

**Development Special Use Permit #2019 -00040**  
**Ferdinand T. Day Elementary School Elevated Gym Addition**

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Application	General Data	
<b>Project Name:</b> Ferdinand T. Day Elementary School Gymnasium Addition	PC Hearing:	March 3, 2020
	CC Hearing:	March 14, 2020
	If approved, DSUP Expiration:	March 14, 2023
	Plan Acreage:	3.48 acres
<b>Location:</b> 1701 and 1705 N. Beauregard Street	Zone:	CDD #4
	Existing Use:	Public School and Office
	Proposed Use:	Gymnasium Addition
	Gross Floor Area:	144,639 square feet
<b>Applicant:</b> Alexandria City Public Schools (ACPS)	Small Area Plan:	Beauregard
	Green Building:	LEED Silver

Purpose of Application
Consideration of request for a Development Special Use Permit with site plan to amend DSUP #2016-00039 to add an elevated gymnasium to the existing public school.

Staff Recommendation: APPROVAL WITH CONDITIONS
<b>Staff Reviewers:</b> Robert Kerns, AICP, Division Chief, Planning & Zoning, <a href="mailto:robert.kerns@alexandriava.gov">robert.kerns@alexandriava.gov</a> Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, <a href="mailto:dirk.geratz@alexandria.gov">dirk.geratz@alexandria.gov</a> Abigail Harwell, Urban Planner III, Planning & Zoning, <a href="mailto:abigail.harwell@alexandria.gov">abigail.harwell@alexandria.gov</a>

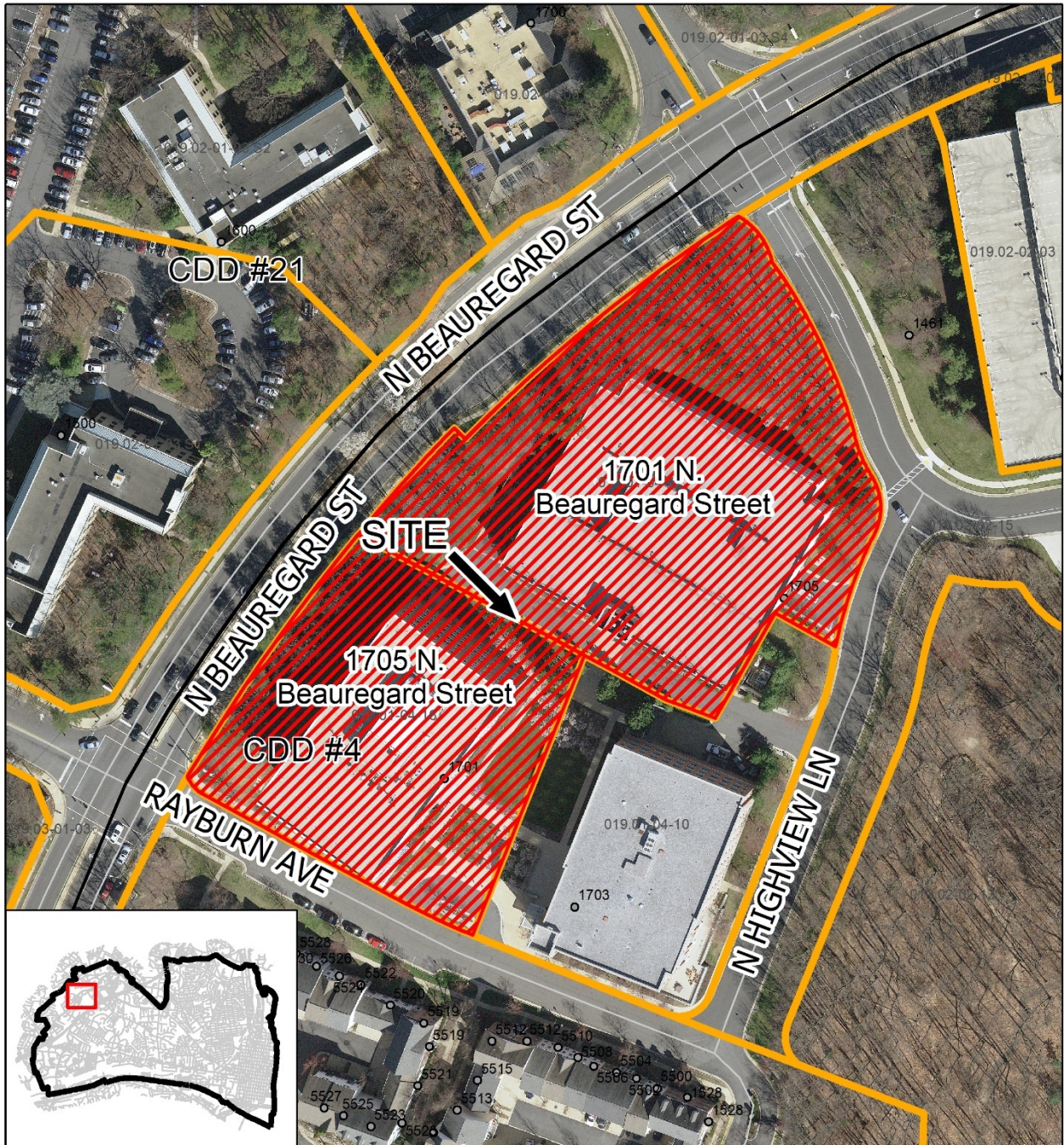
**PLANNING COMMISSION ACTION, MARCH 3, 2020:** This item was removed from consent. On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00040, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the Staff analysis.

Commissioner Koenig pulled this item from the Consent Calendar in order to provide commendation on the proposal and praise Staff for their work on this project.

Chair Macek concurred with Commissioner Koenig's comments.





**Development Special Use Permit #2019-00040**  
**1701 and 1705 North Beauregard Street**



0 50 100 200 Feet



## **I. SUMMARY**

Staff recommends **approval** of the proposed amendments to the Development Special Use Permit (DSUP #2016-0039) to allow for an addition of an elevated gymnasium to the existing Ferdinand T. Day Elementary School. The proposal would involve an addition of 8,709 square feet of gym and assembly space, an office, storage, restrooms and provide interior connectivity between the school and the top level of the parking garage where the school's playground area is located.

