



DEPARTMENT OF PLANNING AND ZONING

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March 22, 2017

Sent via E-Mail

Mary Catherine Gibbs
Hart, Gibbs, Pierce & Karp, P.C.
700 North Fairfax Street, Suite 600
Alexandria, VA 22314

Re: DSUP #2016-0040
Braddock Gateway Phase 2
Notice of Completeness

Mary Catherine,

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 for preparation for the Planning Commission hearing on June 6, 2017 and the City Council hearing on June 24, 2017. Please note that the following items from T&ES must addressed via slipsheets to the satisfaction of the department by close of business on **April 5th**.

Findings:

1. The plan will be deemed complete, if the following comments are resolved within two weeks of the receipt of the comments from the City of Alexandria.
2. Transit and Transportation have no comments on this submission.
3. The City promotes the use of green infrastructure; it would be preferable for the applicant to use green techniques rather than proprietary devices for stormwater treatment. (SWM)

Comments (Completeness items to address):

4. Sheets C8.00 and C8.10: The nomenclature and total areas are different; therefore provide pre and post development analyses using consistent nomenclature and confirming that total areas shown in the computations and the site plan match. Since the development area under this Phase II drains to two hydrological independent outfalls; therefore, provide the pre and post development analyses separately for these two areas. (I- ROW)

5. Sheets C8.00 through C8.40: In continuation of response to previous Comment #28, computations and descriptions provided in the site plan on various sheets, complete the Storm sewer Outfall analyses and provide description using all the relevant references from all the storm water sheets. (I- ROW)
6. On Sheet C7.10, please show and label Manhole 2, Manhole 1 and EX MH B, and the proposed sewers between Manhole 2 and EX MH B on the plan. The adequate outfall analysis must to be completed to the Potomac Yard Trunk Sewer. (I-ROW)
7. On Sheet C7.10, please revise the adequate outfall analysis by using a sanitary flow factor of 300gpd/unit for multi-family units such as condos and apartments per City's Memo to Industry 06-14. (I-ROW)
8. On Sheet C7.10, please revise the Cumulative Peak Flow column in the analysis table to show correctly the accumulated flow, which includes flow entering the sewer pipe being analyzed and all flows from upstream. (I-ROW)
9. Areas draining to BMPs are shown in VRRM spreadsheet, however, they are not delineated on the proposed Drainage Area Map. Please provide area map with area served by BMPs shown. (SWM)
10. Per the Preliminary checklist, provide Geographic Coordinates for BMPs. (SWM)
11. Per the Preliminary checklist, include City Standard WQVD BMP data blocks. (SWM)

Within five working days of the date on this letter, the applicant is required to post the property on all three 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 25th and May 27th. Please use the following language:

DSUP#2016-0040

1100 Fayette Street

Parcels #044.03-06-03, #044.03-06-03.L1, #044.03-06-03.L2, #054.01-02-04

Public hearing and consideration of a request for: (A) A development special use permit and site plan with modifications to expand a noncomplying fire station; (B) A special use permit for a parking reduction; zoned CDD#15. (North Ridge / Rosemont Small Area Plan)

Applicant: Insert here, represented by, Mary Catherine Gibbs.

- a. DSUP
- b. SUP for more than 1 mechanical penthouse

c. Modification for a loading space reduction

THIS PROJECT WILL BE A DSUP THAT IS PART OF THE CDD #15 PLAN FOR A RESIDENTIAL AND FIRST FLOOR RETAIL BUILDING WITH PARKING PROVIDED ON TWO LEVELS BELOW GROUND AND ONE LEVEL LIMITED SURFACE PARKING FOR RETAIL USE. IT WILL INCLUDE THE 2/3 ACRE PUBLICLY ACCESSIBLE PARK.

Please do not hesitate to contact me via telephone 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 Division

cc: Robert Kerns, AICP, Chief, Development
Dirk H. Geratz, AICP, Principal Planner, Development
Shanna Austin, Development Coordinator

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

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.