the applicant typically proposes new public street names, which are then reviewed for factors such as addressing and emergency response considerations. The City agencies involved in the vetting process include the Fire Department, the Police Department, the Department of Emergency Communications, GIS, Archaeology, Code Administration, and Planning & Zoning. Once proposed street names are vetted, they are presented to the Planning Commission for public comment and an official vote.

Wetlands

The previously-mentioned seep point and basin located on the southern end of the project site comprise a federally-protected wetland, referred to as an “isolated wetland,” under the jurisdiction of the United States Army Corps of Engineers pursuant to Section 404 of the Federal Clean Water Act. The Corps has examined the isolated wetland, which was mapped by a Certified Wetland Delineator and shown on the preliminary site plan submission, and determined in its “jurisdictional letter” that the wetland boundaries are correct. Although the applicant is not proposing disturbance to the wetland as a part of this proposal, any disturbance to it would require approval of a wetland permit from the Corps.

Neither the Federal Clean Water Act nor the Chesapeake Bay Act requires a buffer around the isolated wetland. However, the City of Alexandria imposes a more stringent local requirement in Section 13-109(E)(11) of the Zoning Ordinance, which requires a 50-foot buffer around the isolated wetland in which buildings are prohibited. It should be noted that the construction of sewer lines is allowable within the wetland buffer area pursuant to Section 13-123(A)(2). The 50-foot buffer area required around the wetland is similar in type to the buffer required around a resource protection area (RPA). However, staff has performed multiple site visits and has determined that no on-site feature meets the definition of a perennial or intermittent stream. The wetland onsite is not tidal nor is it connected to a perennial stream. Therefore, by definition, there is no RPA designation on the subject property.

Stormwater

Stormwater runoff is subject to compliance with a variety of requirements regarding both water quantity and water quality contained in the Virginia Stormwater Management Act regulations, the Chesapeake Bay Preservation Act (CBPA), and Article XIII of the Alexandria Zoning Ordinance, known as the City’s Environment Management Ordinance.

With regard to water quantity, stormwater runoff from post-development conditions cannot create adverse impacts on adjoining and downstream properties compared to the pre-development conditions. In addition, stormwater runoff into storm sewer infrastructure cannot increase from pre-development to post-development conditions. To demonstrate compliance, the applicant must complete channel and flood protection analyses as part of its preliminary and final site plan submissions and demonstrate the availability of an adequate storm sewer outfall. In accordance with City's policies, practices, and regulatory requirements, the applicant completes hydrologic analyses for pre and post-development runoff generation for two-year, 10-year and 100-year storm events. Different and progressively increasing rainfall depths, exceeding the minimum depths recommended for this region by the Northern Virginia Rainfall Atlas, are built into the analyses for each of these scenarios. Some of the methods by which the applicant would prevent such an increase in stormwater runoff during these storm events include possibly detaining water on site and slowing down the velocity of storm water conveyance to provide non-erosive velocities.

The most notable components of the previously-mentioned stormwater regulations that concern water quality involve the reduction in phosphorous loading from the site and the treatment of runoff from onsite impervious areas. The applicant is required to demonstrate on preliminary and final site plan submissions that the project is providing stormwater quality Best Management Practices (BMPs) at the site that would remove pollutants such as phosphorus from runoff consistent with treatment requirements.

Geotechnical Analysis

Applicants are required, through a standard condition on Development Site Plans and Development Special Use Permits, to provide a geotechnical report as part of the final site plan approval process for all DSP and DSUP projects. The geotechnical report includes information regarding the types of soils, including any marine clay that may exist, around the project site. It is typically used at the time of final site plan review and building permit review processes to ensure that the new structures would be properly constructed and supported for the specific site on which they are located.

Erosion and Sediment Control

If Planning Commission approves the DSP request, the applicant would be required to demonstrate compliance with erosion and sediment control requirements found in Title 5, Chapter 4 of the City Code (which were added to the code in June 2007), as well as the stabilization of disturbed grounds pursuant to City of Alexandria and the Commonwealth of Virginia requirements, prior to approval of the final site plan for the project. To meet requirements, an erosion and sediment control plan must be submitted with the final site plan that depicts the design and implementation of practices to control soil and water erosion from the site to protect adjoining and downstream properties as well as any natural water resources.

