



DEPARTMENT OF PLANNING AND ZONING

March 31, 2016

Mr. Duncan Blair
Land, Carroll & Blair
524 King Street
Alexandria, Virginia 22314

RE: DSUP #2016-0007 - Fillmore/St. James Phasing Amendment - Completeness Review

Dear Duncan:

This letter serves to inform you that City staff has completed its review of the Completeness plan submitted for the proposed DSUP phasing amendment request for the Fillmore/St. James project at 5000 and 5001 Echols Avenue. The plan has been deemed complete pending the submission by **April 7, 2016** of the additional items discussed in this letter (see Section A of Planning & Zoning comments and Section A of Transportation and Environmental Services for completeness items).

If all of the required Completeness information is submitted by the April 7th deadline and does not require additional review, staff anticipates June 2016 public hearings before the Planning Commission and City Council. Please see attached instructions in Sections C and D of Planning & Zoning comments for posting the project. Prior to posting the required signage at the site, please provide us with a copy of the invitation used to advertise your upcoming community meeting about already-submitted and anticipated changes at the project site.

If you have any questions, or would like a meeting to discuss the comments, please contact me at 703-746-3848 or at nathan.randall@alexandriava.gov.

Sincerely,

Nathan Randall
Urban Planner III, Development Division

cc: Robert M. Kerns, AICP, Division Chief, P&Z
Maya Contreras, Principal Planner, P&Z
Shanna Austin, Development Coordinator, T&ES

Call: 703.838.4666

Connect: www.alexandriava.gov

Come by: 301 King Street, Room 2100
Alexandria, VA 22314

PLANNING AND ZONING

A. Completeness Comments

1. No lighting or sign plans have been submitted as part of the Completeness submission. Staff is aware that lighting and signage is anticipated for the building and was provided on the Final Site Plan #2 submission. Provide these plans in a revised submission.
2. The provided tree crown coverage for Phase 1, as depicted on Sheet L2.01 in the submission, does not meet the 25% tree crown coverage requirement. It also does not match the tree crown coverage provided for the “west lot” as indicated on the Final Site Plan #2 submission. No explanation for the reduction in provided tree crown coverage is indicated in the response letter or elsewhere in the submission. The applicant shall depict additional plantings on the plan submission to meet the tree crown coverage requirement for each lot. Staff recommends a planting scheme identical or similar to the one depicted and previously reviewed on Final Site Plan #2. The tree crown coverage table also shall be amended to include one table expressed by “west lot” and “east lot” and a second table divided into “Phase 1” and “Phase 2.”
3. The grasses and groundcover species have been combined into one line on the landscaping specifications table on Sheet L2.01. Separate these species in the specifications table and depict the individual species on a revised landscape plan similar to the one shown on the Final Site Plan #2 submission.
4. Cover Sheet – List out previous approvals, with case numbers, in a new section labelled “Previous Land-Use Approvals.”
5. Cover Sheet – An amended TMP SUP has been deemed unnecessary since staff’s response to Concept #2 for this phasing amendment. Remove reference to TMP SUP amendment in this section. Clarify that this section pertains to current requests (to differentiate from “Previous Land-Use Approvals.”)
6. Cover Sheet – In the Zoning Tabulation Section, amend the allowable height for this site under the “CRMU-M” column to 70 feet. Maintain the existing asterisk and footnote, except remove the first sentence of the footnote.
7. Sheet P-0201 (Note #24) – Remove the note indicating that RPAs are located on the property. The cover sheet explicitly notes that no RPAs exist, and staff did not see any RPAs on the property in a recent preliminary double-check.
8. Sheet P-0201, P-0303, or other relevant location – Add notes to indicate whether or not:
 - a. Any part of the site is located within 1,000 of a landfill;
 - b. Any part of the site has the potential presence of combustible gasses; and
 - c. Whether any land contamination is expected and methods used to reach such a conclusion.

