

DOCKET ITEM #13
Development Site Plan #2021-00001
114 N. Alfred Street (Mechanics' Hall)

Application	General Data	
Project Name: Mechanics' Hall	PC Hearing:	May 4, 2021
	If approved, DSP Expiration:	May 4, 2024
	Plan Acreage:	.13 acres (5,612 square feet)
	Zone:	CD/Commercial Downtown
Location: 114 N. Alfred Street	Existing/Proposed Use:	Office/Office & Residential
	Dwelling Units:	One Accessory Apartment
	Gross Floor Area:	11,391 square feet
Applicant: Eric & Theresa Olson	Small Area Plan:	- Braddock Road Metro Station - Braddock Metro Neighborhood Plan - King Street Retail Strategy Area
	Historic District:	Old & Historic Alexandria District
	Green Building:	2019 Green Building Policy compliant

Purpose of Application:

The applicant requests approval of a Development Site Plan with modifications for a rear addition with one accessory apartment.

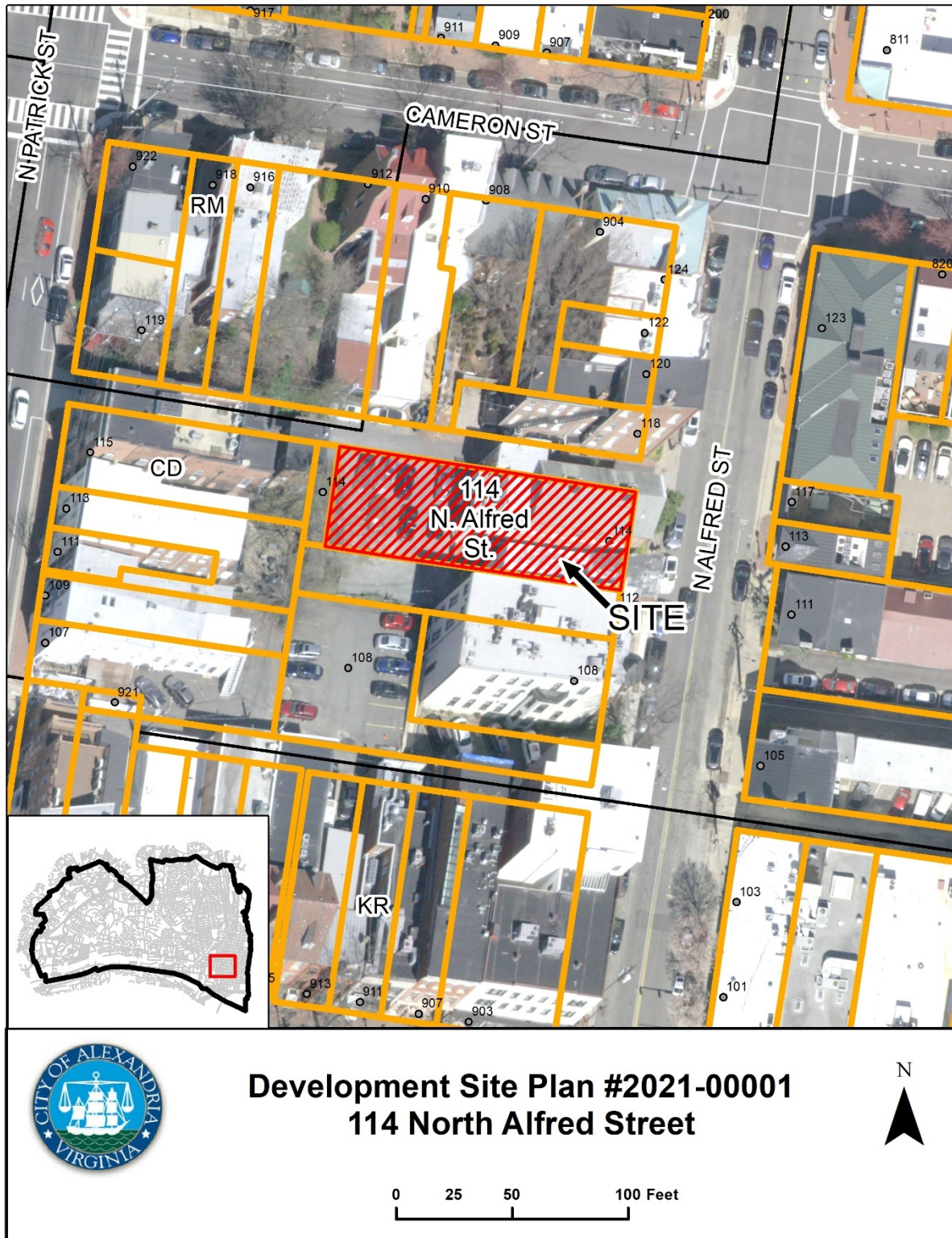
Site Plan and Modifications Requested:

1. Development Site Plan for an addition that exceeds more than one-third of the existing building square footage;
2. Modification to the side yard requirement; and,
3. Modification to the street tree requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Karl Moritz, Director, Planning & Zoning karl.moritz@alexandriava.gov
Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner catherine.miliaras@alexandriava.gov
Stephanie Sample, Urban Planner stephanie.sample@alexandriava.gov



I. SUMMARY

A. Recommendation

Staff recommends approval of the Development Site Plan with modifications to construct a rear addition at 114 N. Alfred Street adding more than one-third of the existing building gross square footage. Staff finds the proposal is consistent with the City's goals and objectives and will provide the following benefits:

- High-quality, compatible design and architecture that has been endorsed by the Board of Architectural Review;
- A new addition consistent with the City's 2019 Green Building Policy;
- A \$2,500 contribution to the Urban Forestry Fund; and,
- Streetscape improvements on the block including trash and recycling cans and a bike rack.