IV. STAFF ANALYSIS

Staff recommends approval of the proposal to develop the project site with four new single-family residential dwellings. The applicant's plans have generated concern among adjacent property owners, particularly with regard to environmental matters such as stormwater quantity, soil erosion, and tree preservation. Questions have also been raised among neighbors regarding the swale and the isolated wetland. As noted in greater detail in this section of the staff report, the proposal meets or would be required to meet (at the time of final site plan approval) all environmental requirements. The applicant has also agreed to a tree protection covenant for portions of the site as a condition of DSP approval. Ultimately, the proposal represents an appropriate development plan that is consistent with land-use regulations, the Alexandria Master Plan, and the scope of review for a Development Site Plan (DSP) request.

A. Building Design

The placement and orientation of the proposed structures meet zoning requirements and the dwellings' design falls within the general range of architectural styles found in Alexandria. Staff encouraged the applicant to include within the preliminary site plan submission a few design options, such as varying façade materials and window styles, in order to differentiate the proposed dwellings from one another. The applicant has indicated that, given that architectural review is not a requirement of DSP requests, it may also offer future homeowners further design customization, which would further help differentiate the dwellings. Staff has memorialized this future flexibility and related limitations in Condition #11 of this report.

B. Site Design

Staff supports the applicant's proposed site design for the four single-family dwellings and new public street. The current site layout was reached following considerable discussion regarding a number of factors including the location of the new public street, the vehicle turn-around necessary for emergency vehicles, the presence of the isolated wetland and the swale on the project site, and the secondary front setback requirement. The resulting layout represents an appropriate and functional plan to develop the site.

Street Location

Staff and the applicant reviewed the site to determine where the proposed new public street would create the least disturbance to the site and the existing trees. The circumstance of the backyards of the proposed homes abutting the backyards of existing homes to the west on Saint Stephen's Road, only achievable by locating the street on the eastern side of the property, yields a larger uninterrupted area of tree cover. Locating the public street there instead of on the western side would also result in less grading work and less of a change to the area known as the swale. For these reasons, staff agreed that the street should be located on the eastern side of the property.

Vehicle Turn-Around

Several designs for a vehicle turn-around toward the end of the new public street, necessary for emergency vehicles and refuse trucks in particular, were reviewed in the early stages of the project. Several proposed options would have placed the turn-around on private property and would have had the appearance of a wider private driveway rather than a turn-around area for public use. The current turn-around proposal is supportable given that it is completely within the public right-of-way, is a full 22 feet wide, and has an adequate width and depth for trucks. It also serves as the access to the garages for Lots 2 and 3, representing an efficient use of paved area. The privately-owned portion of the driveway for these lots will be surfaced with permeable paving, or other special treatment, to distinguish it from the public right-of-way.

Isolated Wetland and Swale

The location of the isolated wetland at the southern end of the site on proposed Lot 4 and the presence of the swale on the western and southern portions of the project site have been important considerations in staff's review of the overall site layout and the siting of the proposed dwellings. Staff supports the proposed site layout given that it meets or exceeds requirements regarding these two features. As previously mentioned, the isolated wetland is protected by a 50-foot buffer in which buildings cannot be located. The applicant has sited the dwelling on Lot 4 outside of that buffer and further understands that any decks, patios, porches, or accessory buildings must be kept outside of it as well.

The swale on the western and southern portions of the project site, although a naturally-occurring topographical feature, does not meet any definitions of environmental features today and is not protected under current regulations. Staff believes that, despite the lack of formal regulations, changes to the swale from its current condition should be limited to the extent reasonably necessary for the construction of the proposed dwellings in order to support lower-impact development as good urban planning practice. The proposal meets this test given that only some areas of the swale would be impacted while others would remain intact. It is true that portions of the dwellings on Lots 1, 2, and 3 and almost all of the dwelling on Lot 4 would be located on the eastern or northern side of the swale. However, the central or lowest portions of the swale (except for the presence of new and relocated underground pipes) and the entire western slope of the swale would remain intact. The balance that has been struck in this proposal, which allows the site to be developed while keeping some naturally-occurring areas intact, is reasonable given that the swale is not a protected feature.

