



## DEPARTMENT OF PLANNING AND ZONING

### Sent via E-mail

August 4, 2015

Mr. Duncan Blair  
Land, Carroll and Blair  
524 King Street  
Alexandria, VA 22314

Re: Gateway at King and Beauregard  
DSUP 2013-0001  
4600 King Street  
Completeness Review #2

Dear Mr. Blair:

This letter is to inform you that City staff has completed a review of the materials submitted for the referenced proposed development. The submitted plans, dated July 22, 2015, have been deemed *incomplete* by City staff. The comments on the following pages request additional information and/or corrections necessary to complete the review of this application.

A meeting for this project has been scheduled for Tuesday July 14, 2015 at 10:00AM in City Hall room 2000. Based on staff concerns with architecture, open space, public art, and parking, the next submission phase will be determined based on the outcome of the scheduled meeting.

If you have any questions regarding the attached comments or would like to discuss them further, please do not hesitate to contact me at [ryan.price@alexandriava.gov](mailto:ryan.price@alexandriava.gov) or 703-746-3847.

Sincerely,

Ryan Price  
Urban Planner, Development

CC: Rob Kerns, Chief, Development, P&Z  
Maya Contreras, Acting Principal Planner, Development, P&Z  
Nathan Randall, Urban Planner, Development, P&Z  
Shanna Austin, Development Coordinator, T&ES  
Danny Abramson, Abramson Properties  
Paul Abramson, Abramson Properties

## **Planning and Zoning**

**The plan is deemed INCOMPLETE.**

### **Completeness Items:**

1. There have been major changes to the building façades since previous iterations. Architecture related comments will be discussed further at the July 14th meeting.
2. The amount of open space available on this site does not meet the 40 percent requirement, and the design and usability of the open space continues to be a concern. Additional open space amenities are needed for this project to meet the level required for this density. Work with staff to identify additional areas on the site for open space features.
3. Staff has concerns about the size of the vertical green screen, and the overall screening approach to the loading area wall. Previous discussions indicated a placemaking art feature was to be provided on this prominent wall. Work with staff to develop this screening element further.
4. DSUP application:
  - a. Continuation of previous comment, provide more detail in the Narrative description, including the items listed in the instruction for this section particularly for the retail uses in the corner building.
  - b. Continuation of previous comment, question 15 should include some reference to the new traffic signal and private street and reference to who will be providing those improvements.
  - c. It appears the mechanical penthouse in the revised design no longer exceeds 15 feet. Confirm this, and if so remove this SUP request from the application and the cover sheet on the plans.
5. Provide the following Preliminary Plan Checklist items:
  - a. Continuation of previous comments, list specific information about the existing proffer on the cover sheet.
  - b. The proposed loading does not meet the zoning ordinance requirement for the Harris Teeter (1 space per 20,000 sf). Specify a request for a modification to the loading space requirement in the list of modifications on the cover sheet, as well as in the parking reduction application.
6. Explore adding a playground to the rooftop courtyard space on the corner building as depicted in previous versions of the plan. Staff is concerned about the lack of active amenities for families on the site.
7. Please note that amenities in the market rate building will need to be available to residents of the affordable building.

8. Cover Sheet:
  - a. Provide the FAR calculation for each use (residential, retail, office)
  - b. Continuation of previous comment, coordinate the building heights on the Cover Sheet with the heights referenced on the sections (Residential 2, Office 1, and Office 2)
9. Sheet L1.1: It's difficult to distinguish between the shading used. Clarify with different patterns, or provide a color sheet for the open space plan.
10. Sheet L1.4: Tree uplighting shown in landscape area along loading area wall on Sheet L2.8 but not shown in lighting plan L1.4. Add tree uplights in this area on Sheet L1.4 accordingly.
11. Sheets L3.0 – L3.4: Ensure all trees are labeled on the plans as designated in the planting schedule. The following trees are missing some labels:
  - BENH
  - GTSH
  - JUNT
  - LMVV
  - MASJ
  - UPLA
  - XCEL
12. Sheet L-4.0: Update the required crown coverage to be 25% of the site area which is 56,667.75 sf.
13. A Series Sheets: Provide penthouse heights on all elevations, currently missing from some sheets.
14. Sheet A-002: Harris Teeter sign mislabeled as “Sign 2” on the plans. Revise label to “Sign 1”
15. Sheet A-305, A-306: Roof and penthouse elevations for the Office 1 building are not coordinated with section elevations provided on Sheet A-311.
16. Sheet A-311: Per the zoning ordinance definition, the measurement on detail A need to be from the bottom of the floor on level 1 to the average finished grade. As depicted, the measurement is from the top of the floor.

