

Docket Item # 12
BAR CASE # 2016-0178

BAR Meeting
September 7, 2016

ISSUE: Waterfront Common Elements

APPLICANT: City of Alexandria, Department of Project Implementation

LOCATION: Publicly-owned properties and publicly-accessible easements and right-of-way generally bounded by Oronoco Street to the north, Jones Point Park and Jefferson Street to the south, North and South Union Streets to the west and the Potomac River to the east and which includes, but is not limited to, the following addresses: **351 N UNION ST; 6 QUEEN ST; 107 N UNION ST; 105 N UNION ST; 1 KING ST; 2 KING ST; 1 A PRINCE ST; 200 STRAND ST; 206 STRAND ST; 0 PRINCE ST; 208 STRAND ST; 210 STRAND ST; 3 DUKE ST; 1 WOLFE ST; 1 WILKES ST; 500 A S UNION ST; 600 S UNION ST**

And the Public Right-of-Way for the following block(s) for the streets listed below:

From and including 400 block of **N Union Street** - 700 block of **S Union; Oronoco Street** unit block (for any addresses 0-99); **Thompson's Alley** unit block (for any addresses 0-99); **Cameron Street** unit block (for any addresses 0-99); **King Street** unit block (for any addresses 0-99); **Wales Alley** (full length); **Strand Street** (full length); **Duke Street** unit block (for any addresses 0-99); **Wolfe Street** unit block (for any addresses 0-99); **Wilkes Street** unit block - 200 (for any address 0-199); **Gibbon Street** unit block (no street addresses)

ZONE: Multiple zones

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness for the Waterfront Common Elements with the following conditions:

1. To the greatest extent possible, the lower boardwalk along the promenade should be constructed of durable wood (natural or modified) rather than a composite material.
2. The associated year (1749 or 1845) should be engraved at regular intervals for the shoreline and pier line demarcations.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Legend

 Water Body	 Roads
 Waterfront Common Elements District	 Parcels

**WATERFRONT COMMON ELEMENTS -
OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA, VIRGINIA**

500 250 0 500 Feet



September 2016

I. ISSUE

The City's Department of Project Implementation (DPI) requests approval of a Certificate of Appropriateness for the Waterfront Common Elements, a palette of site elements and features, that will be installed over time in public parks, the right-of-way and defined publicly-accessible spaces within private development sites along the waterfront to provide for a connected, high-quality, and consistent design approach to unify the public waterfront spaces.

The Waterfront Common Elements was envisioned as an integral part of the Waterfront Small Area Plan approved by City Council in 2012. As one of the primary tenets of the plan was to provide continuous public access to the Alexandria waterfront from Jones Point Park to Daingerfield Island, the community emphasized that common paving, lighting and other site elements should be employed to make the future waterfront parks and redevelopment sites more cohesive and recognizable as spaces that are welcoming and open to the public. The City, working with the design team at the OLIN landscape architecture studio, has prepared a foundation of Common Elements in accordance with the plan to provide a framework for the public parks, promenade and other spaces publicly-accessible by easement in the Waterfront Plan area.

The Waterfront Common Elements include the following:

- Paving (sidewalks and streets, including curbs and crosswalks)
- Promenade (paving, interpretive banding and lighting)
- Site furnishings (bicycle rack, drinking fountains, trash and recycling receptacles, benches and bollards)
- Art and history (shoreline interpretive banding, carriage mounting blocks, etc...)

Once approved, the Common Elements will be used in various locations along the entire City waterfront to produce a cohesive waterfront design. After approval of the Common Elements, staff will administratively review all projects to ensure compliance with the approved Common Elements. It should be noted that there will likely be additional Common Elements, such as elements for the street-end gardens as well as handrails on the promenade, marina and piers, where determined by the building code and the City's Risk Manager. These additional Common Elements will be reviewed by the BAR at a later date, dependent on timing of the funding and construction for the related elements. For example, recognizing that flood mitigation is a top priority, the design and construction of the street-end gardens may be several years away and the associated Common Elements for those spaces may not be reviewed and approved until that time. Therefore, the broader Common Elements palette should be understood as a palette that may be amended from time to time and will require amendments to this Certificate of Appropriateness.

Staff notes that the boardwalk at Ford's Landing at the south end of the district is included within the Common Elements district because it is a City park with a public access easement, though it is privately owned and maintained by the Ford's Landing homeowners. Because it is already constructed according to the DSUP conditions for that development, there is no intention to change any of the paving materials, bollards or lighting on the boardwalk. Site furnishings, such as trash cans and benches are already City standard and presently comply with the Common Elements palette. Based on the map that defines the new district boundaries, the internal streets

at Ford's Landing are not included and there is no proposal that their streets, sidewalks or light fixtures within that project would be impacted by this project now or in the future.

Additionally, the separate Certificate of Appropriateness application for the Alexandria Historic Street Lights proposed to replace the obsolete Gadsby street lights includes the streets and public right-of-way within the waterfront plan area. Therefore, although the waterfront plan area is also included within a portion of the Alexandria Historic Street Light District, the street lights are not included as part of the Waterfront Common Elements package.

II. HISTORY

On January 21, 2012, the Alexandria City Council voted 5-2 to approve the Waterfront Small Area Plan and related waterfront zoning changes. The Plan provides a framework for revitalizing Alexandria's waterfront through several means, including: the physical interpretation of Alexandria's history as a foundational tool for planning and design, expansion and enhancement of public open spaces, improving public access and connectivity to the river, promotion of the waterfront as an arts and cultural destination, and ensuring that new development is compatible.

OLIN's draft common elements palette was included in the *Phase I Waterfront Landscape and Flood Mitigation Design* which was presented at the June 14, 2014 City Council public hearing. At that hearing, City Council unanimously approved the Phase I design and directed staff to continue with Phase II. In March 2015, after ongoing consultation with the City, OLIN prepared a draft palette of Common Elements for only the lighting and paving materials, in part to provide guidance for several projects in final development review at that time; including Robinson Terminal North, the new Old Dominion Boat Club and Robinson Terminal South.

Site features, which include street and site lighting, paving materials, gutters, trash receptacles, and similar items are addressed in the approved DSUPs, with several specific conditions approved by City Council. The DSUPs also included conditions that the future Common Elements should be incorporated into the site design to contribute to the cohesive nature of the public and publicly-accessible spaces along the waterfront. The BAR saw these draft materials in both the concept reviews and Certificate of Appropriateness reviews for the waterfront developments such as Robinson Landing, Robinson Terminal North and the Old Dominion Boat Club. At that time, the BAR's final approval of these elements was subject to approval of the entire Waterfront Common Elements palette.

The Common Elements were included in OLIN's numerous presentations on the Landscape and the Flood Mitigation Phase I Schematic Design during late 2013/early 2014. In addition to community meetings, there have been numerous presentations to the Waterfront Commission and Parks & Recreation Commission through April of 2016 that narrowed a wide range of materials into the refined package now before the BAR. The current material samples were on view in the lobby of City hall for several months this year and the City's Alex Engage community outreach webpage indicates that 87% of the public either strongly agree or agree that the street and promenade paving materials capture the historic character of Old Town Alexandria.

https://engage.alexandriava.gov/portals/191/Forum_537/Issue_3597/survey_responses

On December 2, 2015, the BAR reviewed a draft of the refined Waterfront Common Elements package and provided feedback to the design team. In general, the BAR supported the design direction of the materials and fixtures that were presented.

III. ANALYSIS

Although the majority of the BAR's purview relates to buildings and structures, its underlying mission relates to the greater built environment and cultural landscape of the district as a specific purpose identified in Section 10-101 "to assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs." The BAR's approval of the permanent site elements and furnishings in the Waterfront Common Elements will help define the setting for the waterfront. As noted in the adopted Waterfront Plan, "The essence of Alexandria's waterfront is public space and the Plan not only increases the amount of space for the public, it also adds to the variety of public spaces" (page ix). The establishment of a palette of high-quality and durable materials that will promote and enhance this important public space within the city is critical to achieving the goals and objectives of the Waterfront Plan.

Staff strongly supports and recommends approval of the Waterfront Common Elements to unite the waterfront area and to utilize site elements that are historically appropriate and compatible, while still allowing adequate variety to respond to the immediate location and context.