9. Sheet P-0301 or P-0302 – Add bus route information.
10. Sheet P-0302 – Indicate/label the on-street parking areas on either side of Fillmore and Echols Avenues.
11. Sheet P-0302 – Indicate height of the existing buildings.
12. Sheets P-0302 and P-0304 – Depict zoning boundary lines on the plan sheets.
13. Sheet P-0304, landscape sheets, and/or other relevant location - Indicate the location of visitor bicycle parking at the site.
14. Sheet P-0304 – Gas service lines were not evident on the plan sheet. Provide gas service lines on the sheet.
15. Sheet P-0304 or other relevant sheet – Provide utility owner information for all utilities.
16. Architectural Sheets – Provide sections indicating compliance with Section 6-403 of the Zoning Ordinance regarding the height-to-setback requirement.
17. Confirm in writing whether the subdivision lines on Sheet P-0401 need to be amended consistent with P&Z Comment #7 from Final Site Plan #2 comments. Amend Sheet P-0401 if needed.

B. Non-Completeness Comments

1. Staff supports most of the architectural changes shown in the Completeness submission and detailed in Comment #7 of the applicant's response letter. It does not support two of the changes, which will need to be revised as follows:
 - a. The aluminum windows proposed under the previous plan for the residential entry area and day care center tenant space must be retained.
 - b. The removed window on the eastern side of the building under the triangular bay must be retained, but spandrel glass may be used in place of clear glass.
2. The DSUP#2014-0003 preliminary plan anticipated (for the west lot) approximately 800 more square feet of open space, when ground-level and rooftop open space areas are combined, than indicated in the current phasing amendment proposal. Staff recognizes that this difference can be partially explained by the siting of a generator at the northwestern end of the building. However, it cannot explain why an area in the notch of the building was calculated to be over 1,400 square feet of rooftop open space in the DSUP#2014-0003 preliminary plan, but now that same area is listed as containing only 1,100 square feet of ground-level open space in the Completeness plan. Furthermore, the Final Site Plan #2 indicates that the same area of ground-level open space measures

1,245 square feet in size. Explain the discrepancies and amend the plan sheets to reflect the correct amount of open space for Phase.

3. Consistent with TES Finding #2, Planning & Zoning has also not reviewed the Final Site Plan #1 response letter that was included within the Completeness submission. The formatting confuses the two simultaneous project reviews at this site and did not directly address staff's concerns from the Concept #2 submission.
4. Staff asks the applicant to follow-up as necessary with the City Attorney's Office regarding the timing and all necessary information regarding processing the required ordinance for the public right-of-way vacation.

C. Draft Notice Language

Fillmore/St. James DSUP Phasing Amendment

Case Type and Number(s):

Development Special Use Permit #2016-0007

Complete Street Address: 5000 and 5001 Echols Avenue

Project Name: Fillmore/St. James DSUP Phasing Amendment

Tax Map Numbers: 011.01-01-05 and 010.02-02-30

Public hearing and consideration of a request for an amendment and update to standard conditions of previously-approved Development Special Use Permit #2014-0003 to allow the construction of two multifamily residential buildings and associated improvements to proceed in separate phases; zoned CRMU-M/Commercial Residential Mixed Use-Medium.

Applicant: AHC, Inc. represented by Duncan Blair, attorney.

D. Specifications for Applicant Sign to be Installed (for all Preliminary DSP and DSUPs)

Notice Content

The sign shall incorporate the following information:

1. Address or Description of project boundaries
2. Name of applicant and contact phone number
3. Name of project
4. Case number assigned to the project
5. Brief description of the proposed development including proposed use and number of units or square feet, and number of parking spaces
6. Planning & Zoning Department phone number to call for information
7. Date the sign was installed

The heading "PUBLIC NOTICE" should be legible and readable from a vehicle passing along the street, but the rest of the information need only be readable by a person standing at the curb or on the sidewalk.

