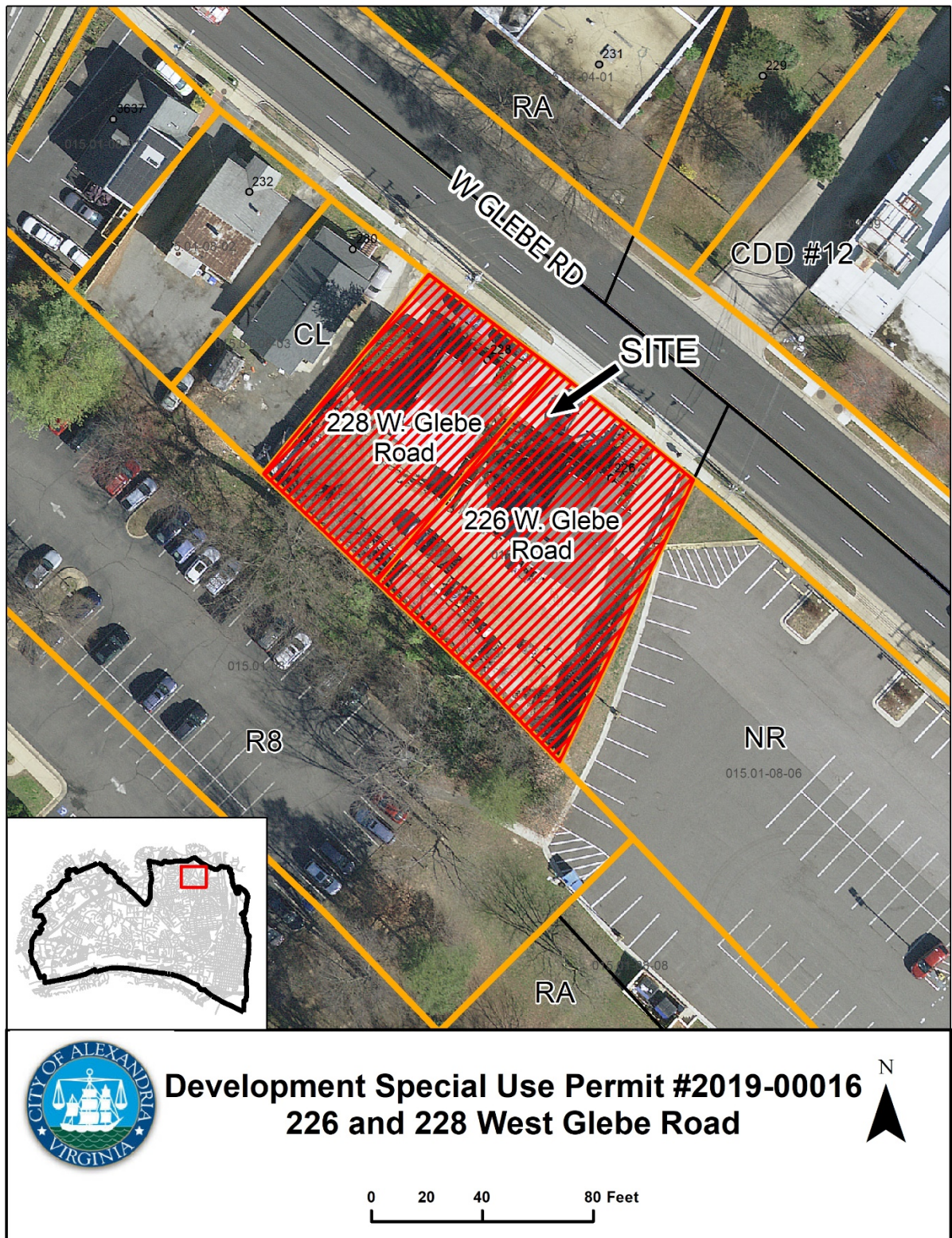


DOCKET ITEM #12

Development Special Use Permit #2019-00016

Le Glebe – 226 & 228 West Glebe Road

Applicant	General Data	
Project Name: Le Glebe Location: 226, 228 West Glebe Road Applicant: West Glebe Rd, LLC, represented by Kenneth Wire, Attorney.	PC Hearing:	March 3, 2020
	CC Hearing:	March 14, 2020
	If approved, DSP Expiration:	March 3, 2023
	Plan Acreage:	0.29 acres (13,016 square feet)
	Zone:	CL/Commercial Low Zone
	Proposed Use:	Mixed: Retail/Multi-family
	Gross Floor Area:	10,717 square feet
	Small Area Plan:	Potomac West
	Green Building:	LEED Silver / equivalent
Purpose of Application		
Consideration of a request for a development special use permit with modifications to construct a 10,717 square foot mixed-use building with four (4) residential units, ground floor retail and associated site improvements, and a request for a special use permit for an increase in height.		
Special Use Permits and Modifications Requested		
<ul style="list-style-type: none">• Special Use Permit to increase building height to 45 feet;• Modification of the required front, rear, and west side yard setbacks;• Modification of required open space; and• Modification of the required 25' zone transition setback in the front and rear yards.		
Staff Recommendation: APPROVAL WITH CONDITIONS		
Staff Reviewers: Rob Kerns, AICP; Development Division Chief rob.kerns@alexandriava.gov Nathan Imm; Principal Planner nathan.imm@alexandriava.gov Bill Cook; Urban Planner william.cook@alexandriava.gov		



PROJECT LOCATION MAP

I. SUMMARY

A. Recommendation

Staff recommends **approval** of the proposal to construct a 10,717 square foot mixed-use building with site improvements, subject to compliance with the Zoning Ordinance and all applicable codes, adopted policies, small area plan, and staff's recommendations. Staff finds the proposal is consistent with the City's goals and objectives and will provide benefits to the City, including:

- Site and streetscape improvements, including:
 - Enlargement of public sidewalk and landscape strip on West Glebe Road;
 - Installation of (3) street trees;
 - Addition of four bicycle parking spaces on site;
 - Increase in landscape crown cover, exceeding 25% requirement;
 - Undergrounding of utilities along the property frontage;
 - Dedication of a portion of property for additional right-of-way;
 - Public access easement for a portion of property adjacent to the right-of-way;
- Improved stormwater management through the reduction of impervious surfaces;
- Improved safety along West Glebe Road due to a reduction to one curb cut;
- Conditions for the provision of private rear inter-parcel access to facilitate redevelopment of adjacent properties;
- Voluntary affordable housing contribution of \$26,527;
- Compliance with the City's Green Building Policy, including LEED Silver (or equivalent) building design, provision for electric vehicles, energy and water saving interior fixtures; and
- Public art contribution of \$3,234.

B. Project Description

The applicant proposes to construct a 3-level, 10,717 square foot mixed-use building with ground floor retail and four (4) residential units on the upper levels. The building is oriented towards West Glebe Road, with an 11-space parking lot located in the rear served by a single curb cut and driveway from West Glebe Road.

