

REVISED

June 15, 2022

Jim Snyder
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**RE: COMMENT-RESPONSE LETTER, SUBMISSION 1.1
APPLICATION FOR SPECIAL EXCEPTION SITE PLAN
WEST FALLS DEVELOPMENT PROJECT, BLOCK D-1**

Dear Mr. Snyder:

This firm represents TC MidAtlantic Development V, Inc. (the “Applicant”), the authorized developer of Block D-1 of the West Falls Development Project located at 7124 Leesburg Pike (RPC 51-221-007) (the “Property”). We are in receipt of the Staff comment letters dated March 17, 2022 and March 22, 2022 concerning the above-referenced zoning application. On behalf of the Applicant, please accept this comment-response letter and accompanying application resubmission materials.

PLANNING COMMENTS

Comment: Staff encourages the applicant to continue to pay close attention on the following elements during design development, construction, and operations:

- *Chapter 5: Environmental Sustainability, Resilience and Natural Resources: "Environment for Everyone"*
 - o As part of property management look to achieve the following goal: connect residents with resources to the City’s comprehensive composting program which includes subsidized residential curbside compost pick-up, a drop-off facility open to residents and businesses, and free classes in backyard composting.
 - o As finalizing LEED scorecard look to design buildings to be designed to optimize resilience, reduce energy use, and increase energy efficiency

Applicant Response: Acknowledged. The Applicant will continue evaluating opportunities for energy-efficient building design and sustainability through the entitlement and final design processes.

1. Applicable plan sheets: update with correct RPC(s) and lot lines based on the subdivision plat approved by Planning Commission on February 16, 2022, once it has been recorded.

Applicant Response: The coversheet and background have been updated to reflect the new subdivision. The coversheet only reflects the new Parcel D-2 RPC, since that is the only parcel involved with this SESP application.

2. Applicable plan sheets: include the Munis number (20190179) on the Civil & Architecture sheets along footer.

Applicant Response: The Munis number has been added to the sheets.

3. Sheet C-0101: Miscellaneous Notes box – update to match language in full SESP.

Applicant Response: The notes have been updated to match the full SESP.

4. Sheet C-0101: Amend “Planning Commission Final Approval” to “City Council Final Approval”

Applicant Response: This reference has been updated.

5. Sheet C-0101: Information in Variance box is not applicable to this SESP and can be removed.

Applicant Response: This information has been removed.

6. Sheet C-0202: Numbers in Bike Parking Tabulation, Class 1 and Class 3 Provided, do not add up between the two tables.

Applicant Response: The bike parking tabulations have been updated.

7. Sheet C-0402: the SESP for Phase 1 depicted a landscape bed between West Falls Station Blvd and the circular drive at the building entrance. This appears to have been removed. Please include these details as shown in the SESP-Phase 1. If changes are proposed for this area, please provide and include narrative including reasons for the changes and differences in design and materials for staff review.

Applicant Response: The landscape bed was inadvertently removed from the initial application drawing. The landscape bed is intended to remain as originally approved and is shown in the resubmission.

8. Sheet C-0402: Notes 5 and 6 reference a landscape plan and also reference the “full SESP” for site plan elements related to utilities and streetscape materials. The SESP should include the surrounding streetscape at least up to the property line.

Applicant Response: The streetscape was not duplicated in this SESP to avoid confusion. It will be constructed per the approved SESP for Phase 1 of the development.

9. Sheet A-D1-100S: How many bike parking spaces are proposed for the senior housing and retail bike storage rooms in the basement floor plan?

Applicant Response: The proposed design includes six (6) bike parking spaces for retail and twenty-two (22) parking spaces for senior housing. Notes have been added to the plans.

10. Sheets A-D1-201S and 202S: is the roof parapet wall the only location anticipated for fiber cement panels? As was discussed in the March 16 meeting, if there are any anticipated changes in architectural design and/or materials, please include in next submission for staff evaluation.

Applicant Response: Additional information been added to the elevation sheets to clarify the proposed building materials, including the use of pre-cast concrete panels on the building facades.

11. Sheet A-D1-401: As was discussed in the March 16 meeting, the hotel ratio was used to calculate required senior housing bike parking? Please include an * with a note that this standard was used.

Applicant Response: A note has been added to the tabulation to clarify that hotel ratio has been used to calculate bike space requirements.

12. Lighting: Confirm any proposed outdoor lighting on building will be consistent with photometric plan in SESP Sheet LT1.1.

