

Docket Item # 15  
DEVELOPMENT SPECIAL USE PERMIT #2001-0026  
ROCKY GORGE - CAMERON STATION (Phase III)

Planning Commission Meeting  
April 2, 2002

**ISSUE:** Consideration of a request for a development special use permit amendment to enlarge building footprint for building # 4 of the Phase III site plan.

**APPLICANT:** Rocky Gorge at Main Street, LC  
by M. Catharine Puskar, attorney

**LOCATION:** 5010 Duke Street  
Cameron Station, Phase III

**ZONE:** CDD-9/Coordinated Development District

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**PLANNING COMMISSION ACTION, APRIL 2, 2002:** On a motion by Mr. Leibach, seconded by Mr. Robinson, the Planning Commission voted to recommended approval of the amendment to the development special use permit, subject to all applicable codes and ordinances and the staff recommendations, with a revision to condition #68 to insure that Cameron Station Civic Association is consulted on the final design of the building. The motion carried on a vote of 7 to 0.

Speakers:

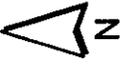
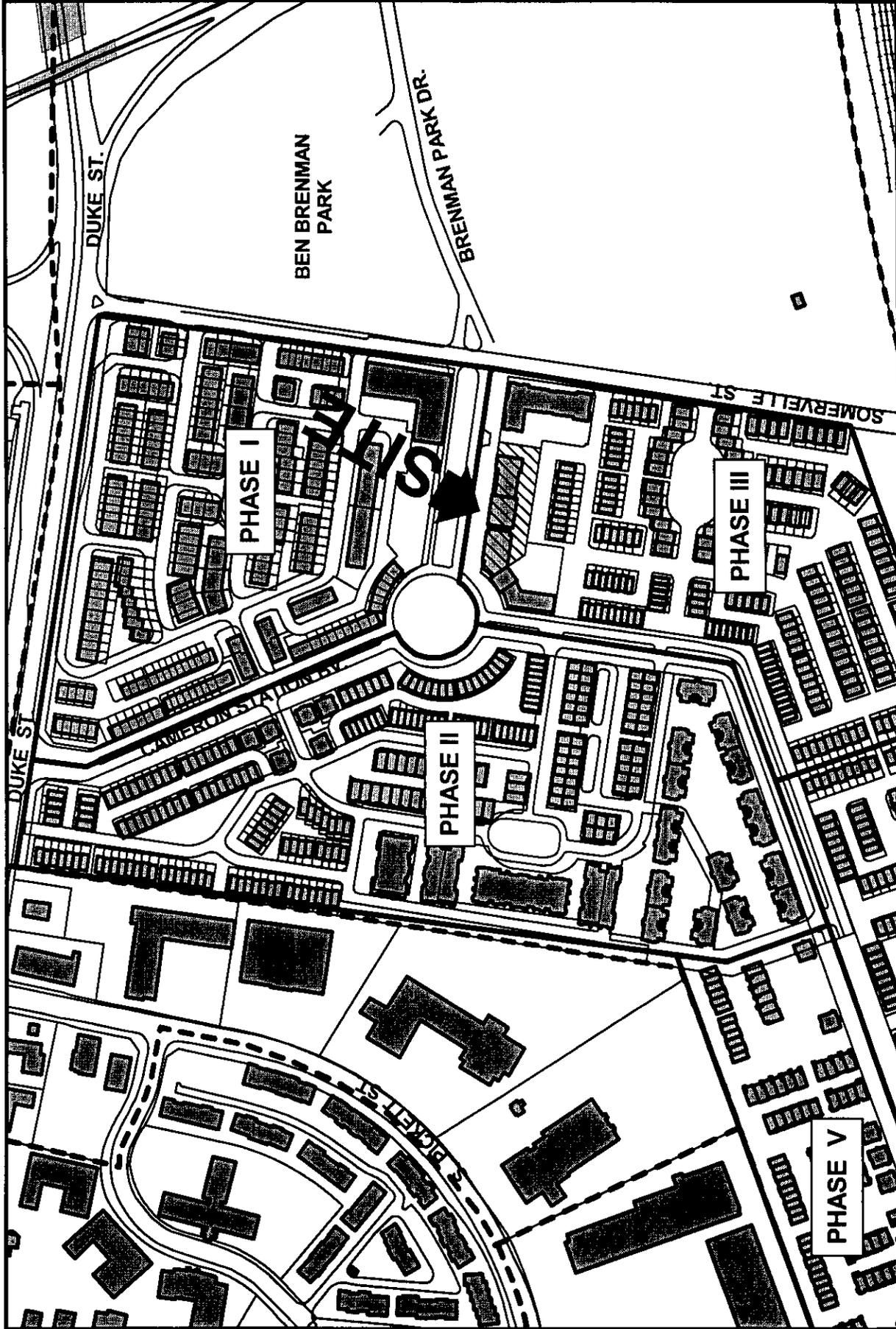
Catherine Puskar, attorney, representing the applicant.

Michael O. Malley, requested deferral to address the connection between the Cameron Club and the proposed building.

Melinda Lyle, requested deferral.

Joe Bennett, requested deferral to work with the applicant to address the connection between the Cameron Club and the proposed building.

Roland Gonzalez, representing Cameron Station Civic Association requested deferral.



04/02/02

DSUP #2001-0026



STAFF RECOMMENDATION:

Staff recommends **approval** subject to all applicable codes and ordinances and the following staff recommendations:

1. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of Planning and Zoning (P&Z) and Transportation and Environmental Services (T&ES) (P&Z)
2. Provide final design of the linear park adjacent to Backlick Run prior to the release of the Phase III final site plan, and provide phasing plan, indicating how construction of the Park is to be phased relative to Phases III, IV & V and when the Park is to be turned over to the City. The Linear Park Plan design and phasing shall be to the satisfaction of the Directors of P&Z, RP&CA and T&ES and shall include:
  - A) A meandering 10' wide trail, exercise course, bermed landscaping and trash receptacles.
  - B) Connections between the path and the development,
  - C) Lighting at connections with the development.
  - D) A detailed landscaping plan.
  - E) A plan showing details of fencing between the project and the linear park.
  - F) Manufacturing specifications for the proposed fitness trail to the satisfaction of the Director of RP&CA. (P&Z)
3. Fences of the residential units facing the linear park should be no higher than 6 feet and must have a gate or opening to the park.
4. The streetscape of the public road along the western edge of the eastern park shall include curb, gutter, lighting, sidewalks and street-trees on both sides of the street and shall be designed to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
5. Pathways shown on the site plan sheet and the landscape plan sheet are inconsistent; provide pathways as generally shown on the landscape plan sheet, to the satisfaction of the Director of P&Z. (P&Z)

6. Create a connection between the Boulevard and the Park by extending the paths located between units 61-102, 34-119, 121-122 between 85-86 and 73-101. (RP&CA)
7. Provide landscaping and other amenities, such as seating, fountains, activity areas, etc., as appropriate, within the public and common open space areas, to the satisfaction of the City Landscape Architect and the Director of P&Z. (P&Z) (RP&CA)
8. Street trees shall be a minimum 4" caliper along all major roads, including the traffic circle, entrances from Duke Street, and adjacent to the proposed park land. All street trees shall generally be no more than 40 feet on center. (P&Z)
9. Taper driveways serving units with double garages, to the extent possible, to allow for increased landscaping in front of such units. The landscape areas in front of all units shall be well landscaped, to include trees where possible, to the satisfaction of the Director of P&Z. (P&Z)
10. Provide a detailed landscaping plan which delineates the size, location, species, specifications and character of all proposed plantings. All materials specifications shall be in accordance with the industry standard for grading plant material--The American Standard for Nursery Stock (ANSI Z60.1). Include details for proposed planting for each individual unit type and sufficient information to ensure coordination and consistency between phases. (P&Z)
11. Place underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible, to minimize any impact on the root systems of the proposed landscaping, to the satisfaction of the Director of T&ES and the City Arborist. (P&Z)
12. Sidewalks and handicap access ramps must be continuous on one side of private streets throughout the development and on both sides of the public streets, and must be designed, along with street crossings, to provide continuous accessibility throughout the project to the satisfaction of the Director of T&ES. (T&ES)
13. Provide streetscape and site furnishings to the satisfaction of the Director of P&Z. Provide information delineating the character, location and type of such site furnishings on the final site plan (including but not limited to: benches, lights, trash receptacles, bike racks) and signs or sign systems. Streetscape and site furnishings shall be consistent with that approved and provided in other Phases of Cameron Station. (P&Z)