The proposed gym addition is sized to meet Alexandria City Public Schools (ACPS) education specifications for physical education in elementary schools, which could not be accommodated within the adapted office space when the school was approved in September 2017. Additionally, a platform stage within the proposed gym space will meet the ACPS education specifications for instrumental music instruction and a modest, elementary school level performance space as well as assemblies for the 650 maximum student enrollment that could not be provided within the existing school building. As proposed, the amount of parking provided onsite will not be affected, nor will any additional parking be required, nor will changes result to site access and existing traffic patterns. Staff analysis concludes that the project conforms to the City's adopted plans and policies, and finds the proposal provides benefit for the school and the surrounding community.

## **II. BACKGROUND**

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

The project site is located on a triangular 3.4-acre parcel within the boundaries of the Beauregard Small Area Plan. The site is occupied by two buildings and a parking structure, all constructed in two phases in the late 1990's. These parcels are bounded by N. Beauregard Street to the west, Rayburn Avenue to the south and N. Highview Lane to the north and east. Rayburn Avenue and N. Highview Lane are privately owned streets. The site is zoned CDD #4, Coordinated Development District #4 (Winkler Tract). In 2016, the City Council approved conversion of the northern office building (1701 North Beauregard Street) for use as a public school space (DSUP2016-0039), with Ferdinand T. Day Elementary School opening for students in the fall of 2018. The second building (1703 North Beauregard Street) remains active as office space, with the ground floor being renovated for a new day care. The parking garage (1705 North Beauregard Street) is used by the occupants of both buildings, with the drop-off for the new day care to occur within the parking garage.

The built portions of the site are generally flat. A vegetated berm is located on the west side of the property, between the buildings and N. Beauregard Street, and the berm and vegetation continues around the northern end of the site, wrapping around the parking structure. The planted berm was designed to limit the view of the buildings from N. Beauregard Street upon their construction, and will be maintained with the proposed addition. The north and eastern edges of the property, at the intersection of Highview Lane and N. Highview Lane, are within a Resource Protection Area (RPA). The proposed gym addition will not impact either the berm or RPA.

This site is within the former Winkler Tract. The area to the south is residential, occupied by the Town Square at Mark Center Apartments. The Winkler Preserve is directly east from the project site, located across N. Highview Lane. On the west side of N. Beauregard Street, uses are varied, including the Shops at Mark Center, the adjacent Hillwood and Stoneridge apartment communities, and John Adams Elementary School. The blocks to the north are primarily office uses.

## ***B. Project Description***

### Project Background

When ACPS originally planned for adaptation of the office building into school space at the subject site, a section of the ground floor level was modified into a 6,500-sf indoor physical activity area as a secondary play space in lieu of a standard gymnasium. To address outdoor space, the top level of the parking garage was developed with a playground area, accessed via an unenclosed bridge connecting the third floor of the school with the playground space.

Knowing that these modifications would not meet the long-term needs of the school, ACPS expressed the interest in future potential of a new gymnasium that could be located as raised infill space, which was shown at several community meetings ahead of the 2016 approval of the school. While specifics were not explored at that time, ACPS anticipated the need in response to public interest, and indicated the issue would be reevaluated after the school was operational. The school opened for students in September 2018. Starting last summer, ACPS began the process of designing the gymnasium project and submitted conceptual plans in October 2019 to the City.

### Detailed Project Description

ACPS proposes to construct an 8,709 square-foot elevated gym between the existing school building and parking garage, replacing the existing exterior bridge that connects the third floor of the school to the existing playground area on top of the parking garage. The proposed addition consists of a 4,762 square-foot gymnasium with a platform stage that can be used for assemblies for the school that cannot currently be accommodated. Surrounding the gym and stage space is a small office space, areas for storage, and two single-occupancy restrooms. There will be two points of entry to the gym from the third floor of the school, and the entrance to the playground area is at the north west corner of the parking garage top level. A new stair tower will be constructed between the southeast corner of the school and the gym. Additionally, an emergency egress consisting of an overhead walkway and covered staircase is proposed on the north side of the addition and school, over the existing loading bays.

To minimize impacts to site circulation and allow continued truck, trash and emergency vehicle access, the proposed addition will measure 22 feet, 9 inches above the below driveway area, which exceeds the minimum 15 foot clearance required. The overall height from average grade of the new structure is 55 feet, six inches tall at the highest point. The highest point is at the eastern side of the addition, which faces the majority of incoming traffic, and the roof slopes down to the west towards the rear of the addition. The addition is supported by 12 columns located between the

driveway and the adjacent structures. The entrance to the elementary school will continue to be on the east side of the school building, facing the interior courtyard.

### III. ZONING

The Coordinated Development District (CDD) Concept Plan for the Winkler Tract was approved in December 1995, and the buildings under review were approved with SUP#96-0103. In June 2016, a text amendment was approved to include Public Schools as a permitted use within CDD#4, with a Special Use Permit. An amendment to the CDD Concept Plan is not required as the original approval permitted uses at this location within the Office Commercial/OC zone, which includes Public Schools as a permitted use.

Property Address:	1701 and 1705 N. Beauregard Street		
Total Site Area:	(151,755 square feet) 3.48 acres		
Zone:	CDD #4		
Current Use:	Public School (Ferdinand T. Day Elementary) and Parking Garage		
Proposed Use:	Gymnasium addition		
	Permitted/Required	Existing	Proposed
FAR	1.5	0.78	0.83
Buffer	50 feet	65 feet	55 feet
Setbacks <sup>1</sup>			
Front (Rayburn)	n/a for non-residential uses	36 feet	36 feet
Side (Beauregard)		25 feet	25 feet
Rear		64 feet	64 feet
Height	150 feet	77 feet (school)	57.6' (gym) 56' (zoning height) <sup>2</sup>
Parking	305 spaces	500 spaces	500 spaces
Loading spaces:	n/a	1 loading space	1 loading space

### IV. STAFF ANALYSIS

#### *A. Conformance to City Plans*

##### Beauregard Small Area Plan

The subject property is currently within the Beauregard Small Area Plan chapter of the Master Plan. In reviewing the Small Area Plan, staff found it supports mixed-use development and provisions of neighborhood amenities, such as a school. Further, the plan recommends using high quality materials that reflect the time and place they are built for high quality buildings. Staff believes the contemporary, creative design of the addition meets these qualifications. As the

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<sup>1</sup> The setbacks noted are for the existing school building and parking garage. As the proposed addition is located interior to the site, no changes are proposed to the surrounding buildings.

<sup>2</sup> As measured to mid-point of the sloped roof.

proposed addition is meant to enhance the existing school with minimal changes to the existing site, the proposal complies with the Master Plan.