Street and Sidewalk Paving

The proposed paving for The Strand is based on historic precedents found nearby within Old Town, including light tan and red brick, as well as light gray granite curbs with a thermal finish. The street corners will have detectable warnings in the form of light gray truncated dome granite pavers. Raised crosswalks will have red and yellow brick striping to promote pedestrian safety while using the common pavers. The proposed east-west streets in the unit blocks will be red brick with red brick sidewalks in a running bond pattern, a cobble gutter and a gray granite curb. The Strand, identified in the plan as a special street with a pedestrian emphasis adjacent to the future waterfront parks, will be laid in a herringbone pattern of light tan brick similar to the brick in the 200 block of Prince Street and commonly used for historic gutter pans on King Street. Gutters on The Strand will be granite cobbles, recalling the historic cobble gutters of the 100 block of Prince and portions of S. Lee Street, etc. Staff supports the proposed brick paving, cobble gutters, and granite curbs and banding, finding that they directly recall original elements of the historic district while contributing to a unique and unified character for the waterfront area.

The Promenade

The promenade will be the signature element of the waterfront and will provide continuous public access along the water's edge. The promenade will be a wide pedestrian path that will travel through parks as well as provide direct access to the Potomac River. Befitting its unique nature, it will have its own distinctive design with respect to paving and lighting. The granite banding on the path edge, in conjunction with a special promenade light fixture, will convey the continuous and public nature of this path.

Paving on the Promenade

The promenade will feature a range of materials depending on the location (natural shoreline, marina, urban edge, etc.) but will feature a continuous one or two-foot wide granite band (charcoal color, thermal finish) on both edges throughout the waterfront. The banding will also be used to inscribe historical narratives and commemorative text. The design team has proposed paving in the core of the promenade that is a compilation of concrete plank pavers in a mottled, three color blend of white and gray-hued pavers that are compatible with the granite border. The pavers are 16" by 4" by 4". The pavers will be grouped by color in rows of four to six pavers where the rows will be randomly arranged in the field. The scale of the pavers is intended to recall the scale of wood decking planks and their placement perpendicular to the river helps to avoid a linear, bowling alley feel.

Staff supports the use of concrete plank pavers and the tonal color family proposed to minimize glare and for long term maintenance reasons. Staff supports the wider granite banding on each side of the promenade to enable more robust inscriptions in some designated areas but recognizes that design constraints may require the narrower banding where the promenade is narrower outside of the core area. In certain locations, adjacent to the river, the promenade will feature a lower boardwalk adjacent built of a decking material (pressure-treated pine, Trex composite, or modified wood). The BAR approved a change from treated lumber to composite planks at the City Marina approximately 15 years ago because of ongoing maintenance reasons, and this is consistent with the BAR's current Modern and Sustainable Materials policies. Staff recommends that durable wood decking be used as the primary decking material and that composite decking (Trex is a common brand that is made from recycled sawdust and plastic bags) should be used minimally, as necessary.

Lighting on the Promenade

The City has a strong tradition of intentionally using certain street lights in different locations to denote a certain character. For example, Washington Street utilizes the George Washington Memorial Parkway Street Light based on the original street lights in the 1929 Parkway landscape plan. The commercial core of the historic districts has used the Gadsby street light for decades which will now be replaced with a more historically authentic street light design in the same locations (BAR2016-00274). Other areas of the city, such as Carlyle or Cameron Station, also have a distinctive light acorn head fixture.

Early in the design phase of the Waterfront Plan, it was proposed that the promenade should have a special light fixture to convey the uniqueness of this important path along the river and the public strongly agreed. Selecting an appropriate promenade light fixture, one that will link both the industrial character of the marina in front of the Torpedo Factory with naturalized park space with existing residential and office buildings is challenging. There is no one "character" that defines the entire waterfront and a specific style light fixture runs the risk of being incongruous with some of the various contexts in which it will exist. No doubt, the promenade is a unique and special zone, so the idea of a unique and special light fixture along its length is appropriate for the reasons previously described.

In the previous BAR work session, the design team proposed four general lighting approaches for the promenade: period/historic, industrial/wharf, nautical/cable, and a combination design (modern pole and industrial pendant light fixture). At the December work session there were

mixed opinions regarding the light fixture style, though most did not favor the industrial aesthetic, feeling it was inappropriate except in front of the Torpedo Factory. There was support for a period light (1 member), a period/industrial hybrid (1 member) and also the nautical approach (2 members). The BAR felt that a characteristic light to define this area was a good direction but that it did not necessarily need to be unique to the waterfront and said that further study of using the George Washington Memorial Parkway light had merit (this was called the Urban light in the Alex Engage poll.) They also suggested that the light fixture should be a background infrastructure element and should not shout for visual attention.

Based on positive feedback from the Waterfront Commission and Alex Engage, the current proposal is a refinement of the Nautical light, a treated wood pole with simple lines and a cable and straight metal arm with a metal pendant luminaire directing light downward. The pendant style is nautical/maritime in character, and the wooden pole recalls the masts and rigging of the multitude of wooden ships that once docked here, yet is simple enough to be harmonious with a wide range of historic and contemporary architectural styles and building typologies in both the historic district and Old Town North. The natural wood light pole will be 16 feet in total height with the light fixture at 12 feet. Black trim on the light will recall the other City standard furniture and infrastructure. Where the promenade has a lower boardwalk, the light will have two pendants but in other locations it will have a single pendant. The light fixture will be unique to this area but its simple lines and proportions will allow the lights to not detract from the view of the Potomac River. The light fixture head is designed to direct illumination downward to maintain dark skies and provide efficient illumination without glare when viewing the river from the parks, or when viewing the historic buildings from the river at night. Staff supports the proposed Nautical design promenade light.

The guard railings surrounding the City Marina will be replaced and new ones installed along the promenade where required but until the parks and gardens are fully designed, it is premature to contemplate what the design of the guard railings should be. However, it is recommended that these future elements relate to the other items that are approved as Common Elements. Additionally, while the locations and requirements for the railings will not be subject to the BAR's approval, the design of the railing is and will be an important to define the public space along the water's edge.

Site Furnishings

The submission includes site furnishings that may be used in the parks, street-end gardens, on the sidewalks and along the promenade. These furnishings include the present City standard trash and recycling receptacles, drinking fountain, bench, bollards and bicycle rack that have been endorsed by the BAR in the past. While the waterfront is a special place in the City, it seemed appropriate to utilize the City standard designs for these basic streetscape elements which have been found to be durable, high-quality and suitable for a variety of locations. It is possible that future art and history initiatives could contemplate adjustments to such elements, such as a more distinctive artistic bench, but they would require review and approval by the BAR at that time.

History Interpretation

Staff supports the proposed demarcation of the 1749 shoreline and 1845 pier line with the stone bandings noting that this form of historic interpretation will spatially explain the evolution of the waterfront as the land was pushed out over the marsh to the channel of the Potomac. The 1749

shoreline will be marked with 4” square granite cobbles in a dark/black color with a tumbled finish. The 1845 historic pier line will be 6” wide granite pavers in a medium gray granite with a thermal finish. In order to make sense of the shoreline and pier line, staff recommends that at regular intervals the associated date be marked in the stone. However it is recommended that as the park design and waterfront “rooms” evolve, that the banding be carefully integrated into the design so as to appropriately convey these elements. For example, there must be additional consideration to how the pier line is depicted through the lawn area for public safety and maintenance.

As the BAR enthusiastically supported the inclusion of a steel representation of the railroad tracks in the sidewalk at Robinson Terminal South, and staff recommends that this be included in the Common Elements, as there may be other opportunities to interpret the rails in the other waterfront areas along Union Street and in Old Town North. This should be a recommendation as an art and history interpretation implementation plan evolves in future years.

Summary

Staff recommends approval of the Waterfront Common Elements for all elements identified in the submission packet with the conditions noted above.