14. The minimum distance between rear of any unit and another unit, including all bump-out additions and decks, shall be 20 feet. (P&Z)
15. Sprinkler all townhouse units where there are more than eight in a row. Consider sprinkling all units; provide a minimum clear 4-foot emergency access, unobstructed by fencing, to the rear of all units which are not sprinklered. (Code Enforcement)
16. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. No above ground utility structures shall be located within the two major open space areas in Phase III. (P&Z) (T&ES) (RP&CA)
17. Show the location of trash and recycling containers storage areas on the plan. If dumpsters or other permanent trash storage bins are proposed, identify their location on the plan. Dumpsters and other permanent storage bins shall be screened to the satisfaction of the Director of P&Z. (P&Z)
18. The total number of parking spaces required by the zoning ordinance shall be provided. All parking spaces must meet city standard dimensions for parking spaces. Standard spaces are 9 x 18.5 feet and compact spaces are 8 x 16 feet, except that parallel standard spaces are 8 x 22 feet and parallel compact spaces are 7.5 x 20 feet, clear of all columns. The minimum clear distance between the floor and any overhead obstructions, i.e. beams, HVAC, shall be in accordance with Code Enforcement Requirements. Where other aspects of the required parking does not comply with the requirements in the zoning ordinance (including proportion of compact and tandem parking), the developer shall notify prospective buyers of the affected units, in its sales and marketing materials, the reason that the parking provided for such units does not comply with the City's parking requirements. (P&Z) (T&ES)
19. All private driveways serving individual garages shall have a minimum length of 18.5 feet (measured from garage door to edge of sidewalk in front of unit or the inside edge of curb if no sidewalk is planned in front of unit). Where that is not feasible, and where the driveway space is not required parking, the maximum depth of the front driveway shall be 10.5 feet. Where sidewalks are proposed in front of units, the driveway materials, color or texture will be distinguishable from the sidewalk materials, color or texture. Vehicles shall not be permitted to park in driveways with a length less than 18.5'; and in no case will cars parked in driveways be permitted to project over sidewalks or into public or private streets. This prohibition shall be clearly noted in the Howowner's Agreement (HOA), and the HOA will also provide for enforcement of this condition. (P&Z) (T&ES)

20. **(REVISED CONDITION)** Provide details of parking garage for retail and type "H" condominium units; adequate turn-around space and maneuvering areas must be provided for all spaces. **Resident parking for the "H" buildings shall not occur on the adjoining public or private streets, all resident parking shall be within the underground parking garage or surface parking lots adjoining the buildings. The parking on the adjoining public streets shall be reserved for the retail and personal service uses. The applicant shall install all appropriate signage on the adjoining public streets to the satisfaction of the Director of T&ES.** (P&Z) (T&ES)
21. All parked vehicles shall be prohibited from encroaching upon the proposed streets, pedestrian walkways or emergency vehicle easements, and all purchasers shall be notified of this prohibition to the satisfaction of the Director of P&Z. (P&Z) (T&ES)
22. No parking spaces shall be provided along the proposed traffic circle. (T&ES)
23. Because the parking for the "J" type units is stacked within the unit and therefore, more unlikely to be utilized than on-street spaces, provide one extra on-street space for every two type "J" units. (P&Z)
24. Install "Visitor Parking Only" signs along the visitor parking spaces on the private streets and "Resident Only" signs along the required spaces on the private streets. (P&Z)
25. Provide lay-down or other curb treatment along the frontage of the front-loading townhouse units where such units include a front sidewalk and are located on a private street, where approved by the Directors of T&ES and P&Z. With that exception, all private streets and alleys must be designed and constructed in accordance with the City's minimum standards for same as specified in the City Design and Construction Standards. Label each street with the appropriate private street standard. Label all alleys. Note minimum radii for curb returns and setbacks for alleys. (T&ES) (P&Z)
26. Private solid waste and recycling services shall be provided for the development. (T&ES)
27. Show limits of the Resource Protection Area on the Plan. (T&ES)
28. Show a completed worksheet "B" on the plan. (T&ES)
29. Show a running pollution removal tabulation, either in pounds of phosphorous or impervious acres, for the on-site and off-site stormwater treatment provided by the Cameron Lakes Stormwater Management Facility. (T&ES)

30. Provide stormwater drainage computations and show drainage divides. (T&ES)
31. Show all public sewers in easements and identify them as public; label private sewers as such. (T&ES)
32. Show site, type and class of pipe for sewers. The minimum size and class for sewers within the public right-of-way or easement, including the emergency vehicle easements, are as follows:
  - Sanitary Sewer: PVC SDR-3, Ductile Iron Pipe (minimum class 52), or approved equal, a minimum of 10 inches in diameter, or, for larger sizes not manufactured in PVC, ASTM C-76 CL.IV RCCP may be used. The minimum slope permitted by the City for sanitary sewer is 0.5 percent.
  - Storm Sewer: ASTM C-76 CL.IV RCCP or approved equal, a minimum of 18 inches in diameter, except that curb inlet leads may be 15 inches in diameter. (T&ES)
33. Intercept gutter flow at sufficient intervals to limit the gutter spread to 6 feet on major/arterial streets and at low points and 10 feet on residential streets. (T&ES)
34. Show spot elevations on curb returns, along the curbs and buildings at appropriate intervals and at the top and bottom of walls sufficient to determine drainage patterns and differences in elevation. (T&ES)
35. Details of curb/building line (sheet 3 of 11) is not acceptable at one foot intervals. (T&ES)
36. Show spot elevations, contours, sewers and other details on the public streets and indicate under which phase they are to be constructed. (T&ES)
37. Show proposed entrances off public streets as City standard entrances (CSES-1A). (T&ES)
38. Identify curb and gutter, inlets, driveway entrances and such on the plan. City standard is required within the public right-of-way or easement although, either City standard or VDOT standard may be used elsewhere, provided the plan specifies which. Show details of each in the plans. (T&ES)
39. All emergency vehicle easements and respective pavement structure must be designed and constructed in accordance with City standards (CSAS-1A). (T&ES)
40. Provide typical sections of the street/parking pavement structures and identify each. (T&ES)

41. Provide City standard signs for "Handicap Parking" and "No Parking--Emergency Vehicle Easement." Acquisition and installation of such signs shall be to the approval of the Department of T&ES. (T&ES)
42. Show typical sections of the streets and alleys. (T&ES)
43. Street names shall be labeled on the final site plan. Private street names shall be determined in conjunction with the Department of P&Z. Public street names shall be approved by the Planning Commission. (P&Z) (T&ES)
44. Indicate the limits of the underground parking on the site plan and show column locations and distance between them on Sheet 3. (T&ES)
45. Provide access easements for units which do not otherwise have outside access to their rear yards. (T&ES)
46. Show all existing and proposed public and private easements, including emergency vehicle easements meeting code enforcement requirements. (T&ES)
47. **(REVISED CONDITION)** Provide lighting plan which shows all existing and proposed street lights and site lights, with calculations (including photometric data) verifying that lighting meets City standards. Indicate type, mounting height and strength of all fixtures in lumens, and provide manufacturers specifications. Lighting of on-street parking areas, parking lots and all walkways and bikepaths shall be ~~a minimum of 2.0 foot candles~~ or to the satisfaction of the Director of T&ES and the Chief of Police. **The interior of the parking garage for building # 3 and building # 4 shall be lighted at a minimum of 5 candle power minimum maintained. The interior of the parking garage shall also be painted white and the garages shall have controlled access.** (T&ES) (Police) (P&Z)
48. On sheet 5 of 14, November 1996, two (2) additional fire hydrants are required. One between units 74 and 102, and one in the approximate vicinity of unit 194. (Code Enforcement)
49. All fire hydrants shall be located so as not to block the roadway with hose, (Move hydrants to interior side of development.) (Code Enforcement)
50. The developer or its agent shall furnish each prospective buyer with a statement disclosing the prior history of the Cameron Station site, including previous environmental conditions and on-going remediation, to the satisfaction of the Directors of Health and Planning & Zoning. (Health Department)