A brick paved patio will run along the full width of the building face along West Glebe Road, abutting the public sidewalk. Entrances to the commercial tenant spaces are accessed at the front of the building. The residential entrance is located in the southeast corner of the building in the rear near the off-street parking. Due to the topography of the site, there are retaining walls ranging between two and six feet tall in selected locations along the east side and rear property lines.

Landscaping is provided along the rear and sides of the property, consisting of four (4) trees and numerous shrubs and groundcovers. Attention is paid to planting along the east property line

adjacent to the parking lot of the neighboring supermarket in order to provide visual transition and interest between the parking lot and the new structure.

Public improvements include the enlargement of sidewalks and planting beds along West Glebe Road, the addition of street trees, reduction of one curb cut, and provisions for additional right-of-way and public access.

II. BACKGROUND

A. Site Context

The 13,016 square foot (0.2988 acre) site is located on West Glebe Road southeast of the intersection with Russell Road, across the street from St. Rita's school and the former Safeway site containing several retail businesses. In addition to those uses, other surrounding uses include a retail strip center on the adjacent parcel to the south east, home of a supermarket (Food Star) and other retail establishments, and three (3) parcels to the northwest occupied by service-oriented businesses such as a cleaning service and hair salon.

The site is zoned CL/Commercial Low. This is a common zone for many properties along the nearby Mount Vernon Avenue corridor. The adjacent retail strip center is zone NR/Neighborhood Retail, St. Rita's church and school is zoned RA/Multifamily, and the former Safeway site is zoned CDD#12/Coordinated Development District. The church property behind the subject site is zoned R-8/Single-Family.

The site slopes upward from the front towards the rear, with the rear of the site abutting a vegetated area and parking located uphill and associated with Grace Episcopal Church, accessed from Russell Road. The site is irregularly shaped, narrower in the front than in the rear, and decreases in lot depth from east to west.

The subject site consists of two existing parcels addressed as 226 and 228 West Glebe Road, with 7,779 and 5,237 square feet respectively. Each parcel is currently accessed by curb cuts and driveways off West Glebe Road. The two parcels will be consolidated administratively, with an enlarged new single curb cut located at the approximate current entrance to 226 West Glebe Road.

III. ZONING

The following table summarizes the zoning requirements per the current CL/Commercial Low Zone and the proposed project.

Table 1: Zoning

Property Address:	226, 228 West Glebe Road	
Total Site Area:	0.2988 acres (13,016 sq. ft.)	
Zone:	CL/Commercial Low Zone	
Current Uses:	Pet grooming, landscape services	
Proposed Use:	Multi-family and retail	
	Permitted/Required	Provided/Proposed
Maximum Allowable Net Floor Area:	9,829 square feet	Retail: 2,496 square feet Residential: 7,002 square feet Total: 9,498 square feet
Maximum FAR:	.75	.73
Maximum Height:	35 feet (45 feet w/SUP)	39.6 feet (45 feet incl. penthouse)
Minimum Open Space:	40% (5,206 square feet)	At grade: 20.9% (2,725 sq. ft.) Above grade: 10.6% (1,383 sq. ft.) Total Site: 31.5% (4,108 sq. ft.)
Minimum Setbacks:		
Front:	20 feet	7.3 feet
Side:	1:2 ht., 16 ft min. (22.5 ft.) for each side	32 feet (East) 9 feet (West)
Rear:	1:1 height, 8 feet min. (45 feet)	36.1 feet
Zone Transition:	25 feet (rear) 20 feet (front)	36.1 feet (rear) 7.3 feet (front)
Maximum Parking:	Minimum of 11 spaces Maximum of 17 spaces	11 spaces
Minimum Loading Spaces:	None required	None proposed
Minimum Street Trees:	1 tree per every 30 linear feet of frontage	3 trees

IV. STAFF ANALYSIS

A. Consistency with Small Area Plan and Zoning

Potomac West Small Area Plan

The project site is located within the Potomac West Small Area Plan boundary. The plan was adopted in 1992, amended in 2016, and serves as the basis for future policy initiatives and actions affecting land use, zoning capital improvements, and other programs in the planning area. The plan was also amended to incorporate the Arlandria Neighborhood Action Plan (2003), the Upper

Potomac Task Force Report (2001), the Mount Vernon Avenue Business Area Plan (2005), and other plans. The city is currently in the early phases of updating the plans governing Mount Vernon Avenue in the Arlandria and Del Ray neighborhoods. Updating the objectives and strategies of the plans is important due to the planned phased activities in the vicinity such as the arrival of Amazon in Crystal City, the Virginia Tech Innovation Campus in North Potomac Yard, and the North Potomac Yard Metrorail station. Community engagement events are ongoing, with plan review and public hearings targeted for Spring 2021.

The small area plan does not identify specific land use or design recommendations for the subject property, nor is the property identified as potential development site. Maps in the plan show that prior to the last small area plan update, the properties had height limits by-right that permitted heights up to 50 feet with a 15 foot setback at a 35 foot height. An amended map shows a height limit of 35 feet. Nevertheless, the height limits of the CL/Commercial Low zone still apply.

While the subject property is not of core interest in the various plans, it is directly across from the “Safeway/Datatel” site located at the intersection with Mount Vernon Avenue. This collection of properties was subsequently rezoned to CDD #12 to encourage redevelopment, which has not yet occurred. The nearby Mount Vernon Village Center property was also identified in all plans as a high priority “opportunity” development site and was rezoned to CDD #6.

Staff believes that the Le Glebe project addresses many of the objectives and themes for the general area as identified in the small area plan and numerous plans over the years:

- Visually active storefront facades that address the street, oriented to the pedestrian
- Mixed-use, with ground floor retail and residential above, parking in the rear
- Improved sidewalk and streetscape
- Transitional scale between existing commercial and residential areas

Staff believes that the Le Glebe project is consistent with the small area plan and zoning. The project brings a mixed-use building and four additional housing units to the area and is designed in accordance with the general principles of the small area plan. At four units, the project will provide housing at a density that is sometimes described as “missing middle;” i.e., greater density than townhouses but less dense than the average multifamily building.

B. Special Use Permit

As part of this request, the applicant has requested a special use permit for an increase in height pursuant to Section 4-106 of the Zoning Ordinance. In the CL/Commercial Low zone, the maximum height of a building is 35 feet, but may be increased to a maximum gross height of 45 feet with a special use permit. Per the Zoning Ordinance definition for building height, the building measures 39.6 feet from average finished grade to the top of the parapet.