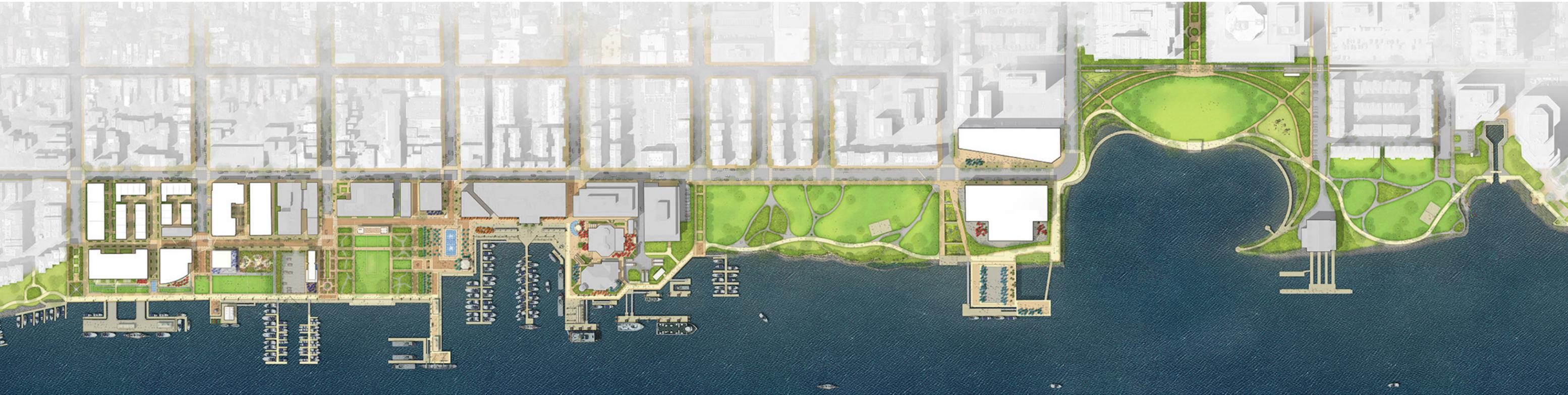
STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2016-0178: Multiple addresses



ALEXANDRIA WATERFRONT COMMON ELEMENTS

**BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS
07 SEPTEMBER 2016**

INTRODUCTION

1. Waterfront Common Elements

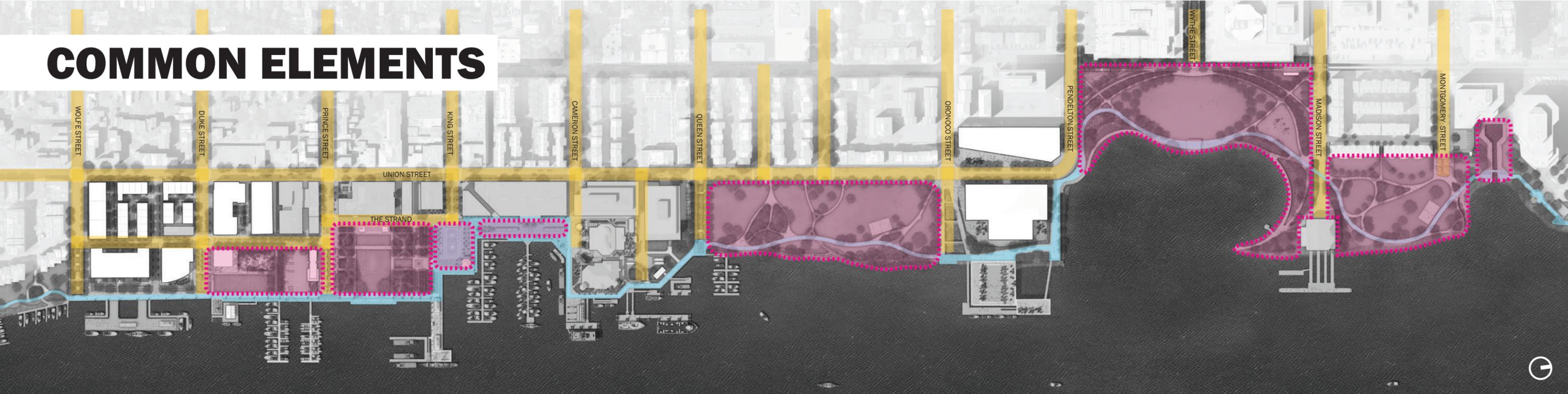
- Paving
- Art and History
- Lighting

2. Basis of Design

3. Public Engagement

4. Private Development Sites

COMMON ELEMENTS



WATERFRONT SPACES



STREETS

Connect the City of Alexandria to its waterfront through the street grid. Use these corridors to bring City Standard elements (site furnishings, paving, street trees, and lighting) into the waterfront spaces to create a strong visual connection between the City and its waterfront.



PROMENADE

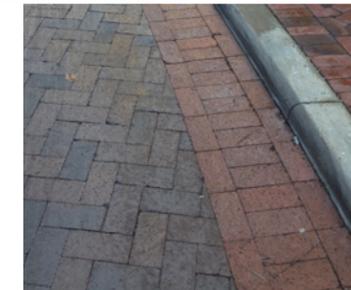
Emphasize the water's edge as an organizing element. The promenade at the water's edge has a unique and consistent set of materials and elements that allows visitors from the land, as well as the water, to better recognize the connectivity of the waterfront's variety of spaces and amenities.



WATERFRONT ROOMS

Celebrate the variety of experiences (existing and proposed) along the entire waterfront. These rooms will visually support the distinct programmatic elements, historic themes, and opportunities proposed within the specific sites.

PAVING



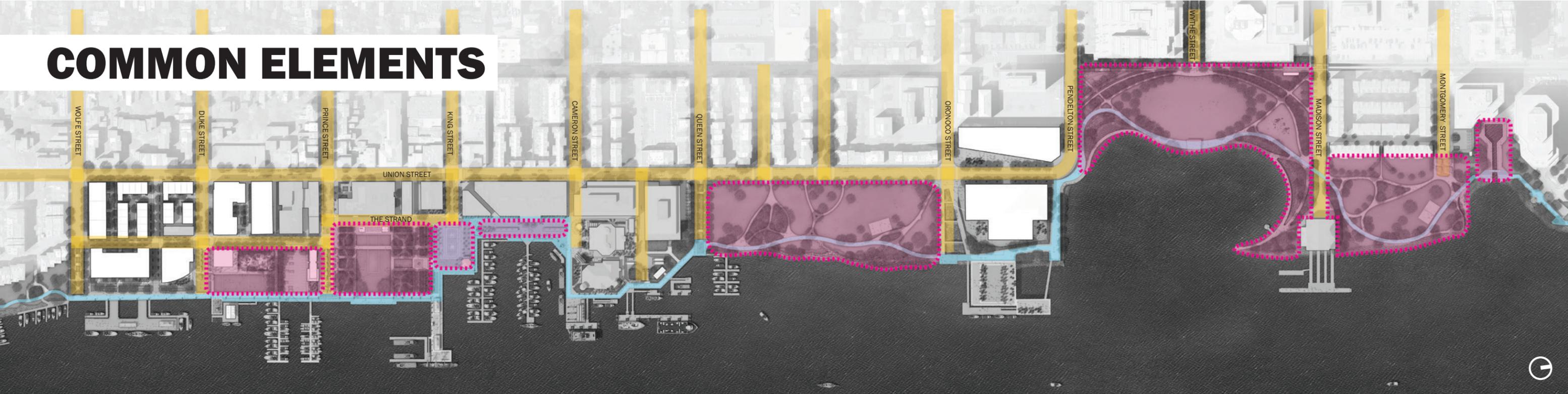
ART AND HISTORY



LIGHTING



COMMON ELEMENTS



COMMON ELEMENTS

STREETS

- brick streets/sidewalk
- granite curb
- cobble gutter
- raised table transition
- raised table field
- crosswalk
- detectable warning
- historic Alexandria street light
- historic shoreline banding
- mounting blocks
- site furnishings (City of Alexandria standard furnishings)
 - bicycle rack
 - drinking fountain
 - trash/recycling receptacle
 - bench
 - bollard