51. If any fireplaces are provided in the development, the applicant shall install gas fireplaces to reduce air pollution. (Health Department)
52. All monitoring wells that will be closed as a result of development must be closed according to state requirements. Monitoring wells that will remain active on-site need to be identified on the utility plan and on the sheets showing groundwater contamination. Closure of the monitoring wells must be coordinated with the Virginia Department of Environmental Quality, the City and the U.S. Army Corps of Engineers. (Health Department)
53. Because of the close proximity of the site to rail operations, the applicant shall:
  - 1) prepare a noise study identify the levels of noise residents at the site will be exposed to.
  - 2) Identify options to minimize noise exposure to future residents at the site, particularly in those adjacent to the rail/Metro operations, including:
    - a) Installation of a sound barrier.
    - b) Special construction methods to reduce noise transmission, including: triple pane glazing for windows and double-pane for doors; additional wall and roofing insulation; installation of resilient channels between the interior gypsum board leaf and the wall studs; and other measures as identified.
    - c) Installation of some combination of the above mentioned noise mitigation measures or others shall be to the satisfaction of the Director of P & Z and the Health Department. (Health Department)
54. The developer and/or future homeowners' association(s) shall be responsible for maintenance of landscaped median and traffic circle areas, to the satisfaction of the Director of T&ES. (P&Z)
55. The applicant shall submit homeowner's agreement (HOA) for approval by the City Attorney, prior to applying for the first certificate of occupancy permit. Such HOA shall include the conditions listed below, which shall be clearly expressed in a separate section of the HOA. Also, such section within the HOA shall include language which makes clear that the SUP conditions listed shall not be amended without the approval of City Council.
  - A) The principal use of the individual garages shall be for passenger vehicle storage only.

- B) Exterior building improvements by future residents, including above ground decks not included on the approved plans or different from the approved plans, shall require the approval of the Director of Planning and Zoning or City Council, as determined by the Director.
  - C) Vehicles shall be prohibited from parking in the emergency access easements, and vehicles parked in unit garages or driveways shall be prohibited from encroaching upon such easements or adjacent pedestrian walkways.
  - D) No decks, balconies, bay windows, or any other improvements shall encroach into the space above an emergency vehicle easement.
  - E) Parking spaces designated for visitor parking shall be restricted to visitor parking use only.
  - F) All required landscaping and screening, including landscaping in the median and traffic circle areas in the proposed public right-of-ways, shall be maintained in good condition. (P&Z)
56. Developer shall arrange to have the Alexandria Police Department conduct security surveys of the temporary sales trailers, prior to occupancy of such trailers. (Police)
57. Consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and security systems. (Police)
58. Provide house numbers on the front and rear of all units to the satisfaction of the Alexandria Police Department. (Police)
59. All shrubs, hedges and similar landscaping shall be set back a minimum of five feet from all proposed walkways and bike paths and around the fitness stations along the linear park, to the satisfaction of the Director of T&ES and the City Landscape Architect. (Police) (P&Z)

60. Temporary structures for construction or sales personnel, as well as sales/marketing signs, shall be permitted, and the period such temporary structures are to remain on site, as well as the size and site design for such structures, including signs, shall be subject to the approval of the Director of P&Z. (P&Z)
61. Use of any portion of the Cameron Station site for staging operations, or for the recycling of building materials (brick, concrete and asphalt) or storage of nursery stock, shall be permitted, with approval to the satisfaction of the Directors of P&Z, T&ES, and Health. (Health)
62. The developer shall require that its building contractor(s), prior to commencing any construction, meet with a representative of the Office of Employment Training to describe what kinds of construction employees will be hired and to learn about employment services offered by OET. The applicant shall require its contractor(s) to give good faith consideration to applicants for employment who are referred by OET. (Human Services)
63. The applicant shall be permitted to make minor adjustments to lot lines and/or building foot prints to accommodate the final design of buildings, to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (P&Z)
64. The applicant shall attach a copy of the released final development plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the released final development plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
65. Submit building location survey or partial as-built plan for Planning staff approval when applying for certificate of occupancy permits for townhouse and single family units. For multifamily units, such survey shall apply to the entire site of building in which the unit is located. (P&Z)
66. The applicant shall submit a final "as-built" plan for this phase prior to applying for certificate of occupancy permit for any of the last five dwelling units in this phase. (P&Z)

67. The applicant shall provide a contribution of \$0.50/gross square foot of building to the City's Housing Trust Fund, with a credit given to the Developer for the net cost of relocating Carpenter's Shelter and the Food Bank (net cost = total cost - value to developer of the land freed for development). Alternatively, at least 10% of the housing constructed shall be affordable, subject to the following provisions:
- a. the developer shall provide 10% of the total units as affordable set-aside units for households with incomes not exceeding the Virginia Housing Development Authority (VHDA) income guidelines through purchase price discounts, if necessary. Sales prices must not exceed the maximum sales prices under VHDA's Single Family First Mortgage Program. Some of the units shall be affordable to households with incomes at or below the limit for two or fewer persons.
  - b. Whatever incentives are offered to any potential homebuyers will also be offered to households that meet VHDA income guidelines;
  - c. Long-term affordability shall be provided either through deed restrictions or by repayment by the purchaser to the City of an amount equal to the reduction in sales prices, as determined by the City Manager;
  - d. These units must be affordable to and sold to households that meet the VHDA income guidelines.

If some portion of the 10% units are provided, the applicant shall contribute a prorated share of the \$.50 per gross square foot amount to the Housing Trust Fund (with the developer given the Carpenter's Shelter and Food Bank credit). (Office of Housing) (P&Z)

68. **CONDITION AMENDED BY PLANNING COMMISSION: The applicant shall design the western portion of building #4 to provide a more appropriate building connection to the Cameron Club that at a minimum shall include the following to the satisfaction of the Director of Planning and Zoning in consultation with the Cameron Station Civic Association.**
- a. **A perforated brick screening wall that shall screen the parking garage vent from Ben Brenman Drive.**
  - b. **Revising the roof adjacent to the Cameron Club to provide a better transition by providing an architectural "hyphen" between building #4 and the Cameron Club.**

- c. Providing a material on the western portion of building #4 that will reduce the perceived scale of the building in relation to the adjoining Cameron Club.
  - d. Providing a brick surface and windows or the appearance of windows on the eastern side of the projecting bay of the Cameron Club.
  - e. The final design and materials shall be approved by the Department of Planning and Zoning prior to submission of a building permit for building #4. (P&Z) (PC)
69. (NEW CONDITION) The applicant shall provide additional open space, landscape islands, outdoor seating and other amenities as generally depicted in Attachment No.1, to the satisfaction of the Director of P&Z. The level of amenities and landscaping shall not be decreased below that depicted on Attachment No.1 including:
- a. Consolidated area of useable open space on the southwestern portion of the building that shall include outdoor seating and a significant amount of landscaping to encourage its use that shall include canopy trees, shrubs, perennials and annuals.
  - b. A continuous 5 ft. wide brick pedestrian sidewalk connection from building #4 to Kilburn Street.
  - c. Decorative brick pavers for the ramp to the swimming pool.
  - d. An evergreen screening hedge to screen the surface parking lot and a minimum of two landscape islands.
  - e. Relocation of the sidewalk adjacent lot #207 to provide a landscape strip and street trees adjacent to the street.
  - f. Trees surrounding the perimeter of the pool.
  - g. A continuous raised planter for the southern portion of the building.
  - h. A 3.5 ft. decorative brick wall to screen the surface parking adjacent to building #3.
  - i. Dense evergreen planting to screen the existing transformer. (P&Z)
70. (NEW CONDITION) The applicant shall revise the site plan, landscape plan and architectural elevations to reflect the conditions of the major amendment. The revised plans shall be approved by the Departments of Planning & Zoning and Transportation & Environmental Services prior to submission of a building permit. (P&Z)

71. **(NEW CONDITION) Phones shall be placed inside garage area for building # 3 and building # 4. If security is available twenty-four hours a day, seven days a week then the phone lines shall go directly to security person. If security person is not available, phone lines shall go directly to police. (Police)**
72. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)

**Special use permits and modifications requested by the applicant and recommended by staff:**

1. Special use permit to revise site plan for Phase III to enlarge the building footprint and eliminate the pedestrian breezeway for building # 4.