Secondary Front Setback Requirement

The designation of all properties between Saint Stephen's Road and Fort Williams Parkway as the blockface to use for determining the secondary front setback requirement is appropriate. The use of this blockface captures the character of development in this portion of Seminary Road, which includes a mix of buildings located as close as 40-65 feet from Seminary Road, as well as those much farther away (nearly 300 feet away). The resulting average front setback requirement of 104.1 feet is also appropriate by striking a balance between the shortest and longest setbacks in the immediate area.

Neighbors of the project site have shared with City staff their desire for an alternative blockface to be used for averaging purposes. The apparent effect of such a change would be a reduced front setback from Seminary, potentially allowing all four dwellings to be moved closer to Seminary Road. The ultimate purpose in shifting the dwellings farther north may be to move them farther outside of the swale. The applicant has recently stated that, consistent with neighbor requests, it may agree to use a shorter secondary front setback and to potentially move all of the dwellings farther forward, but only if site plan request remains on the October Planning Commission docket.

Staff is willing to consider the request from the neighbors and the applicant regarding the blockface determination, but this potential change would result in a significant re-design of the site layout. Due to the timing of the discussion of this matter and the potential extent of the ensuing changes to the site plan, staff would not be able to fully consider the matter without a deferral from the October Planning Commission docket.

C. Parking and Driveways

The applicant meets zoning-required parking requirements with the provision of three parking spaces within the attached garages for each dwelling. There is sufficient space for three additional vehicles parking in tandem fashion in the driveway immediately adjacent to the garages. The applicant is also creating at least eight on-street parking spaces in connection with the new public street.

Most of the applicant's proposed driveway plans are acceptable to staff as well. Some of the driveways would be surfaced with permeable paving which would also function as a stormwater BMP. The driveway connection on Lots 2 and 3 between the attached garages and the turn-around allows for an efficient use of paved area. However, the applicant has proposed on these two lots a second, circular driveway that would traverse the front yard, beginning with a curb cut on the main section of the new public street and ending with another curb cut on the vehicle turn-around area. Staff believes that this second driveway would add too much pavement within the prominent front yard area and is unnecessary for parking or access reasons. Furthermore, it may be possible to achieve at least one additional on-street parking space if the additional curb cuts are removed. Staff has therefore recommended in Condition #22 that the two circular driveways on Lots 2 and 3 be removed prior to the submission of the final site plan.

D. Tree Preservation

Staff stressed to the applicant early in its review process the importance of retaining as many mature trees as possible at the project site. Although a significant amount of tree canopy is proposed to be removed from the site in order to build the four single-family dwellings, the applicant would mitigate this loss through the preservation of certain areas of existing trees, particularly on the western and southern portions of the site, and the installation of new trees. The combination of new and preserved trees would exceed the minimum 25% tree crown coverage requirement for each lot. As noted in the Zoning Table, the tree crown coverage

provided would range from about 64% on Lot 1 to about 40% on Lot 4. If measured by the entire project site, approximately 39% tree crown coverage, or 47% coverage if the new street area is excluded, would be provided.

Given the number and location of existing trees on the lot, virtually any redevelopment plan for the property would involve tree loss. Furthermore, staff is limited in its ability to require tree preservation within the City beyond the protection of specimen trees, meeting the 25% minimum requirement, and ensuring those trees an applicant agrees to preserve are, in fact, preserved. Toward that end, staff has recommended in Condition #10 that the applicant record a tree preservation covenant for those areas specifically identified as tree save areas on the final site plan submission. The recordation of a covenant would ensure that these trees would be protected well into the future as opposed to only during construction of the four new dwellings.

E. Stormwater

The preliminary site plan submission for this project meets both stormwater quantity and quality requirements. With regard to stormwater quantity, the applicant proposes, and has shown in plan computations, to discharge less runoff in the post development condition compared to existing conditions. Achieving reduced runoff is possible in this instance, despite an increase in impervious area from new dwellings and driveways, given that six bio-retention areas would be installed at the site. The majority of the runoff from the new impervious areas would be directed forward on the properties and into the new bio-retention ponds, where the water would be held and also treated. The project therefore meets the stormwater quantity requirements within Article XIII of the Alexandria Zoning Ordinance.