Additional height for penthouses is permitted by right under the provisions of Section 6-403, when the penthouse meets certain limitations on the size and number of penthouses. These requirements

are met, and the total height of the building including the penthouse is 45 feet. Staff supports the height increase based on the SUP criteria listed in Section 11-504(A) of the Zoning Ordinance, based on the three criteria City Council considers in its approval of SUP's. The proposed SUP:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;*
The increased building height will have no adverse effects on the health and safety of adjacent residents and employees.
2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*
The impacts of the increased building height will be contained within the building and lot and will not adversely impact neighboring properties. The additional parapet height allows improved visual screening of rooftop equipment. The project is anticipated to improve the general neighborhood by adding activity and investment. The building has been sensitively designed to reduce the perceived height. The applicant has altered the design of the building in direct response to staff comments to reduce the perceived height.
3. *Will substantially conform to the master plan of the city.*
The SUP request conforms to the building typologies and site layout recommended in the Potomac West Small Area Plan. The SUP request for additional height increases the viability and function of a mixed-use, pedestrian oriented project with increased density as generally envisioned by the small area plan.

C. Modifications to the Site Plan

As part of this request, the applicant is requesting two (2) modifications to the requirements of the Zoning Ordinance, as outlined below. Per Section 11-416 of the Zoning Ordinance, the Planning Commission may approve modifications if they determine that such modifications are:

1. Necessary or desirable to good site development;
2. That specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification would not be detrimental to neighboring property or to the public health, safety and welfare.

Yard Setback Modifications (Front, Rear, Side)

Per Section 4-106(A)(3), requirements of the CL/Commercial Low zone, the applicant is required to provide setbacks as outlined in Table 1 and summarized below:

Front Yard

The required front yard setback is 20 feet. The applicant requests a modification of the front yard setback requirement to permit a front yard setback of 7.3 feet. Staff supports the requested modification as the proposed building distance from the curb is consistent with the setback of other

adjacent properties along the south side of West Glebe Road and does not impede the City's ability to provide ADA compliant sidewalk along the property's frontage. Further, the maintenance and creation of a strong building wall along the south side of the property will enhance the pedestrian experience.

Rear Yard

The required rear yard setback is a 1:1 ratio based on building height. In this case the rear yard setback would be a minimum of 45 feet. The applicant requests a modification of the rear yard setback requirement to permit a rear yard setback of 36.1 feet. Staff supports the requested modification as the building's highest point (the penthouse) is near the center away from the rear property line. The abutting property to the rear is vegetated, uphill, and used for parking in the areas closest to the Le Glebe project, therefore the height and proximity of the building at the rear would have a minimal impact. The closest residences are uphill, more than 250 feet away, and not in direct line of sight of the project.

Side Yards

The required side yard setback is a 1:2 ratio based on building height for both side yards. In this case the side yard requirement would be a minimum of 22.5 feet for each side yard. The east side yard complies with the requirement. The applicant requests a modification of the side yard setback requirement to permit a setback of nine (9) feet on the west side yard. Staff supports the requested modification to reduce the west side yard as the reduction in setback will help create a strong street face, enhancing the pedestrian experience and helping to provide a street presence, urban experience and traffic calming approach that aligns with the objectives of the small area plan.

Based on the criteria which the Planning Commission uses to approve modifications, Staff supports modification of the front, rear, and side yard setback requirements for the following reasons:

- 1. Necessary or desirable to good site development:*

In order to achieve the desired density within the proposed building footprint and height limits, and to locate parking in the rear of the property as desired by the small area plan, the building must maximize the available site area for practical development of the commercial and residential uses. The rear setback reduction is desirable in order to accommodate the building, parking, and vehicular access. The front setback reduction is not in conflict with general principles of the small area plan to provide pedestrian oriented buildings that are close to the sidewalk. The closest distance of the building from the curb (17.3) is similar to neighboring properties on the same side of the street, which are 28, 17.6, and 19.6 feet from the curb respectively.

- 2. That specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought:*

Staff believes that all three setback reductions contribute to a building layout and use of the site that is compatible with the objectives of the small area plan. The building faces the street in a manner that reinforces pedestrian-oriented urban design per the plan. The applicant has agreed to dedicate a small triangular portion of property currently located in

the right of way, and further agreed to permit a public access easement across a portion of the property frontage since the widened public sidewalk will encroach onto his property.

3. *That such modification would not be detrimental to neighboring property or to the public health, safety and welfare:*

The setback reductions collectively contribute to a site plan that is safer overall and an improvement upon existing conditions. The sidewalk improvements parallel to the public sidewalk and access easement onto the property improve safety and comfort for pedestrians. The rear property improvements afforded by the reduction allows for sufficient space so that vehicles can safely exit the property facing forward rather than backing out. The reduction in the west side yard setback places the building closer to the adjoining property but improves upon the existing condition by placing landscaping and open space in an area currently used as an active driveway and loading area.

Zone Transition Setback Modification

Section 7-900 requires specific setbacks when a building containing commercial uses is in proximity of a residential zone. While this building is predominantly residential with retail uses on the ground floor, for the purposes of this provision, a commercial building is defined as “a building containing retail, office, business or industrial uses regardless of the zone in which the building is located” (Section 7-902).

Rear Yard

The zone abutting the rear of the property is the R-8/Single-family Residential Zone. The required rear yard setback at the line of zone transition is the greater of 25 feet or the height of the commercial building. In this case the height of the commercial building to the top of the penthouse is 45 feet. The rear setback provided is 36.1 feet, for which a modification has also been requested through a different zoning ordinance provision.

Front Yard

Under the provisions of Section 7-900, when a commercial property is across the street from property in a residential zone, the front yard setback shall be the required front yard setback of the residential zone. A portion of the front of the Le Glebe project is across the street from property zoned RA/Multifamily Zone, which has a front yard setback requirement of 20 feet. The front yard setback provided is 7.3 feet, for which a modification has also been requested through a different zoning ordinance provision.

Based on the criteria which the Planning Commission uses to approve modifications, Staff supports modification of the front and rear supplemental yard setbacks at the lines of zone transition for the following reasons:

1. *Necessary or desirable to good site development:*

Staff supports the modification for the same reasons as the request for front and rear setback modifications under the provisions of Section 4-106(A)(3) above.

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

Staff supports the modification for the same reasons as the request for front and rear setback modifications under the provisions of Section 4-106(A)(3) above.

3. *That such modification would not be detrimental to neighboring property or to the public health, safety and welfare:*

The stated purpose of the increased setback requirement at the zone of transition is to not adversely affect property in the residential zone. The subject property is in a commercial zone, while its use is predominantly residential. The abutting properties are in residential zones, while their uses are non-residential. With regard to the front yard setback specifically, only half of the project frontage is across the street from the RA zone, while the other half is across from CDD#12. Staff believes that the modification request is justified for multiple reasons, again finding that overall site plan and architectural accommodations support the previous request for front and rear setback modifications under the provisions of Section 4-106(A)(3) above. Additionally, the primary use of the building will be residential. The zone change line provisions were put in place to provide for increased setback requirements to protect residential uses from adjacent commercial uses. The adjacency of a mixed-use, primarily residential, building to non-residential church uses is not an incompatible pairing.