The following issues were evaluated as part of the staff analysis and are addressed within the report:

- Conformance with the Master Plan and Other City Policies
- Site/Building Design and Board of Architectural Review
- Development Site Plan and Modifications
- Open Space & Tree Canopy
- Parking, Loading and Traffic Circulation
- Pedestrian and Streetscape Improvements
- Community Outreach

B. General Project Description

The project consists of a three-story rear addition to the two-story early 19th-century Mechanics' Hall building at 114 N. Alfred Street. The building is currently used as an office, and the new building layout will retain office space in the basement and on the first floor, while the existing second floor and the new addition will accommodate an accessory apartment. The addition includes a ten-car garage and access to the new apartment on the first floor. On the second floor a gallery, den, studio and large outdoor space will be provided and on the third floor, which is limited to the rear portion of the site, there will be two bedrooms.

II. BACKGROUND

A. Site Context & Building History

The .13-acre project site is located in the commercial core of Old Town within a block of King Street and adjacent to an existing east-west public alley. The two-story building sits on the front

half of the lot and the rear is a gravel parking lot. The building is surrounded primarily by other historic buildings, some used for offices or retail establishments and others as residences. The center of the block is mostly impervious and used for surface parking for surrounding properties.

According to Ethelyn Cox's book Historic Alexandria, Virginia Street by Street the property originally served as a Mechanics' Hall and was dedicated in 1818. The building has a rich history of institutional, residential, and commercial uses since its construction. In the mid-1980s extensive repairs and alterations were made, including a new basement stair, a new deck and porch, and new side entrance.



Figure 1: Google street view of front facade circa 2009



Figure 2: Existing rear elevation

B. Project Description

The applicant proposes to add a three-story masonry addition to the rear/west elevation of the existing building, replacing a 1980s rear deck/elevated patio and a compacted gravel parking lot. The addition will extend approximately 74' west of the 1818 building and occupy the majority of the existing ten-space parking lot. The existing building contains 5,332 gross square feet (3,197 net) the addition will contain 6,059 gross square feet (4,667 net). Lot 114A N. Alfred Street, located west of the subject property, is owned by 112 N. Alfred Street and will be used to provide vehicular access to the existing surface parking behind that building.

On the first floor, the addition will have a ten-car parking garage set back three feet from the alley property line. Although the garage will have space for ten compact cars, half will be tandem spaces accessed by three separate garage doors. Approximately half of the second floor is occupied by outdoor space, the rest will be used as a gallery, studio, and a den. The third-floor portion of the addition is located only on the west and includes two bedrooms. A new walk-up entrance for the residential unit will be constructed on the south side of the building, behind the existing first-floor office entrance.

The majority of the south side yard and a portion of the front yard is currently surfaced with brick pavers and a variety of shrubs and a mature magnolia tree. The north side of the lot, adjacent to the alley, is planted with a variety of shrubs and a tree. Most of the shrubs along the alley will be removed and three trees will be installed.

On September 2, 2020, the BAR endorsed the project's height, scale, mass and general architectural character. Following approval of the DSP, the applicant will seek BAR approval of a partial Permit to Demolish/Capsulate prior to, or along with, the request for a Certificate of Appropriateness for the project.

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	114 N. Alfred Street	
Total Site Area:	.13 acres (5,612 square feet)	
Existing Zone:	CD/Commercial Downtown	
Current Use:	Office	
Proposed Use:	Office with accessory apartment	
	Permitted/Required	Proposed/Provided
Height	50'	34'
Floor Area Ratio	1.5	1.4 Addition gross SF: 6,059 Addition net SF: 4,667
Yards	25' side yard or building height (34'), whichever is greater ¹	18.2' side yard ²
Open Space	Not required	870 SF (rooftop patio) 208 SF (rooftop covered porch)
Parking	Existing: 10 Required Residential: up to 3 Required Commercial: None	Provided: 10 5 compact 5 tandem compact

¹ Provisions Applying at Lines of Zone Change, Zoning Ordinance Section 7-902. The current setback on the south is 4.9 feet and 0 feet on the north. There is no setback requirement for commercial uses in the CD zone, unless adjacent to residential.

² Modification requested to side yard setback requirement.

IV. STAFF ANALYSIS

A. Conformance with Master Plan and Other City Policies

Braddock Road Metro Small Area Plan/Braddock Metro Neighborhood Plan/King Street Retail Strategy Area

The project site is located in three plan areas, in addition to the Central Business District. All three plans recognize the importance of the historic districts and the role they play in the neighborhood's character and scale, yet none identify this site for any changes or future development. A number of the plans' goals therefore apply and are being implemented with this proposal:

- “Provide for mixed use zoning which encourage or requires a mix of residential and commercial uses on sites where mixed use is desired” (Braddock Road Metro Small Area Plan)
- “Assurance that changes to King Street will occur within the established traditional town character, while assuring a synergistic relationship with the residential community.” (King Street Retail Strategy)
- “Create a sense of place/neighborhood identity, vitality and diversity.” (Braddock Neighborhood Plan)

2019 Green Building Policy

The City's current Green Building Policy was adopted by City Council in 2019 and established that newly constructed buildings should achieve a *minimum* green building certification level of LEED Silver (or equivalent) and the required performance points. The applicant will achieve conformance with the Green Building Policy using the equivalent of LEED for Homes Silver certification for the addition, using the Policy's alternative pathway of third-party certification.