With regard to quality, the applicant proposes stormwater quality Best Management Practices (BMPs) that demonstrate compliance with all applicable stormwater treatment requirements and regulations also through the installation of the six bioretention areas as well as permeable pavement. Four of the bioretention areas will treat runoff piped from the roofs of the proposed houses, portions of the lawns, and portions of the driveways. Two of the bioretention areas will treat runoff from the proposed public street. The pervious pavement will be placed within portions of the driveway area. These proposed BMPs would provide sufficient stormwater treatment to meet both the state phosphorous reduction requirements as calculated using the Virginia Runoff Reduction Method (VRRM) and the city's impervious area treatment requirements – the Alexandria water quality volume default.

The geotechnical reports submitted by the developer's engineer demonstrate that the proposed bioretention areas are located in areas where the soil has infiltration rates ranging from 0.6 inches per hour to 3.4 inches per hour. Per Virginia Department of Environmental Quality (VDEQ) BMP Clearinghouse guidelines, these soils are suitable for bioretention areas that use infiltration. These stormwater BMPs will provide both treatment of stormwater and stormwater runoff reduction through short term ponding and infiltration.

F. Erosion and Sediment Control

Although the applicant is not required to submit an erosion and sediment control plan with the preliminary plan, it would be required with the first final site plan. The project would need to meet the erosion and sediment control requirements, outlined by the Virginia Department of Environmental Quality in the “Virginia Erosion and Sediment Control Handbook” by utilizing some of the most commonly used erosion and sediment control practices. Some of the practices are: perimeter silt fencing; temporary stormwater diversion dikes; storm drain inlet protection; silt traps and/or sedimentation basins; and temporary and permanent soil stabilization through seeding, mulching and sodding. Compliance with approved erosion and sediment controls is monitored during construction by inspectors from the Department of Transportation and Environmental Services. City staff also visits construction sites after rainfall events to enforce compliance.

Given the combination of proper erosion and sediment controls and the circumstance of the post-development stormwater quantity not exceeding the pre-development levels according to applicable regulations, it is not expected that adjacent properties would be negatively impacted by stormwater or erosion.

G. Geotechnical Report

Although normally only required as part of the final site plan review, the applicant submitted a geotechnical/soils report prepared by Geo Design & Engineering, Inc. during staff’s review of the preliminary plan. The report provided recommendations for the construction of retaining walls, demolition of structures, groundwater, excavations, foundations, footings, wall design, waterproofing, slab design, pavement, and drilled piers at the time of building construction to protect the proposed dwellings, the site, and, consequently, adjoining properties. It would be reviewed again as part of the final site plan and building permit processes in the future.

H. Modifications

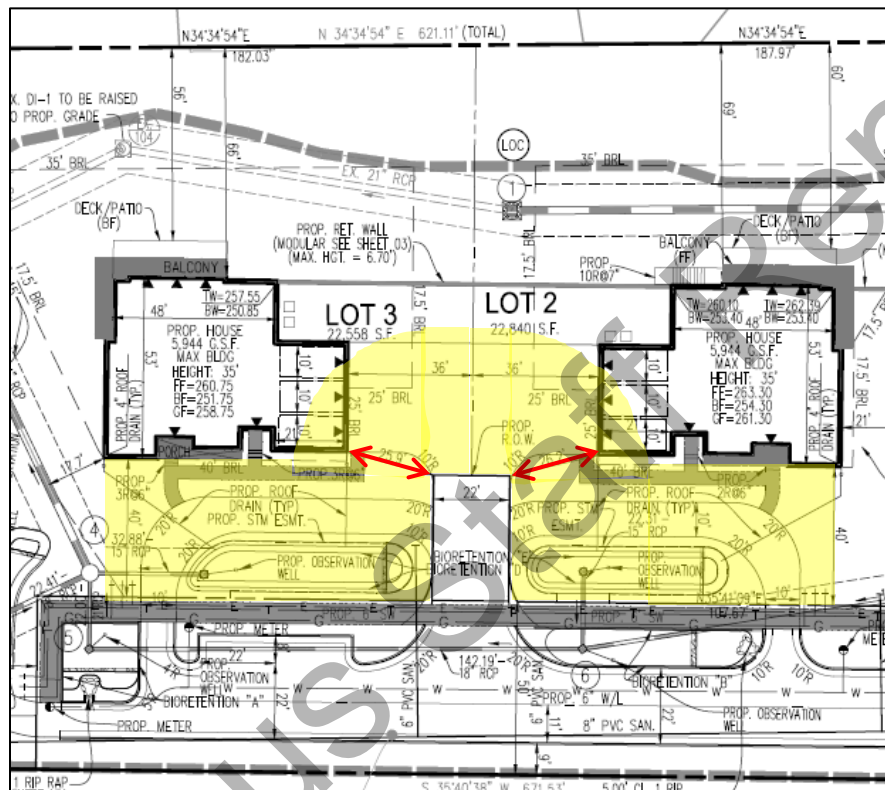
Staff also supports the request for site plan modifications for the front yard setback requirements on Lots 2 and 3. It finds that the proposal meets the three criteria for modifications listed in Section 11-416 as described below.