Size and Mounting Height

The sign panel shall be at least 2 feet by 2 feet and shall be attached with screws to one 4" x 4" or two 2" by 2" treated posts. The center point of the sign shall be 5'-6" above the surface of the ground and the post(s) shall be approximately 1'-6" in the ground. Concrete need not be used to anchor the post(s) but they should be set so the post remains vertical for the entire time it is required.

Materials and Finishes

The sign panel must be fabricated of exterior plywood or sheet metal such that it will remain intact for a period of up to 12 months. The lettering may be applied to the surface or to a separate backing that is laminated to the panel. Lettering and graphics shall be black on a white background. Color and elaborate graphics should not be used.

TRANSPORTATION AND ENVIRONMENTAL SERVICES

A. Additional Required Information (Completeness comments)

1. It is our understanding that the phased approach will be used to construct Phase 1 under this DSP since the previous plan did not allow for phasing. Currently, stormwater compliance is being shown for both phases as a whole. This plan must demonstrate stormwater compliance for each phase of the project. You can show the overall compliance under the old technical criteria, but then you must break it up for each phase using the old technical criteria. When/if Phase 2 is submitted and the layout has triggered the new technical criteria, then that should be shown. (Storm)
2. Sheet P-0101: 'Project Description Narrative' and elsewhere, there is no Sheet C-0402; therefore, correct the Sheet number. (I-ROW)
3. Sheet P-0302: In continuation of response to previous Comment #3, show and call out all the structures and infrastructure including wet utilities to be demolished, removed, or abandoned in place under this development. (I-ROW)
4. Sheet P0404: Per the requirements of Preliminary Site Plan Checklist, provide garage ramp slope that can be maximum 12% with drainage and heat treatment. (I-ROW)

B. Recommendations (Non-completeness comments)

1. Add a note to the plan clarifying maintenance agreements for the pedestrian Mews and its associated pedestrian accesses as the Mews spans the lot line. (Transportation Planning)
2. Under the new multi-family parking regulations, the maximum parking for the market rate building is 179 spaces (i.e. 1 space per 179 bedrooms). The plans currently show 199 spaces for this building. Revise the cover sheet and garage plans to show the total number of parking spaces does not exceed 179 spaces.

C. Findings

1. The project received VPDES Construction General Permit (CGP) Coverage under the 2009-2014 permit and was reissued coverage effective July 1, 2014. The plan developed at that time is therefore subject to the old technical criteria found in Part II.C of the VSMP Regulations for an additional two permit cycles (through June 30, 2028). Portions of the project not under construction at that time shall become subject to any new technical criteria adopted by the state. However, this amendment is proposing to split the project into two phases. Phase 1 is being proposed as existed under the CGP application and will be subject to the old technical criteria. If Phase 2 is modified and the pollutant loads or flows are increased from the approved plan, then Phase 2 will be required to meet the new technical criteria for stormwater quality and quantity under Part II.B. (Storm)
2. The Staff has not reviewed the responses to previous comments on Final Site Plan #1, DSUP #2014-00003. (I-ROW)
3. The Staff is reviewing the responses to previous Comments #2 and #3 on the requirements of compliance with Part IIC or Part IIB of VSMP regulations for Phase II development since the preliminary plan is yet not approved. Staff's determination will be communicated to the submitting engineer separately. (I-ROW)
4. No comments received from Transportation.
5. Transit has no comments on this submission.

D. Future Conditions:

1. The applicant shall upsize the existing two-12-inch pipes (001394SEWP and 001395SEWP) to 18-inch diameter instead of 15-inch diameter to serve future growth. A credit to the sewer tap fees will be calculated for any additional infrastructure improvements that are needed for future developments that are beyond this proposed development. (I-ROW)

ARCHEOLOGY

- F-1 Historic maps indicate that the Dove and Green family farmstead was once located less than 200 ft. to the west from the parcel at 5001 Echols. John Green acquired a 58-acre parcel that encompassed the subject properties in 1859. Green died soon after acquiring the property and it passed to his sister Margaret Green Dove. In 1876 the Dove heirs sold the property to Samuel Ceas, and by the early twentieth century the farmstead was no longer standing. The Dove family established a small cemetery for family members at 5190 Dawes Avenue, far enough away from the subject properties to have no bearing on them. At some point in the mid-twentieth century the burials were removed from the Dove Family Cemetery by a local funeral home.
- F-2 The subject properties are partially developed and located on sloping terrain, both conditions which mitigate against the possibility for significant archaeological resources to be present. Nevertheless, because of the proximity of the Dove/Green farm, a measure of caution is appropriate here.