Applicant Response: Confirmed.

13. Architectural Design: The elevation facing the garage is the back of the building, but the floors taller than the neighboring garage need some design attention.

Applicant Response: Acknowledged. The Applicant has continued to develop the architectural treatment for this area of the building façade.

14. Building Safety Comments: John Russell, CPEDS

- a. Fire lanes: FCC needs to be located at the front of building with a door to exterior and interior. FDC on address side.

Applicant Response: The FCC is located at the front of the building on the address side. A door to exterior and interior will be provided.

- b. Areas of Rescue: It appears that this will also be an I-2 use group, areas of rescue are needed.

Applicant Response: The use group will be I-1, condition 2. Smoke compartments and area of refuge will be provided as required by code.

- c. Discharge Paths: Ensure unobstructed discharge paths to the public way (no manholes or planters on the discharge path).

Applicant Response: Acknowledged. Discharge paths will not be obstructed.

15. DPW: Stormwater Management, see Attachment 1.

Applicant Response: Responses to DPW stormwater management comments are included below.

16. FCPD: Police/ Safety, see Attachment 2.

Applicant Response: Responses to FCPD comments are included below.

17. DPW & CMO: Solid Waste & Environmental Sustainability, see Attachment 3.

Applicant Response: Responses to DPW/CMO sustainability comments are included below.

Comment: Prior to SESP issuance, applicable bonds will need to be submitted if not already covered as part of the SESP-Phase 1.

Applicant Response: Acknowledged. The Applicant will coordinate with City Staff to submit bonds, as needed.

DPW STORMWATER MANAGEMENT COMMENTS

Comment: How will additional living area impact sanitary sewer capacity analysis. What parameters or assumptions are being used to determine magnitude of flow produced by additional occupancy, if any?

Applicant Response: The City designed and installed the new sanitary sewer system that feeds this site. Our understanding is that the system was designed for the ultimate buildout per the approved SEE. We did not perform a separate sewer analysis for this SESP application.

Comment: Does the additional living area create more impervious surface area? If yes, how does applicant plan to address stormwater runoff from additional impervious surface area?

Applicant Response: Stormwater requirements are addressed through green roof, bioretention, an underground manufactured device, and underground detention.

FPCPD COMMENTS

Comment: Address Emergency Access. During an emergency, law enforcement needs quick, unrestricted access to the scene through the garage, gates and main/side entry doors to save lives. Have the developer install two separate Knock boxes (one for Police and one for Fire) or some form of secure key box to enable immediate entry for police in an event of an emergency.

Applicant Response: The Applicant will evaluate the potential installation of knock boxes.

Comment: Address Fire and Police Radio Operability Issues. A lot of new buildings have had dead space issues for police and fire radios which needed extra work/cost afterwards to install repeaters (Repeater enables two-way radios to achieve better coverage, better penetration, and extends the range).

Applicant Response: Acknowledged. The Applicant will continue to analyze radio operability issues during final building design

Comment: Assign Emergency Vehicle Parking Spot. Securing at least one parking spot for emergency vehicles is crucial for a quick response in an emergency.

Applicant Response: Parking for the proposed building will be located in the adjacent above-grade garage on Block D-2, pursuant to an agreement with the master developer. While the Applicant will be allocated a specified number of parking spaces to serve the senior housing use, the master developer, and not the Applicant, will own and control the garage. The

proposed development does feature an off-street entrance driveway which could be utilized in the event of an emergency.

Comment: Dedicate Police Work Space. Since this is going to be a huge area away from the Police Headquarters, require the developer to dedicate a small room with bathrooms for police. This space will be utilized to meet the reporting parties and would serve as a substation for police related work. Most importantly, this space can be used for smart police station in the future. <https://www.youtube.com/watch?v=w3HIF9vETY4>

Dunn Loring Metro Town Center developer was required to provide a space for police which is currently being used as Police satellite station. We currently have a dedicated police space at the Eden Center which was provided by the property owner.

Applicant Response: The ground floor of the senior housing building does not contain sufficient free space to accommodate this request. The programmatic and space needs of a mixed-use senior housing building offering differing levels of care to its tenants are significant.

DPW & CMO SOLID WASTE & ENVIRONMENTAL SUSTAINABILITY COMMENTS

1. The goal of achieving LEED for Homes v4: Multifamily Mid-Rise certification at Gold level for this building is admirable, and I am pleased to note the preliminary scorecard includes a significant proportion of the available points in the Annual Energy Use category. The City is asking developers to strive for a minimum 20% improvement in energy efficiency below the baseline calculated under LEED v4. As the design process proceeds, we would like to see an updated scorecard, and to know what energy use intensity you anticipate achieving.