Landscape Guidelines

The proposed project follows the 2019 Landscape Guidelines, which prioritize the use of native vegetation and plantings and aligns with the City's standards of adopting industry best practices. The historic fence encroaches into the public right-of-way and the applicant intends to maintain the existing magnolia tree in the front yard that is partially on City property. Three trees will be added in the landscape strip adjacent to the alley.

Affordable Housing and Public Art Policies

As a DSP, the project does not require compliance with the Affordable Housing or Public Art policies.

B. Site and Building Design and Board of Architectural Review

The applicant's site plan and building design are intended to have a minimal impact on the historic building. The design of the addition and its principal material, red brick, is intended to evoke the appearance of a 19th century carriage house. The addition has a "light touch" on the historic building which helps to maintain the original building's high degree of integrity.

The BAR endorsed the project's height, scale, mass and general architectural character and recommended that the applicant return to the BAR for a partial Permit to Demolish and Certificate of Appropriateness following approval of the DSP by Planning Commission. At the BAR hearing there were several people who spoke about their concerns about the size of the addition and the shadows it would cast on neighboring properties; however, the applicant has since also received support from other neighbors. Since the BAR meeting the applicant has reduced some of the building mass and conducted a shadow study that demonstrates that the addition will not cast shadows on the neighboring properties. The BAR will review the updated plans and the shadow study when the applicant returns for approval of the Certificate of Appropriateness.

C. Development Site Plan and Modifications

The project requires approval of a Development Site Plan under Section 11-403 (B) *Enlargement of building*. Planning Commission must evaluate the following standards for approval:

1. The applicable factors of section 11-410 have been appropriately considered in the site plan;
2. The development will not adversely affect the public health safety and welfare; and,
3. The application complies with all provisions of this ordinance and all applicable laws.

The massing, location and design of the proposed addition is compatible with historic development patterns in this commercial area of the historic district and will not adversely affect the character of the neighborhood. Staff finds that there is no adverse effect on the public health safety and welfare and that this project provides community benefits typically not associated with an addition of comparable size. In the opinion of staff, all three conditions are met.

Modifications

As part of this DSP, the applicant is requesting two modifications to the Zoning Ordinance. Pursuant to Section 11-416, the Planning Commission may approve modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and,

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

A summary of each modification requested with this application along with a rationale for approval is provided below.

Modification of the Required Side Yard

The CD-zoned property abuts (across the alley) a RM/Residential zoned property at 912 Cameron Street. Per Zoning Ordinance Section 7-900, *Provisions Applying at Lines of Zone Change*: “No commercial building shall be located within a distance from the nearest residential zone equal to the height of such commercial building, or 25 feet, whichever is greater.” The intent of this regulation is to provide increased setback where commercial buildings are proximate to residential zones so as not to adversely affect the residential property.

The surrounding area, having developed beginning in the early 1800s, includes a variety of building footprints, many occupying the majority of their lots with no setbacks and others with generous setbacks. The interior of this block, like many others, is occupied by rear additions and surface parking lots, with only some properties having dedicated open space. The northwest corner of the applicant’s property abuts a residentially zoned property at 912 Cameron Street (if there were no alley), necessitating the request for setback relief. The portion of the 912 Cameron Street property immediately adjacent to the project site is occupied by a one-story attached garage; open space for this property is located on the west side of the lot and is not adjacent to the subject property. A 34-foot side yard setback would be inconsistent with historic development patterns on this block and in the historic district and staff supports the modification.

Modification of the Required Street Tree

The applicant is requesting a modification to the street tree requirement in the Landscape Guidelines and as required by Section 11-410(CC) of the Zoning Ordinance. A single street tree is required in front of the subject property; however, the applicant proposes to instead contribute \$2,500 to the Urban Forestry Fund. The sidewalk in front of the project measures roughly 6 feet and does not include a planting strip so to add an adequate tree well would reduce the area for comfortable pedestrian access. Additionally, the applicant intends to retain the mature Magnolia tree at the front of the property, partially in the public right-of-way. Staff has no objection to the request for modification and notes the funds will be used to plant street trees in the vicinity.

D. Open Space and Landscaping

There is no requirement for open space in the CD zone, nor is there a requirement to meet the 25-percent-minimum crown coverage requirement due to the location of the project in the historic district. Nevertheless, the applicant will add three Ginkgo Biloba trees on the north side of the property. The additional trees, along with existing landscaping, will provide a total crown coverage of 26.7%. Additionally, the rooftop courtyard will provide over 1,000 square feet of outdoor space and provide a generous amenity space for the accessory apartment.

E. Parking, Loading and Traffic Circulation

There are ten parking spaces in the existing gravel lot behind the building and, including tandem spaces, all will be replaced in the new garage. There is no parking requirement for commercial buildings in the CD zone in Central Business District and the residential parking requirement allows for up to three spaces based on the multifamily residential parking requirements. Additional parking spaces are provided, but the number does not exceed existing parking provided on the site.