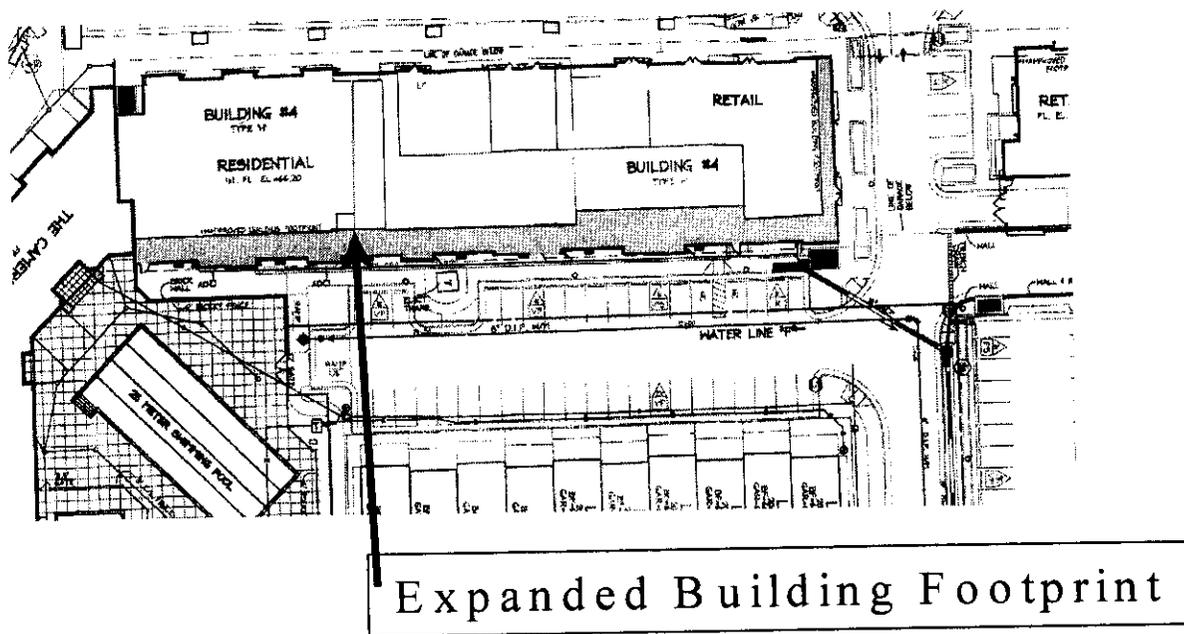
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**Staff Note:** In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

**BACKGROUND**

The applicant, Rocky Gorge at Main Street, LLC., proposes to amend the approved development site plan for Phase III of Cameron Station to enlarge the building footprint and to eliminate a pedestrian path “breezeway” through the center of the building. The building is one of the four mixed-use buildings within Cameron Station on Ben Brenman Drive. The building consists of retail and personal service uses on the first floor and residential uses on the upper three floors. The majority of the residential parking for the building is provided within the below grade parking garage. The parking for the retail and personal service use is provided on the adjoining streets and surface parking.

The proposed increase in the building footprint is approximately 3,000 sq.ft., and occurs primarily on the southern portion of the building, as depicted below:



Although the total footprint of the building is increasing with this amendment, the actual number of units proposed in the building is decreasing from 60 to 51 units. The decrease in the number of units is due to the introduction of some larger three-bedroom units in lieu of smaller units. The increased building footprint also provides 739 square feet of additional retail/personal service space. The change in the residential unit mix and commercial space are summarized below:

Building # 4		
	<u>APPROVED</u>	<u>PROPOSED</u>
One-Bedroom Units	24	17
Two-Bedroom Units	36	25
Three-Bedroom Unit	0	9
Total Residential Units	60	51
Total Retail Space (GFA)	1,980 sq.ft. GFA	2,143 sq.ft. GFA
Total Personal Service(GFA)	2,640 sq.ft. GFA	3,216 sq..ft. GFA
Loss of Open Space(Building # 4)	NA	3,290 sq.ft.

This proposed major amendment is the first major site plan amendment to Phase III since the original approval on March 1997 by City Council (SUP#96-0146). Seven minor site plan amendments have also been processed and approved by staff for Phase III since its original approval in 1997. These amendments include minor changes to unit types as final building plans have been developed as well as minor changes to landscaping, utilities, etc. The footprint for building # 3 was revised and staff approved this building as a minor amendment with several conditions of approval to address the concerns regarding open space and landscaping as outlined within the attached correspondence dated February 26, 2002.

**Similar Amendment In Phase I**

Building # 4 in Phase III is the mirror image of another building located on the north side of Brenman Park Road. The footprint of that building was similarly modified several years ago (SUP #98-0075) as a major amendment. In exchange for the increase in building footprint and loss of pedestrian breezeway, the applicant was required to significantly improve other open spaces and pedestrian paths in the general area.

**STAFF ANALYSIS:**

The proposed expansion of the building footprint results in a loss of open space and negative impacts on pedestrian circulation. The applicant has worked extensively with staff to provide other improved open space and pedestrian amenities to offset the impacts of the footprint change. The challenge has been accomplishing these improvements without negatively impacting the parking supply. Staff believes the recommended improvements, as generally depicted on *Attachment No. 1*, adequately address our concerns, resulting in open space and pedestrian amenities at least equal to those being lost. The applicant has agreed to all of the staff recommendations.

Open Space/Landscaping

The proposed change to the building footprint results in a loss of approximately 3,000 square feet of open space, primarily in the form of a broad sidewalk with trees located along the south and east sides of building #4. The lost open space would have primarily benefitted the residents of the multifamily building, but also provided screening relief—a location for shade trees—along the edge of the adjoining parking lot. To compensate for the loss of this open space and planting area, the applicant has agreed to provide a new area of consolidated open space, landscaping and amenities rear of the building adjacent to the Cameron Club, as generally depicted in *Attachment No. 1*. As designed, staff believes this open space will actually provide a higher quality and more usable space than that lost by the building footprint expansion.

Pedestrian Circulation:

The applicant is proposing the elimination of the “breezeway” for the central portion of the building. The pedestrian walkway was originally part of a 25' wide open area, providing a continuous pedestrian connection for the central portion of Phase III to the most active, portion of the project: the retail uses, community center, and multifamily residential uses. The applicant seeks to eliminate the path, contending that it is unnecessary and that a comparable connection can be provided to the north of building # 4. Staff concurs and has included a condition that will require significant pedestrian enhancements including landscaping, screening, and brick crosswalks to make this an attractive pedestrian connection to what will be one of the most active portions of Cameron Station.

Parking

The proposed amendment also raised parking issues. The applicant has depicted residential parking occurring on the adjoining public streets, which is not permitted. In addition, the retail/personal service parking is randomly dispersed adjacent to the units. Therefore, staff is recommending that the spaces on the adjoining public and private streets be utilized solely by the retail or personal services uses, thus leaving the surface lot adjacent to building # 3 to be utilized solely for residential

parking and visitor parking spaces. While the provision of open space is important, the open space cannot be provided at the expense of eliminating parking spaces. Therefore, staff worked with the applicant to provide additional open space and landscaping while continuing to provide the parking required by the Zoning Ordinance and CDD requirements.

**Architectural Treatment:**

The building connection to the Cameron Club has been revised as a result of the change in the building footprint. This portion of the building facade will be visible above the two-story Cameron Club. Therefore, staff recommends that the western portion of the building be revised to ensure that the height and design of the building does not detract from the steeple of the Cameron Club which is the visual terminus for this portion of Cameron Station Boulevard. This will involve redesigning the connection between the building including the materials and the design to provide a better architectural transition between the condominium building and the Cameron Club.

**Staff Recommendation:**

Staff is recommending approval contingent upon the conditions regarding open space, landscaping and architecture.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Kimberley Johnson, Chief, Development;  
Jeffrey Farner, Urban Planner;  
Jason Slowinski, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan.
- C- 9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C- 10 Provide a phased erosion and sediment control plan consistent with grading and construction.

Code Enforcement:

- C-1 All construction must conform to the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Show location of all required Fire Department Connections (FDC) to the satisfaction of the Director of Code Enforcement.
- C-3 Show location of all existing fire hydrants.

C-4 Show location of existing Emergency Vehicle Easements (EVE).