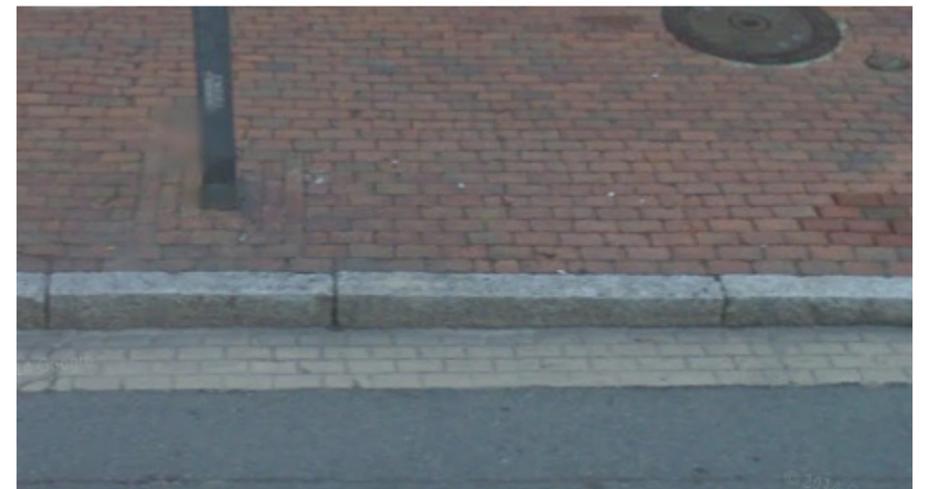
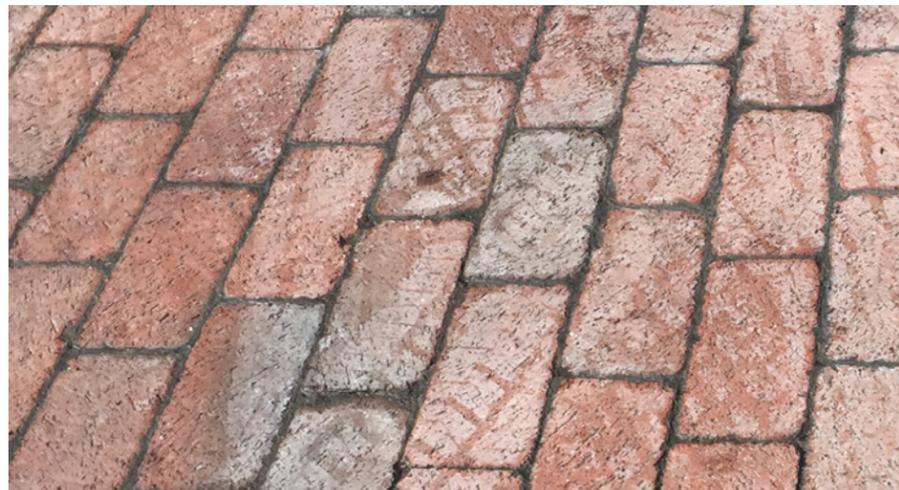
PROMENADE

- promenade banding
- promenade paving (core only)
- wood decking
- promenade light (with and without lower boardwalk)
- historic shoreline banding

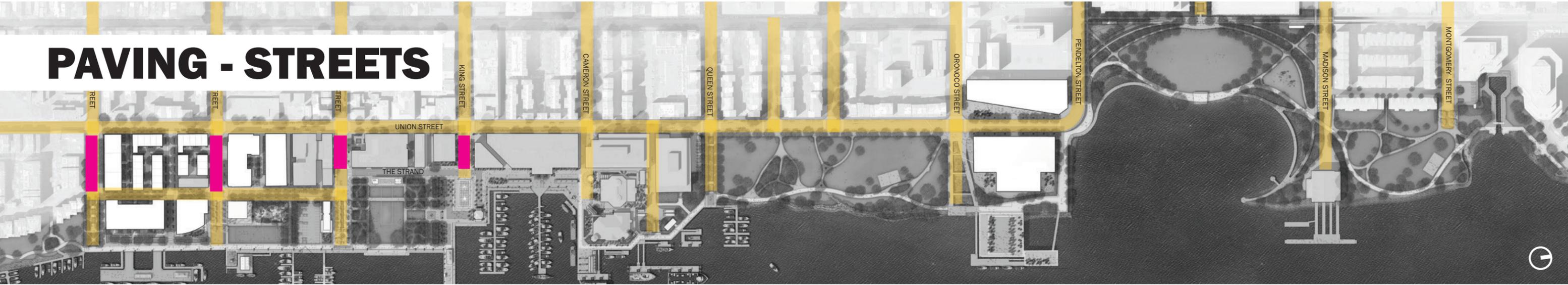
WATERFRONT ROOMS

- promenade light (through park)
- historic shoreline banding

PAVING - STREETS (PAVING PRECEDENTS IN OLD TOWN ALEXANDRIA)



PAVING - STREETS



BRICK SIDEWALK / BRICK STREET / RAISED TABLE FIELD

ALEXANDRIA CITY STANDARD
BRICK PAVERS/VEHICULAR PAVERS
RED - FULL RANGE

Vehicular-rated pavers in areas of vehicular use. Vehicular pavers to match sidewalk pavers.



GRANITE CURB

NEUTRAL, LIGHT GRAY
GRANITE, THERMAL FINISH



CROSSWALK

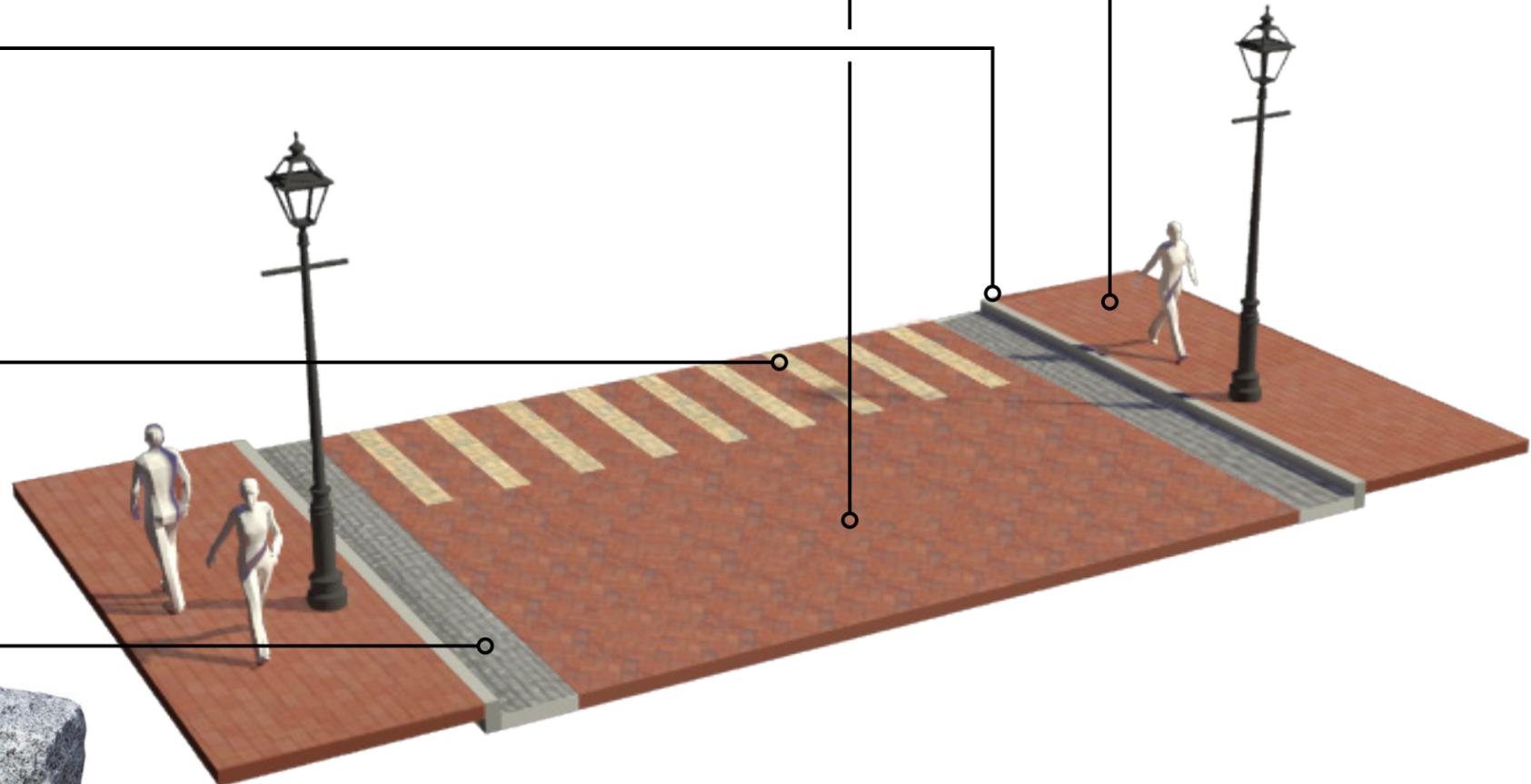
VEHICULAR BRICK PAVER
LIGHT TAN/BEIGE/OFF-WHITE
SINGLE RANGE

Provides contrast striping with street brick.