#### Long Range Educational Facilities Plan (2015)

The project is consistent with the 2015 Long Range Educational Facilities Plan (LREFP), which is not a chapter of the City's Master Plan. However, the LREFP is the result of a citywide planning process and was approved by the School Board and endorsed by City Council. The LREFP includes criteria for an urban school format, allowing for more flexibility in accommodating the growing student population. As the existing school was approved to address growing student population needs on the west side of the City, the proposed addition addresses the schools needs for indoor athletic and performance space and provides long-term facilities that meet ACPS educational standards.

### ***B. Conformance with City Policies***

#### Green Building Policy:

The proposed gym addition is conditioned to achieve LEED Silver/equivalent rating. As the project was approved in 2016, and the proposed amendment submitted in November 2019, the applicant is regulated under the current green building program, not the new program starting March 2. ACPS is working with staff to design the gym to include many green building elements, including improvements to the mechanical systems, insulation of the exterior envelope to minimize the energy required for cooling and heating, and possible options for the roof to reduce solar heat absorption.

#### Public Art Policy:

Public schools are exempt from the City's Public Art Policy. ACPS is encouraged to explore opportunities for public art on the site, if feasible, through the Final Site Plan process.

### ***C. Site Design and Circulation***

Pedestrian circulation of the site was established with the original approval and will remain the same. A new stair will be added to the exterior of the school, on the courtyard side, to provide access to the addition. This ensures school security, as visitors or other users will not need to enter the school space to access the gym and will also provide for emergency egress. A covered egress staircase is planned at the northern side of the addition that provides an emergency evacuation route.

The shared driveway located under the proposed addition will continue to be used as the parent pick-up and drop-off area upon project completion. Thirty spaces on the ground floor of the parking structure will remain available to minimize queuing before the pick-up times begin. Access to the trash areas for each building and the school's loading bay are also located on this shared driveway. Vehicular access to the parking structure is located on the east side of the garage, off of N. Highview Avenue.

At the southern end of the site on Rayburn Avenue is a small existing pull-off, designed as a drop-off for the school buses. It can accommodate two buses at a time and will allow bus drop-off and pick-up to occur without affecting traffic on Rayburn Avenue. ACPS is working with City Staff and the community to devise a traffic management plan during construction, as this driveway will not be accessible during construction. The proposed temporary drop off and pick up for vehicles will be coordinated with the bus schedule, with staggered use of the pull-off area on the western side of the site. Existing landscaping will be retained onsite, where possible, and additional landscaping will be provided to revegetate areas impacted by construction.

#### Building Design

The elevated design of the gym is a creative solution to providing the needed educational and recreational space within a restricted site, while also providing an enclosed, secure connection between the school and playground on the top level of the parking garage. The facade of the addition is intended to be constructed with red metal panels that will complement the existing red brick school, along with tall windows to allow natural light into the gymnasium space. Aluminum channel letters identifying the school will run along the base of the addition, providing identification of the space when looking west down the existing driveway, where normally students driven by car are dropped off or picked up. Windows along the rear façade provide natural light into the corridor that connects the school building to the playground, while also breaking up the solid façade. The sides and rear facades of the addition will continue the metal panels of a gray color and designed to blend in with the mechanical screening at the back of the proposed addition.

#### Parking

Parking for the site will not be impacted as a result of the proposed addition. The school and the office space in the upper floors will continue to be provided within the 500-space existing parking structure, located at 1705 N. Beauregard Street. This structure is shared with the neighboring office building at 1703 N. Beauregard Street, and the buildings have a covenant agreement that dictates shared parking allocation between the buildings. As the proposed addition for the gym does not result in any new student generation, no additional parking is required. The original conditions regarding parking management and agreements with the adjoining office building remain in effect. ACPS is working with staff on a parking traffic management plan for during construction so access between the parking garage and school is safe from construction and traffic.

#### Transportation Demand Management (TDM)

The school has an existing Transportation Demand Management (TDM) program which allows the school to benefit from cross-coordination and efficiencies of scale. The fund provides benefits including additional transit funds for employees, marketing and educational materials illustrating transit alternatives and safe pedestrian routes to school, and classroom competitions to incentivize public transit usage, biking, and walking. No additional items are required as part of the proposed gym addition and the conditions associated with the TDM remain in effect.

## **V. COMMUNITY**

ACPS has presented the redevelopment proposal on two recent occasions: December 3, 2019 and February 19, 2020. It should be noted that during the application process for the original school

conversion in 2016, ACPS discussed with the community future plans to construct an elevated gym between the school building and parking garage. While the proposed gym was just a concept at that time, ACPS included the future gym as part of their public outreach at that time.

Community concerns related to the logistics of school operations during construction, such as pick up and drop off, truck deliveries and conversion of the existing multiuse room that has served as the recreation space.

## **VI. CONCLUSION**

Staff recommends **approval** of the Development Special Use Permit, and all associated applications subject to compliance with City codes, ordinances and staff recommendations below.

Staff: Karl Moritz, Director, Planning and Zoning  
Robert Kerns, AICP, Chief, Planning and Zoning  
Dirk Geratz, Principal Planner, Planning and Zoning  
Abigail Harwell, Urban Planner, Planning and Zoning