(Future Conditions/Code Requirements)

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Note: under Archaeology Notes on the Final Site Plan in several places there is reference for the applicant to notify Alexandria Archaeology two weeks before the start of ground disturbance. This is not necessary and the “two week” notification can be struck from the site plans.

FIRE DEPARTMENT

- F-1 The following comments are for completeness 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.

Acknowledged by applicant.

- F-2 Plans should show location of all existing fire hydrants in and around site and if applicable, any 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. Fire Hydrants shall remain in-service and unobstructed during construction.

Information provided by applicant.

- 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 building buildings over 5 stories or 55 feet; c) all existing and proposed fire hydrants where fire hydrants are located between forty (40) and one hundred (100) feet of each required 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 twenty-two (22) feet; f) the location and size of the separate fire line(s) for the building fire service connection and fire hydrants.

a) **“T” turn around on West side of property has been designated as an EVE that will meet City standards. Use mountable curb detail provided in Item C-7 for design of mountable curb. Applicant indicates mountable curb detail will be included in final site plan.**

b) **Applicant has provided two FDC’s on each building.**

c) **Existing and proposed hydrants are within the required maximum distance from all FDC;’s.**

d) **See Item C.**

e) **See Item A.**

f) **Fire lines are shown and sized but size is subject to confirmation by fire protection contractor based on system design requirements.**

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

Applicant has provided requested information.

- C-3 If building or structure is over 50 feet in height, it is required to have 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. Equivalency may be demonstrated through methods outlined in the City Fire Prevention Code Appendix D. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings.

Applicant has agreed to the following that will be submitted as a Code Modification to the Code Administration office for review.

- 1) Construction Type to be IIIA (IIIB is the code minimum)**
- 2) Two egress stairs shall extend to the roof (only one required)**
- 3) Fire pump and elevator shall be on the generator**
- 4) Follow the building code for high rise construction only with respect to fire/smoke detection.**
- 5) Provide sprinkler system per NFPA 13**
- 6) Provide for radio communications This will be filed tested during construction based on performance specifications from the City Radio Manager**

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.

Approved November 6, 2015.

C-5 A Knox Box Rapid Entry key access system shall be installed to facilitate building entry by fire department personnel during an emergency. The size and number of Knox Boxes, number of key sets, and required keys or access devices shall be determined by Alexandria Fire Department personnel.

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 and will be address at time of permit

