



DEPARTMENT OF PLANNING AND ZONING

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April 14, 2016

Sent via E-Mail

Jason Kacamburas, P.E, CCM
City of Alexandria
Department of Project Implementation
301 King Street, Suite 3200
Alexandria, VA 22314

Re: Potomac Yard Metro Station – DSUP #2016 – 0004 – Completeness Verification

Jason,

This letter serves to inform you that the application you filed for the referenced Development Site Plan has been deemed complete. Staff is now reviewing the application in preparation for the Planning Commission hearing on June 7, 2016 and the City Council hearing on June 18, 2016. The following items (1-21) need to be resolved within the timeframe listed on Attachment 1 by the submitting engineer:

Recommendations (required to be addressed with slipsheets):

1. Update all parcel lines, lot areas, and FAR calculations based on the revised plat diagram which will be provided by the City. (P&Z)
2. The land dedication note on Sheet 2 should reference CDD#19, not CDD#10. (P&Z)
3. Identify the location of Fire Department Connections (FDC) on the structure and the location of fire hydrants on the site plan. (Fire)
4. Update the grading condition on the east side of the station per feedback from BAR and City staff. Specifically use the grading to minimize the height of the access road retaining wall, and ease the grading of northern crane pad for a more natural appearance. (P&Z)
5. Provide updated architectural elevations, perspectives, and high-quality renderings to be used in the public hearings. Also include updated architectural details on the following elements:

- a. AC Switch Room Building – architectural design to a conceptual level, including cladding and screening (if any)
 - b. Pedestrian Bridges – architectural design to include the overall bridge support structure, piers, roof extent and shape, mesh side design/type
 - c. South Entrance Pavilion and North Entrance Pavilion – architectural plans, elevations, sections, materials types
 - d. Materials plans – information on general materials types for exoskeleton, roof (interior and exterior), glass color/type, piers, louvers, mesh, etc. (P&Z)
6. Provide a GIS Dimension Plan sheet per the Preliminary Site Plan checklist. (P&Z)
 7. Show location of the metro signs (Pylons). Any such signs on City park property will be subject to the approval of the Director of RPCA. (RPCA)
 8. Show location and design of the security fence. (P&Z)(RPCA)
 9. Provide an FAR diagram for the service level (basement). (P&Z)
 10. Provide a landscaping plan to meet City Landscaping Guidelines and related requirements for the eastern side of the WMATA property, specifically the area adjacent to the access road, and the area around the pedestrian/bicycle ramp. (RPCA)
 11. Revise south entry pavilion site plan and design to reflect the final concept plan for this pavilion based on design discussions from the April 5th meeting with WMATA. (P&Z)(RPCA)
 12. The items agreed upon in April 7, 2016 meeting between T&ES staff, applicant, and submitting engineer must be provided. (I-ROW)
 13. Provide sanitary sewer computations and a narrative description to justify that no sanitary sewer outfall will be required since the additional sanitary flow generated will be less than 10,000 GPD per the requirement of Memorandum to Industry 06-14 dated June 20, 2014 on New Sanitary Sewer Connection and Adequate Outfall Analysis - Updated. (I-ROW)
 14. In continuation of previous comment #28, include the Environmental Site Assessment plan note per Section 13-112 of the Alexandria Zoning Ordinance – the Environmental Management Ordinance (EMO). Include RPA, flood plain, contaminated lands, and other pertinent information in the note.

Environmental Site Assessment Note to include RPA and Contaminated Lands information and the following notes as well: (SWM)

The City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality must be notified if unusual or unanticipated contamination or underground storage tanks, drums, and containers are encountered at the site. If there is any doubt about public safety or a release to the environment, the Alexandria Fire Department must be contacted

immediately by calling 911. The tank or container's removal, its contents, any soil contamination and releases to the environment will be handled in accordance with Federal, State, and City regulations.

All wells to be demolished in this project, including monitoring wells must be closed in accordance with state well regulation. Contact Joe Fiander and coordinate with the Alexandria Health Department at 703-838-4400 ext 255.

All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, which permits construction activities to occur between the following hours:

Monday through Friday from 7 am to 6 pm and

Saturdays from 9 am to 6 pm.

No construction activities are permitted on Sundays.

Pile driving is further restricted to the following hours:

Monday through Friday from 9 am to 6 pm and

Saturdays from 10 am to 4 pm.

15. Provide the 100' and 50' delineated RPA boundaries in the Stormwater sheets 15-19. (SWM)
16. In continuation of previous comment #31, show the approximate location and extent of the proposed stormwater quality BMPs on Sheets 15-19. Show the property lines as well. BMPs must be located on WMATA's proposed ultimate parcel to conform to VSMP requirements. If not, provide a list and appropriate plan notes for those BMPs that are not on WMATA property. (SWM)
17. In continuation of previous comment #32c.: Provide the standard BMP data blocks and demonstrate compliance with the water quality volume default (WQVD). Currently, 2.16 impervious acres are not receiving treatment to the 1/2" standard for the WQVD. (SWM)
18. In continuation of previous comment #36, per the DSP Preliminary Plan Checklist, provide information about how the new encroachments in the RPA are allowable and how impacts will be mitigated per EMO Section 13-117. Per our discussion on 4/7/2016, create a "Water Quality Impact Assessment" plan sheet for this information. Provide background information and narrative on impacts and how these are to be addressed. (SWM)
19. In continuation of previous comment #32 c, revise Sheet 15:
 - a. Provide plan information clarifying the discrepancy between the acreage of Disturbed Area and the Land Cover acreage.
 - b. Provide the standard BMP data blocks and demonstrate compliance with the water quality volume default. Currently, 3.57 impervious acres are receiving treatment to the 1/2" standard for the WQVD based on staff calculations and not the 9.94 acres in the response. Please address. (SWM)
20. Staff acknowledges and appreciates the applicant's reference to bikeshare on sheet C-01; however, based on further internal interdepartmental discussion, please remove this note from the plan. (Transportation Planning)