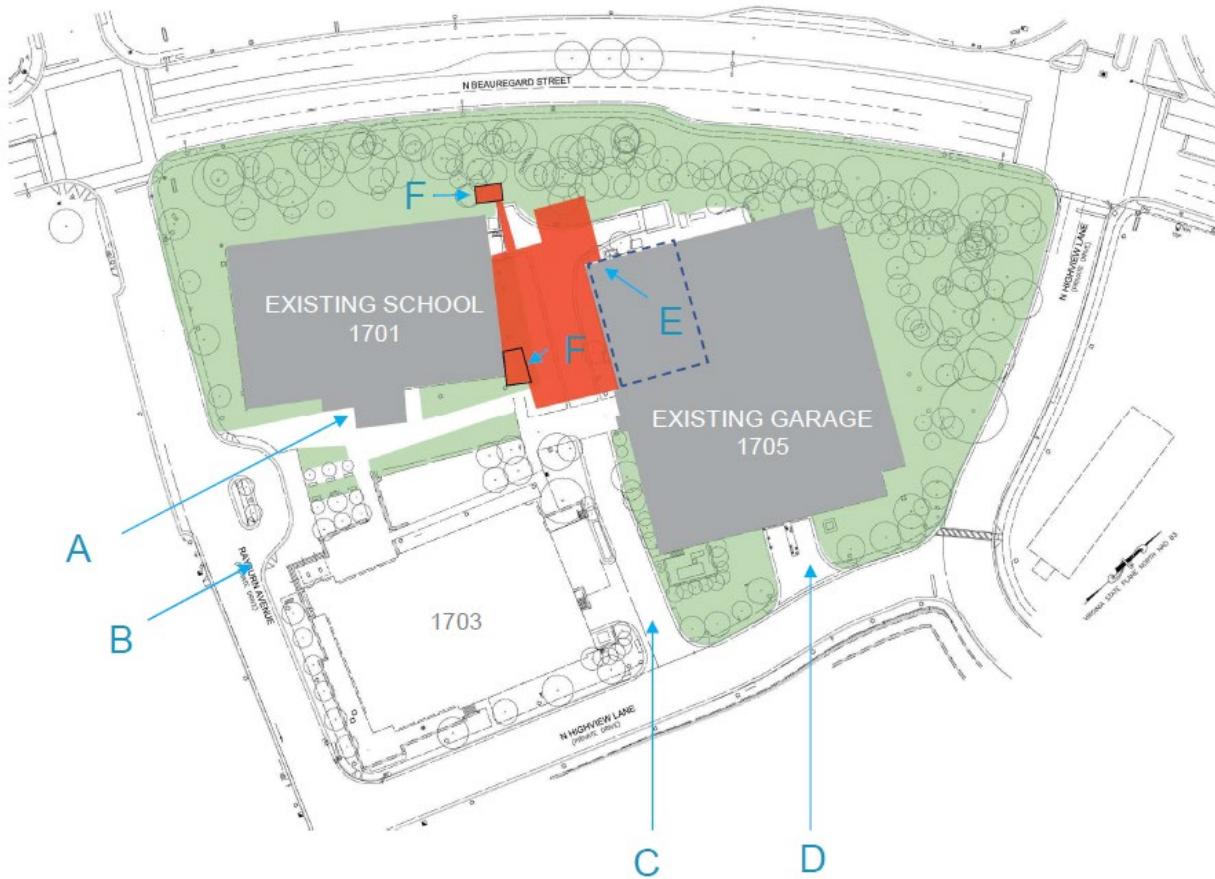
### **Attachments:**

1. Project Graphics
2. Staff Recommendations



## VII. GRAPHICS

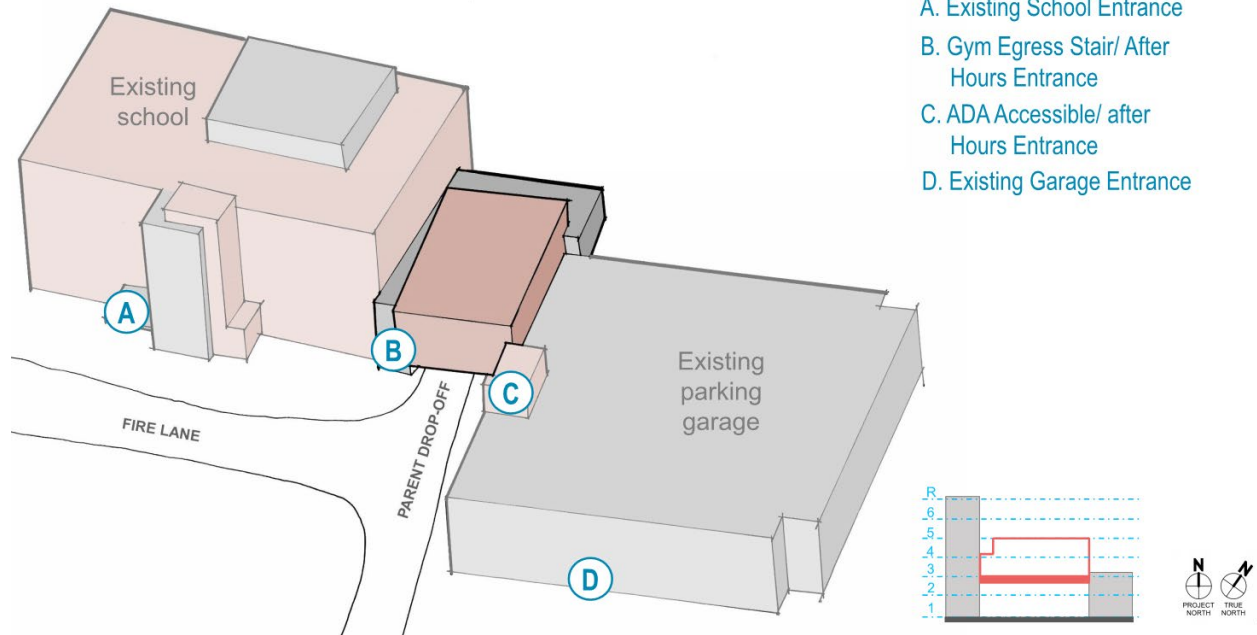
### Site plan



#### Notes Legend

- |  |                          |
|--|--------------------------|
|  Gym addition |                          |
|  Playground   |                          |
| A School Entrance  | D Garage access          |
| B Bus drop-off loop  | E Playground entrance    |
| C Student drop-off access  | F Egress stair entrances |

## Building Diagram



## VIII. STAFF RECOMMENDATIONS

Note: The following DSUP Conditions have been carried forward from the most recent approval, DSUP2016-0039, unless amended as indicated.

1. **CONDITION AMENDED:** The Final Site Plan shall be in substantial conformance with the preliminary plan dated June 30<sup>th</sup>, 2017, and December 17, 2019 and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

2. **CONDITION AMENDED:** 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 six feet (6').
    - i. Widen the sidewalk on Rayburn Avenue adjacent to the project site to be six feet (6') in width.
  - d. Sidewalks shall be flush across all newly constructed driveway crossings.
  - e. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - f. ~~Provide separate curb ramps for each direction of crossing (i.e., two ramps per corner). Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES. Install or retrofit ramps at the following locations:~~
    - i. ~~At the corner of N. Highview Lane and Rayburn Avenue, reconstruct the existing curb ramp and provide a new curb ramp to facilitate pedestrian crossings. Ramps should be perpendicular to the curb orient pedestrians in the direction of crossing and provide detectable warning strips.~~
    - ii. ~~Provide new ramps with detectable warning strips at all legs of the intersection of N. Beauregard Street and N. Rayburn Avenue. Ramps should be perpendicular to the curb to orient pedestrians in the direction of crossing.~~
    - iii. ~~Retrofit the two existing curb ramps at the existing garage entry crossing. Provide detectable warning strips oriented in the direction of crossing.~~
    - iv. ~~Retrofit the two existing curb ramps at the future parent drop off lane. Provide detectable warning strips oriented in the direction of crossing.~~
    - v. ~~Provide new ramps with detectable warning strips on the southeast and southwest legs at the intersection of N. Highview Lane and N. Beauregard Street.~~