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

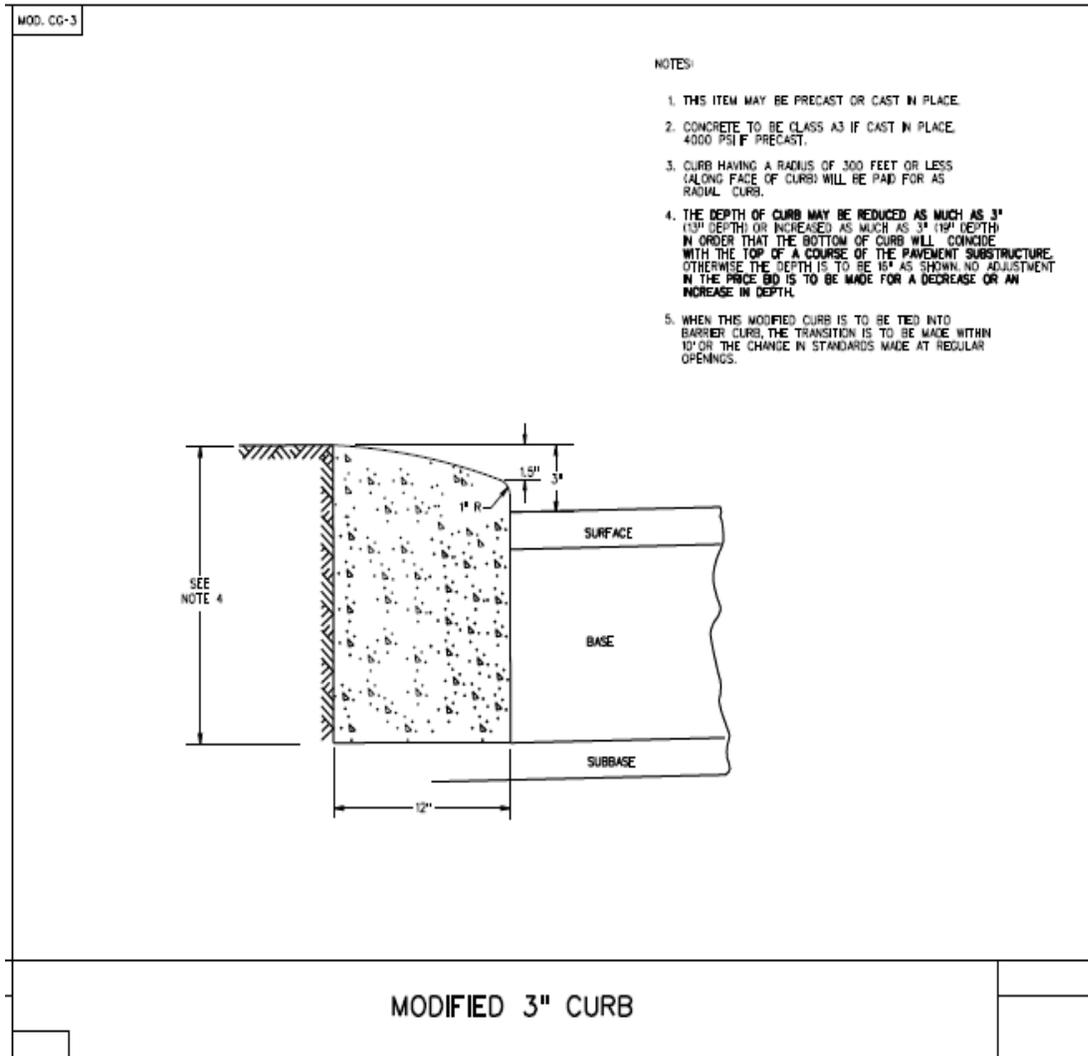
Emergency Vehicle Easements

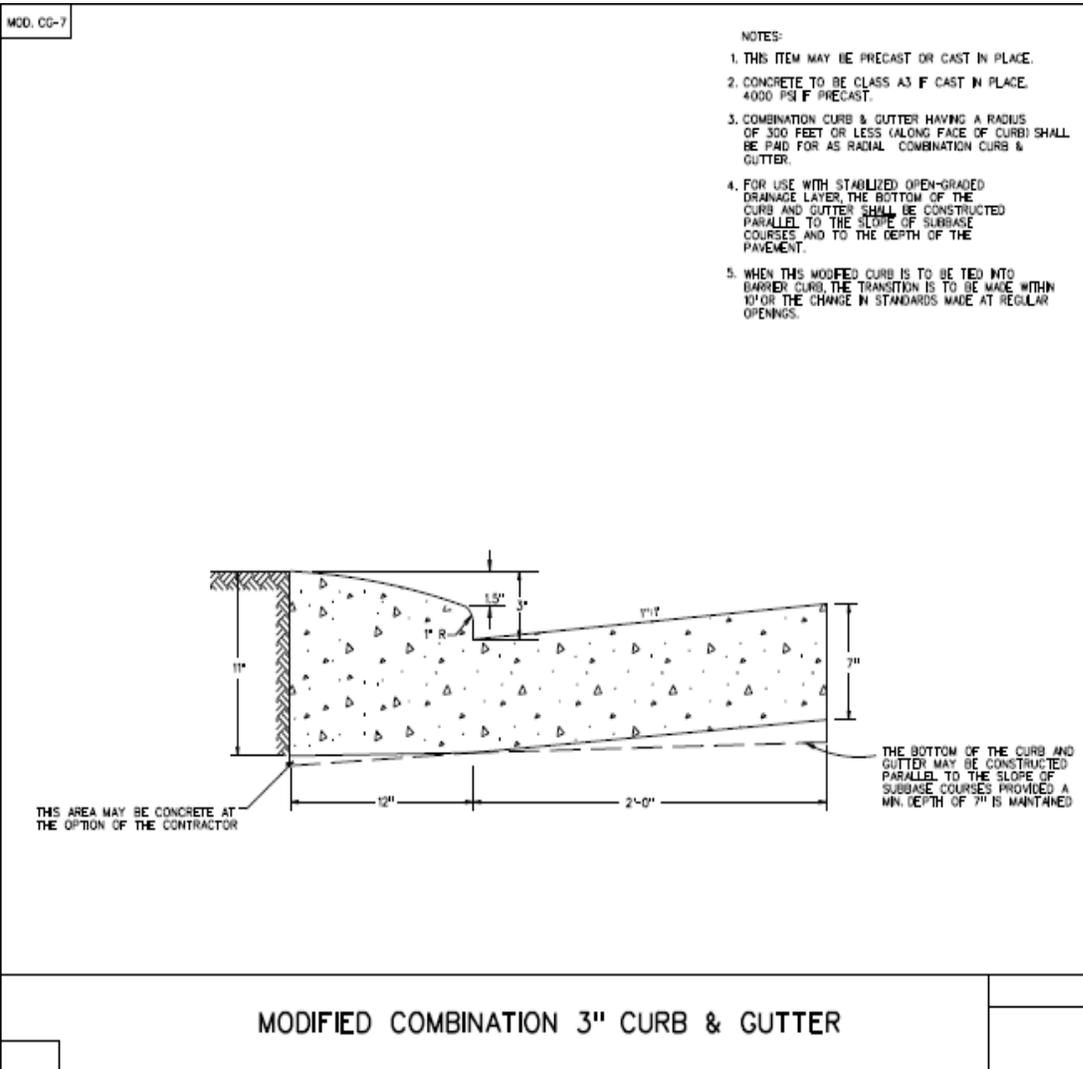
Emergency Vehicle Easements. Emergency vehicle easements shall be a minimum of 22 feet across the travel lane. The emergency vehicle easement shall provide access to strategic areas of the building and fire protection systems. Curbing and street components shall conform to the standards established by Transportation and Environmental Services and this document for emergency vehicle easements.