There is no loading space requirement and there should be the same, or fewer, traffic impacts due to the retention of the same ten parking spaces on the site. The property owner will be the accessory apartment tenant and the garage is intended to accommodate their personal vehicles and car collection.

F. Pedestrian and Streetscape Improvements

The existing concrete sidewalk in front of the property will be maintained, and repaired in accordance with City standards, if damaged. As a condition of approval, the applicant will also purchase and install two Victor Stanley City-standard trash and recycling receptacles, not in front of the subject property but closer to the intersection of King Street where there is more pedestrian traffic. The applicant will also install a bicycle rack at a location on the block face identified during the final site plan process.

G. Community Outreach

Due to the small nature of the project the public outreach was limited to notifying adjacent property owners in advance of the BAR concept review of the project at public hearing on September 2, 2020. The project has continued to evolve since the BAR hearing and the applicant will provide a shadow study in response to the comments raised by nearby property owners when the project is reviewed by the BAR for a Certificate of Appropriateness.

V. CONCLUSION

Staff recommends approval of the development site plan subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner
Stephanie Sample, Urban Planner

VI. GRAPHICS

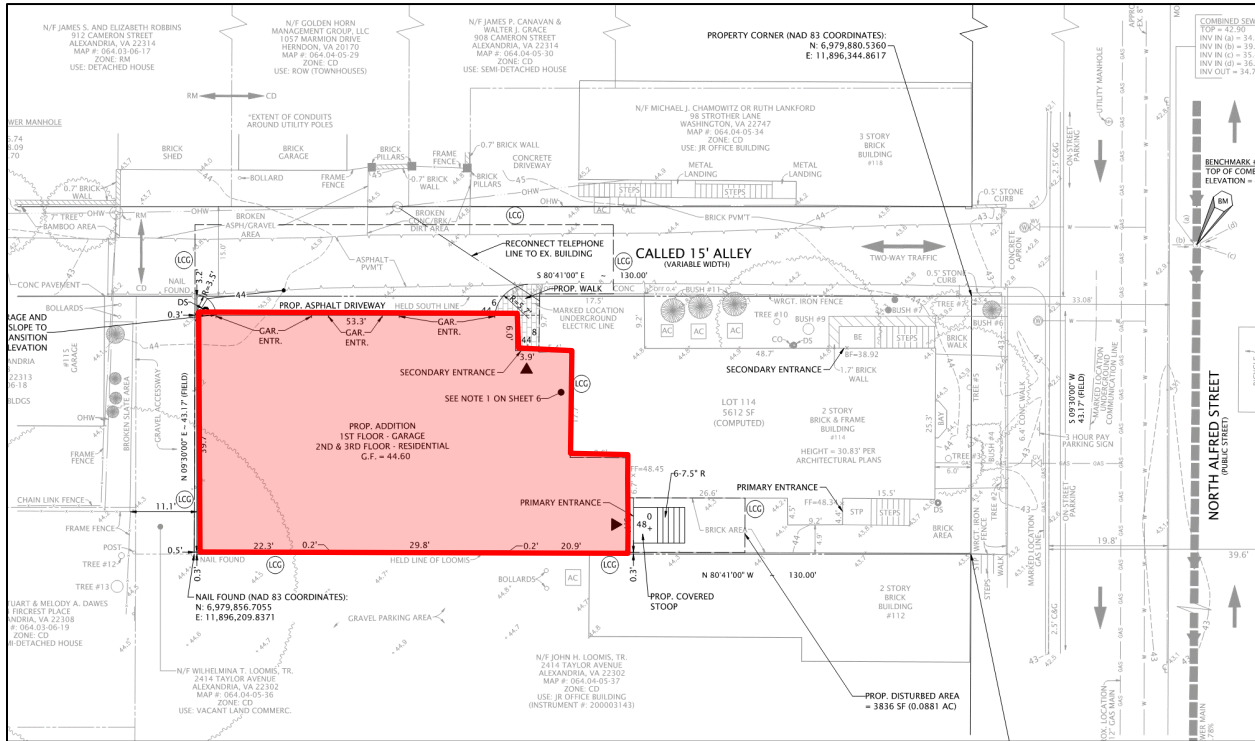


Figure 3: Proposed Dimension Plan (addition footprint in red)

