



DEPARTMENT OF PLANNING AND ZONING

Sent via E-mail

December 23, 2015

Mr. William Cromley
426 N. Columbus Street
Alexandria, VA 22314

Re: DSP #2015-0010 – Fairfax Mews – Completeness Review

Dear Mr. Cromley:

This letter serves to inform you that City staff has completed review of the Completeness Plan submitted for the above referenced project. The plans have been deemed substantially complete. The attached comments are based upon the submitted Completeness Plan, dated November 24, 2015.

The next step will be the Preliminary Verification of Completeness submission, based on the Preliminary checklist. Incorporate direction provided by the Board of Architecture Review with the next submission. Please include a response letter addressing the comments below, a completed checklist, all materials identified in the checklist and all information requested by staff with the next submission.

In the event you have any questions, or desire a meeting to discuss the comments, please feel free to contact me at 703-746-3815 or at Dirk.Geratz@alexandriava.gov.

Sincerely,

Dirk H. Geratz, AICP
Principal Planner, Development Division

cc: Robert M. Kerns, AICP, Division Chief, Development, P&Z
Ryan Price, Urban Planner, Development, P&Z
Shanna Austin, Site Plan Coordinator, T&ES
Michelle Oaks, BAR Planner, P&Z

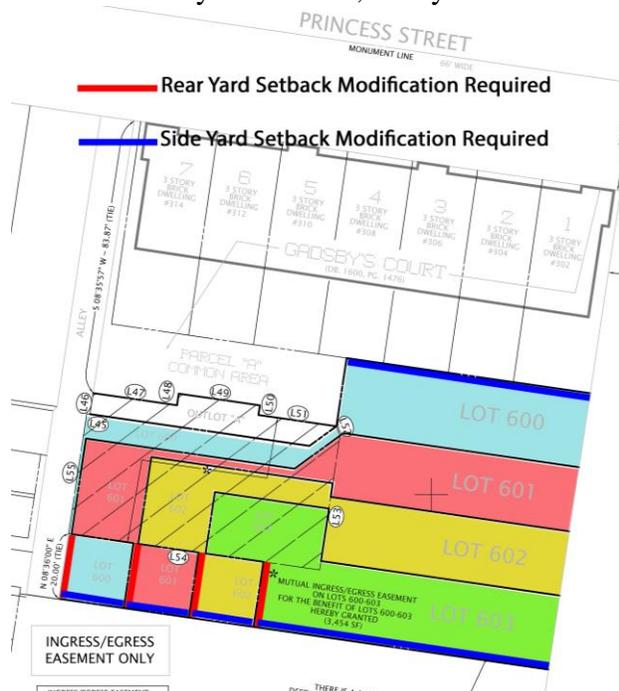
Please respond in writing to the following comments:

PLANNING AND ZONING

General:

1. With the next submission, provide the following incorporating BAR direction:
 - a. Color architectural elevations
 - b. Color perspective from Fairfax Street
2. Update the plat to clearly identify all property boundaries (street and alley side boundaries)
3. An open space modification will be required for this project. Only multifamily developments in the CD zone can count roof top open space towards their required open space. Add a request for a modification to the open space requirement on the cover sheet.
4. Side and rear yard setback modifications will be required for this project. Add a request for yard setback modifications on the cover sheet for the following yards as depicted below:

Lot 600: Rear yard setback, 2 side yard setbacks
Lot 601: Rear yard setback, side yard setback
Lot 602: Rear yard setback, side yard setback
Lot 603: Rear yard setback, side yard setback



5. The Planning commission has expressed concern with the amount of ground-level open space being provided in the City. Explore narrowing the drive aisle in the rear of the property to 22' feet (required width of a 2-way alley). This will help reduce the amount of pavement on the site, allow for more landscaping and canopy coverage, and provide more ground-level open space. See sketch below.



6. Provide a copy of the deed for the 10-foot alley that was conveyed on 11/6/2015 by Royal Marketplace LLC.
7. Will the stair on the garage for lot 600 need an easement to encroach into the alley?

Technical:

8. Provide a separate open space plan graphically showing the square footage of ground level open space on each lot. Above-grade open space is not counted towards the zoning ordinance requirement in the CD zone.
9. Fill in blanks on "City Standard General Notes" #4 related to site area, disturbed area, and impervious area on the cover sheet.
10. Sheet 4:
 - a. Provide existing and proposed floor area ratios
 - b. Update open space calculations to represent ground floor open space only

11. North arrow is cut off the page on sheet 5, relocate so it is visible.
12. Sheet 6:
 - a. Include dimension of rear drive aisle.
 - b. Show rear yard setback dimensions for each lot. It's unclear where the setback dimension measurements shown on sheet 4 are coming from.
 - c. Provide dimension of rear yard of lot 600.

TRANSPORTATION AND ENVIRONMENTAL SERVICES

Findings:

13. The plan is deemed COMPLETE.

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

14. Provide the VRRM spreadsheet demonstrating compliance with the phosphorus reduction, even if just through the reduction in impervious area. (Storm)
15. By staff calculations, 6,550 S.F. comes out to be 0.15ac, whereas the area draining to the bioretention facility is listed as 0.13ac and not the entire WQVD. (Storm)
16. Sheet 7: Clarify limits of the urban bioretention. (Storm)
17. Sheet 8 lists a Sandfilter not urban bioretention in the plan view for the drainage area, and has 0.15ac as the DA. Revise for consistency with water quality narrative. (Storm)
18. Design for pervious pavers must meet Virginia BMP Clearinghouse specs. (Storm)
19. Show the location of individual trash can. (Transportation)
20. Show how the trash is picked up. (Transportation)

Future Conditions:

21. Applicant shall provide one (1) bike rack on North Fairfax Street per City specifications, to be included in the resurfacing of the sidewalk. (Transportation Planning)

VAWC Comments:

VAWC has no comments on this submission.

AlexRenew Comments:

ARenew has no comments on this submission.

OFFICE OF HOUSING

22. Per the City's 2015 Procedures Regarding Affordable Housing Contributions, no affordable housing contribution is anticipated from this applicant.

FIRE DEPARTMENT

Findings

1. The following comments are for concept 1 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.

Acknowledged by applicant.

2. Future plans should show location of all existing fire hydrants in and around site and existing 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.

No new hydrants proposed or required. Existing hydrant is shown on plans.

3. Please clarify how rear access to townhouses will be achieved.

Applicant indicates the access will be through the alley on Princess Street.

Code

4. 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. This information will determine if item C-3 requirements apply.

Applicant indicates this will be supplied with "appropriate submission".

5. The Applicant shall provide two 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 two copies shall be submitted to Alexandria Fire Department, Fire Prevention, C/O A. Maurice Jones, Jr. 900 Second Street, Alexandria, Va. 22314.

Applicant indicates NFF will be supplied at the “appropriate time”.

- ~~6. 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' 4/12"~~
- ~~• 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~~
- ~~• Ramp Break Over Break over angle is 9 degrees~~

Access is from public street therefore this information is not necessary and removed by reviewer.

7. Existing fire hydrants shall remain in-service and unobstructed during construction.

Acknowledged by applicant.

CODE ADMINISTRATION

No additional comments.

POLICE DEPARTMENT

No comments provided.