NOTE: Additional fire hydrants and EVE's may be required depending on information provided pursuant to conditions 3 and 4 above.

C-5 Rodent abatement plan must be submitted to Code Enforcement and be maintained throughout construction. Rodent abatement prevention procedures must be in place 7 days before construction begins.

Health Department:

1. An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.
  1. Permits must be obtained prior to operation.
  2. A qualified pool operator and lifeguard with CPR certification must be on duty during all hours of operation.
  3. Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
  4. Submit six (6) sets of plans for a tourist establishment pool.

Police Department:

F-1 No lighting plan submitted.

**(The following recommendations related to lighting have not been included as conditions; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the police, which will likely result in lower lighting levels than those desired by the Police. Also, the remaining recommendations have not been included as conditions because of their adverse effect on the open space and landscaping.)**

R-1 Sidewalk areas and public pathways to be lighted at minimum of 2 candle power minimum maintained.

R-2 All trees to be trimmed to height of six feet from the base of the tree.

R-3 No shrubs higher than three feet to be placed within ten feet of walkways.

Historic Alexandria (Archaeology):

No comments received from Historic Alexandria.

Parks & Recreation (Arborist):

- F-1. In the context of the entire Phase and all of the developed parcels. The RP&CA fundamentally opposes any further reduction of open space on any approved parcel.

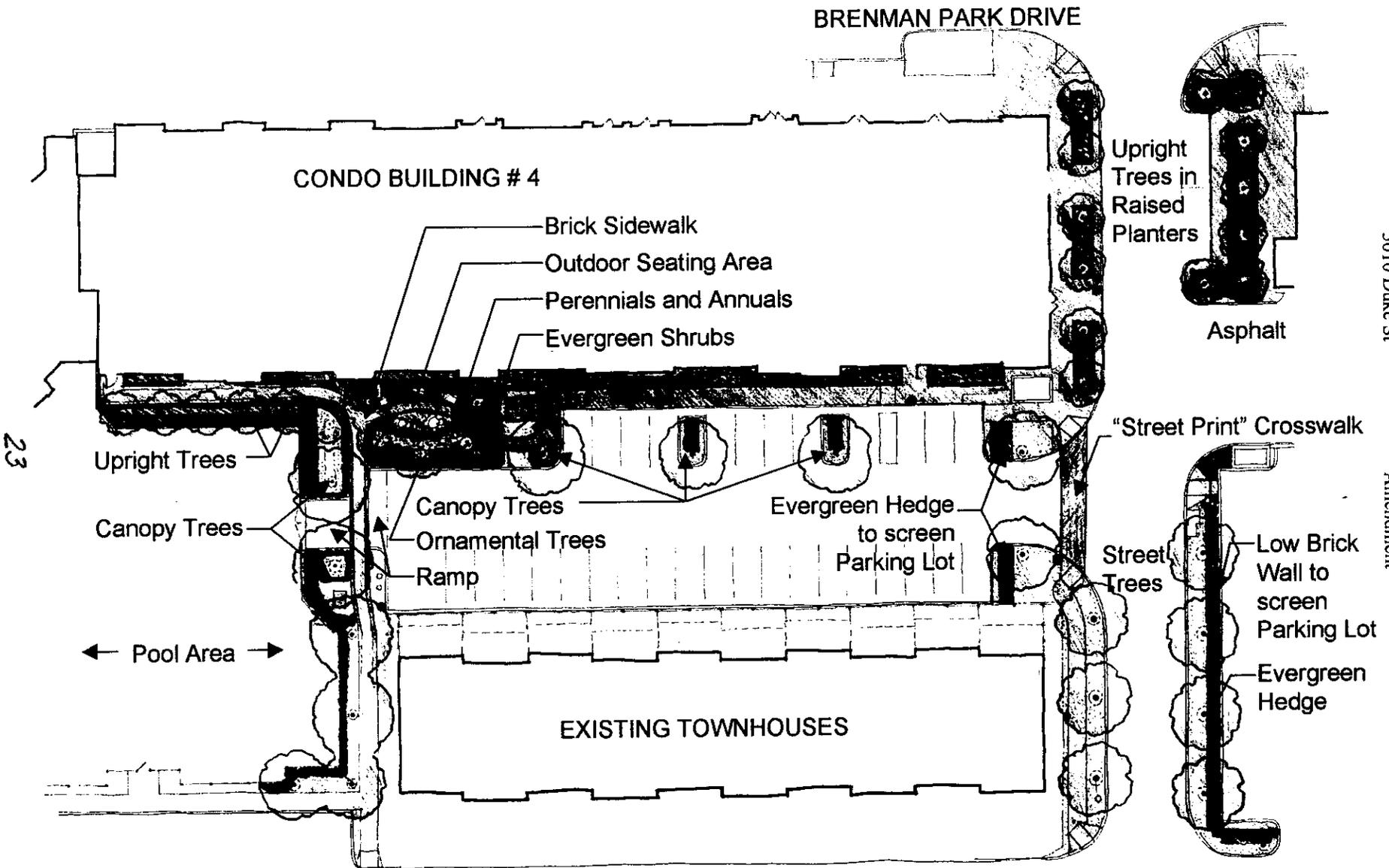
Virginia American Water Company (VAWC):

- F-1 Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submission of the site plan. Profiles will be required for hydraulic calculations.
- F-2 Maintain a 10' water line easement for mains and hydrants out of the public right-of-way.
- F-3 Gas main cannot be installed in VAWC's easement. Remove gas mains from easement(various locations).
- F-4 Sheet 13 (matches to sheet 14) and sheet 15(matches to sheet 16) both on the side of the project. Sheets 14 + 16 are not provided; they are part of phase III? Where does existing stop and proposed begin on the south of the project?
- F-5 Loop 8" main back together on Donovan Drive(west side). Provide 2"-8" valves on each side of 8" tees for the loop.
- F-6 Sheet 13 - fire hydrant on Kilburn St. - bring off 8" main so it is a straight shot(eliminate bend).
- F-7 Show fire and domestic services to large residential and retail buildings.
- F-8 Fire and domestic services must be separate connections to the water main. An individual application is required for each service to verify line size, meter size and any other back flow requirements.

F-9 Please add the following notes to the site plan:

1. All water facility construction shall conform to Virginia American Water Company Standards and Specifications.
2. Contact Virginia American Water Company at 703-549-7080 to coordinate construction and inspection of water facilities.

# Attachment No.1



**DSUP #2001-0026**  
 ROCKY GORGE -  
 CAMERON STATION (Phase III)  
 5010 Duke St  
 Amendment  
 jcf

JF

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2001-0026

PROJECT NAME: Cameron Station (ph. III)

PROPERTY LOCATION: 5010 Duke Street

TAX MAP REFERENCE: 58.00-04-01 ZONE: CDD #9

APPLICANT Name: Rocky Gorge at Main Street, L.C.

Address: 7611 Little River Turnpike, Suite 101E, Annandale, VA 22003

PROPERTY OWNER Name: Cameron Associates LLC

Address: 8614 Westwood Center Drive, Suite 900

SUMMARY OF PROPOSAL: Amendment to Parcel B, Phase III Cameron Station

MODIFICATIONS REQUESTED: \_\_\_\_\_

SUP's REQUESTED: \_\_\_\_\_

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

M. Catharine Puskar, Agent

Print Name of Applicant or Agent  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC  
2200 Clarendon Blyd., 13th Floor

Mailing/Street Address  
Arlington, VA 22201

City and State                      Zip Code

M Catharine Puskar  
Signature

(703) 528-4700                      (703) 525-3197  
Telephone #                              Fax #

December 26, 2001  
Date

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Rocky Gorge - CAMERON STATION, Ph. III

Development Special Use Permit with Site Plan (DSUP) # 2001-0026

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

Owner       Contract Purchaser

Lessee       Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Rocky Gorge Homes, LLC, a Maryland limited liability company

7611 Little River Turnpike, Suite 101E

Annandale, VA 22003

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? N/A

Yes.      Provide proof of current City business license

No.      The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
*(Attach additional sheets if necessary)*

The Applicant requests approval of an amendment to Parcel B, Phase III Cameron Station. More specifically, the Applicant requests approval of the proposed revisions to 'H' Building #4 resulting from final architectural design.