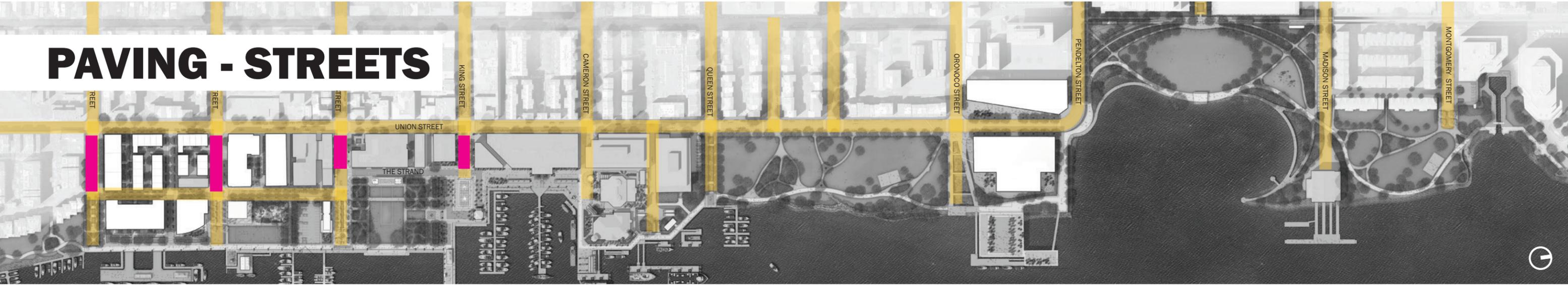
COBBLE GUTTER / RAISED TABLE TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH



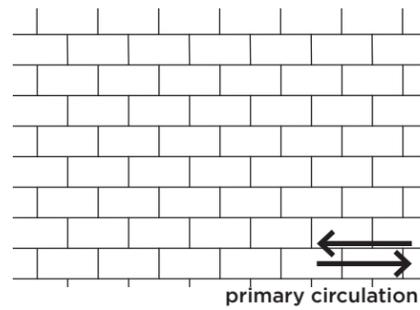
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PAVING - STREETS



BRICK SIDEWALK

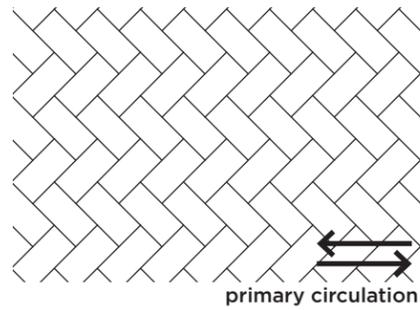
ALEXANDRIA CITY STANDARD
RUNNING BOND



BRICK STREET / RAISED TABLE FIELD

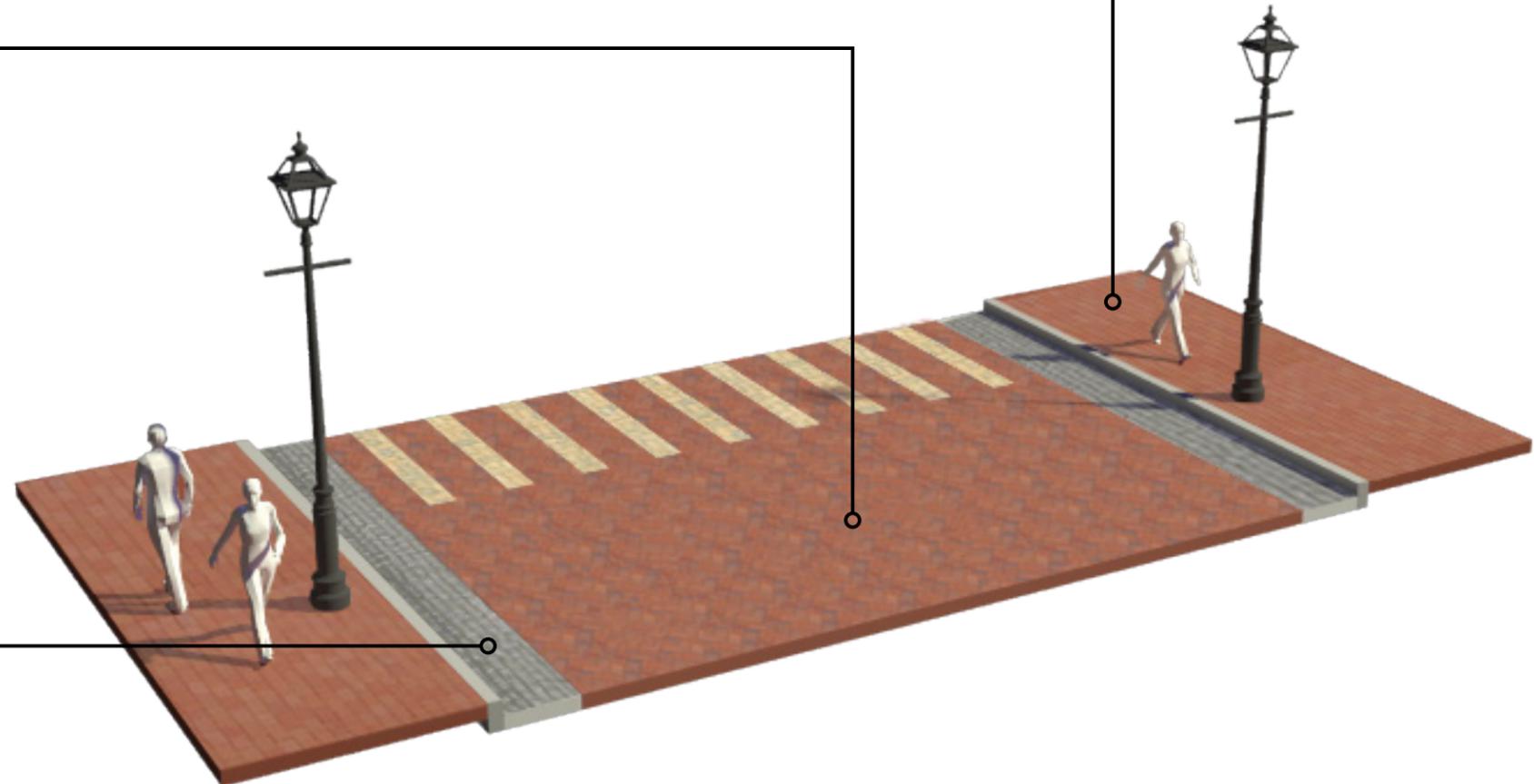
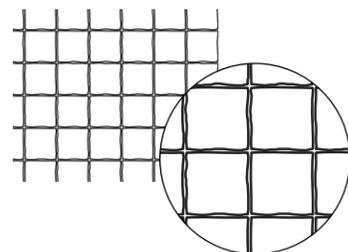
ALEXANDRIA CITY STANDARD
HERRINGBONE

In areas of vehicular circulation.