*Non-Completeness Items (Correct with the Preliminary Submission)*

17. Provide color details for the special pavers in the plaza.

18. Sheet T1.00: Clarify on the plans that all trees within the proposed LOD are to be removed.
19. Continuation of previous comment related to the grocery store, all windows along King Street and the private street must provide clear views into the store and will not be permitted to be blocked by full signage, storage materials, or similar treatments.
20. Indicate location of all ground level and roof top mechanical units and proposed screening where applicable.
21. Per previous comment, given the size of this project, staff will require a minimum of two high-quality, professional renderings of the site to use in the staff report and presentations. One should be a view of the site approaching King Street from the City limit and another should be an interior view of the private road and/or plaza space.

## **Transportation & Environmental Services**

### **Findings:**

1. The plan is deemed INCOMPLETE.

### **Recommendations (Completeness comments that must be addressed with the next submission):**

1. Sanitary Adequate Outfall Analysis Comments:
  - a. Extend the starting point of the Hydraulic Grade Line analysis using the 18-inch sewer between EX699 and EX780 as the downstream hydraulic boundary condition.
  - b. On Sheet C5.50: Correct the invert elevations for manhole EX773 on the HGL profile to be consistent with the survey inverts shown in the computation table on Sheet C5.40.
  - c. Update the Sewer Adequate Outfall Narrative on Sheet C2.00 to be consistent with the analysis information on Sheet C5.40.
  - d. The friction slope and friction loss in the sewer pipe between EX773 and EX776 appear incorrect. Please check the HGL calculations and revise.
  - e. Add columns for crown elevation and surcharge depth over crown to the HGL table on C5.50.
  - f. Add a column in the HGL table to show free board. (I-ROW)
2. City received traffic memo prepared by Gorove Slade on Trip generation. Since build out date has moved to 2020 from 2017, provide updated traffic study to include the 2020 and 2026 analysis using the traffic volumes from 2014 study. 2014 traffic study includes the analysis for 2017 and 2023. (Transportation)
3. As noted in previous comments, provide updated parking study. (Transportation/Transportation Planning)

4. Per previous comments, relocate BRT bus stop to the “Option B” location closer to the intersection with King Street. (Transit/Transportation Planning)

**Recommendations (Non-Completeness comments to address with the next submission):**

1. Sheet C7.00: The project discharges to a culvert crossing associated with a natural channel – unnamed tributary to Four Mile Run. Therefore the project must demonstrate compliance with Channel protection requirements in Section 13-109(F)(1)(c) using the Energy Balance equation since the discharge is to a natural channel. (Storm)
2. Sheet C7.00: The Alexandria water quality volume default (WQVD) in Section 13-110 and the phosphorus reduction requirements in Section 13-109(E) are two separate requirements. The project must demonstrate compliance with both. The WQVD is ½” of stormwater runoff over all impervious surfaces. The Treatment Volume (Tv) in the VRRM is the volume that must be treated to meet the phosphorus reduction requirements. Meeting Tv requirement does not demonstrate compliance with the WQVD. Alternative BMPs approved by the City and meeting the previous specs – not those in the Virginia BMP Clearinghouse – may be used to meet this local WQVD requirement. (Storm)

**Housing**

22. The applicant should be aware that the City’s Affordable Housing Contribution Work Group (AHCWG) recommended new voluntary contribution rates in October 2013. City Council received the AHCWG report in December of 2013. The voluntary contribution formula rates for 2015 are provided in the table below. Please contact the Office of Housing to discuss a contribution for affordable housing.

| Development Category   | 2015 \$/Sq. Ft Rates* |
|--|-----------------------|
| <b>Non-Residential</b>   | \$1.89                |
| <b>Tier 1 Residential</b>  | \$2.51                |
| <b>Tier 2 Residential</b>  | \$5.03                |
| * Adjusted annually by the CPI-U Housing for the Baltimore Washington Metro Area |                       |

23. The applicant should be aware that an Affordable Housing Plan, as described in Part C of the City of Alexandria Procedures Regarding Affordable Housing Contributions, will need to be submitted should the applicant propose to make a housing contribution in the form of affordable units. The Affordable Housing Plan would be presented to the Alexandria Housing Affordability Advisory Committee for feedback prior to consideration by City Council.

24. The applicant should be aware of the new Optional Parking Ratios for Affordable Housing, reflected in Sec. 8-200(A)(2)(a)iii.

### **Recreation, Parks, and Cultural Activities**

Plan deemed **Incomplete**.