Open Space Modification

As outlined in Table 2, the Applicant proposes 31.5 percent (4,108 square feet) of usable open space on-site, which is 8.5 percent short of meeting the CL/Commercial Low zone open space requirement of 40 percent. The applicant requests a modification to the open space requirements. Approximately two thirds of the open space provided is publicly accessible on-grade open space, while the remaining third is private rooftop open space.

Staff worked with the Applicant throughout the design process to accommodate the building and required parking on this slightly irregularly shaped lot ranging in depth from 92 to 113 feet. Constraints included space for vehicle drive aisles, turn-arounds, trash collection, utilities, and depth available for parking spaces. The movement of the parking from the front, as originally proposed, to the rear, as desired for public appearance and enhanced pedestrian experience, constrains the site and reduces the potential total open space. Staff believes the urban design benefits outweigh the slight reduction in open space. The open space provided will serve as a visual asset to the surroundings by providing vegetation and landscaping where non currently exists.

Based on the criteria which the Planning Commission uses to approve modifications, Staff supports modification of open space requirements for the following reasons:

1. *Necessary or desirable to good site development:*

In order to achieve the desired density within the proposed building footprint and height limits, and to locate parking in the rear of the property as desired by the small area plan,

- the building must maximize the available site area for practical development of the commercial and residential uses.
2. *That specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which the modification is sought:*
The proposal includes rooftop private open space for use by residents. Since the bulk of the project is dedicated to residential space, staff finds this appropriate. The proposed ground level open space is attractively landscaped and will visually enhance the surrounding area. The tree and shrub specimens provided in the landscape plan exceed the required crown coverage for the site.
 3. *That such modification would not be detrimental to neighboring property or to the public health, safety and welfare:*
In the existing condition, much of the two parcels is paved in concrete, asphalt, or pavers, with vehicles parked in the front and side yards within view of the street. The proposed plan moves the building to the front, providing pedestrian-oriented entrances, parking located behind the structure, and a continuous streetscape from the curb to the building face that improves the overall visual condition of the property. Additionally, the plan proposes an overall reduction in impervious surface which can have positive impacts to improving stormwater runoff mitigating urban heat island effects.

D. Consistency with City Plans and Policies

Green Building Policy

The City's current Green Building Policy was adopted by City Council in 2019, however this project is subject to the 2009 policy because concept review began prior to the adoption of the latest policy. The 2009 policy established that newly constructed mixed-use buildings should achieve a minimum green building certification level of LEED Silver (or equivalent) for the non-residential component, and LEED Certified (or equivalent) for the residential component.

Discussions between staff and the applicant indicated a desire not to "split" the rating systems by different uses per the old policy, due to the size of the building and cost considerations of administering two different rating systems for the project. However, staff did not think it would be acceptable to apply the lower standard (LEED Certified) for the entire project. Under the current 2019 policy, LEED Silver would be the minimum rating system applied to the entire project, however there are now other rating systems under the new green building policy which also may be utilized by the applicant.

Staff has included a condition that LEED Silver or an equivalent rating system be applied to the whole building. The applicant has agreed to provide low flow water fixtures, Energy Star rated appliances, one (1) electric vehicle charging space, and conduit for future electrical hook-up of all remaining parking spaces. Conditions are also included relating to these elements.

Public Art Policy

The applicant has elected to provide a monetary contribution consistent with the City's Public Art Policy in lieu of incorporating a public art element on site. Pursuant to the policy the contribution amount would be \$3,215. A development condition to this effect is included in this report.

Affordable Housing

A voluntary contribution of \$26,527 is consistent with the City's policy regarding affordable housing contributions for new development projects reviewed under a DSUP. A development condition to this effect is included in this report.

E. Building Architecture

The applicant's building was designed with the goal of providing the required commercial and residential space to be economically viable, in an efficient layout, while fitting the project onto an irregularly shaped lot with somewhat narrow depth. Other challenges included providing parking in the rear with sufficient drive aisle and turnaround space. The building is not subject to design guidelines or design review, and the surrounding area has not experienced much new development. Staff and the applicant worked to tailor a building that would fit a transitional context between commercial and residential, realizing that the project may act either as a catalyst, or it may stand alone for some time until other nearby properties redevelop.

The building will create a street wall along West Glebe Road, promoting the general principles of the Potomac West Small Area Plan that envision pedestrian-oriented facades fronting the street. The design features a brick first level with commercial spaces facing West Glebe Road. A simple cantilevered canopy hangs over the entrances and also provides space for signage above. Similar canopies are on the east side elevation, providing cover over the residential entrance and walkway leading from the parking in the rear to the commercial entrances in front.

The second and third residential levels are clad in architectural panels of contrasting color and finishes. The facade massing consists of a central vertical element with generous windows and wall clad in architectural panels on the upper floors. On each side of this center mass are inverted "L" shaped walls also composed of architectural panel and windows. Narrower sections clad in contrasting darker panels divide the center and end sections and are set back to create balconies for the upper levels while also giving the façade variations in depth.

A rooftop terrace is provided for residents of the top floor. Railings on the terrace coordinate with balcony railings on the lower levels. Parapets are designed to provide visual variation to the roofline, provide privacy for residents, and effectively screen all rooftop mechanical elements.

Staff notes the building design evolved considerably and the applicant positively responded to staff comments. Additional windows were added on the side elevations, which staff thought important since this building will be very visible from West Glebe Road until such time that other adjacent parcels redevelop. This change eliminated blank walls, and the applicant also added horizontal elements in the brick first level to add more texture and visual interest. The applicant was also able

to achieve a significant reduction in the height of the penthouse containing the elevator overrun. This change was made possible by eliminating full elevator access to the roof deck. The elevator now goes to the third floor, which is the top residential floor. The roof deck is accessible via private stairways from the third floor residential units to the rooftop penthouse.

F. Pedestrian and Streetscape Improvements

Pedestrian improvements include widening of the sidewalk and landscape buffer strip along the West Glebe Road frontage of the property. The sidewalk is increased from 3.5 feet wide to six (6) feet, and the landscape strip between the sidewalk and street is increased from five (5) feet to six (6) feet. Appropriate transitions are made to the existing sidewalk fronting adjacent properties, in anticipation of continuity should those properties redevelop in the future.

The public sidewalk will abut a continuous section of brick pavement on private property along the length of the building front. This paved section will lead to store entrances that directly face the public sidewalk. Within the paved private area, there is space for planters, tables, bike parking, and other street furniture serving the site.