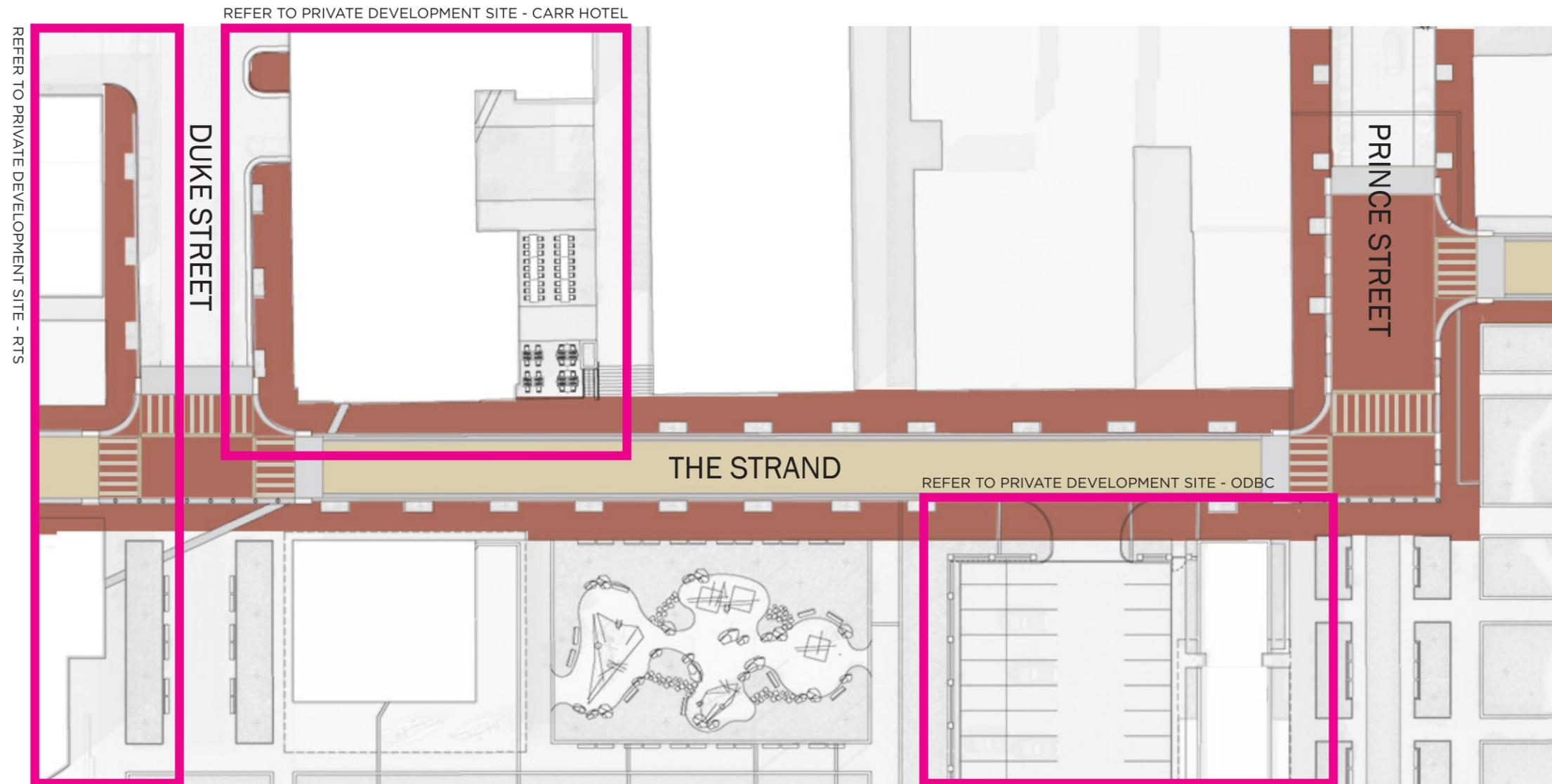
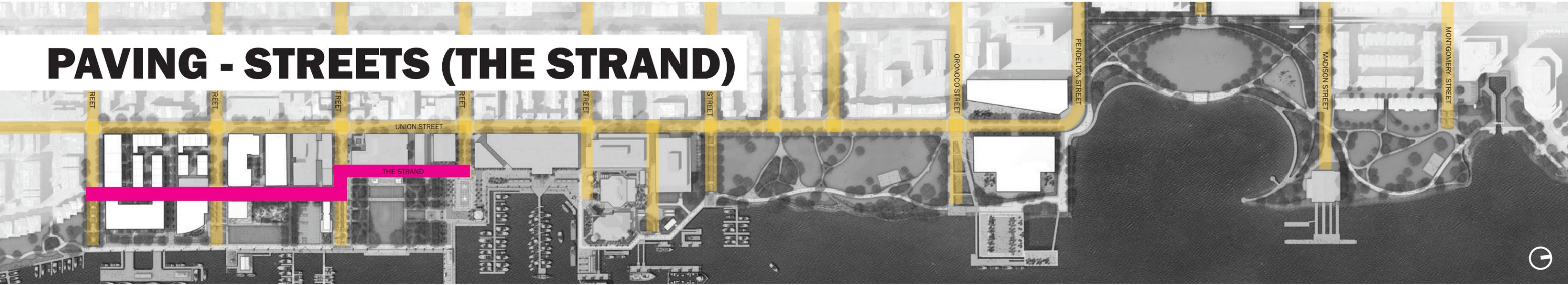
COBBLE GUTTER / RAISED TABLE TRANSITION

STACKED BOND



PAVING PATTERNS FOR THE STREETS ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS (THE STRAND)



PAVING MATERIALS IN THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - STREETS (THE STRAND)



BRICK SIDEWALK / RAISED TABLE FIELD

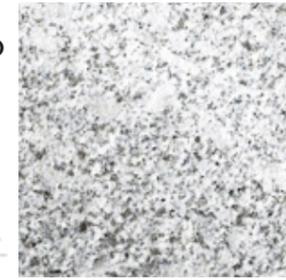
ALEXANDRIA CITY STANDARD
BRICK PAVERS/VEHICULAR PAVERS
RED - FULL RANGE

Vehicular-rated pavers in areas of vehicular use. Vehicular pavers to match sidewalk pavers.



DETECTABLE WARNING

NEUTRAL, LIGHT
GRAY TRUNCATED
DOME GRANITE
PAVERS



BRICK STREET (THE STRAND ONLY)

VEHICULAR BRICK PAVER
YELLOW/TAN/BEIGE, 2-3 COLOR RANGE
LOW CONTRAST



GRANITE CURB

NEUTRAL, LIGHT GRAY
GRANITE, THERMAL FINISH



CROSSWALK

VEHICULAR BRICK PAVER
LIGHT TAN/BEIGE/OFF-WHITE
SINGLE RANGE

Provides contrast striping with street brick.