25. For the next submission applicant shall indicate location(s) for public art on the site plan. Applicant also needs to provide a narrative about their approach to the public art and goals for the public art.
26. Staff recommends a meeting with the applicant to discuss potential public art opportunities for this development.

### **Fire Department**

- F-1 The following comments are for completeness 2 review only. Additional comments may be forthcoming once the applicant provides supplemental information for review. Please direct any questions to Maurice Jones at 703-746-4256 or [maurice.jones@alexandriava.gov](mailto:maurice.jones@alexandriava.gov).

#### **Previously acknowledged by applicant.**

- F-2 Plans should show location of all fire hydrants in and around site and fire department connections so that a determination can be made regarding the impact of construction and the ability of the fire department to provide a water supply.

#### **Applicant has provided this information.**

- F-3 All fire hydrants on property shall be city owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance, and service.

#### **Previously acknowledged by applicant.**

- C-1 The applicant shall provide a separate Fire Service Plan which illustrates **where applicable**: a) emergency ingress/egress routes to the site; b) two sufficiently remote fire department connections (FDC) to the building; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) the location and size of the

separate fire line for the building fire service connection and fire hydrants g) all Fire Service Plan elements are subject to the approval of the Fire Official.

- a) **Applicant has provided this information.**
- b) **Applicant has provided requested number of FDC's.**
- c) **Applicant has shown appropriate spacing between proposed hydrants and FDCs.**
- d) **See Item c.**
- e) **Applicant has shown EVE's on the plans.**
- f) **Applicant has shown water lines on the plans.**

C-2 The applicant 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) floor area per floor; e) fire protection plan.

**Previously acknowledged by applicant.**

C-3 Since buildings are over 50 feet in height, applicant shall demonstrate ladder truck access to 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (EVE). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

**Previously acknowledged by applicant.**

C-4 The applicant shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314, not to the Site Plan Coordinator of Code Administration.

**Applicant has not provided requested information.**

C-5 A Knox Box building key access systems shall be installed to facilitate building entry by fire department personnel during an emergency.

**Previously acknowledged by applicant.**

C-6 The applicant of any building or structure constructed in excess of 10,000 square feet; any building or structure which constructs an addition in excess of 10,000 square feet; or any building where there is a level below grade shall contact the City of Alexandria Radio Communications Manager [in the Department of Emergency Communications](#) prior to submission of a final site plan. The proposed project shall be reviewed for compliance

with [the](#) radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:

- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
- b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
- c) [The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.](#)
- d) Areas deemed critical by the City of Alexandria, such as [fire control rooms, exit stairways, and exit passageways shall provide 99 percent coverage exceeding -95 dbm when transmitting or receiving.](#)
- e) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. [A bi-directional amplifier or other powered equipment must consist of two power sources:](#)

- a) [Primary Source: Dedicated branch circuit.](#)
- b) [Secondary Source: Battery backup capable of powering the system for 12 hours at 100 percent capacity.](#)

Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

**Previously acknowledged by applicant.**

- C-7 The preliminary site plans shall show placement of emergency vehicle easement signs. See sign detail and placement requirements below.

**Emergency Vehicle Easements**

**Emergency Vehicle Easements.** Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street

components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

**Sign Specifications.** Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE EASEMENT," "EM. VEH. EAS.," and "City of Alex.," Lettering size shall be as follows: "NO PARKING" - 2 inches, "EMERGENCY VEHICLE EASEMENT" - 2½ inches. EM. VEH. EAS. - 1 inch, CITY OF ALEX. - ½ inch. Directional Arrows - 1 inch by 6 inches solid shaft with solid head - 1½ inches wide and 2 inches deep (For examples, see Figures D102.1, D102.2, and D102.3). Signs shall be mounted with the bottom of the sign 7 feet above the roadway, and shall be properly attached to a signpost or other approved structure such as designated by the fire official. Posts for signs, when required, shall be metal and securely mounted. Signs shall be parallel to the direction of vehicle travel and posted so the directional arrows clearly show the boundaries and limits of the Emergency Vehicle Easement. In areas where emergency vehicle easements involve two-way traffic, double mounted signs shall be provided. The maximum distance between signs shall be 100 feet. Other special signs or modifications to emergency vehicle easement signs shall be approved by the fire official.

**Fire Dept. Access Lanes/Mountable Curbs.** Where curbing is a component of the emergency vehicle easement, the curbing construction shall conform to weight and grade requirements for vehicular traffic. In no circumstances shall a raised curb be located in the path of travel in an emergency vehicle easement. Where a mountable curb is provided as part of an emergency vehicle easement, emergency vehicle easement signs shall be posted at the point nearest the edge of the emergency vehicle easement, but in no case within the clear width of the emergency vehicle easement.