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

The requested modifications of the front yard requirement would occur in only two instances: the distance between the corner of the dwelling on Lot 2 and the closest corner of the public right-of-way in the vehicle turn-around area, and a similar measurement between the dwelling on Lot 3 and the closest point of the turn-around. The modification would reduce the setback from 40 feet to approximately 26 feet, a reduction of about 14 feet, at the closest point. To meet the ordinary 40-foot setback requirement, a larger portion of each dwelling and associated grading changes would need to be shifted into the area known as the swale. Staff believes that the modification is

desirable because it would limit the degree of impact to the swale. Although it is not a regulated feature, limiting the changes to the swale to the extent reasonably necessary would support good urban planning practice and good site development.

Graphic B: Front Yard Modification Exhibit



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

The public right-of-way located in front of the affected corners of the dwellings on Lots 2 and 3 would be used as a vehicle turn-around area, with low traffic, rather than as a traditional through street. Staff believes that this circumstance reduces the potential impacts that would be otherwise mitigated through the full 40-foot front yard setback requirement.

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

The requested setback modifications are internal to the project site and therefore would not be detrimental to neighboring property or to the public health, safety, or welfare.

I. New Street Name

Staff recommends that the new public street proposed in connection with this project be named **Karig Place** as requested by the applicant. The name, which is a family surname of current and former property owners, is the applicant's preferred choice among the list of names that staff deemed acceptable through its standard vetting process among city departments.

V. COMMUNITY

The proposal to build four single-family dwellings in this location has generated a significant level of interest from neighbors and other interested parties. The applicant shared information about the proposal with two neighborhood groups: the Seminary Hill Civic Association on December 8, 2016 and the Seminary Ridge Civic Association on March 20, 2017. Seminary Ridge also posed several questions in an April 3, 2017 letter, to which City staff has replied.

Representatives from Beth-El synagogue have contacted City staff on several occasions and met with City staff in early May 2017 to ask questions and share concerns about the proposal. Matters discussed at the May meeting and in emails included: the presence of the isolated wetland and swale on the site, the determination of whether the swale meets the definition of an intermittent stream, tree preservation, and the blockface to be used for determining the front setback requirement from Seminary Road on Lot 1.

In addition, a group of neighbors living to the south and west of the project site, within the boundaries of Seminary Ridge Civic Association but acting independently, have contacted City staff with questions and concerns. The group, which has been named Responsible Stewardship, has raised matters similar to the ones noted by Beth-El representatives. They have also stressed concerns about construction techniques, stormwater runoff, and soil erosion, based in part on the difficulties with runoff and foundation issues that some group members have experienced at their homes in the past.

The property has also been posted with public notice signs announcing the proposal. In addition, notification will be sent to all adjacent property owners with information about the proposal, hearing dates and contact information. Staff will also present the request to the Federation of Civic Associations at its September 2017 meeting.

