



DEPARTMENT OF PLANNING AND ZONING
301 KING STREET, ROOM 2100
ALEXANDRIA, VA 22314

Phone (703) 746-4666
Fax (703) 838-6393

Sent via E-mail

November 25, 2015

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

Re: DSUP #2014-0035 – ARHA Ramsey Homes – Verification of Completeness
699 Patrick Street, Alexandria, VA 22314

Dear Mr. Blair:

This letter serves to inform you that the application you filed for the referenced Development Special Use Permit is considered *Complete*.

As you are aware, City Council requested that ARHA look at alternative approaches to redeveloping the Ramsey property to address a number of concerns raised by the Council and community. These issues, among others, included concerns about the appropriateness of the mass and scale, percentage of open space and potential preservation of one or two existing buildings. City staff worked diligently to start to explore a number of options and consolidated those efforts by beginning to prepare several alternatives, including hiring specialty consultants and paying for additional work by ARHA's architect. City staff found the exercise very valuable and informative. The process also began to inform staff as to the fiscal impacts of the various options and allowed staff to adjust design.

Unfortunately, after some productive, initial collaboration, ARHA chose not to further participate in exploring and creating the various development options. In the end, however, City staff has concluded that creating development alternatives is not an application Completeness issue, and therefore, we are finding that the application is technically complete, subject to the comments provided in the comments below. Please see the following pages for further information regarding required changes for the final Preliminary Plan submission and future conditions.

City Verification of Completeness
ARHA Ramsey Homes
DSUP#2014-0035
September 8, 2015

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 sign 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 11-303(D) of Ordinance #4281 of 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.

In the event you have any questions please feel free to contact me at 703-746-3804 or at karl.moritz@alexandriava.gov.

Sincerely,

Karl Moritz, Director
Department of Planning and Zoning

cc: Helen McIlvaine, Director, Office of Housing
Robert M. Kerns, AICP, Chief of Development
Dirk H. Geratz, AICP, Principal Planner, Development Division
Nathan Imm, Urban Planner, Neighborhood Planning and Community development
Division
Shanna Austin, Development Coordinator, T&ES

PLANNING AND ZONING

The plan is deemed complete.

1. The current open space percentage provided is a maximum of 15%, compared to the 40% open space required by the CRMU-M zone to which the Applicant is applying for rezoning. Provision of the appropriate level of open space will be required through future conditions (see below).

The following items will need to be provided as revised or additional information in the current submission set

2. Revise the architecture of the buildings elevations per discussions held during the week of October 5, 2015 with City Staff. The northern building will be designed as a multifamily building with a central core of all brick and end sections of a differing color and material. The southern building will utilize similar materials while having a rhythm or module that refers to the townhome scale of its neighboring buildings.
3. A commitment was made on the part of the Applicant (ARHA) to provide a single, consolidated list of requests for financial assistance from the City of Alexandria. Such a list would include, but not be limited to, items such as utility undergrounding, stormwater and/or combined sewer separation fees or assessments, and crosswalk enhancements. The list may be provided on the plan set, or as an accompanying memorandum. Any City financial assistance provided would need to derive out of the James Bland development proceeds due to the City. The provision of financial assistance is subject to AHAAC's review and to the review and approval of City Council. Housing staff will work with ARHA to streamline requirements of the funding request process to align with the anticipated timing of DSUP hearing.

The following will be incorporated into future conditions

4. A minimum of 40% open space shall be provided. The open space may be provided as a combination of on-grade/on-site open space, directly adjacent on-grade open space, and/or accessible roof top open space with amenities. The currently provided 15% on-grade/on-site open space shall be maintained as the minimum amount provided of this type. Roof top open space shall be fully accessible to all residents, provide usable open space amenities, and be open to residents from dawn to dusk as a minimum.
5. The architecture will be subject to review and approval by the Parker Gray Board of Architectural Review for a Certificate of Appropriateness.

TRANSPORTATION AND ENVIRONMENTAL SERVICES

The plan is deemed complete.

The following items will need to be provided as revised sheets in the current submission set.

6. Show connection with SWM facility from the North building. (I-ROW)
7. Previous comment about turning movement exiting/entering the garage was not addressed. On sheet P1401, the turning movement is too tight. Provide methods including but not limited to mirrors, signage, and other means to mitigate the tight turning movement. (Transportation)

The following will be incorporated into future conditions.

8. Sheet P-704: The project must meet the Channel Protection and Flood Protection requirements. Sec. 13-109(F)(1) requires the project to convey the post-development peak flow from the 2-year/24-hour storm without causing erosion of the system. Since the current infrastructure experiences flooding, Sec. 13-109(F)(2)(b) requires the project to release the post for the 10-yr/24-hr storm less than the pre. (Storm)
9. If the project is proposing to use the Permeable Alley as “credit” for water quantity requirements in the post-development condition, the existing alley must be included in the pre-development condition. (Storm)
10. The proposed Permeable Alley must be built to the Draft 2013 Spec No. 7 (Table 7.7) to be considered a permeable surface. This spec is different than the BMP spec. (Storm)
11. Ramp slope, 16%, is too steep. Explore ways to reduce the slope of the ramp. (Transportation)

SIGNAGE SPECIFICATIONS

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.

Information to be posted as follows:

Ramsey Homes Redevelopment
DSUP 2014-00035

Ramsey Homes Redevelopment
699 N. Patrick Street

Property: City of Alexandria Tax Map
054.04-12-01

Applicant: Virginia Housing Development LLC

City Verification of Completeness
ARHA Ramsey Homes
DSUP#2014-0035
September 8, 2015

Contact: Duncan Blair, Land Use Attorney

Phone: 703-836-1000

Description of the Proposed Plan: Two-building multi-family residential development containing 53 rental units and 29 underground parking spaces.

Public Hearing and consideration of a request for a Development Special Use Permit with site plan to increase the Floor Area Ratio to 2.0 (ZO 5-205(c)); a Master Plan Amendment to the Braddock East Master Plan and the Braddock Metro Neighborhood Plan; a rezoning of the site from zone RB to zone CRMU-M; a modification to permit less than the required 40% open space (ZO 5-207); a modification to permit less than the required 25% tree canopy coverage (ZO 7-2507); a modification to permit encroachment into the required 75' sight triangle at the intersection of North Patrick Street and Pendleton Street (ZO 7-801(b)), and; a Transportation Management Plan Special Use Permit. Applicant: Virginia Housing Development LLC represented by Duncan Blair, Attorney

Inquiries should be directed to Nathan Imm, Urban Planner, City of Alexandria, Department of Planning and Zoning (703) 746-3845.

Installed December __, 2015