The proposed parcel consolidation will reduce the two (2) existing curb cuts to a single curb cut reducing potential conflicts for pedestrians as well as vehicles.

G. Site Circulation & Parking

The applicant is proposing to reduce the number of curb cuts from two (2) to one (1), likely improving traffic safety on West Glebe Road by reducing potential points of conflict. The new curb cut will be on the eastern most part of the property, providing access to parking in the rear via a 22 foot wide driveway.

Eleven (11) parking spaces are provided, which includes one (1) ADA accessible space. The minimum required parking for the retail use is 0.75 spaces/1,000 square of floor area, or two (2) spaces, and the maximum permitted parking is 3 spaces/1,000 square feet of floor area, or eight (8) spaces. Non-residential uses having a minimum parking requirement of two (2) spaces or less are exempt from providing the spaces. The minimum required parking for the residential use is one (1) space per bedroom. Each of the four (4) residential units has three (3) bedrooms. Reductions to the required parking ratio are applied due to the walkability index of the area and the proximity of the project to active bus routes.

Eight (8) parking spaces are compact spaces. The compact spaces were specified in consultation with TES staff in order to provide a sufficient rear drive aisle width and separation from the structure.

Entry to the residential units is at the rear, southeast corner of the building close to the parking. Commercial spaces are accessed by front doors on West Glebe Road, either directly from the

sidewalk, or from a walkway on the east side of the building directing visitors from the parking to the front. While there is no designated loading area, staff believes the driveway space will be sufficient for the likely commercial tenant mix.

As a condition of approval, the applicant has agreed to record a 20-foot wide future public access easement for potential connections through the rear parking lot to properties adjoining on the east and west. Staff determined that this was important in order to facilitate future connectivity should these properties redevelop.

H. Open Space and Tree Preservation

The applicant has provided approximately 4,108 square feet, or 31.5%, of area designated as open space on the subject property. The CL Zone requires a minimum open space requirement of 40% for projects with a residential component. The open space areas at ground level that qualify include the landscaped areas adjacent to the driveway and in the side yards. Private open space is located above-grade on the rooftop terrace. The majority of the open space provided is at ground level as summarized in Table 2. The applicant has requested a modification of the open space requirement.

Table 2: Open Space

	Entire Site	Public Open Space	Private Open Space
Ground-Level Open Space	2,725 sf (20.9%)	2,725 sf (20.9%)	0 sf (0%)
Above-Grade Open Space	1,383 sf (10.6%)	0 sf (0%)	1,383 sf (10.6%)
Total	4,108 sf (31.5%)	2,725 sf (20.9%)	1,383 sf (10.6%)

The landscape plan for the property proposes all new plantings, creating a green perimeter around the property consisting of trees, shrubs and plants. Three (3) trees are located on the east side of the property adjacent to the site parking and driveway and the parking lot on the supermarket site. Another tree is located on the opposite rear corner of the site. Together with shrubs planted throughout the site, the four (4) onsite trees will meet the 25% crown coverage requirement. The three (3) street trees planted in the right of way do not count towards the crown coverage requirement.

Smaller plants and ground covers are arranged in planting areas along the side and rear property perimeter. The landscape plan also includes plants in containers located on the front patio next to the building.

V. COMMUNITY

The applicant presented the project and solicited community feedback at the Del Ray Citizens Association Land Use Committee meeting on November 12, 2019. The dialogue involved specific questions about building setback, required parking, landscaping and open space. Citizen feedback

did not necessitate significant changes to the development proposal. Further feedback from the committee indicated they did not find it necessary for additional review or commentary.

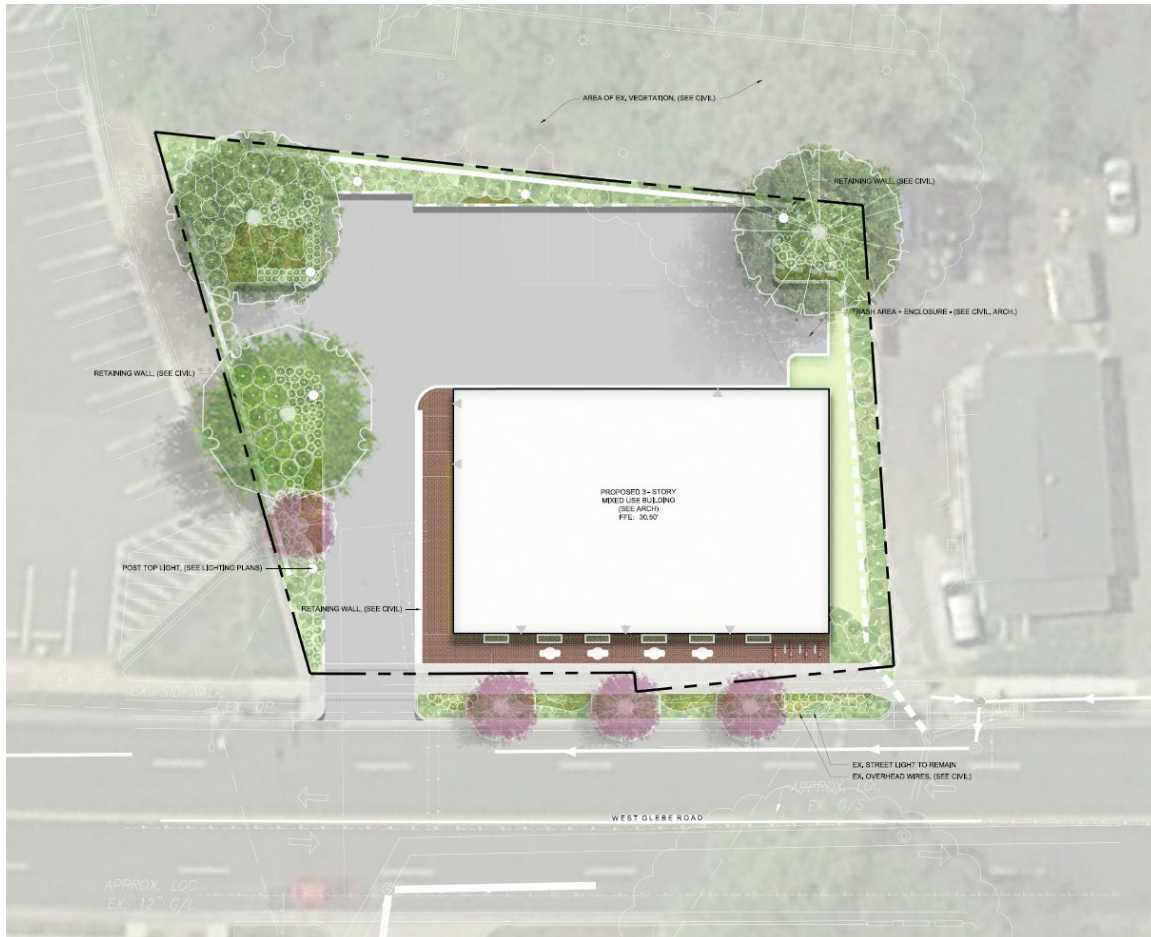
The City provided the Federation of Civic Associations with information regarding the proposed project at its February 2019 general meeting.