- g. ~~Remove the ramps and sidewalk in the bus loop island to discourage pedestrian travel through the bus loop.~~
- h. ~~Remove the curb ramp at the southern corner of the bus loop to discourage pedestrian travel through the bus loop.~~
- i. ~~Provide thermoplastic pedestrian crosswalks at all crossings at the proposed development, designed to the satisfaction of the Director of T&ES.~~
- j. ~~All crosswalks shall be standard, 6 inches wide, white thermoplastic parallel lines with reflective material, with 10 feet in width between interior lines. High visibility crosswalks (white, thermoplastic continental crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD)) are required at the locations noted below. All other crosswalk treatments must be approved by the Director of T&ES.~~
  - i. ~~N. Beauregard Street & Rayburn Avenue (all crossings)~~
  - ii. ~~N. Highview Lane & Rayburn Avenue~~
  - iii. ~~N. Highview Lane & N. Beauregard Street (east/west crossing on south curb)~~
- k. ~~Install pedestrian countdown signals and pedestrian activated push buttons at the northeast and southeast legs of the intersection to facilitate crossing over Rayburn Avenue. Signals and pushbuttons should be provided in accordance with City Standards. All pedestrian activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).~~
- l. ~~Due to the proposal's walking service area, provide the following off-site improvements to the satisfaction of the Director of T&ES:~~
  - i. ~~Sanger Avenue and N. Beauregard Street — Perpendicular ramps with truncated domes on southeast and northeast legs of the intersection~~
  - ii. ~~Roanoke Avenue and N. Beauregard Street — Add high visibility crossing over Roanoke Avenue. Add stop bar. Provide perpendicular ramps with detectable warning strips orienting pedestrians in the direction of travel.~~
  - iii. ~~Reading Avenue and N. Beauregard Street — Provide perpendicular ramps with detectable warning strips orienting pedestrians in the direction of travel. Provide a high visibility crossing over Reading (east side of intersection)~~
- m. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts.
- n. Improvements conditioned on privately owned streets are subject to coordination with the property owners. ACPS shall provide documentation of due diligence in the event that an agreement cannot be reached on a conditioned improvement located on a privately-owned street.  
(P&Z)(T&ES) \*\*\*

**B. OPEN SPACE/LANDSCAPING:**

3. **CONDITION AMENDED:** Develop, provide, install and maintain an integrated Landscape Plan within the limits of disturbance on 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](http://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf). (P&Z)

~~Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:~~

- ~~a. Ensure positive drainage in all planted areas.~~
- ~~b. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.~~
- ~~c. Provide detail sections showing above and below grade conditions for plantings above a structure.~~
- ~~d. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.~~
- ~~e. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.~~
- ~~f. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.~~
- ~~g. Provide a plan exhibit that verifies the growing medium in tree wells/trenches meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)~~

4. **CONDITITION AMENDED:** ~~Provide the following modifications to the landscape plan and supporting drawings:~~

- ~~a. With first Final Site Plan submission, finalize design for new trees and plantings in the central courtyard to generally correspond with the portion of the site that is owned by the adjacent property.\*~~
- ~~b. With first Final Site Plan submission, finalize design for load rated EVE within the central courtyard. Design shall be integrated with the proposed and existing landscape.\*~~

~~Maintain the existing fifty foot (50') minimum landscape area along the frontage of North Beauregard Street. Particular care should be taken to ensure that construction activities do not impact this area. (P&Z)~~



5. Provide a water management plan developed installed and maintained to the satisfaction of the Directors of Planning and Zoning (P&Z) and Recreation, Parks and Cultural Activities (RP&CA) and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one (1) accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions. (P&Z)(RP&CA)(Code) \*\*\*
6. Develop a palette of site furnishings in consultation with staff.
  - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.\*
  - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features.\*
  - c. Proposed furnishings may not obstruct required EVE through the site.\* (P&Z)(T&ES)
7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative fencing, 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)\*

**CONDITION REMOVED:** ~~Prior to release of final site plan, incorporation into the existing City/ACPS Memorandum of Understanding (MOU) of future new and/or replacements alterations of existing building facilities and grounds will be considered for approval during the Bi Annual City and ACPS MOU Review Committee Meeting, and to the satisfaction of the Director of RP&CA.~~

- a. ~~Discussion items will address additional budget requirements, scopes of work, scheduling coordination, and precise boundaries for City versus ACPS grounds keeping areas and other asset maintenance.~~
- b. ~~Modifications to shared use agreements shall follow the same procedure as described above.~~
- c. ~~Modifications to City's Snow Plan shall be reviewed for approval during the City's annual Snow Plan review process.~~
- d. ~~All site maintenance responsibilities shall be outlined in the Facility & Outdoor Maintenance & Use Agreement, Schools and Recreation Centers and updated as necessary. \* (RP&CA)~~

8. The City of Alexandria Playspace Policy was approved in October 2013 to improve the health and well-being of all youth through design and provision of quality playspaces. Prior to the submission of the first Final Site Plan, the applicant shall work with RP&CA staff representatives of the Playspace Technical Advisory Team (P-TAT) and P&Z staff to develop a playspace design of structured and/or unstructured play.
  - a. The playspace should provide a coordinated array of the play elements, to the satisfaction of the Director of RP&CA.
  - b. Playspace plans shall depict location, scale, massing and character of the playspace, grade conditions, surfacing, site furnishings, vegetation, and other site features.
  - c. Playspaces and site equipment shall comply with the most recent guidelines, specifications and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292). Applicant shall provide certification that the play areas have been designed, reviewed and approved by a certified playground safety inspector (CPSI professional) with current certification. Play area and equipment shall comply with Americans with Disabilities Act 2010ADA Standards for Accessible Design.
  - d. Playspaces shall be regularly inspected and appropriately maintained according to CPSC, ASTM, and manufacturer recommendations. Natural play spaces and/or elements shall be maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
  - e. Playspaces shall have appropriate signage posted with hours of operation and other operational information. (RP&CA)(P&Z)