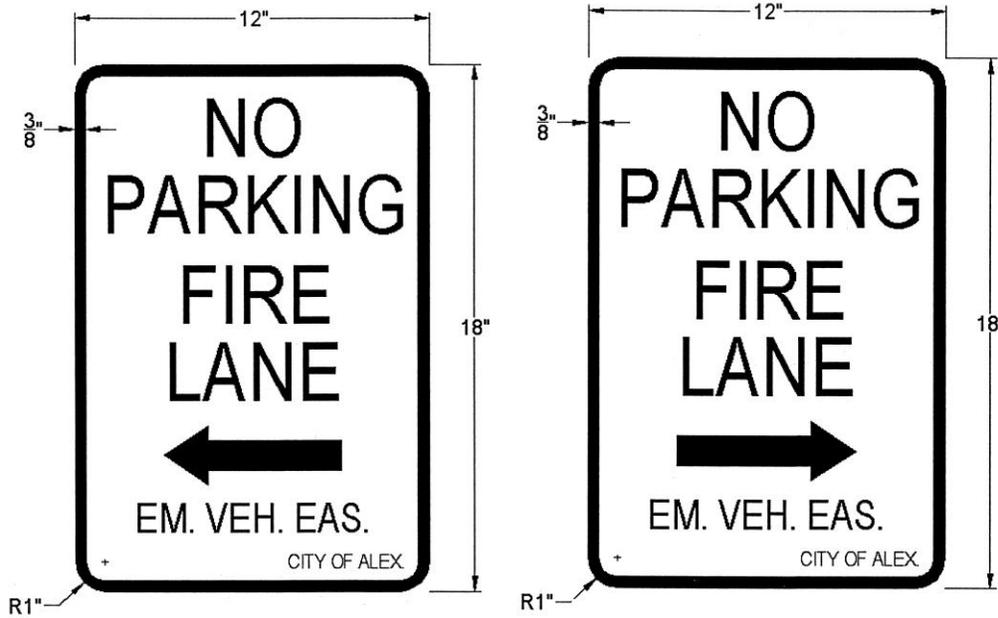
Sign Specifications. Emergency vehicle easement signs shall be metal construction, 12-inches wide and 18 inches in height. Provide red letters on reflective white background with a 3/8-inch red trim strip around the entire outer edge of the sign. The lettering shall say "NO PARKING," "EMERGENCY VEHICLE 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.







Fire Lane Sign Left Arrow

Fire Lane Sign Right Arrow



Applicant indicates a mountable curb will be installed at “T”. One of the above design shall be used for the curb. Will be on final site plan.

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 1/2"
- 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°

Applicant previously demonstrated the turning movement at the “T” turn around.

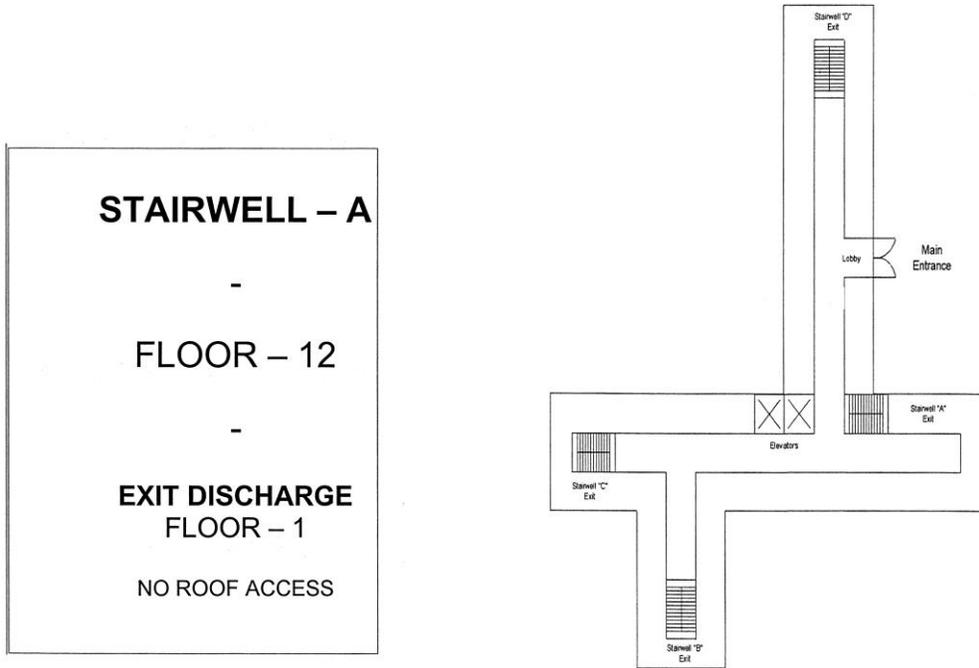
C-9 Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also 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

Example Building Footprint Sign

Previously acknowledged by applicant.

R-1 To improve fire department operational capabilities, it is recommended that all stairways extend to the roof level for direct access to the roof.

Previously acknowledged by applicant; two stairs will provide direct access to the roof.