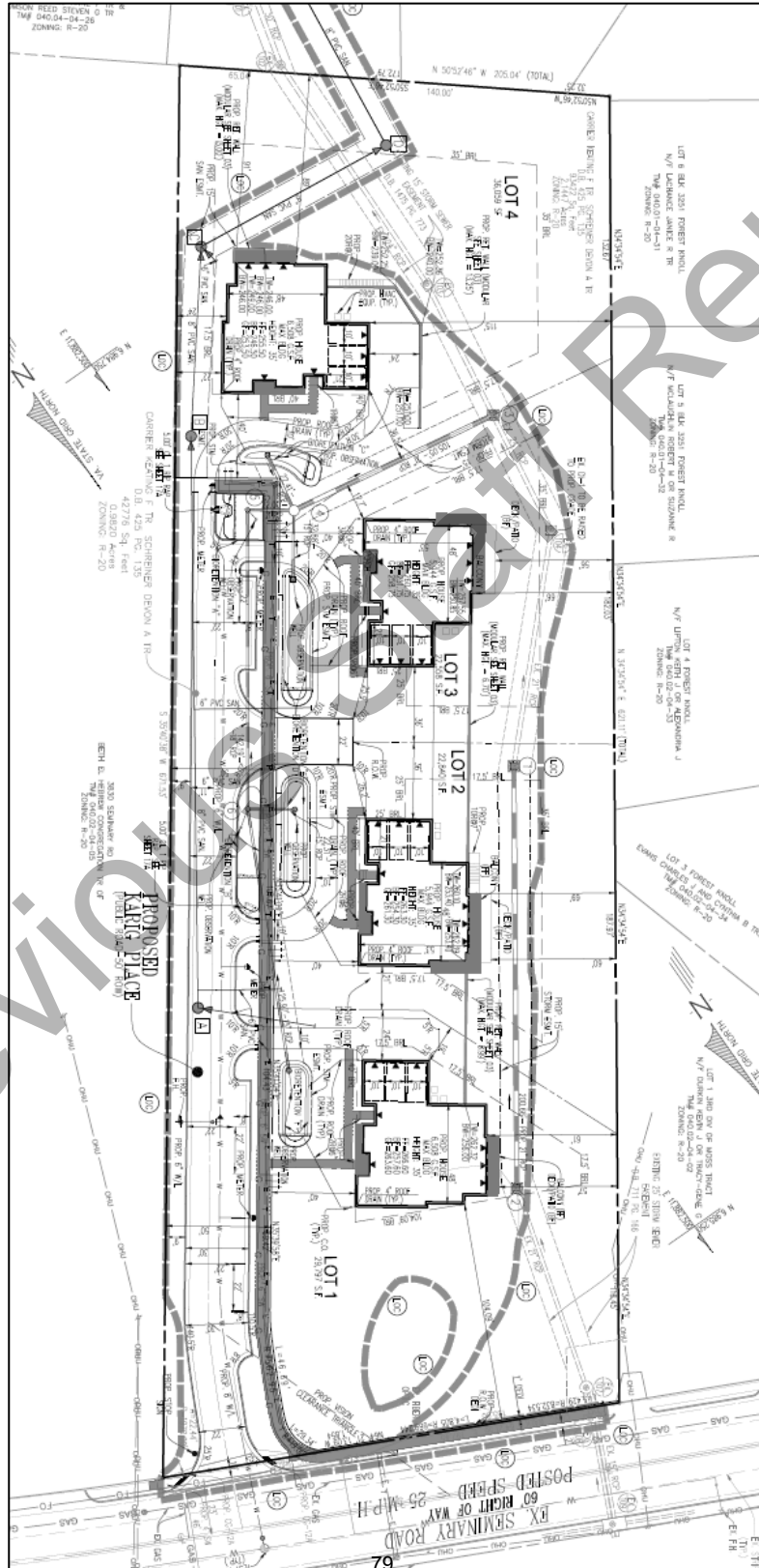
VI. CONCLUSION

Staff recommends approval of the Development Site Plan request, with modifications, and the request for a new street name, subject to compliance with all applicable codes and recommended conditions.

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

VII. GRAPHICS

Graphic A - Proposed Site Plan



Graphic B - Dwelling Design Option #1



Graphic C - Dwelling Design Option #4



Graphic D - Isolated Wetland & Topographic Illustrative Exhibit