In the way of background, Phase I of the Cameron Station plan was originally approved by City Council in February 1996, with an amendment to increase the amount of retail space and the number and type of residential units approved on November 16, 1996. The Main Street Condominium 'H' Buildings #1 and #2 were included in the Phase I approvals. On May 17, 1997, Phase III of the Cameron Station plan was approved by City Council. This approval included the Main Street Condominium 'H' Buildings #3 and #4, which were mirror images of the previously approved 'H' Buildings #1 and #2 respectively.

Following the approval of Phase III, various revisions were made to Phase I, including revisions to 'H' Building #2, which were approved by City Council on December 12, 1998. The Applicant now requests approval of revisions to 'H' Building #4 that are intended to mirror the revisions to the Phase I 'H' Building #2 that occurred subsequent to the original approval for Phase III. While the footprint has increased slightly, the number of units has decreased, the parking provided is in accordance with the Zoning Ordinance, and the open space is greater than that originally approved for Phase III.

The Applicant has submitted a separate minor amendment request for revisions to Phase III 'H' Building #3 that mirror revisions to Phase I 'H' Building #1, which were administratively approved as minor amendments. Although the Applicant finds no basis for treating the proposed revisions to 'H' Building #3 any differently than the same revisions that were approved for 'H' Building #1 on an administrative basis, in an abundance of caution, should the minor amendment for some unforeseen reason not be approved, we request that the proposed revisions to 'H' Building #3 be incorporated into this application.

Development Special Use Permit with Site Plan (DSUP) # 2001-0026

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

No Change

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4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

No Change

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5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
No Change			

<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No Change

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---

B. How will the noise from patrons be controlled?

No Change

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7. Describe any potential odors emanating from the proposed use and plans to control them:

No Change

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Development Special Use Permit with Site Plan (DSUP) # 2001-0026

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

No Change

---

---

B. How much trash and garbage will be generated by the use?

No Change

---

---

C. How often will trash be collected?

No Change

---

---

D. How will you prevent littering on the property, streets and nearby properties?

No Change

---

---

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.     No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change

---

---

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10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.     No.

If yes, provide the name, monthly quantity, and specific disposal method below:

No Change

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---

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11. What methods are proposed to ensure the safety of residents, employees and patrons?

No Change

---

---

---

**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.     No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

N/A

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**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

212 parking spaces are required to serve 'H' Building #3 and #4

B. How many parking spaces of each type are provided for the proposed use: 214

157            Standard spaces

29             Compact spaces

                   Handicapped accessible spaces.

28             Other.    Tandem

Development Special Use Permit with Site Plan (DSUP) # 2001-0026

- C. Where is required parking located? (check one)       on-site     off-site.

If the required parking will be located off-site, where will it be located:

\_\_\_\_\_

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? No change

- B. How many loading spaces are available for the use? No change

- C. Where are off-street loading facilities located? No change

- D. During what hours of the day do you expect loading/unloading operations to occur? No change

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? No change

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow? No change



WALSH COLUCCI  
STACKHOUSE EMRICH  
& LUBELEY PC

M. Catharine Puskar  
(703) 528-4700 Ext. 13  
[mcpus@arl.wcsl.com](mailto:mcpus@arl.wcsl.com)

January 22, 2002

Via Facsimile

Jason T. Slowinski  
Department of Planning & Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Rocky Gorge - Phase III "H" Building #3 at Cameron Station  
Minor Site Plan Amendment

Dear Jason:

On behalf of Rocky Gorge, I am writing to request the status of the minor site plan amendment for "H" Building #3.

In the way of background, on December 26, 2001, I submitted a minor site plan amendment request on behalf of Rocky Gorge for proposed revisions to "H" Building #3 resulting from final architectural design. At the same time, to facilitate your review of the request, I provided supporting documentation for past administrative approval of the same revisions to "H" Building #1. As the revisions to "H" Building #3 are intended to mirror the revisions to "H" Building #1, it is our contention that the revisions to "H" Building #3 should be viewed consistently with the revisions to "H" Building #1 and, therefore, also be administratively approved.

On January 11, 2002, you provided me with completeness comments for the major amendment application filed for "H" Building #4. At that time, I requested the status of the minor site plan amendment for "H" Building #3. You indicated that Staff was still researching that matter. I then followed up with Jeff Farmer on January 14, 2002, who also told me that Staff was still researching the matter.

The Applicant is eager to move forward with this building and awaits your favorable reply. Thank you for your prompt attention to this matter. If you have any questions please do not hesitate to call.

January 22, 2002  
Page 2

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.

*M Catharine Puskar*

M. Catharine Puskar

MCP/jms

cc: Eileen Fogarty  
Kim Johnson  
Jeff Farner  
Doug Noakes  
Joe Fichera  
Patrick Via  
Nan E. Terpak  
Martin D. Walsh

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WALSH COLUCCI  
STACKHOUSE EMRICH  
& LUBELEY PC

M. Catharine Puskar  
(703) 528-4700 Ext. 13  
[mcpus@arl.wcse.com](mailto:mcpus@arl.wcse.com)

January 31, 2002

Via Facsimile and First Class Mail

Jason Slowinski  
Dept. Planning and Zoning, City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Rocky Gorge - Phase III "H" Building #3 at Cameron Station  
Minor Site Plan Amendment

Dear Jason:

On behalf of Rocky Gorge, I am writing, once again, to request the status of the Minor Site Plan Amendment for "H" Building #3. As you know, the Minor Site Plan Amendment request was submitted on December 26, 2001. It has now been five weeks and, despite numerous verbal and written requests for a determination, we have yet to receive a reply. We feel that this matter is relatively straightforward, especially given the fact that we provided the supporting documentation to confirm that a Minor Amendment request was granted for the same revisions to "H" Building #1.

Please call me to discuss this matter at your earliest convenience.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.

*M. Catharine Puskar*

M. Catharine Puskar

MCP/jms

cc: Eileen Fogarty  
Kimberley Johnson  
Doug Noakes  
Joe Fichera  
Patrick Via  
Andres Domeyko  
Duncan Blair  
Nan E. Terpak  
Martin D. Walsh

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WALSH COLUCCI  
STACKHOUSE EMRICH  
& LUBELEY PC

M. Catharine Puskar  
(703) 528-4700 Ext. 13  
mcpus@arl.wcsei.com

February 8, 2002

Via Facsimile

Jeff Farner  
Department of Planning & Zoning  
301 King Street, Room 2100  
Alexandria, VA 22314

Re: Rocky Gorge - Phase III "H" Building #3 at Cameron Station  
Minor Site Plan Amendment

Dear Jeff:

On behalf of Rocky Gorge, I am writing to request the status of the minor site plan amendment for "H" Building #3, which was filed on December 26, 2001. Despite phone calls and the attached letters, we have yet to receive a response regarding this application.

As you know, on December 26, 2001, we also submitted a major amendment application for "H" Building #4. We look forward to working with you to resolve any outstanding issues related to that application, but are eager to move forward with "H" Building #3 through the administrative process as was done for its' mirror building, "H" Building #1.

As such, please call me at your earliest convenience to discuss this matter.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.

*M. Catharine Puskar*  
M. Catharine Puskar

MCP/jms

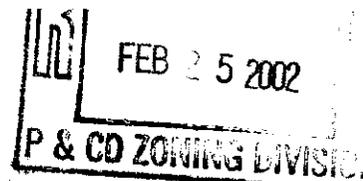
Attachments

cc: Eileen Fogarty                      Joe Fichera  
Kimberley Johnson                  Patrick Via  
Jason Slowinski                      Nan E. Terpak  
Doug Noakes                          Martin D. Walsh

J:\ROCKYGORGE\13.7\fogarty ltr.doc



February 21, 2002



Via Facsimile

Eileen Fogarty  
Director  
Department of Planning and Zoning, City of Alexandria  
301 King Street, Room 2100 City Hall  
Alexandria, VA 22314

Re: Rocky Gorge at Cameron Station

Dear Ms. Fogarty:

The purpose of this letter is to request the status of the Minor Site Plan Amendment for "H" Building #3, which was filed on our behalf by our attorney on December 26, 2001. It has now been two months since that Application was filed and, despite numerous written and verbal requests by our attorney, we have received no response from your Staff regarding the status of this Application. For your review, I enclose our attorney's correspondence to your office regarding this matter. As you can imagine, we are frustrated by the lack of responsiveness from your Department.