VI. CONCLUSION

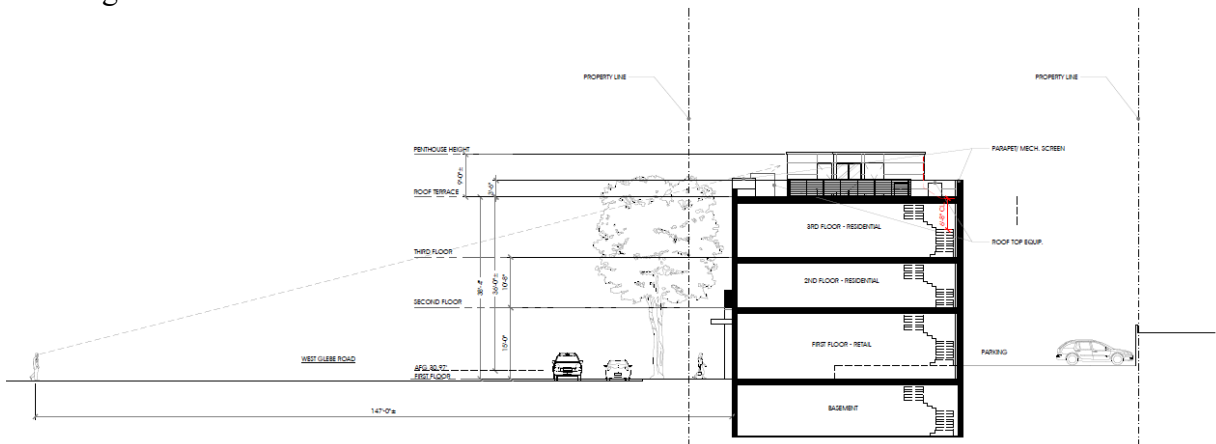
Staff recommends **approval** of the development special use permit with site plan and modifications and all associated special use permits subject to compliance with all City codes, ordinances, and the staff recommendations below.

VII. GRAPHICS

Illustrative Site Plan



Building Section



Building Elevation – Looking South



Building Elevation – Looking West



Building Elevation – Looking East



Building Elevation – Looking North



VIII. STAFF RECOMMENDATIONS

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated December 10, 2019, and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat and all applicable easements 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. (P&Z) (T&ES) *
4. Upon request by the City and in coordination with the development of immediately adjacent properties, the Applicant will work with the owner(s) of those properties to negotiate a commercially reasonable 20-foot wide surface access easement for private alley use for an interparcel vehicular access across the rear of the property and the adjacent properties. The cost to relocate improvements on the property to accommodate the interparcel access shall be borne by the owners of the adjacent parcels and not the applicant.
5. Upon parcel consolidation, Applicant shall regularize the front property line and eliminate the existing triangular shaped encroachment into the right of way as shown in the DSUP application by dedicating that portion of the property to the City.
6. Provide a public access easement that projects from the building face to the front property line along the entire length of the proposed building face along West Glebe Road.
7. 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) **
8. 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) (BAR)
9. 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 light fixtures in the City right of way shall be basic, 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 to avoid conflicts with street trees.
 - j. Detail information indicating proposed light pole and any footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - 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. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
 - o. Full cut-off lighting shall be used as applicable at the development site to prevent light spill onto adjacent properties.
(P&Z) (T&ES) (Police)(BAR)(Code)
10. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
11. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements are correctly located and will connect. (P&Z) (DPI) *
12. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

BUILDING:

13. The building design, including the appearance, color and quality of materials, final detailing, three-dimensional expression and shall be consistent with the elevations dated December 20, 2019 and the following conditions. (P&Z)
14. Provide the following building refinements to the satisfaction of the Director of P&Z:
- a. Windows that reflect more modern styles shall be reviewed on an individual basis, but a minimum glass setback from face of sash is required of 3/8 inches.
 - b. Any ventilation for the retail/commercial use shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.
 - c. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.
 - d. Building Panels may not use a wrap-around trim for mounting to the substructure but should be a Hardie Reveal 2.0 system with 7/16" thick fiber cement panels or equal with flush, open joints; fasteners may be either concealed or exposed but finished to match panels.
 - e. The underside of all balconies shall be finished and present a visually cohesive appearance. (P&Z)
 - f. Light color architectural panels depicted in the Preliminary Plan shall be finished in metal panels on the second and third level facades.

- g. Ground floor exterior façade material shall be brick in contrasting colors as depicted in the Preliminary Plan.
15. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at ¼"=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. (P&Z)
16. 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 and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. *
 - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant. ***
 - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. *
 - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel requires a building permit and shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. **
 - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy. *** (P&Z) (Code)
17. Achieve a green building certification level of LEED Silver / equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy. 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 certification within two (2) years of obtaining a final certificate of occupancy.
 - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
 - f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z) (T&ES)
18. 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)
19. Install Energy Star labeled appliances in all multi-family residential units. (T&ES)
20. Provide level 2 electric vehicle charger installation for a minimum of one (1) of the required parking spaces. All other required parking spaces shall have the necessary infrastructure (240 volt and at least 40-amp dedicated conduit) installed for future level 2 electric vehicle chargers. (T&ES)
21. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)

OPEN SPACE/LANDSCAPING:

22. 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, available online at: www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf
23. Develop a palette of site furnishings in consultation with staff.
- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.

- b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, and other associated features.(P&Z) (T&ES)
- 24. 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) (Code) *

TREE PROTECTION AND PRESERVATION:

- 25. Provide, implement and follow a Tree and Vegetation Protection Plan per the City of Alexandria Landscape Guidelines. (P&Z) (RP&CA)

ARCHAEOLOGY:

- 26. 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. (Archaeology)
- 27. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)
- 28. All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

PEDESTRIAN/STREETSCAPE:

- 29. 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 in commercial, mixed-use or other high-density areas and 5 feet in single-family or other lower density areas.
 - 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. 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 to minimize any potential visible impacts. *** (P&Z) (T&ES)

PARKING:

- 30. 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.
- 31. Parking for the residential and commercial uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
- 32. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
- 33. Provide a written explanation of how the parking is anticipated to be managed and enforced including designation of spaces for various user groups, permit issuing, and enforcement. Indicate designation of spots for certain users on the Signing and Striping plan. (P&Z) (T&ES)
- 34. 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)
- 35. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: www.alexandriava.gov/bicycleparking. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) ***

B. TRANSPORTATION

STREETS/TRAFFIC:

- 36. 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)

37. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
38. Show turning movements of standard vehicles in the parking lot. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
39. Furnish and install two 4-inch Schedule 40 PVC conduits with pull wires, and junction boxes located at a maximum interval of 300 feet underneath the sidewalks along the subject parcels frontage. These conduits shall terminate in an underground junction box at each end of the subject parcels frontage. The junction box cover shall have the word "TRAFFIC" engraved in it. (T&ES)
40. 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)

BUS STOPS AND BUS SHELTERS:

41. Show all existing bus stop(s), bus shelter(s) (if existing, proposed, or conditioned), and bus stop bench(es) (if existing, proposed, or conditioned) in the vicinity of the site on the Final Site Plan. (T&ES) (Code)

C. PUBLIC WORKS

WASTEWATER/SANITARY SEWERS:

42. The sewer connection fee must be paid prior to release of the site plan. (T&ES) *

UTILITIES:

43. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
44. All overhead power and communication lines fronting the development all around shall be undergrounded or equivalent action taken to the satisfaction of the Directors of T&ES and P&Z. (T&ES, P&Z)
45. No transformer and switch gears shall be located in the public right of way. (T&ES)

SOLID WASTE:

46. Provide \$1,402 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) *
47. Provide \$1,626 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

48. 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)
49. 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)
50. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)

51. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (NAD83). (T&ES)
52. Construction inspection checklists and associated photographic documentation must be completed for each BMP during construction. Prior to the release of the performance bond, the applicant must submit all documents required by the City of Alexandria As-Built Stormwater Requirements to include as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
53. Prior to the release of the performance bond, the Applicant is required to submit construction record drawings for permanent stormwater management facilities to the City. The drawings must be appropriately signed and sealed by a professional registered in the Commonwealth of Virginia and certify that the stormwater management facilities have been constructed in accordance approved plans and specifications. (T&ES)
54. 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) ****
55. 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)
56. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan. (T&ES) *
57. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation of the homeowner's association (HOA), and/or master association, if applicable, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the HOA, master

association, and/ 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, master association, and/ 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) ****

58. The Developer shall furnish the owners/ master association 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)
59. 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) ****
60. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing 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) ****

WATERSHED, WETLANDS, & RPAs:

61. The project site lies within Four Mile Run Watershed thus stormwater quantity controls shall be designed to demonstrate that post development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES)
62. The stormwater collection system is located within the Four Mile 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)
63. Provide Environmental Site Assessment Notes that clearly delineate the individual components of the RPA (where applicable) as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. The Environmental Site

Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

64. Indicate whether 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)
65. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading 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. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - 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) *
66. 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) (Code)
67. 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. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

NOISE:

68. All windows proposed with this development shall meet the following minimum STC ratings. All front windows facing W Glebe Road shall have a minimum rating of STC 33. All windows proposed on the sides of the structure shall have a minimum rating of STC 31 and all windows located on the rear of the structure shall have a minimum rating of STC 28. (T&ES)
69. The use must comply with the City's noise ordinance. All exterior building-mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)
70. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
71. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. (T&ES)

AIR POLLUTION:

72. 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)

- 73. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 74. No material may be disposed of by venting into the atmosphere. (T&ES)
- 75. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
- 76. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

- 77. 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. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
 - e. Include an overall proposed schedule for construction;
 - f. Include a plan for temporary pedestrian circulation;
 - g. Include the location and size of proposed construction trailers, if any;
 - h. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - i. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z) (T&ES)
- 78. Provide off-street parking for all construction workers without charge to the construction workers. 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 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) *
79. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
80. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, Bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
81. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
82. 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)
83. 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)
84. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the

Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)

85. 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)
86. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete. (P&Z) (T&ES)
87. 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)
88. 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)
89. 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) ***

90. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
91. 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)

F. CONTRIBUTIONS

HOUSING:

92. Monetary Contribution Condition:
A voluntary contribution of \$26,527 to the Housing Trust Fund is consistent with the conclusions of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council in December 2013. (Housing)***

PUBLIC ART:

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

G. USES AND SIGNS

RETAIL USES:

94. Provide documentation (lease agreement or similar) to future retail tenants requiring them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification at a Silver level.

95. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
 - a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - b. The hours of operation for the restaurant shall be limited to between 5:00 AM and 12:00 AM.
 - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided to prevent the entertainment from disturbing building residents. (Code)(P&Z) (T&ES)
96. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
 - a. Provide a minimum 15 feet floor to floor height.
 - b. All retail entrances along W. Glebe Road shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
97. The applicant shall encourage its employees who drive to use off-street parking. (T&ES)
98. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
99. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
100. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)

SIGNAGE:

101. Design building signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - a. Signs shall be designed of high-quality materials and installation of building mounted signage shall not damage the building.
 - b. A sign permit application is required for new or replacement signs and signage shall comply with all applicable codes and ordinances. (P&Z)
102. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)

H. DISCLOSURE REQUIREMENTS

103. All condominium association covenants shall be reviewed by the Director of P&Z and the City Attorney to ensure inclusion of all the conditions of this DSUP/DSP prior to applying for the first certificate of occupancy permit for the project. The association covenants shall include the conditions listed below, which shall be clearly expressed in a separate section of the covenants. The language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this development special use permit approved by City Council.
 - a. The principal use of the parking spaces shall be for passenger vehicle parking only; storage which interferes with the use of a parking space for a motor vehicle is not permitted.
 - b. All landscaping and open space areas within the development shall be maintained by the Homeowners' and/or Condominium Owners' Association.
 - c. Exterior building improvements or changes by future residents shall require the approval of the City Council, as determined by the Director of P&Z.
 - d. Develop a noise control by-law aimed at controlling noise levels in the proposed development and resolving noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
 - e. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit.
 - f. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
 - g. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) ***
104. If environmental site assessments or investigations discover the presence of onsite contamination, the applicant or its agent shall furnish each prospective buyer with

DSUP #2019-00016
Le Glebe
226 & 228 West Glebe Road

a statement disclosing the prior history of the Le Glebe, 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)

IX. CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. (P&Z) (T&ES) ****
- C - 2 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) ****
- C - 4 Parking ratio requirement adjustment. Any parking requirement may be adjusted within 5% of the requirement if the director of Planning and Zoning determines that physical requirements of the building prevent compliance with the specific number of parking spaces required. (Section 8-200(A)(2)(c)(i) of the Zoning Ordinance) (T&ES) (P&Z)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

Archaeology

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

Transportation and Environmental Services (T&ES)

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

- F - 3. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's website:
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 4. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 5. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 6. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 7. 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. 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 - 14. 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 - 15. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)