**C. TREE PROTECTION AND PRESERVATION:**

9. **CONDITION AMENDED:** Provide, implement and follow a Tree and Vegetation Protection Plan ~~tree conservation and protection program that is developed~~ per the City of Alexandria Landscape Guidelines and to the satisfaction of the Director of P&Z. (P&Z) (RP&CA)
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified "to be removed" (TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)

11. **CONDITION AMENDED:** The area of the limits of disturbance and clearing for the site shall be limited to the areas as generally depicted on the preliminary site plan dated June 30<sup>th</sup>, 2017 and December 17, 2019 and reduced if possible to retain existing trees and grades. (P&Z)(RP&CA)

**D. BUILDING:**

12. **CONDITION AMENDED:** The building design, including the quality of materials and final detailing, shall be consistent with the elevations dated June 30<sup>th</sup>, 2017 and December 17, 2019, and to the satisfaction of the Director of Planning & Zoning. ~~With first Final Site Plan (FSP) submission, update the cover sheet of the Preliminary Submission Zoning Tabulations to reflect the following:~~
- a. ~~Revise the Floor Area Ratio (FAR) so that it is calculated on Net Square Feet (NSF), rather than Gross Square Feet (GSF):~~
    - i. ~~Update net exemptions for the site, as defined by ZO Section 2-145(B);~~
    - ii. ~~FAR for the site is approximately .80 (120,748 NSF/151,755 SF of site area), and will be finalized with first FSP submittal.~~
  - b. ~~Update Parking Spaces table, and all associated pages, to reflect a maximum total of 500 parking spaces within the parking structure, per by TMP SUP#96-104. \* (P&Z)~~
13. Provide detailed drawings (enlarged plan, section and elevation studies) in color to proposed additions to the existing building, including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology at a scale of ¼ inch = 1 foot (¼" = 1'). (P&Z)
14. **CONDITION AMENDED:** 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 Preparation of Mock-Up Panels* Memo to Industry, effective May 16, 2013 ~~and the architectural style and materials of the existing buildings~~. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first Final Site Plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\* (P&Z)
15. **CONDITION AMENDED:** ~~Per the City's Green Building Policy adopted April 18, 2009,~~ Achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent

pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Certification (or equivalent) for the residential project and /or LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)(T&ES)
16. 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)
  17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
  18. New stairwells for the existing structured parking garage shall be visible, as permitted by the Building Code and the balusters shall be open to allow for a clear line of vision. Provide guards that are 42 inches in height along open sides of the stairways and landings which are located 30 inches above the floor or grade below. The width between the balusters shall be no wider than 4 inches and the handrails are to be a minimum of 34 inches and a maximum of 38 inches. (Police)
  19. New elevator lobbies and vestibules shall be visible from the parking garage. The design of the new elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

***E. SIGNAGE:***

20. Design and develop a sign plan for all proposed exterior signage, including, but not limited to site-related signs, office signage, way-finding graphics, school governmental signs, play area / field/court rules/regulation signs, and interpretive signage, to the satisfaction of the Director of Planning and Zoning:
  - a. Signage size and details will comply with the requirements, per Zoning Ordinance, and should be provided with the first Final Site Plan submittal\*;
  - b. Design office and school identification signs to relate in material, color and scale to the building;
  - c. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances; \*
  - d. Internally illuminated box signs are prohibited. Explore the use of exterior illumination;\*
  - e. Illuminated signage installed at a height above 35' will require a Special Use Permit, per ZO Section 9-104(B)(10);
  - f. A freestanding school identification sign, if desired, should be incorporated into or coordinated with the existing monument sign at the corner of N. Beauregard Street and Rayburn Avenue; \*
  - g. Signage locations should be limited to the Rayburn Avenue frontage;
  - h. Park/playarea/field/court rule and regulations signage should be City standard;
  - i. Interpretive signage installed after the school is constructed will be administratively reviewed by P&Z.\* (P&Z)

***F. PARKING:***

21. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of Planning and Zoning (P&Z), Transportation and Environmental Services (T&ES) and Code Administration:
  - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, pedestrian walkways, or emergency vehicle easements. All users shall be notified of this prohibition. (P&Z)(T&ES)(Code)
22. Provide 39 bicycle parking space(s) amounting to 1 space per every 20 anticipated students, and 1 space per every 10 anticipated employees (i.e. 32 student spaces and 7 employee spaces). The seven employee spaces should be class 1 or class 2 spaces. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES)

**CONDITION REMOVED:** ~~Provide a Parking Management Plan with the Final Site Plan submission. The Parking Management Plan shall be approved by the Departments~~



of P&Z and T&ES prior to the release of the Final Site Plan and shall at a minimum include the following:

- a. ~~General project information/summary and development point of contact.~~
- b. ~~Detailed information about the parking allocation for the various uses in the garage. These should be provided in both tabular and diagrammatic formats.~~
- c. ~~A plan of the garage facility—including the number of lanes of traffic for entering / exiting and controls.~~
- d. ~~Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).~~
- e. ~~Bicycle parking information (number of spaces, type of parking racks, gated, location, etc.), if proposed for the garage.~~
- f. ~~Information/circulation diagram noting how cyclists will reach the bicycle storage, if proposed.~~
- g. ~~Information on location of spaces for carpool/vanpool, monthly account permits and transient day parkers.~~
- h. ~~Information on the location of any carshare vehicle or electric vehicle spaces.~~
- i. ~~A description of and plan showing access control equipment and locations.~~
- j. ~~An explanation of how the garage will be managed. Include information on access for office and school parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).~~
- k. ~~Information on proposed staffing needs for peak, non-peak and overnight hours.~~
- l. ~~Information about how parking rates will be determined.~~
- m. ~~Details of validation program, if proposed.~~
- n. ~~Details of appropriate signage for the office, school, and public spaces.~~
- o. ~~Details about pick-up and drop-off, the location of the required monitoring personnel, what the applicant plans to do to manage the drop-off loop and encourage use of the spaces in the garage.\*~~
- p. ~~If any of the terms change in the future, staff shall be notified in writing, and the Parking Management Plan shall be adjusted administratively, as needed. (P&Z)(T&ES)~~

