

From: Hurley, Morgan <mhurley@jensenhughes.com>
Sent: Tuesday, December 11, 2018 4:24 PM EST
To: Shahriar Amiri <samiri@arlingtonva.us>
CC: Clyde McGraw <cmcgraw@jbgsmith.com>; Andrew Vanhorn <avanhorn@jbgsmith.com>
Subject: Crystal Square Block
Attachment(s): "160614 ArCo mtg minutes.pdf", "G1 & Plaza.pdf"

Hi Shahriar:

Thank you for taking the time to meet with me today on short notice regarding a couple of issues regarding egress at the Crystal Square Block.

As I mentioned when we met today, there are two comments from your reviewers that are inconsistent with what we understood to be agreements that we had reached with your previously. Specifically, we discussed two comments:

1. **Egress on the G1 (mall) level.** As you are well aware, there are several lot lines that crisscross the G1 level. It was our understanding that you would allow egress to cross these lot lines provided we do not make any existing conditions worse. It is my understanding from today's discussion that this is still your position.
2. **Egress on the plaza level.** There are also several lot lines on the plaza level. We understand that egress cannot cross lot lines on the plaza level. Three exit stairs from the theater discharge onto the plaza. Occupants using these stairs travel north (on the 1550/CS2 lot) towards 15th street. Your staff has commented that three "ways/ directions" are required for exit discharge from the 1550/CS2 lot on the plaza level. We believe that multiple exit discharges are not required by code. Egress on the plaza level meets the requirements for an "egress court" in 2012 VCC 1027.4 (an "egress court" is part of the "exit discharge".) It was our understanding from prior meetings that you had agreed with this interpretation. See attached meeting minutes (item 2b). (As a practical matter, the code anticipates one fire at a time. If there is a fire in the theater, the code does not anticipate a fire on the plaza at the same time.)

I have attached egress diagrams for G1 and the plaza to illustrate the locations of the lot lines on G1 and the plaza level.

Lastly, during a subsequent meeting today, Libby, Todd and JD asked for formal documentation regarding the ultimate resolution of these issues. Please advise what is the best way to document this. Will code modifications be required?

Feel free to call to discuss.

Respectfully,

Morgan Hurley, P.E., FSFPE | Director

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