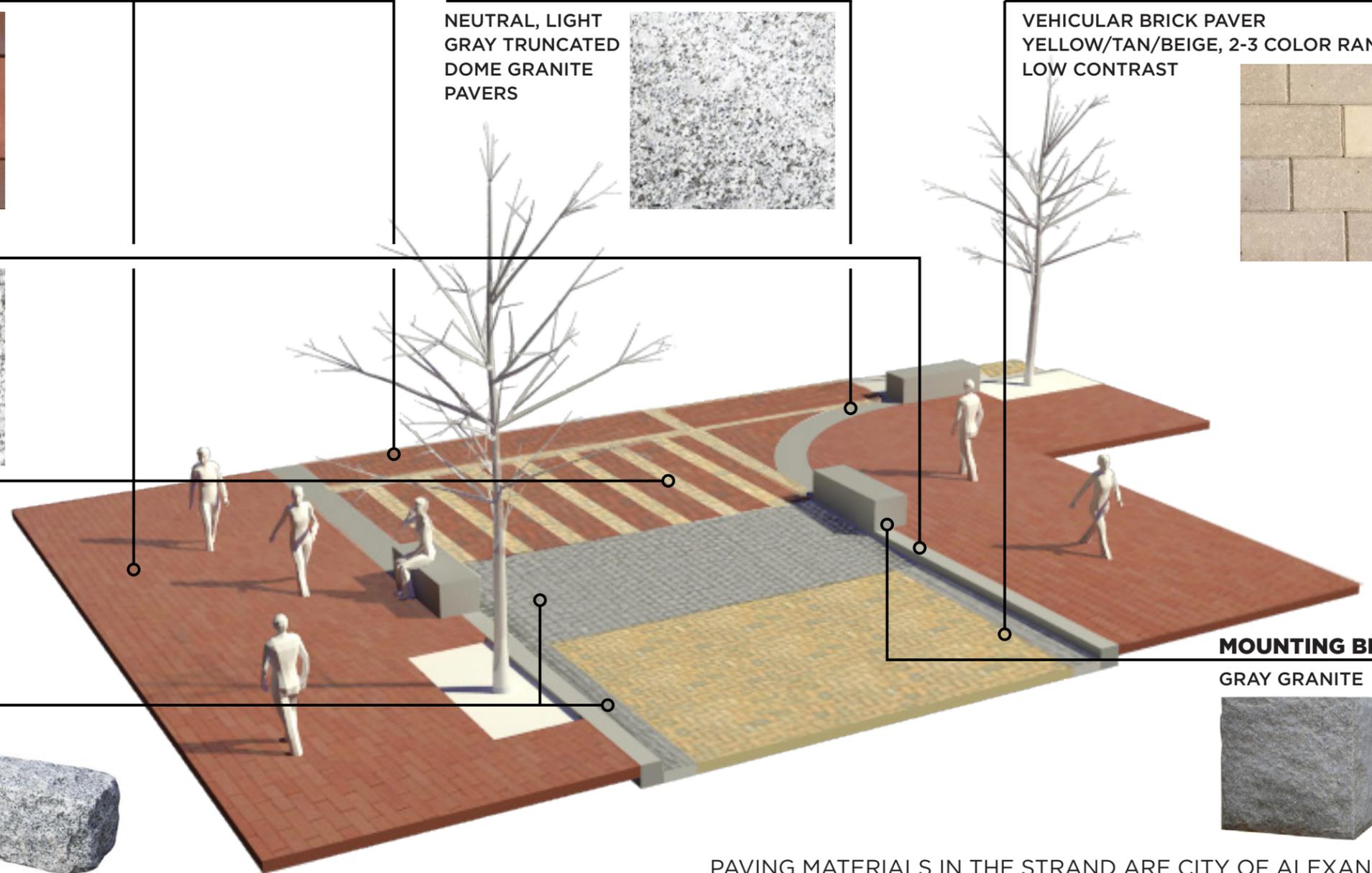
COBBLE GUTTER / RAISED TABLE TRANSITION

NEUTRAL, LIGHT GRAY
GRANITE COBBLES
TUMBLED FINISH



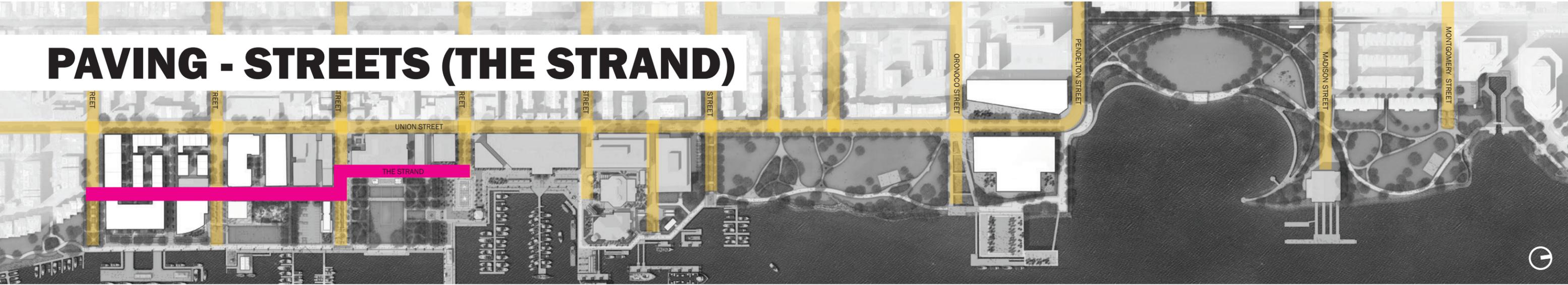
MOUNTING BLOCKS

GRAY GRANITE



PAVING MATERIALS IN THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

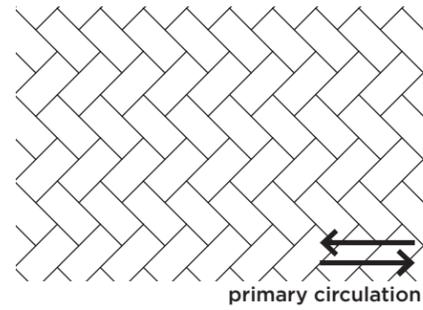
PAVING - STREETS (THE STRAND)



RAISED TABLE FIELD

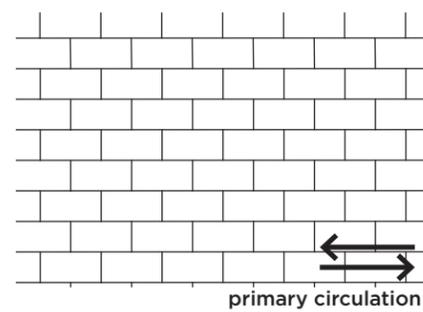
ALEXANDRIA CITY STANDARD
HERRINGBONE

In areas of vehicular circulation.



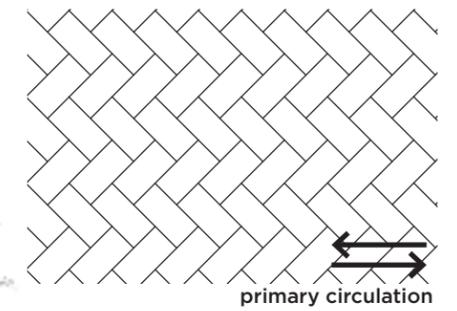
BRICK SIDEWALK

ALEXANDRIA CITY STANDARD
RUNNING BOND



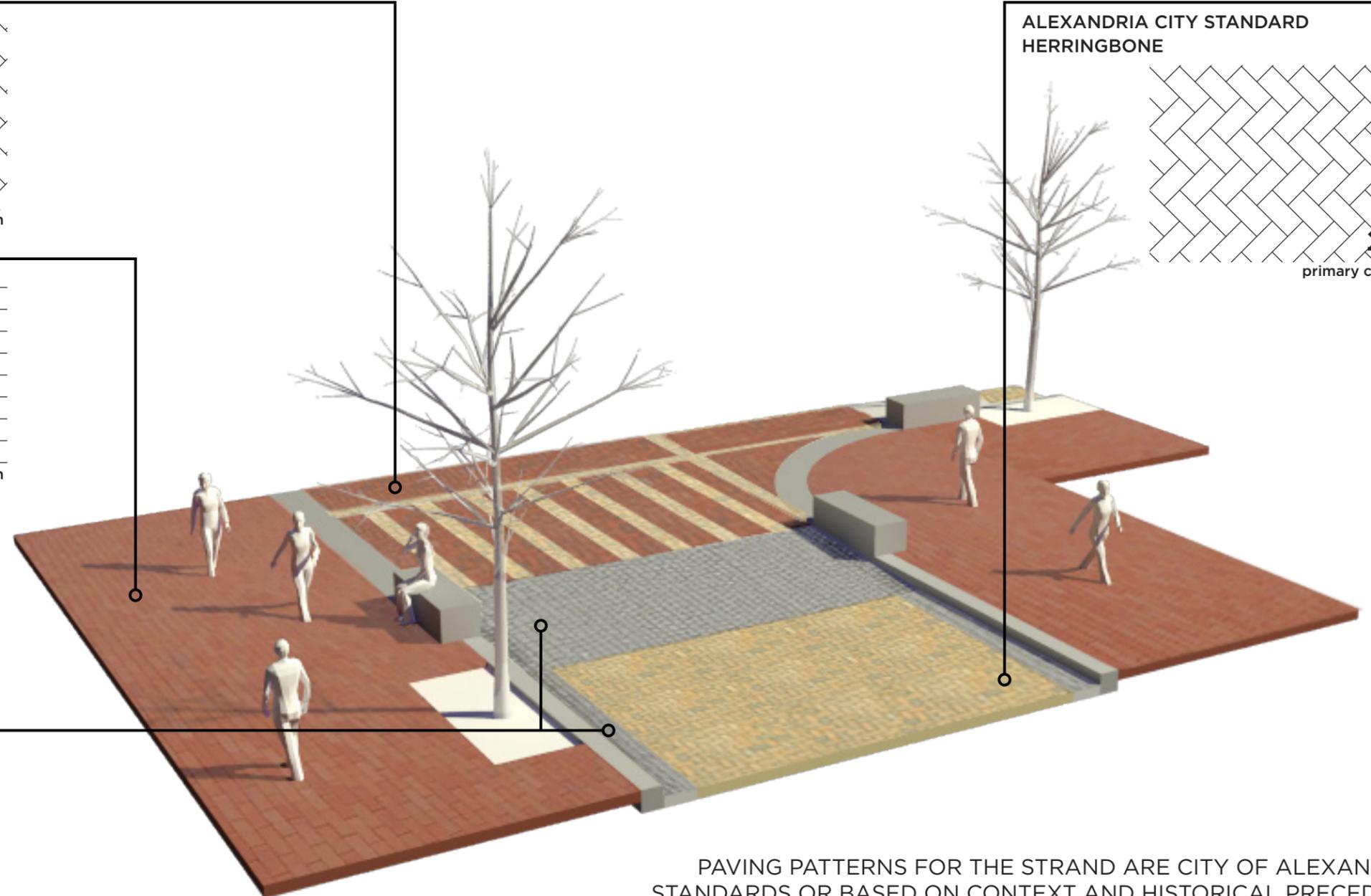
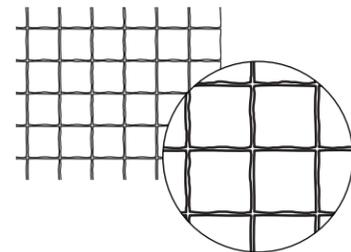
BRICK STREET (THE STRAND ONLY)