**Note to applicant: revise fire lane sign package to include double arrow sign.**

C-8 Show fire apparatus vehicle turning radius based on the following specifications:

Tower 203 Turning Specifications

- Turning Radius – Wall to Wall = 54.98 feet + / - 2 feet  
Curb to Curb = 51.33 feet + / - 2 feet  
Inside turning radius = 37.73 feet + / - 2 feet
- Overall Length – 47' – 4 ½"
- Overall Width – 98"
- Wheel Bases from front axle to both rear axles – 240"
- Tandem axle spacing – 56" CL of axle to CL of axle
- Gross Weight – As built with no equipment or water gross weight = 66,000#
- Angle of Approach – 13 Degrees
- Angle of Departure – 11 degrees
- Ramp Break Over – Break over angle is 9°

**Previously provided.**

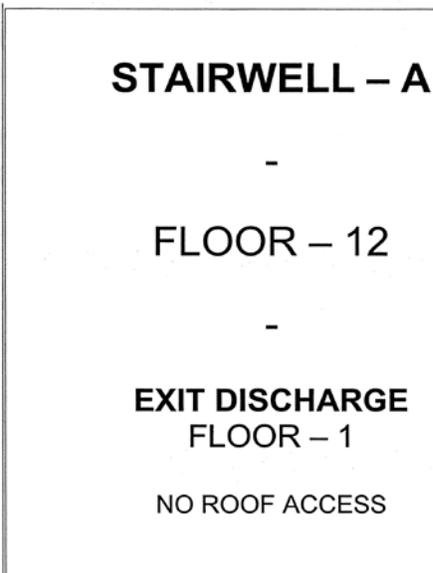
C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1020.1.6.

**Stairway identification signs.** Stairway identification signs shall be provided at each landing in all interior exit stairways connecting more than three stories. Stairways shall be identified by letter designation starting next to the main entrance with "A" and continuing in a clockwise or left to right pattern using consecutive letters of the alphabet for each additional stairway. Two copies of the stairway signs shall be submitted to the fire official for approval within 30 days of completion of construction or receipt of notification.

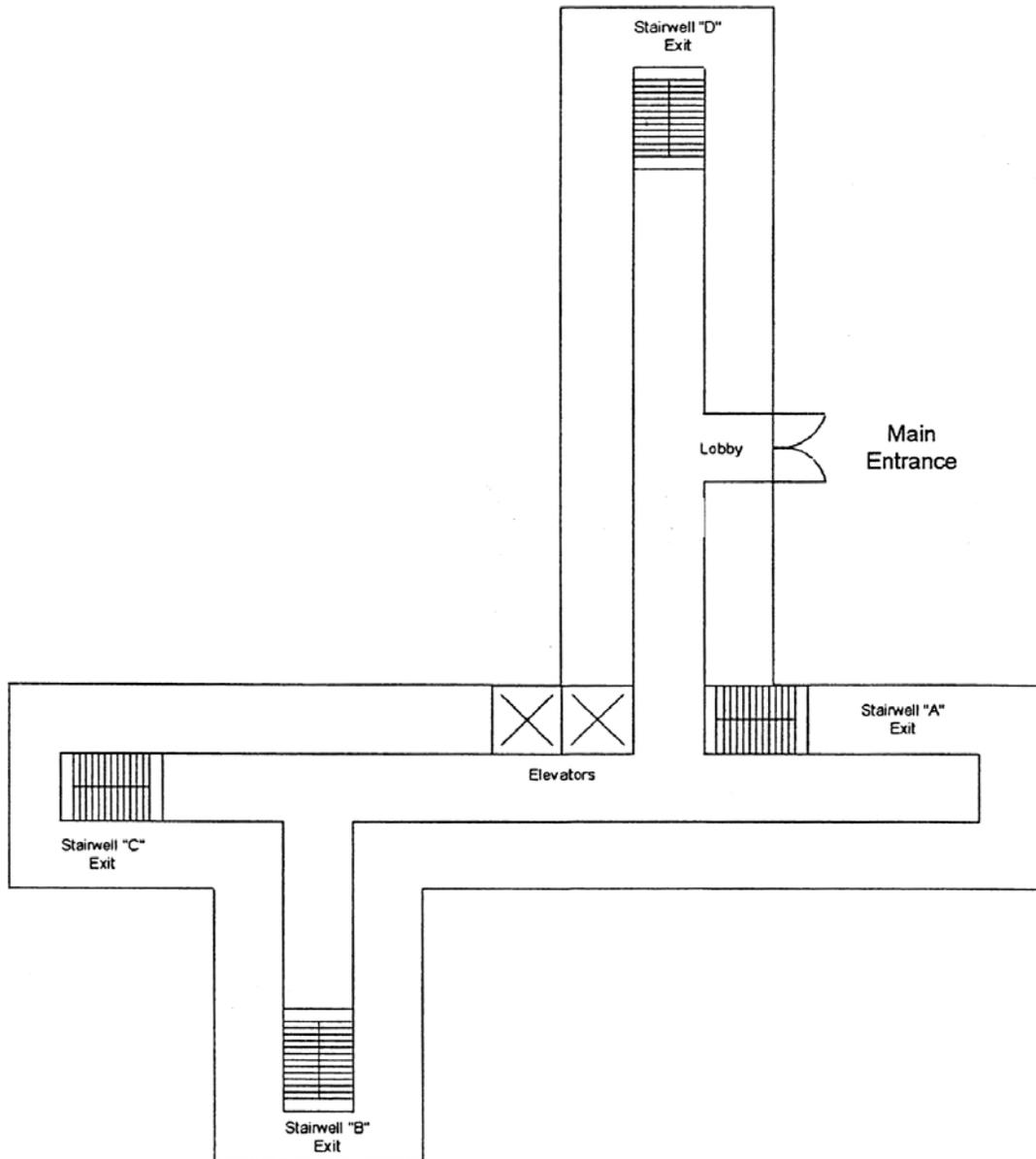
**Sign requirements.** Stairway signs shall designate the stairway letter, state the floor level, the level of exit discharge, and if there is access or no access to the roof regardless if the access door or roof hatch locks. The bottom of the sign shall be located five (5) feet above the floor landing in a position that is readily visible when the stairwell door is opened or closed. The signs must have lettering that is a minimum of 2 inches but no greater than 4 inches in height. This information may be

