

Comment Response Matrix

West Falls SEE Amendment and SESP Phase I

SEE Resubmission Date: June 3, 2019

SESP Submission 2: January 19, 2021

SESP Submission 3: April 28, 2021

Staff Comments February 25th, 2021							
1		Public	4/14/2021 Town Hall Comments	Environmental	Are EUI values Source EUI and not Site? If Source EUI, then I assume Site EUIs would be closer 20? In Bldg. A, does EUI of 50 include grocery floor space and energy? Or is it just the residential floors?		The EUI values provided in the presentation are targets FCC conveyed to the project team based on a report provided to FCC from Seventh Wave. These targets are likely Site EUIs. The energy performance of each building will be modeled at major design milestones. Energy efficiency opportunities will be discussed with the target EUIs in mind. The Building A energy model will include the grocery floor space. The design of this grocery space is unknown at this time, so the energy intensity will be modeled using ASHRAE baseline guidelines for now.
2	a	Public	4/14/2021 Town Hall Comments	Environmental	The buildings in the West Falls project should be encouraged to: Earn maximum LEED points in the Energy and Atmosphere category, which includes Enhanced Commissioning, Optimize Energy Performance, Whole Building Energy Monitoring and Reporting, Grid Harmonization, Renewable Energy, Enhanced Refrigerant Management, and Efficient Hot Water Distribution Systems. In particular, earn LEED points for the Optimize Energy Performance category by demonstrating at least 20% energy performance improvement.		The project team recognizes the value in achieving increased energy cost savings and working toward a 20% energy cost savings target. The combined measures to achieve increased energy cost savings will be different for each building and will be explored at each major milestone throughout design development. A healthy list of energy efficiency opportunities will be presented and discussed with the project teams including enclosure, HVAC, and lighting measures. Note that the EA credits and the requirements within the credits differ between the rating systems. The project team works to maximize the number of points on the Scorecard while also balancing competing credit requirements. For example, highly efficient VRF systems result in increased energy cost savings but would be unable to achieve the Enhanced Refrigerant Management credit due to the quantity of refrigerant used.
	b	Public	4/14/2021 Town Hall Comments	Environmental	Earn maximum LEED points for Bicycle Facilities, Reduced Parking Footprint, and Electric Vehicles.		The project is leveraging the LEED-Neighborhood Development v4 certification on the individual building LEED Scorecards. The buildings are pursuing Path 1 under the LT Credit Category (LEED-ND certification) and therefore points for these credits, which are part of Path 2, are not available. The LEED-ND certification provides a framework for ensuring smart neighborhood design by addressing community connectivity, neighborhood patterns, user experience, and green infrastructure. Elements of these credits are still being incorporated into the building and project design. For example, the project team has committed to 10 EV Charging stations (and 1 accessible station) and is reviewing and considering locations for additional capacity for future growth in EV charging demand.
	c	Public	4/14/2021 Town Hall Comments	Environmental	Use Energy Star appliances (including clothes dryers) and light fixtures in residential and hotel buildings		ENERGY STAR appliances are being targeted. An all LED design and/or high-performing light fixtures, as well as a reduced lighting power density are also being planned.
	d	Public	4/14/2021 Town Hall Comments	Environmental	Fully electrify building systems (i.e. HVAC, hot water)		The project team recognizes the role building electrification plays in a low carbon future. Electric systems are being used for systems where commercial-scale technology is available and high energy performance can be maintained. For some systems, gas may still be necessary to meet space constraints, ensure market viable technology, and manage dry utility service/loads.
3		Public	4/14/2021 Town Hall Comments	Environmental	I would like to see and understand the economic analysis that led the developer to conclude that rooftop solar is not feasible.		FCGP's economic analysis took into consideration the cost of installing solar panels and the availability of the tax credits and other financing available in Virginia currently.
4		Public	4/14/2021 Town Hall Comments	Environmental	What are the developers' thoughts re: incorporating rooftop solar on a green roof?		In evaluating rooftop solar, FCGP also had to weight the viability of green roofs, which are a component of the project's Stormwater Management Plan. At this time, FCGP has determined that green roofs are the best strategy for the limited roof space.
5		Public	4/14/2021 Town Hall Comments	Stormwater Management and Green Space	Could you please detail your stormwater management plans? What level of retention will you have on site? We've had 25-year and 200-year storms in the last couple years. How would the site handle major storms? I'm excited to hear about the inclusion of permeable pavement and green roofs. I would like to hear more from the civil engineer at some point.	C-0704	We are decreasing the runoff from the site of the 10-year storm by 10% from existing conditions. The site is designed to have overland relief in the event of larger storms, which is to provide a path of travel for the runoff away from the buildings in the event that the storm sewer system is inundated.
6		Public	4/14/2021 Town Hall Comments	Stormwater Management and Green Space	Will stormwater management include recycling of water for use in watering trees and plants and not just managed release into stormwater system?		We are not utilizing water re-use in the way of irrigation, but we are proposing runoff reduction measures with the green roofs and urban bioretention planters so that the runoff is being utilized (and therefore reduced and re-used) by the vegetation rather than just releasing into the stormwater system.
7		Public	4/14/2021 Town Hall Comments	Fiscal Impact	Is there a listing of the components that make up "Expenses" (the 2.9M)		City Staff to provide a response.

Staff Comments February 25th, 2021						
8		Public	4/14/2021 Town Hall Comments	Architecture and Urban Design	Provide the ceiling height in the garages (there were questions about what the experience of the garages would be—we were able to discuss clear wayfinding, lighting, etc., but didn't have an answer to this).	<p>Garage A (Grocery and Retail Parking): Generally, they range from 8'2" to 13'6" with an approx. average 9'4"</p> <p>Garage B3 and D2: Generally, they 8'-2" at bottom of precast T's (web) and 10'-4" at underside of structure (flange). (This are standard precast garage dimensions)</p> <p>Garage C (Condo parking Only) Generally, they range between 9' to 11' clear.</p> <p>Numbers are approximate.</p>
9		Public	4/14/2021 Town Hall Comments	Architecture and Urban Design	Provide clarity on the plan for the Garage vines at the school façade	<p>L003, L102</p> <p>2 species of vines have been proposed along the school facing facade of Building B-3 (garage). Please note that the provision of the vines is contingent on the school granting FCGP necessary approval to plant the vines on their property as the garage is on the property line. The drawings have been updated to show this condition.</p>
10		Public	4/14/2021 Town Hall Comments	Streetscape	Provide a circulation diagram showing garage access during events where the Commons are closed	<p>C-0405 (SEE)</p> <p>This is in the Special Exception Entitlement (SEE) package, sheet C-0405.</p>
11		Public	4/14/2021 Town Hall Comments	Architecture and Urban Design	Staff has requested a clarified perspective image on the experience of the Street C/stair pedestrian path	<p>Noted . FCGP will provide updated renderings following discussions' with staff in April.</p>