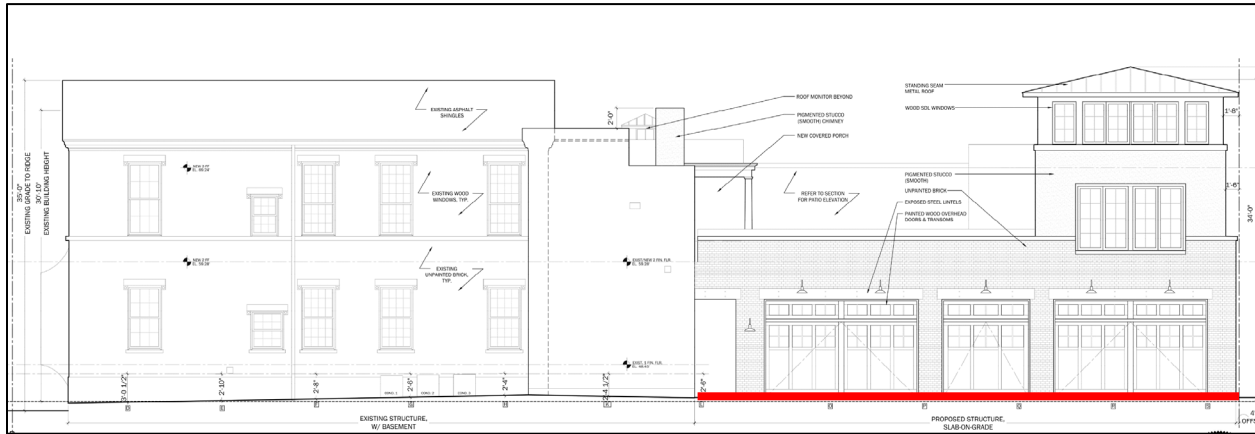


Figure 4: Alley elevation (addition underlined in red)

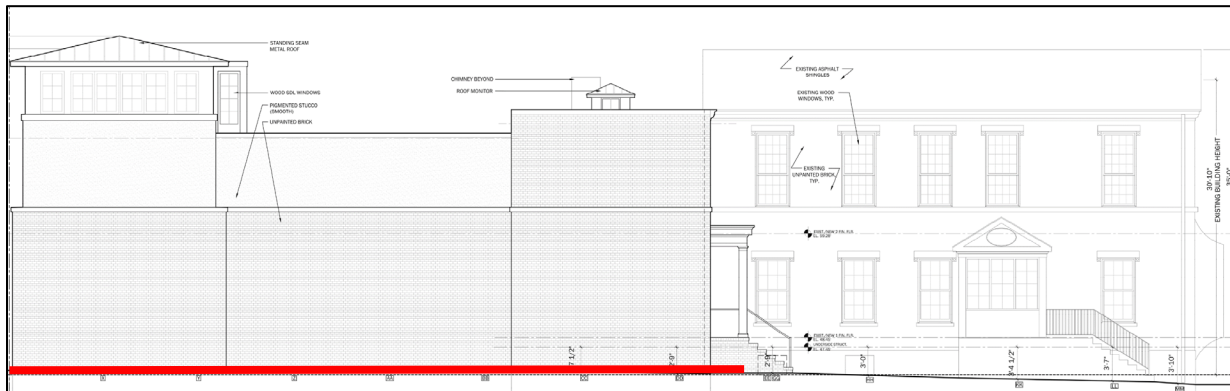


Figure 5: South elevation (addition underlined in red)

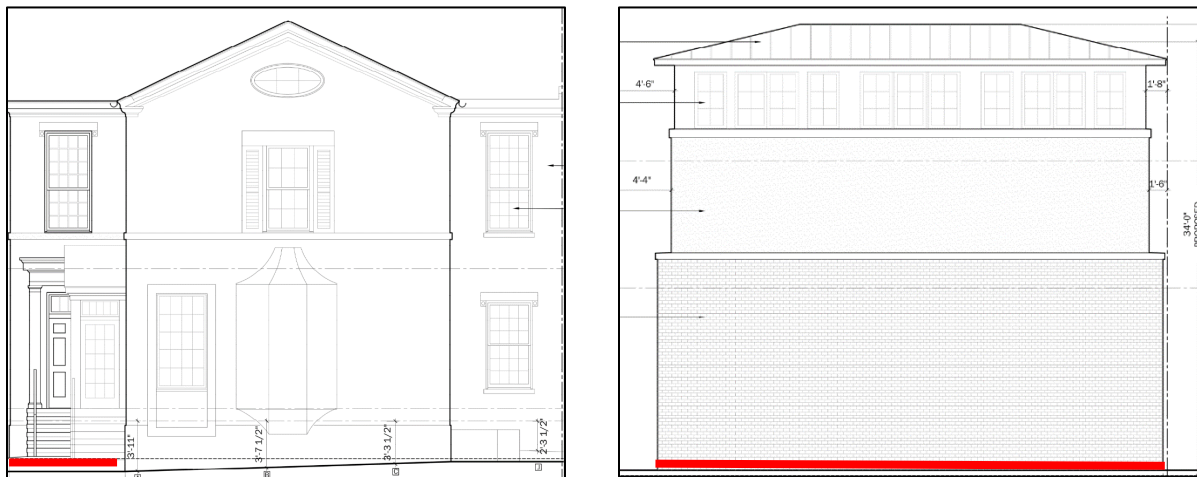


Figure 4: Front and rear elevations (addition underlined in red)



Figure 5: Birds eye view from N. Alfred Street looking west.



Figure 6: Birds eye view from Cameron Street looking south.