When the Application was submitted, we also provided supporting documentation of Staff's previous administrative approval of the same revisions to "H" Building #1. We do not understand why the minor revisions to "H" Building #3, which are intended to mirror the revisions to "H" Building #1, have not been approved. The lack of resolution of this matter has the potential to create serious financial implications for Rocky Gorge in the immediate future.

We are committed to working with you in good faith on the Major Site Plan Amendment application for "H" Building #4, but request that "H" Building #3 be approved immediately.

Very truly yours,  
ROCKY GORGE HOMES, LLC

Douglas T. Noakes, President

cc: Phil Sunderland  
Kim Johnson  
Jeff Farner ✓  
Jason Slowinski  
Patrick Via  
Duncan Blair  
M. Catharine Puskar  
Nan E. Terpak  
Martin D. Walsh

35



*City of Alexandria, Virginia*

DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100  
Alexandria, Virginia 22314

(703) 838-4666

FAX (703) 838-6393

February 26, 2002

CAMERON STATION, PH. III  
5010 Duke St (amendment)  
DSUP #2001-0026 jf



Catherine Puskar  
Walsh Colucci Stackhouse Emrich & Lubeley  
2200 Clarendon Blvd, 13<sup>th</sup> floor  
Arlington Va 22201-3359

Re: Minor Amendment Application  
Phase III - Cameron Station  
Building # 3 - Rocky Gorge Condominiums

Dear Cathy:

As you are aware, staff is currently processing a request for a major amendment to the Cameron Station Phase III development plan for changes to footprints of the two Rocky Gorge condominium buildings. You also filed a portion of that request separately as a minor amendment. As we indicated from the onset, staff believes the changes to both buildings should be processed concurrently as a major amendment so that staff can recommend additional improvements to the plan to compensate for the impacts on open, landscaping/screening and pedestrian circulation resulting from the changes to the two buildings. Our intention is to recommend approval of the proposed major amendment to the Planning Commission and City Council, contingent upon the provision of site improvements to compensate for the impacts on the open space, landscaping and pedestrian circulation; specifically, we will be requesting additional streetscape improvements, landscaping/screening and some reconfiguration of parking.

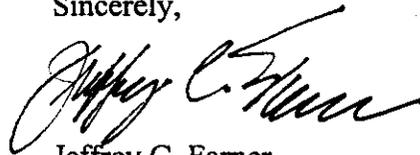
However, you are also requesting earlier approval of a portion of the request (building #3) as a minor amendment. While we continue to believe the requests are best processed concurrently, we do believe we have the authority to approve building #3 as a minor amendment and are willing to do so if you will agree at this time to the specific conditions to compensate for the changes to building #3. Specifically, we recommend:

1. Replacement of ninety-degree parking spaces on the western portion of the building (adjacent to the loading space) with parallel parking spaces. The parking spaces that are displaced will need to be located elsewhere on the site. This will necessitate relocation of the adjacent planters.

2. Replacement of the proposed concrete surface of the loading area with brick. *Note: The curb radius of the loading space may need to be revised to better accommodate loading.*
3. Provision of a continuous 3.5 ft. tall decorative brick wall to screen the surface parking on the western and southern portion of the lot to provide screening from the adjoining streets.
4. Provision of additional street trees/landscaping on the western and southern portion of the surface parking lot to the satisfaction of the Director of P&Z.

Additional recommendations will be forthcoming relative to the changes requested for building #4 as part of the major site plan amendment. If you do not wish to agree to these conditions as part of the minor amendment, we will take the request for building #3 forward with building #4 for decision by Planning Commission and City Council. The site and landscape plans for building # 3 will need to be revised to address the landscaping and conditions outlined above. However, because the building footprint (building # 3 ) will not change, Planning & Zoning will release the building permits with the understanding that these site revisions are completed in a prompt and timely manner. If you have any additional questions or comments do not hesitate to contact me. (703-838-4666 ext.315)

Sincerely,



Jeffrey C. Farnar  
Urban Planner , III

cc: Eileen Fogarty, Director P&Z  
Kimberley Johnson, P&Z  
Geoff Byrd T&ES  
Douglas Noakes, Rocky Gorge Homes

#15. DSUP 2001-0026  
ROCKY GORGE - CAMERON STA., III



rolandcarmen@earthli  
nk.net

03/31/2002 12:21 PM

To: erwagner@home.com @ INTERNET, richleibach@aol.com @  
INTERNET, robinsonjl@aol.com @ INTERNET,  
ludwig.gaines@morganlewis.com @ INTERNET, fossum@rand.org  
@ INTERNET, hsdunn@ipbtax.com @ INTERNET,  
komorosj@nasd.com @ INTERNET  
cc: Eileen Fogarty@Alex, Barbara Ross@Alex  
Subject: Rocky Gorge - Cameron Station, Doc Item #15

Cameron Station Civic Association, Inc.  
PO Box 22560  
Alexandria, VA 22304  
Telephone 703-370-2319

TO: Planning Commissioners  
RE: Docket Item #15 Development Special Use Permit #2001-0026  
ROCKY GORGE - CAMERON STATION (Phase III)

We recommend that the Commission defer this item until the applicant has submitted plans to address the transition issue described on page 18, under Architectural Treatment, of the staff report and staff and the community have had an opportunity to review the plans the applicant will provide to address it.

Staff describes on page 18 the issue of transitioning from the large 4 1/2 story condo building to the much smaller two story Cameron Club. The challenge is to join these two together in a way that does not detract from the Club as the focal point on the circle and the most important landmark in the community. This architectural design and materials issue had not been resolved as of press time for the staff report.

In order to address this issue, staff fashioned condition 68 starting on page 12 of the report. The condition requires the applicant to design this transition and have the plans approved by the Department of Planning and Zoning prior to issuance of a building permit. We commend the staff for pointing out this issue to you and for fashioning a remedy that provides some safeguards for the community. However we think that this transition is a key architectural feature in the community and that the residents of the community should have an opportunity also to review it prior to your approval. Thus we recommend that you defer approval until these plans are submitted and have been reviewed by staff and the community.

Thank you for your consideration.

Sincerely,

Roland Gonzales, President  
Cameron Station Civic Association

#15. DSUP 2001-0026  
Rocky Gorge  
submitted at P.C. mtg. 4.2.2002

**Puskar, M. Catharine**

**From:** Carmen & Rolando Gonzales [rolandcarmen@earthlink.net]  
**Sent:** Tuesday, March 05, 2002 9:06 PM  
**To:** 'Puskar, M. Catharine'  
**Subject:** RE: Main Street Condominiums

Will do. Roland

-----Original Message-----

**From:** Puskar, M. Catharine [SMTP:mcpus@arl.wcsel.com]  
**Sent:** [REDACTED]  
**To:** 'Carmen & Rolando Gonzales'  
**Cc:** Terpak, Nan E.  
**Subject:** RE: Main Street Condominiums

[REDACTED]  
[REDACTED]  
[REDACTED]

M. Catharine Puskar  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., Suite 1300  
Arlington, Va 22201  
ph (703) 528-4700 x13  
fax (703) 525-3197

-----Original Message-----

**From:** Carmen & Rolando Gonzales [mailto:rolandcarmen@earthlink.net]  
**Sent:** Monday, March 04, 2002 6:50 PM  
**To:** 'Puskar, M. Catharine'  
**Cc:** Terpak, Nan E.  
**Subject:** RE: Main Street Condominiums

Cathy, I have not seen the staff report but do not expect that we will get involved.