21. Clarify if long-term bicycle parking is expected to be limited and controlled access. In addition to long-term bicycle parking, there will need to be short-term bicycle parking, where access is not limited and controlled. These two types of bicycle parking can exist under the ramp, but the distinction should be made between them at this time, as a note for the design builder. (Transportation Planning)

Future Conditions (not required to be addressed with slipsheets):

22. In continuation of comment #37, the full major Water Quality Impact Assessment must be provided with the Final site plan. This is applicable as the project does not have to go through the exception process, but needs to complete the WQIA. (SWM)
23. The project is located in an area of known contamination. As such, the requisite environmental investigations and reports will be required no later than during final site plan, which includes but is not limited to, subsurface site investigation (Phase II), soil remediation plan, health and safety plan, and the design and installation of a vapor barrier. Initial air monitoring will be required, and continuation during construction will be contingent upon monitoring data. (SWM)
24. Add a concrete runnel for all staircases accessing the Metro Station from Potomac Yard Park. The purpose of the runnel is to aid bicyclists in pushing their bikes up and down the stairs. The Rhode Island Avenue Metrorail Station has a runnel installed on WMATA property. (Transportation Planning)
25. As shown, the access from the bicycle and pedestrian ramp into the station area appears tight and will result in user conflicts, as we noted on the Concept 1 submission. It is our expectation that bicyclists will not be asked to dismount, but we would like further clarification. Conflicts between users may be addressed by the following:
 - a. Improved sightlines at corners with transparent corners.
 - b. Providing proper illumination levels at corners.
 - c. Designing slight curve radius at corners to improve sightlines.
 - d. Providing convex mirrors to allow users to see around corners. (Transportation Planning)
26. A MOU between the City and WMATA will be required to provide WMATA maintenance access over City properties to maintain its facilities. (RPCA)

Findings (not required to be addressed with slipsheets):

27. Evans is projected to serve as a potential bicycle connection from points west to the Metro Station. (Transportation Planning)
28. Wesmond is projected to serve as a potential transitway connection to the Metro Station. (Transportation Planning)

29. For the northern bridge—currently shown as a pedestrian bridge only—the Pedestrian and Bicycle Master Plan calls this location out as a potential enhanced bicycle facility connecting North Potomac Yard to Daingerfield Island. The 12’ bridge is not sufficient to accommodate bicycles without riders dismounting to cross. If the width of this bridge cannot be amended due to the EIS, particular attention needs to be paid to the southern bicycle/pedestrian bridge and its transition through the station to ensure adequate, safe, and efficient bicycle travel. (Transportation Planning)
30. Floodplain, Transit, and Transportation have no comments on the completeness submission.

Within five working days of the date on this letter, the applicant is required to post the property on all street frontages with signs that meet the description on the attached sheet. The signs shall be maintained at the site until the end of the public hearing process for the proposed project.

As part of the certification of written notice required by section 11-301(A)(3) of the Alexandria Zoning Ordinance, the applicant shall submit an affidavit to the Director of Planning & Zoning stating: (i) that the required signs have been posted; (ii) that such signs have, as of the date of the affidavit, remained on display; and (iii) that the applicant shall maintain such signs on display until the conclusion of the public hearing process.

Notice of the public hearing is required to be mailed to adjacent property owners between May 19th and May 28th. Please use the following language:

REZ2016-0001

DSUP2016-0004

2901 Potomac Ave – Potomac Yard Metro Station

Public hearing and consideration of a request for: (A) An amendment to the official zoning map to change the zone from CDD#10 to UT – utility zone with a proffer; (B) A development special use permit and site plan with subdivision to construct a Metro Station with increased Floor Area Ratio (FAR) and building height; ; zoned CDD#10.

Applicant: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

Please feel free to contact me via phone at 703.746.3847 or via email at ryan.price@alexandriava.gov if you have any questions or concerns.

Regards,

Ryan Price, Urban Planner, Development

cc: Mitch Bernstein, Director, DPI
Jeff Farner, Deputy Director, P&Z
Rob Kerns, AICP, Division Chief, P&Z
Lee Farmer, Principal Planner, T&ES
Nathan Imm, Urban Planner, P&Z

Daphne Kott, Civil Engineer, DPI
Dinesh Tiwari, Deputy Director, RP&CA
Shanna Austin, Site Plan Coordinator, T&ES

**Specifications for
Applicant Sign to be
Installed for All
Preliminary DSP and DSUP**

Notice Content

The sign shall incorporate the following information:

1. Description of project boundaries
2. Name of applicant and contact phone number
3. Name of project
4. DSP or DSUP 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.