23. Prior to release of a Final Site Plan, provide the following additional items as part of Parking Management Plan:

- a. Parking agreement between the on-site property owners that dedicates a minimum of 105 and maximum of 182 parking spaces in the structured garage for ACPS use. \*
  - i. Of the spaces to be dedicated for ACPS use, 30 must be reserved for drop-offs/pick-ups, located on the first level in the garage and clearly signed to indicate they are reserved for 30 minute parking for 30 minutes before and 30 minutes after school opening and closing. (P&Z)(T&ES)\*

- b. Parking agreement that dedicates a minimum 190 spaces for use of the adjacent office at 1703 Beauregard.\*
  - c. With submission of the first Final Site Plan, redesign the parking garage entry to remove the entry gate arm and replace it with a ticket dispenser to facilitate improved entry and reduce potential queuing on N. Highview Lane.\*
  - d. Provides ungated exit 30 minutes before and after school opening and 30 minutes before and after school closing to reduce potential queuing in the garage associated with drop-off queuing. \*
  - e. If any of the terms change in the future, staff shall be notified in writing, and the Parking Management Plan shall be adjusted administratively, as needed. (P&Z)(T&ES)
24. Additional parking spaces within the garage that are not allocated to supply the requirements for 1701 and 1703 N. Beauregard Street may be made available for public use, subject to terms of the internal site agreements and with agreement of property owners. (T&ES)(P&Z)
25. Prior to release of the Final Site Plan, provide a site management plan for the following:
- a. Designate a non-instructional staff member to manage the parent drop-off loop during drop-off and pick-up hours, per the discretion of the Director of Transportation and Environmental Services.
  - b. Request for Alexandria Police Department to manage children at the intersection of Rayburn Avenue and N. Beauregard Street during drop-off and pick-up, per the discretion of the Director of Transportation and Environmental Services.
  - c. These individuals may not be members of the school's instructional staff. \* (T&ES)
26. The applicant's pick-up and drop-off procedures are subject to the review of the Department of Transportation and Environmental Services, to be monitored on an as-needed basis. In the event operations are deemed to have a detrimental impact to traffic operations or are deemed unsafe, the applicant's use of the parent drop-off loop may be restricted. The applicant may also request a review after six-months of operation to reassess the need for designated crossing guards, required per Condition 27. In the event crossing guards are removed, the Department of Transportation and Environmental Services may require reinstatement based on any as-needed review. (T&ES)
27. Buses shall be restricted to loading/unloading passengers in the drop-off loop. No vehicle parking is permitted at this location. No loading/unloading may occur on-street. Buses may not inhibit the EVE access in the loop. Per the traffic management plan, the school intends to operate three buses. An additional two buses, for a total of five buses, may be added, with written notification to staff. If more than five

school buses are needed at the site, a new traffic study/ management study, may be required (T&ES)

**G. *TRANSPORTATION DEMAND MODEL:***

28. A Transportation Management Demand Model must be implemented in order to create strategies to persuade students, and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TDM Attachment #3 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
29. A TDM Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TDM Model and the parking management program for the project. \*\*\* (T&ES)
30. The TDM goal is 30% usage of non-single occupancy vehicular modes by employees. The peak hour goal for all trips is a 0.5% reduction year-to-year. The Transportation Demand Management Model will be funded by the applicant with a one-time contribution of \$20,000. The TDM contribution shall be used exclusively for the approved transportation activities detailed in Attachment 3. The contribution will be due at issuance of the temporary Certificate of Occupancy. \*\*\* (T&ES)
31. The TDM Coordinator will submit annual reports, fund reports, transportation counts and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment #3. (T&ES)
32. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TDM mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TDM is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

**H. *SITE PLAN:***

33. Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status

report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)

34. 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)
35. 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)
36. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. All proposed cobra head light fixtures in the City right of way shall be approved Dominion LED light fixtures.
  - e. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - f. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - g. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - h. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.

- i. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - j. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - k. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - l. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - m. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
  - n. The lighting for the structured parking garage shall be a minimum of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
  - o. New Light fixtures for the structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - p. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - q. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(Police)(BAR)
37. 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)
38. The Emergency Vehicle Easement (EVE) shall not be painted. When an EVE is shared with a pedestrian walkway or consists of grasscrete or a similar surface treatment, the EVE shall be defined in a manner that is compatible with the surrounding ground plane. (P&Z)
39. Provide a georeferenced CAD file in .dwg format of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all elements/layers are correctly located and will connect.\* (P&Z)(DPI)

## ***I. CONSTRUCTION MANAGEMENT:***

**CONDITION REMOVED:** ~~Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.\* (T&ES)~~



40. 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 ensure:
  - a. No street lights shall be removed without authorization from the City of Alexandria.
  - b. If street lights are to be removed from the public right of way then temporary lights shall be provided until the installation and commissioning of new lights.
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - d. Include an overall proposed schedule for construction;
  - e. Include a plan for temporary pedestrian circulation;
  - f. Include the location and size of proposed construction trailers, if any;
  - g. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
  - h. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. \* (P&Z)(T&ES)
41. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
42. The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. The maintenance of pedestrian access shall be included in the Construction Management Plan and will be approved by T&ES. (T&ES)

43. Any bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility cannot be maintained on the street adjacent to the site, a detour for bicyclists shall be established and maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
44. No major construction staging shall be allowed within the public right-of-way on N. Beauregard Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
45. A “Certified Land Disturber” (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
46. **CONDITION AMENDED:** Prior to commencing construction on ~~clearing and grading of the~~ site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. Adjoining property owners, civic associations, and the Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
47. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
48. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or and T&ES. (P&Z)(T&ES)
49. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly

disposed offsite in accordance with all applicable federal, state and local laws. Provide information on 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)

50. On site temporary construction trailer(s) shall be permitted, subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z)
51. Submit 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)
52. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

**J. WASTEWATER / SANITARY SEWERS:**

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

53. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.\* (T&ES)

**CONDITION REMOVED:** ~~Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the final site plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)~~

**K. SOLID WASTE:**

54. Work with staff prior to the first final site plan submittal to ensure the trash truck is able to pick up solid waste from site without backing up, to the satisfaction of the

Director of T&ES. The containers must be placed within an enclosure that completely screens them from view. \* (T&ES)

55. The official setout location of the containers for solid waste and recycling pickup shall be approved by the Director of T&ES. \*(T&ES)