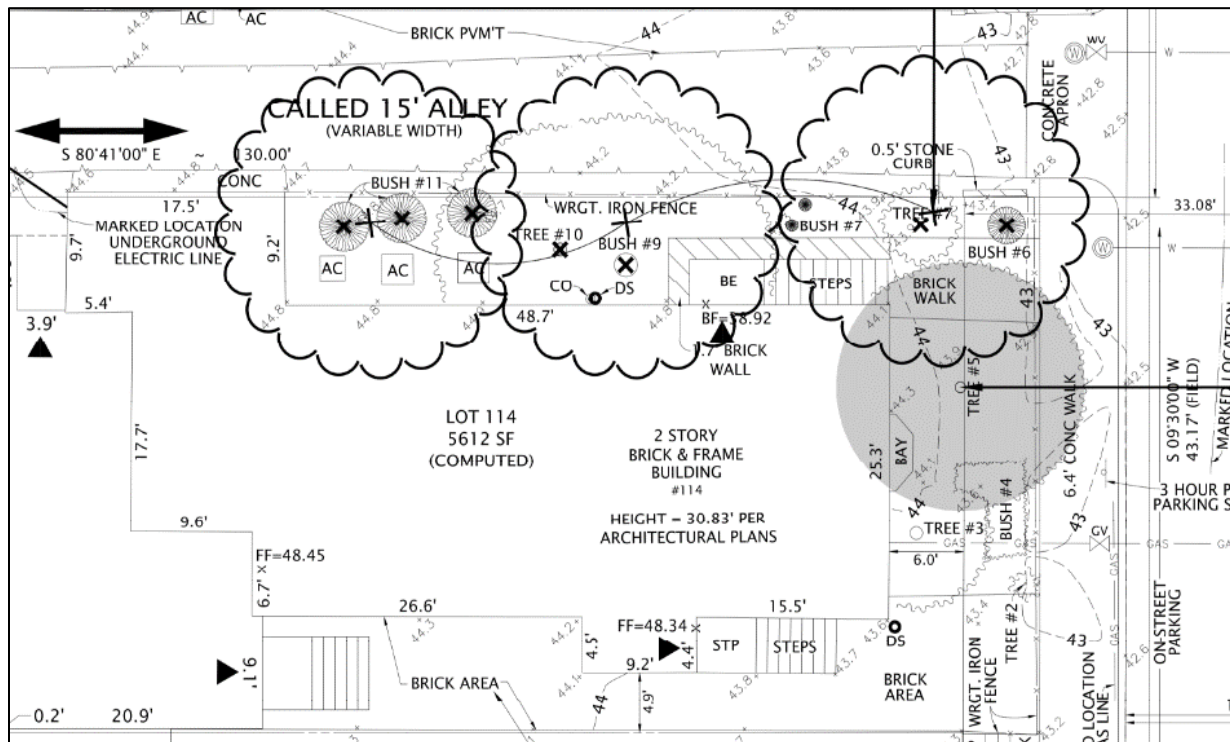


Figure 7: Proposed plantings

VII. STAFF RECOMMENDATIONS:

1. The Final Site Plan shall be in substantial conformance with the preliminary plan dated January 15, 2021 and comply with the following conditions of approval.

A. SITE PLAN

2. Per Section 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval (plus any extensions per the ordinance adopted by City Council on December 12, 2020 as Temporary Program for Business Relief and to Address Public Need Related to COVID-19) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing. (P&Z)
3. Submit the plat and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan. (P&Z) (T&ES) *
4. 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) **
5. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
 - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
 - b. Minimize conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
 - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (BAR)
6. Verify with the first Final Site Plan submittal 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. Lighting plan matches the area of disturbance for the project.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.*

- c. Manufacturer's specifications and details for all proposed fixtures including lighting. *
 - d. A photometric plan with lighting calculations that include all exiting and proposed light fixtures. Show existing and proposed site lights. *
 - e. The applicant may request at the first Final Site Plan to opt out of provision of photometric plan. In that case, Staff will review the proposed lighting schedule at Final Site Plan. Additional lighting may be required at first Certificate of Occupancy, if staff determines that the lighting levels are not sufficient for public safety. *** (P&Z) (T&ES) (Police) (Code)
7. 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)
8. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg format, which follows the National CAD Standards, of the dimension plan of this project including existing conditions, proposed conditions and grading elements. This information will be used to compile a master CAD reference to ensure all proposed features are correctly located and will connect. (P&Z) (DPI) *

BUILDING:

9. The building design, including the appearance, color and quality of materials, final detailing, and three-dimensional expression shall be generally consistent with the BAR concept review elevations dated September 2, 2020, and the Preliminary Plan elevations dated January 15, 2021. Building materials, finishes and architectural details shall be subject to review and approval by the Board of Architectural Review. (P&Z) (BAR)
- a. Provide a materials board that includes all proposed materials and finishes as part of the Certificate of Appropriateness approval. *
 - 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. ***
10. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in realistic color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements during the Final Site Plan review. Separate design drawings shall be submitted for each building typology, different wall or bay type. When the three-dimensional complexity warrants it, applicant shall also provide isometric vignettes of such special conditions or building areas. (P&Z)

11. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy using the LEED for Homes rating system and will achieve the equivalent of LEED Silver, except that the applicant may use the Policy's alternative path of independent third-party certification to confirm that the requirements set forth below have been met. Diligent pursuance and achievement of this equivalent certification shall be monitored through the following:
 - a. The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy.
 - b. The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance and Renewable Energy Production, (or equivalents) defined by the City of Alexandria Green Building Policy.
 - c. The project shall comply the Water Efficiency requirements including Indoor Water Use Reduction and Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.
 - d. The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort (or equivalents) defined by the City of Alexandria Green Building Policy.
 - e. The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the Submission of the Preliminary Review documents.
 - f. Provide evidence the project's registration with LEED or the use of a third-party certifier prior to the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve certification and clearly indicates the requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as set forth above. *
 - g. Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. **
 - h. Provide updated energy reports prior to the release of building permits for above-grade construction. **
 - i. Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. **
 - j. Provide evidence that design phase credits have been verified by the first certificate of occupancy. ***
 - k. Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ***
 - l. Provide evidence of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality, as set forth above, are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S.

Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.***

- m. Provide documentation of certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality have been achieved. ****
 - n. Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
- 12. Install Energy Star labeled appliances in all multi-family residential units; OR where residential appliances are installed. (T&ES)
 - 13. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at: www.epa.gov/WaterSense. (T&ES)
 - 14. Applicant shall install an EV charger-ready electrical conduit and outlet (240 volt, 40 amps) capable of accommodating a future installation of a level 2 EV charger on one of the parking spaces in the garage. (T&ES)

OPEN SPACE/LANDSCAPING:

- 15. Develop, provide, install and maintain an integrated Landscape Plan in accordance with the City of Alexandria's Landscape Guidelines, available online at: <https://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf> Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails — if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (Code) *

TREE PROTECTION AND PRESERVATION:

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

ARCHAEOLOGY:

17. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
18. 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)
19. 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)

PEDESTRIAN/STREETSCAPE:

20. 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. If the project results in damage or impacts to the adjacent sidewalk, reconstructed concrete sidewalks shall be to City standards.
 - c. Sidewalks shall be flush across all driveway crossings.
 - d. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. *** (P&Z) (T&ES)

PARKING:

21. The design and allocation of parking shall be subject to the following to the satisfaction of the Directors of P&Z, T&ES, and Code Administration:
 - a. All parked vehicles shall be prohibited from encroaching on the proposed streets, alleys, drive aisles, pedestrian walkways, or emergency vehicle easements, and all purchasers shall be notified of this prohibition.

- b. The garage shall provide a sufficient area for a standard City-issued trash and recycling container for the residential unit, exclusive of the area required for parking.
 - c. Garage space shall be utilized only for parking and cannot be converted to living space; storage which interferes with the use of the garages for vehicle storage is prohibited. (P&Z) (T&ES) (Code)
22. Parking for the residential and commercial uses shall be consistent with the requirements of the Zoning Ordinance in effect at the time of approval by City Council and/or Planning Commission. (P&Z) (T&ES)
23. All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit). (T&ES)
24. Parking spaces within the parking garage that are required to comply with zoning requirements may be made available for public/off-site if excess parking can be demonstrated. This request shall be to the satisfaction of the Directors of P&Z and T&ES.
25. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. All on-street parking controls and restrictions within the project area shall be approved by the City staff during the Final Site Plan process. Any on-street parking changes desired after the Signature Set approval are required to be approved through the Traffic and Parking Board.* (P&Z) (T&ES)
26. Provide bicycle parking per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at:www.alexandriava.gov/bicycleparking.
27. Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. (T&ES) *, ***

B. TRANSPORTATION

STREETS/TRAFFIC:

28. 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)

29. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
30. Wall mounted obstructions at the wall end of a parking space shall extend no more than 24 inches from the wall and shall be at least 48 inches from the garage floor. Spaces with obstructions that exceed this requirement will not be counted as usable parking spaces. (T&ES)
31. Asphalt patches larger than 20% of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street, will require full curb to curb restoration. (T&ES)

BUS STOPS AND BUS SHELTERS:

32. Show all existing bus stops, bus shelters and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

C. PUBLIC WORKS

UTILITIES:

34. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
35. All overhead power and communication lines serving only the subject parcel and shall be undergrounded. (T&ES)
36. No transformer and switch gears shall be located in the public right of way. (T&ES)
37. Clearly label privately owned and maintained for the 8" PVC pipe on the site plan sheet. (T&ES)

SOLID WASTE:

38. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility. (T&ES)
39. Provide \$1402 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 black receptacle with Dome Lid dedicated to trash collection. The receptacle shall be

placed in the public right of way near the intersection of King Street and N. Alfred Street as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling.* (T&ES)

40. Provide \$1626 per receptacle to the Director of T&ES for the purchase and installation of one Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle shall be placed in the public right of way near the intersection of King and N. Alfred Street as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. To the extent that the cans cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be located in the vicinity or may agree to private hauling. * (T&ES)

D. ENVIRONMENTAL

STORMWATER MANAGEMENT:

41. 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)
42. 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)
43. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
44. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated

(acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees (T&ES)

45. Construction inspection checklists and associated photographic documentation must be completed for each stormwater best management practice (BMP) and detention facility during construction. Prior to the release of the performance bond, the applicant must submit all documents required by *The City of Alexandria As-Built Stormwater Requirements* to the City including as built plans, CAD data, BMP certifications and completed construction inspection checklists. (T&ES)
46. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the released Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) ****
47. 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) *
48. 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 performance bond, a copy of the maintenance contract shall be submitted to the City. (T&ES) ****

49. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. (T&ES) *****
50. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. (T&ES) *****

WATERSHED, WETLANDS, & RPAs:

51. Provide Environmental Site Assessment Notes that clearly delineate, map, describe and/or explain the following environmental features if located on site: individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams and associated buffers; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

CONTAMINATED LAND:

52. Indicate whether there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
53. If environmental site assessments or investigations discover the presence of contamination on site, the final [site plan/demo plan/grading plan] shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
 - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. Submit a Risk Assessment indicating any risks associated with the contamination.
 - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with "clean" soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles

- appropriate for handling specific materials and ensuring vehicle loads are covered).
- d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
 - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).
 - f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. (T&ES) *
54. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan.* (T&ES) (Code)
55. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. (T&ES)

NOISE:

56. All exterior building-mounted loudspeakers shall be prohibited, and no amplified sound shall be audible at the property line after 9:00 PM. (T&ES)

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

AIR POLLUTION:

58. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
59. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
60. No material may be disposed of by venting into the atmosphere. (T&ES)
61. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
62. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

E. CONSTRUCTION MANAGEMENT

63. Haul route shall be reviewed and approved by T&ES at the time of application for Permits. (T&ES)**
64. Provide off-street parking for all construction workers without charge to the construction workers. The applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit; *
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes; *
 - c. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will

be issued, with construction halted until the violation has been corrected.
(P&Z) (T&ES) *

65. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES. (T&ES) **
66. No major construction staging shall be allowed within the public right-of-way. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) **
67. 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)
68. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z) (T&ES)
69. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of P&Z to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
70. 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)
71. Install a temporary informational sign on the site prior to approval of the Final Site Plan for the project. The sign shall notify the public of the nature of the project and shall include the name and telephone number of the community liaison, including an emergency contact number for public questions regarding the project. The sign shall be displayed until construction is complete.* (P&Z) (T&ES)

72. Implement a waste control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
73. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z) **
74. 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) ***
75. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
76. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES)

F. CONTRIBUTIONS

77. In lieu of meeting the street tree requirement in the Landscape Guidelines, the applicant shall provide a monetary contribution, in the amounts specified within the Landscape Guidelines, to the City of Alexandria's Living Landscape fund. Contribution will be provided prior to first Certificate of Occupancy. (P&Z) ***

G. USES AND SIGNS

RETAIL USES:

78. Ensure the following for the retail areas within the development, to the satisfaction of the Director of P&Z:
- a. Street facing commercial entrances shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
 - b. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
79. The applicant shall encourage commercial tenants who drive to use off-street parking. (T&ES)
80. The applicant shall encourage commercial tenants to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
81. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
82. The applicant shall encourage commercial patrons to park off-street through the provision of information about nearby garages on advertising and on the commercial tenant's website. (T&ES)

CITY DEPARTMENT CODE COMMENTS

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

Planning and Zoning (P&Z)

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) *****
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.
- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. (P&Z) (T&ES) *****
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area

per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.

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

Archaeology

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

Transportation and Environmental Services (T&ES)

- 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 website:
<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. All public 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-7 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 - 7. 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 - 8. 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 - 9. 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 - 10. 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 - 11. 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 - 12. 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 - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 14. 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 - 15. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18. These sheets are to be provided as "Information Only." (T&ES)
- F - 16. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
 - b. Sidewalk closures will not be permitted for the duration of the project. Temporary sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. *
- F - 17. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development 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 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 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 - 7 (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 - 8 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. Only the downspouts and sump pump discharges serving the proposed building addition shall be piped to the storm sewer outfall, where applicable and after being treating for water quality per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)

- C - 10 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 - 11 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 for safety reasons, the trucks shall minimize the need to reverse in order to perform trash or recycling collection. The City's storage space guidelines are available online at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at 703.746.4410, or via email at commercialrecycling@alexandriava.gov. (T&ES)
- C - 12 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 - 13 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: <https://www.alexandriava.gov/ResourceRecovery> or by calling the Resource Recovery Division at 703.746.4410 or by e-mailing CommercialRecycling@alexandriava.gov. (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan. (T&ES)*
- C - 16 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 - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To ensure that this

requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)

- C - 19 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 - 20 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 - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travel ways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 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 - 25 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 - 26 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 - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

Asterisks denote the following:

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



APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____

Project Name: Mechanics Hall

PROPERTY LOCATION: 114 N. Alfred St.

TAX MAP REFERENCE: 064.04-05-35

ZONE: CD

APPLICANT

Name: William Cromley

Address: 426 N. Columbus St. Alexandria, VA

PROPERTY OWNER

Name: Eric & Theresa Olson

Address: 114 N. Alfred St. Alexandria, VA 22314

PROPOSED USE: Commercial (Basement & 1st Floors), Residential (2nd & 3rd Floors)

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

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

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

William Cromley

Print Name of Applicant or Agent

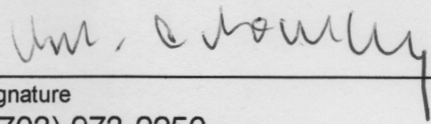
426 N. Columbus St.

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code


Signature

(703) 973-2250

Telephone #

Fax #

wm.cromley@mindspring.com

Email address

1/14/21

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: _____

application devt site plan.pdf

11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

ALL APPLICANTS MUST COMPLETE THIS FORM.**The applicant is: (check one)**

☐ The Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Builder 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. William Cromley	426 N. Columbus St.	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 114 N. Alfred St. (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.

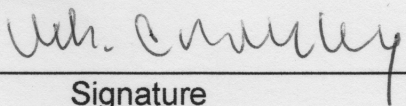
Name	Address	Percent of Ownership
1. Eric Olson	114 N. Alfred St.	50%
2. Theresa Olson	114 N. Alfred St.	50%
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. William Cromley	None	
2. Eric Olson	None	
3. Theresa Olson	None	

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

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

1/14/21 William Cromley 
 Date Printed Name Signature