Applicant Response: Acknowledged. The Applicant intends to achieve 20% net energy utilization reduction from the 2010 ASHRAE 90.1 baseline standard. Please refer to the draft Voluntary Concessions for additional detail. The Applicant will continue analyzing potential energy efficiency measures and will coordinate with City Staff.

2. The City's Comprehensive Plan encourages reduced use of natural gas because of the associated greenhouse gas emissions and local pollution. An all-electric design, including HVAC equipment, water heaters and appliances, would achieve this goal and could also offer cost savings and risk reduction by eliminating the need for gas distribution piping.

Applicant Response: Acknowledged. All appliances installed within the Senior Housing Building residential units will be electric. Please refer to the draft Voluntary

Concessions for additional detail. The Applicant will continue analyzing opportunities for building electrification and will coordinate with City Staff.

3. As the climate changes in our area, higher temperatures and longer heatwaves already occurring and are predicted to increase in the future in our region. The area of the City where this building will be located already exhibits a strong urban heat island effect (see NVRC's Climate Resilience Dashboard). Analysis of future climate model data performed by MARISA(NOAA's Mid-Atlantic Regional Integrated Sciences and Assessments team) shows that our area is projected to see increases in the number of days with nighttime low temperatures above 70°F, from an average of fewer than 30 days now to more than 64 days within the next thirty years. High nighttime temperatures limit street and sidewalk cooling, and can lead to further increases in daytime temperatures.

Careful selection of materials for walls and paving, and the provision of shading, for windows and on balconies and rooftop amenity areas, will be essential to achieve a comfortable, energy efficient environment. The use of trees in ground level landscaping should be maximized to maximize the ecosystem benefits of planted areas. Active encouragement of, and provision for, plantings on balconies could create additional planted space, with concomitant environmental benefits.

Applicant Response: Acknowledged. Through the final design and LEED certification process, the Applicant will continue analyzing appropriate building materials. The streetscape will feature landscape beds and street trees in order to create a better pedestrian environment and to help mitigate heat island effects.

4. Although the provision of green roofs and bioplanters is a welcome addition to the roof space, it is disappointing that you have not found a way to accommodate renewable energy generation in this building design. As an EPA Green Power Community, the City encourages the use of renewable energy. A commitment to procure Tier 2 renewable energy from offsite sources could add to your LEED score.

Applicant Response: Acknowledged. Programming of the rooftop space has been carefully considered to balance the competing needs for green roofs/bioretenion, building programmatic needs, and mechanical infrastructure. Onsite renewable energy generation is difficult to achieve in a senior housing building of this scale.

5. I understand from our meeting on March 16, 2022 that you will not be building garage space yourselves, but will be purchasing it from the Hoffman group. I urge you to ensure that sufficient electric vehicle charging stations will be available to your staff and residents. The memorandum prepared by the City's Environmental Sustainability Council, available at

<https://www.fallschurchva.gov/DocumentCenter/View/14769/2021-06-EV-Charging-Station-Recommendations-210602> may assist you in planning to meet future needs.

Applicant Response: The garage will be owned and operated primarily by the master developer of the West Falls Development (FCGP Development LLC), and the Applicant will purchase 125 parking spaces in the garage from the master developer. The current parking allocation plans include EV charging spaces (including several spaces that are pre-wired for future charging stations) in the shared-use areas of the garage. The Applicant is currently in discussions with the master developer to provide EV charging spaces among the 125 spaces allocated to the senior housing building. While these discussions are ongoing, the Applicant expects that approximately four (4) of the 125 spaces will be EV charging spaces.

6. Please note that City Code section 34-4 (b) requires owners and licensees of all residential apartment and condominium buildings which receive private solid waste collection service to include collection of recyclable materials and refuse. The implementation schedule, frequency of collection, and types of materials to be collected is subject to subsections 34-6(a), 34-6(b) and 34-6(c), solid waste collection by contractor. We encourage the provision of compostable materials pick-up service, which is available from commercial vendors in our area.

Applicant Response: Acknowledged. The Applicant will explore options for compostable materials pick-up service.

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Thank you very much for your review of this request. Please do not hesitate to contact me if I can provide any additional information.

Sincerely,



Zachary G. Williams