Roland

-----Original Message-----

**From:** Puskar, M. Catharine [SMTP:mcpus@arl.wcsel.com]  
**Sent:** [REDACTED]  
**To:** 'rolandcarmen@earthlink.com'  
**Cc:** Terpak, Nan E.  
**Subject:** FW: Main Street Condominiums

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

M. Catharine Puskar

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Blvd., Suite 1300  
Arlington, Va 22201  
ph (703) 528-4700 x13  
fax (703) 525-3197

> -----Original Message-----

> From: Puskar, M. Catharine  
> Sent: [REDACTED]  
> To: 'rolandcarmen@earthlink.com'; 'boardofdirectors@cameronstation.org'  
> Cc: Terpak, Nan E.  
> Subject: Main Street Condominiums

> [REDACTED]  
> [REDACTED] The application is scheduled  
> to be heard by the Planning Commission and City Council in April. In a  
> nutshell, Rocky Gorge is proposing amendments to Buildings 3 and 4 of the  
> Main Street Condominiums which would mirror the amendments previously  
> approved for Buildings 1 and 2. [REDACTED]

> [REDACTED] to share information with you  
> [REDACTED]

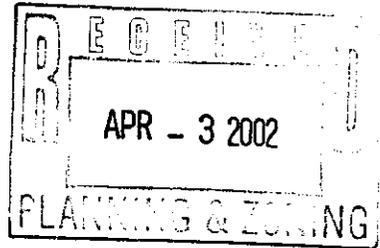
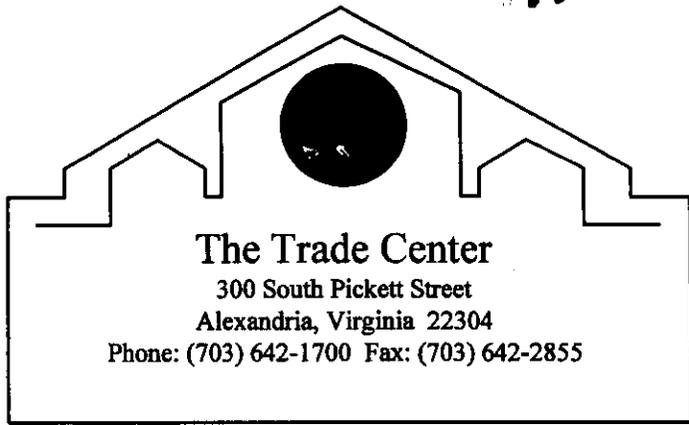
> [REDACTED]  
> [REDACTED]  
> [REDACTED]

> M. Catharine Puskar  
> Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
> 2200 Clarendon Blvd., Suite 1300  
> Arlington, Va 22201  
> ph (703) 528-4700 x13  
> fax (703) 525-3197

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#15



March 28, 2002

Alexandria Planning Commission  
City Hall  
301 King Street  
Alexandria, VA 22314

Dear Chairman and Members of the Commission:

Please let this letter indicate our support for the following items on your docket for Tuesday, April 2, 2002.

Enlarging the foot print for Building #4 of Phase III at Cameron Station.

Constructing apartment buildings in Phase V of Cameron Station.

The construction of apartments in Cameron Station will add to our community's ability to provide diversity of housing and therefore diversity of access to different levels of household income.

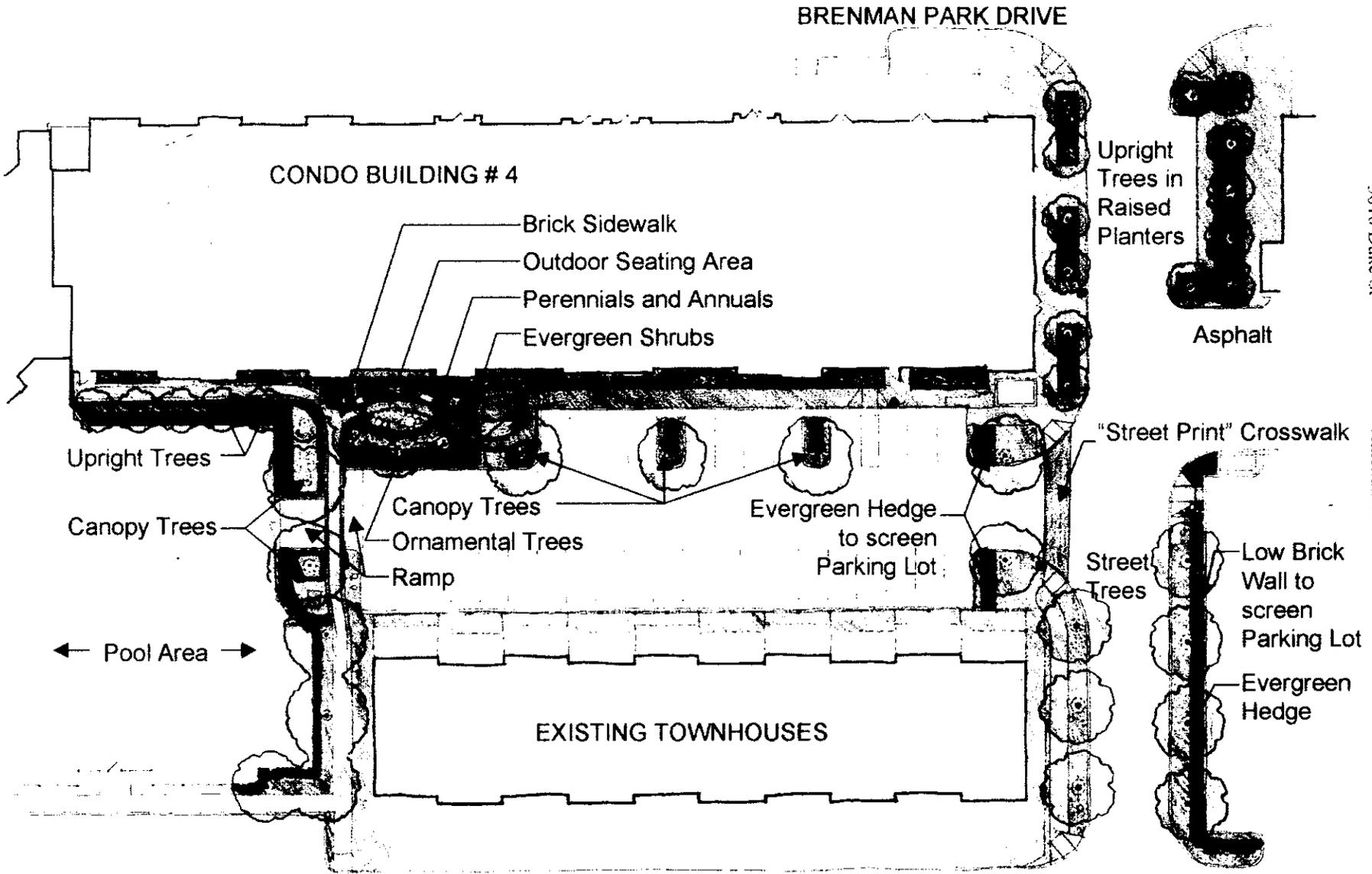
The proposed location of the apartments seems a good one from a transportation standpoint.

Sincerely,

Joseph M. Guiffre'  
Partner

Cc: Mayor & Members of City Council

# Attachment No.1



**DSUP #2001-0026**  
 ROCKY GORGE  
 CAMERON STATION (Phase III)  
 5010 Duke St  
 Amendment

14  
 4-13-02

14

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2001-0026

PROJECT NAME: Cameron Station (ph. III)

PROPERTY LOCATION: 5010 Duke Street

TAX MAP REFERENCE: 58.00-04-01 ZONE: CDD #9

APPLICANT Name: Rocky Gorge at Main Street, L.C.

Address: 7611 Little River Turnpike, Suite 101E, Annandale, VA 22003

PROPERTY OWNER Name: Cameron Associates LLC

Address: 8614 Westwood Center Drive, Suite 900

SUMMARY OF PROPOSAL: Amendment to Parcel B, Phase III Cameron Station

MODIFICATIONS REQUESTED: \_\_\_\_\_

SUP's REQUESTED: \_\_\_\_\_

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

M. Catharine Puskar, Agent

*Print Name of Applicant or Agent*

Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC  
2200 Clarendon Blvd., 13th Floor

*Mailing/Street Address*

Arlington, VA 22201

*City and State                      Zip Code*

M Catharine Puskar

*Signature*

(703) 528-4700

(703) 525-3197

*Telephone #*

*Fax #*

December 26, 2001

*Date*

**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: 4/02/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 04/13/02PH-- CC approved the recommendation of the Planning Commission.

Rocky Gorge - CAMERON STATION, ph. III

# SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 14

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: M Catharine Puskar
2. ADDRESS: 2200 Clarendon Blvd Ste 1300 Arl, VA 22201  
TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: mcpus@arl.wcsl.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? \_\_\_\_\_  
Rouky Gorge at Main Street LC
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: X AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL? YES X NO \_\_\_\_\_

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

### Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.