***L. STREETS / TRAFFIC:***

56. Preferably a separation of 150', with a minimum of 100' between the beginning of street corner radius and any driveway apron radius shall be maintained on arterial and collector roadways; however, a minimum of 30 feet separation between beginning of street corner radius and any driveway apron radius shall be maintained on residential streets. Additional curb cuts are not recommended since these will impede traffic flow. (T&ES)
57. 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)
58. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
59. Traffic studies and Multi-modal Transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
60. Show turning movements of standard vehicles in the parking structure and/or parking lots. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)
61. All 90 degree vehicle parking spaces adjacent to a sidewalk less than seven feet shall have wheel stops. (T&ES)

***M. UTILITIES:***

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

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

64. The stormwater collection system is located within the Cameron Run watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
65. 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)

***O. STORMWATER MANAGEMENT:***

66. 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)
67. 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)
68. 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 project, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
  - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)



69. 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)
70. Submit two (2) originals of the stormwater quality BMP Maintenance Agreement, to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan.\* (T&ES)
71. The Applicant/Owner shall be responsible for installing and maintaining stormwater Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the project, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)
72. Submit a copy of the Operation and Maintenance Manual to the Stormwater Management Division on digital media prior to release of the project. \*\*\*\*(T&ES)
73. Prior to release of the project, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES)

***P. CONTAMINATED LAND:***

74. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
75. If environmental site assessments or investigations discover the presence of contamination on site, the final site plan shall not be released, and no construction

activity shall take place until the following has been submitted and approved by the Director of T&ES:

- a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. 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)
76. 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)
77. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration

or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. (T&ES)

***Q. NOISE:***

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

***R. AIR POLLUTION:***

- 81. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 82. No material may be disposed of by venting into the atmosphere. (T&ES)
- 83. 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)

**CITY DEPARTMENT CODE COMMENTS**

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

**Planning and Zoning**

- R - 1. Coordinate with the Geographic Information Systems (GIS) Division for an address assignment for the school and offices at first Final Site Plan. Contact the Addressing Coordinator in the GIS Division (703-746-3823) and an address will be assigned based on the location of the primary entrance door and associated suites. \* (P&Z)
- C - 1 **COMMENT AMENDED:** As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for project

release. Refer to City of Alexandria Landscape Guidelines, ~~Section III A & B.~~ \*\*\*\* (P&Z)  
(T&ES)

### **Transportation and Environmental Services**

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 2. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 3. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 4. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 5. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 6. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration (T&ES)
- F - 7. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable

minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)

- F - 8. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4 inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 9. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 10. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6 inch clearance shall be encased in concrete. (T&ES)
- F - 11. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)

- F - 12. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 13. The rip-rap shall be designed as per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES)
- F - 14. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 15. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 16. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) [Include this condition on all plans.]
- F - 17. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 18. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. These sheets are to be provided as "Information Only." (T&ES)
- F - 19. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
  - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*

- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 If the City of Alexandria receives complaints on lighting levels after the commissioning of the lights and prior to the release of the project then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with Section 13-1-3 of the City Code. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains,



and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)

- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 9 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 10 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants shall submit a Recycling Implementation Plan (RIP) form to the 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](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 12 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)

- C - 13 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 - 14 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 15 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 16 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 - 17 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 - 18 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 - 19 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 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 - 22 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 - 23 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 - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 25 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. \*(T&ES)

## **VAWC**

No comments received

## **AlexRenew**

- C-1 **NEW COMMENT:** As the total proposed use is 19,102.4 GPD, which exceeds 10,000 GPD, the applicant to provide an ‘adequate outfall analysis’ on the plans per the City of Alexandria Memo to Industry No. 06-14.
- C-2 **NEW COMMENT:** Applicant to include the following notes on the DSUP plans and the plans issued for construction:
- a. Contractor shall ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
  - b. Dewatering and other construction related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. Contractor is required to contact AlexRenew’s Pretreatment Coordinator at 703-549-3381 x2020.

## **Fire Department**

**Comment Removed:** ~~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.~~

No new comments.

## **Code Administration (Building Code)**

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C - 6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C - 7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.

- C - 9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

### **Archaeology**

- F-1 A sizeable American Indian settlement site (44AX124) is located immediately to the north and east from the subject property. More recently, the subject property once was part of a Northern Neck land grant of 982 acres obtained in 1741 by William H. Terrett. Terrett was a prominent member of Virginia society and served as the Fairfax County Justice of the Peace from 1742 until his death in 1758. By the late nineteenth century the Terrett plantation had been reduced to 114 acres with the farmhouse located some 700 ft. to the south of the subject property.
- F-2 Given the proximity of potentially significant prehistoric and historic activities and households near the subject property, the potential for the project to impact significant archaeological is moderately good. However, impacts originally caused by the construction of the current facilities probably have compromised if not destroyed most of the archaeological evidence. Therefore, we will require the applicant to adhere to the following:
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **Police**

#### *Landscape Recommendations*

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

*Miscellaneous*

- R - 2. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 3. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

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 project



## APPLICATION

### DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

**DSUP #** 2019-0040

**Project Name:** Ferdinand T. Day - Elevated Gymnasium

**PROPERTY LOCATION:** 1701 N. Beauregard St., Alexandria, VA 22311

**TAX MAP REFERENCE:** 019.01-04-11 & 019.01-04-16

**ZONE:** CDD#4

#### APPLICANT:

**Name:** Alexandria City Public Schools

**Address:** 1340 Braddock Pl, 6th Floor, Alexandria, VA 22314

#### PROPERTY OWNER:

**Name:** City of Alexandria School Board

**Address:** 1340 Braddock Pl., 6th Floor, Alexandria, VA 22314

**SUMMARY OF PROPOSAL** development special use permit to amend DSP2016-0039 to allow the addition of an elevated gymnasium between the existing public school building and parking structure

**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.

City of Alexandria School Board

Print Name of Applicant or Agent

1340 Braddock Pl, 6th Floor

Mailing/Street Address

Alexandria, VA

22314

City and State

Zip Code

Signature

571 775 9720

Telephone #

Fax #

azjargal.bartlett@acps.k12.va.us

Email address

01/06/2020

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. ALEXANDRIA CITY PUBLIC SCHOOLS	1340 BRADDOCK PLACE, ALEXANDRIA, VA 22314	100 %
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1701/1705 N. BEAUREGARD STREET (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. ALEXANDRIA CITY PUBLIC SCHOOLS	1340 BRADDOCK PLACE, ALEXANDRIA, VA 22314	100 %
2.		
3.		

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


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

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

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

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

11/15/19      AZJARGAL BARTLETT  
Date                      Printed Name

  
Signature

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

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?

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