stenciled directly onto the wall but all lettering must be of a color contrasting with the background stairway wall color. (See Figure 1020.1.6.1)

**Footprint requirements.** In buildings greater than three stories where there is no graphic representation of the building footprint, a simplified building schematic must be display in the lobby. The simplified building footprint shall be an overhead view of the buildings exterior and the general layout of the lobby of the first floor. Stairways shall be denoted by letter as stated in section 1020.1.6. (See Figure 1020.1.6.2)



**Example Stairway Identification Sign**



**Figure 1020.1.6.2 Example Building Footprint Sign**

**Previously acknowledged by applicant.**

C-10 It is recommended that all stairway towers extend to the roof level to facilitate fire department access.

**Previously acknowledged by applicant.**

**Archaeology**

Archaeology deems this plan **complete**.

Archaeology Comments

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.*
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.*

*The applicant will have the above language placed on the Final Site Plans as requested.*

Archaeology Findings

F-1 North Beauregard Street was built in the path of Lucky Run, a tributary of Four Mile Run. In the prehistoric era, the terraces overlooking streams such as Lucky Run would have been attractive places for hunters and gatherers to temporarily camp while they foraged for resources. By the first half of the eighteenth century the subject property was part of the 790 acre Gabriel Adams plantation. Adams sold the tract to John Mercer in 1733, and Mercer later conveyed the tract to George Washington (yes, that George Washington) in 1774. Washington held title to the land until his death in 1799 and referenced the property as his “Four Mile Run Tract.” There is no evidence that anyone physically lived on the 4.86 acre subject property in the eighteenth century.

F-2 By the mid-nineteenth century the Daniels farmstead was located a short distance to the northwest from the subject property on the opposite side of Lucky Run. A detailed map of the area made during the Civil War shows two unspecified structures located approximately 175 ft. to the southeast from the subject property adjacent to Leesburg Turnpike (King Street). The map also depicts two other unidentified structures on the north side of Leesburg Turnpike. By the late nineteenth century the subject property may have been part of the acreage for the F. Fineey farm or the Robert E. Lee farm (no, not that Robert E. Lee). By the mid-twentieth century a small enclave of buildings with a loop road was standing on the property. Jefferson Memorial Hospital was built on the property in the mid-1960s and was recently razed.

F-3 The property has the potential to contain archaeological sites spanning from the prehistoric period to the twentieth century. However, based on preliminary background research and historic map study, there is no direct evidence of prehistoric or historic habitation sites on the property.

F-4 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.

*Acknowledged by applicant*

Code

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

*Acknowledged by applicant*

**Code Administration**

No additional comments.

**Real Estate Assessment**

No additional comments.

**Police**

No additional comments.