- F - 16. 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 - 17. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 18. 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 - 19. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 10 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 - 11 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 12 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 - 13 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 14 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 15 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 - 16 (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 - 17 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 - 18 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 19 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 - 20 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 - 21 The applicant shall be responsible for the delivery of 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 - 22 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 - 23 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 24 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 25 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 - 26 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 27 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 ensure 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 - 28 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 - 29 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 - 30 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 - 31 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 32 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 33 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 - 34 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
 - b. Saturdays from 9 AM to 6 PM.
 - c. No construction activities are permitted on Sundays and holidays.
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours:
 - d. Monday Through Friday from 9 AM To 6 PM and
 - e. Saturdays from 10 AM To 4 PM
 - f. No pile driving is permitted on Sundays and holidays.
Section 11-5-109 restricts work in the right of way for excavation to the following:
 - g. Monday through Saturday 7 AM to 5 pm
 - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 35 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 - 36 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)

AlexRenew Comments

1. The development is located near the Four Mile Run Pump Station. The Applicant shall coordinate with the City of Alexandria T&ES to ensure that the proposed sanitary sewer flow does not exceed the City of Alexandria's allotted capacity in AlexRenew's Four Mile Pump Station.

VAWC Comments

1. Please indicate if the existing water services are to be demolished.

PWS Comments

1. PWS has no comments.

Fire Department

F - 20. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

R - 1. In the event an existing building will be razed, the Alexandria Fire Department would like the opportunity to explore utilizing the structure before demolition for training exercises. If such an agreement can be reached, conditions of use between the parties and a hold harmless agreement will be provided to the owner or their representative.

Police Department

Parking Garage Recommendations

R - 1. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

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

Parks

- R - 3. It is recommended that the applicant choose a style bench that has an armrest in the middle of the bench to deter unwanted sleeping and skateboarding on the benches.

Miscellaneous

- R - 4. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 5. It is recommended that all the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.
- R - 6. It is recommended that a “door-viewer” (commonly known as a peep-hole) be installed on all doors on the ground level that lead directly into an apartment. This is for the security of the occupant.

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # _____ Project Name: _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

SUMMARY OF PROPOSAL _____

MODIFICATIONS REQUESTED _____

SUP's REQUESTED _____

☒ THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

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

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

Print Name of Applicant or Agent



Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

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: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

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

1. The applicant is: (check one)
☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of
the subject property.

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

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. Naresh Malkani	4415 P Street NW	50%
2. Rajesh Malkani	Washington, DC 20007	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Naresh Malkani	4415 P Street NW	50%
2. Rajesh Malkani	Washington, DC 20007	50%
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. Naresh Malkani	None	None
2. Rajesh Malkani	None	None
3.		

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

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

10/25/19
Date

Kenneth W. Wire, Wire Gill LLP
Printed Name


Signature

- [illegible]

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

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

Day	Hours	Day	Hours
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

- B. How will the noise from patrons be controlled?

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

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

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

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

C. How often will trash be collected?

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

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

☐ Yes. ☒ No.

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

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☒ Yes. ☐ No.

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

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

ALCOHOL SALES

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

☐ Yes. ☒ No.

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

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

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

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

	Standard spaces
	Compact spaces
	Handicapped accessible spaces
	Other

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site

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

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

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the Parking Reduction Supplemental Application.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? *No loading spaces are required*

- B. How many loading spaces are available for the use? None

- C. Where are off-street loading facilities located?

- D. During what hours of the day do you expect loading/unloading operations to occur?

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

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

226 and 228 West Glebe Road
Tax Map Nos. 015.01-08-04 and -05
DSUP #2019-0016
October 25, 2019

Context and Existing Conditions

The Property, 226 and 228 W. Glebe Road, is located northwest of the prominent intersection of Mount Vernon Avenue and W. Glebe Road in the area known as Arlandria. Currently, there are two single-family homes located on the Property; one is used as a commercial business (Dog Groomery), and other was a residence but is currently vacant. To the north across W. Glebe Road lies St. Rita's Catholic Church and School and a low-scale commercial retail building including a Sherwin Williams Paint Store (also known as the Safeway-Datatel site). To the rear or southwest of the site lies Grace Episcopal Church. There are low-scale commercial uses to the northwest along W. Glebe Road. To the southeast is a large surface parking lot for the Food Star retail strip center.

Zoning and Planning Guidance

The existing zoning of the Property is CL/Commercial Low which permits by right mixed-use development of residential and retail uses, among other uses, at a maximum density of .75 FAR. The height is limited to 35 feet and with approval of a special use permit, the maximum building height is 45 feet.

The Property is located within the Potomac West Small Area Plan Area including the Arlandria Neighborhoods Area Plan and Upper West Potomac Task Force Report. While there is no site-specific redevelopment guidance for the Property, the Safeway-Datatel site is planned for a dense, mixed-use development of up to 65 feet in height through CDD #12. CDD #6 and the Mt. Vernon Village mixed used development located further north along Mt. Vernon Avenue was approved with a building height up to 60 feet.

Proposed Development

The Applicant proposes a mixed-use development of four (4) large family style residential units (over 1,400 SF each in size) and 2,496 SF of ground floor retail in a three-story (45') building. The proposed FAR is .73 and 11 parking spaces are proposed. A Development Special Use permit is sought to allow for a building height of up to 45 feet. The Applicant requests modifications for the reduction of the required open space and reductions in the required front, side and rear yard setback regulations in order to allow the building to address the street in a manner similar to the block face established on W. Glebe Road. The proposed siting of the building also screens the surface parking lot located at the rear of the Property. Given the Property's proximity to the core of Arlandria including CDD #12 and CDD #6, the proposed development will be both compatible to future development in Arlandria, and serve as a transition to lower-scale commercial and institutional uses nearby. Finally, a proposal of infill housing with large units in a transit-rich environment is a benefit to the City as it faces a growing population and rising housing costs.

DEL RAY CITIZENS ASSOCIATION

WWW.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

February 19, 2020

Karl W. Moritz, Director
Department of Planning and Zoning
City of Alexandria
City Hall, Room 2100
Alexandria, VA 22314

RE: DSUP #2019-0001
226 / 228 W. Glebe Road

Dear Mr. Moritz,

The Del Ray Citizens Association (DRCA) supports DSUP #2019-0001 for the development of Le Glebe at 226/228 W Glebe Road.

The Del Ray Citizens Association (DRCA) voted unanimously to support the DSUP at its Feb 12, 2020 membership meeting. This vote followed a 6-0 Land Use Committee (LUC) vote in support of the application, with one abstention, the night before. These were both open public meetings at which no one expressed any concerns specifically about the proposed modifications for height, open space and yard setbacks.

Sincerely,

Kristine Hesse
Lisa Lettieri (abstained)
DRCA LUC Co-Chairs

Virginia Bush, DRCA President

Cc: Nathan Imm, P & Z staff
Megan C. Rappolt, AICP
Wire Gill LLP