ALEXANDRIA CITY STANDARD
HERRINGBONE



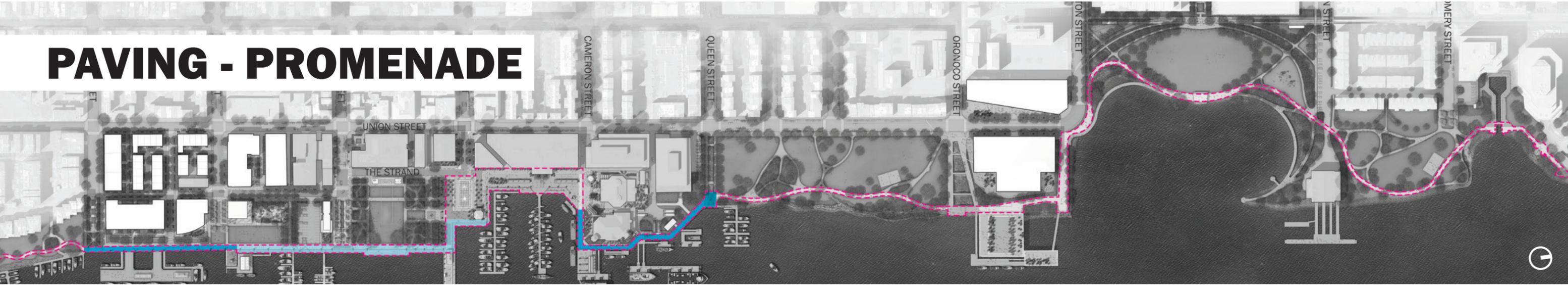
COBBLE GUTTER / RAISED TABLE TRANSITION

STACKED BOND



PAVING PATTERNS FOR THE STRAND ARE CITY OF ALEXANDRIA STANDARDS OR BASED ON CONTEXT AND HISTORICAL PRECEDENT.

PAVING - PROMENADE



PROMENADE BANDING

DARK GRAY/CHARCOAL GRANITE, THERMAL FINISH

2 ft. wide in core area.

COMMEMORATIVE INSCRIPTIONS OR OTHER HISTORICAL TEXT IN EDGE BANDS



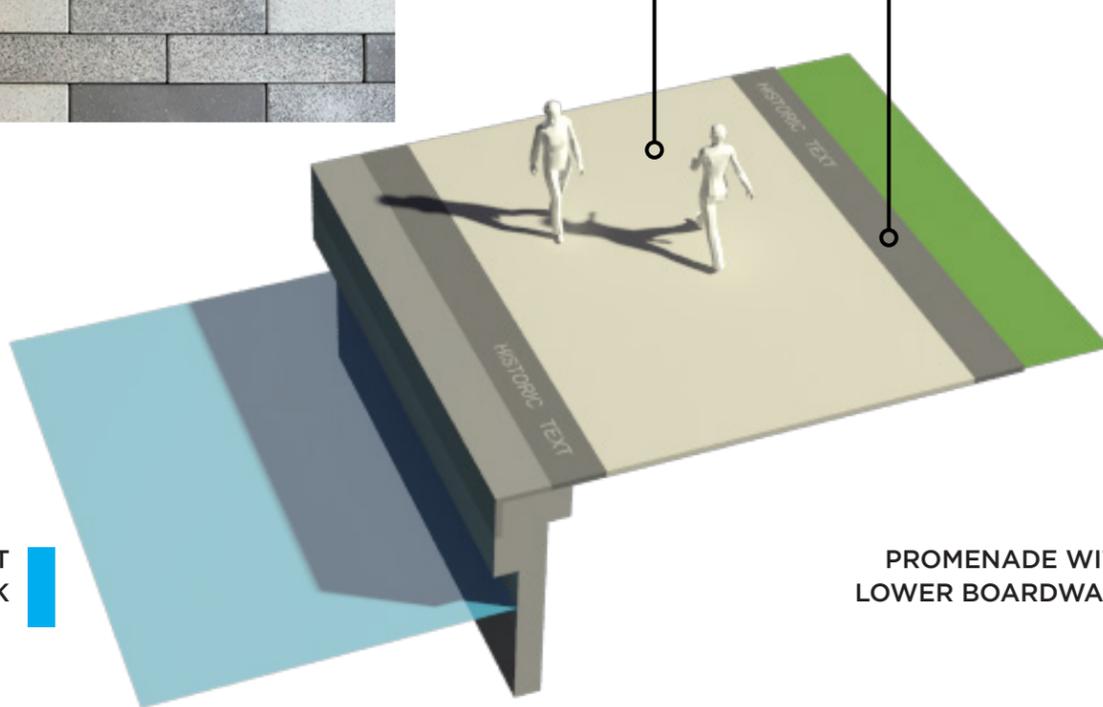
PROMENADE PAVING (CORE ONLY)

CONCRETE PLANK PAVER GRAY/WHITE COLOR MIX

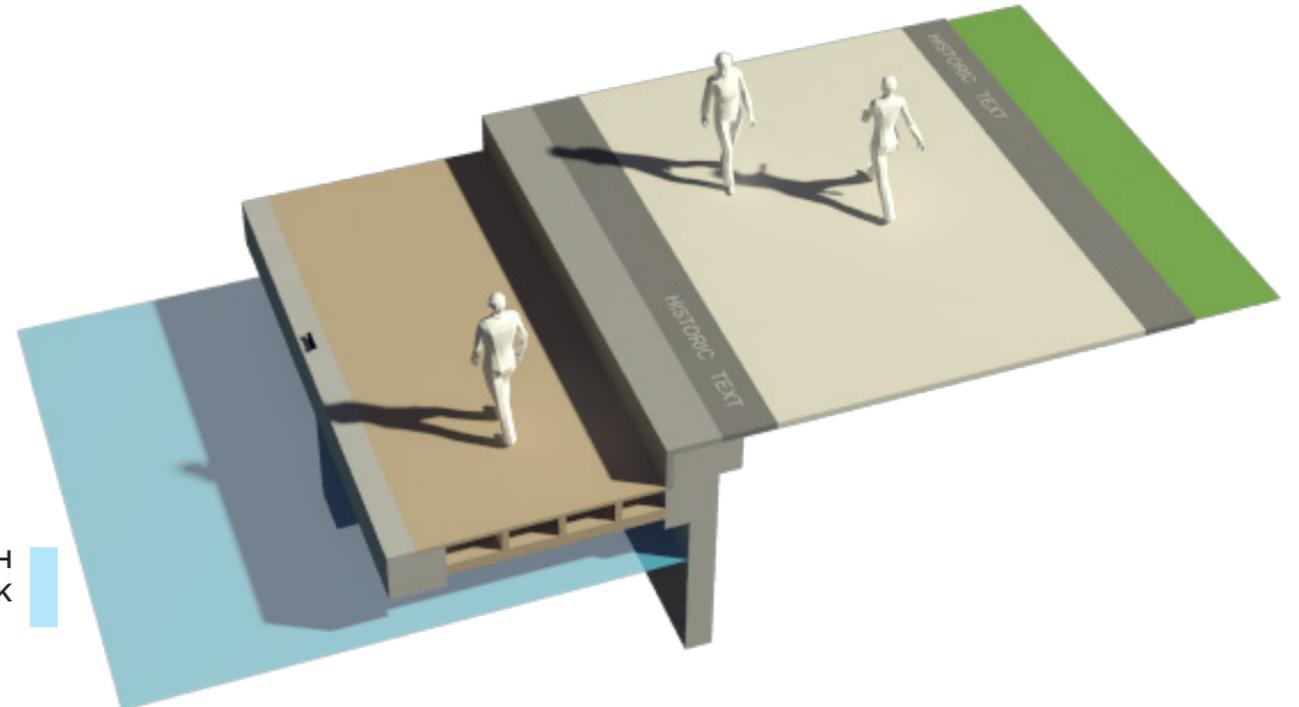


- PROMENADE WITH LOWER BOARDWALK
- PROMENADE WITHOUT LOWER BOARDWALK
- - - DELINEATES PROMENADE AS A CONTINUOUS PATH ALONG THE WATERFRONT

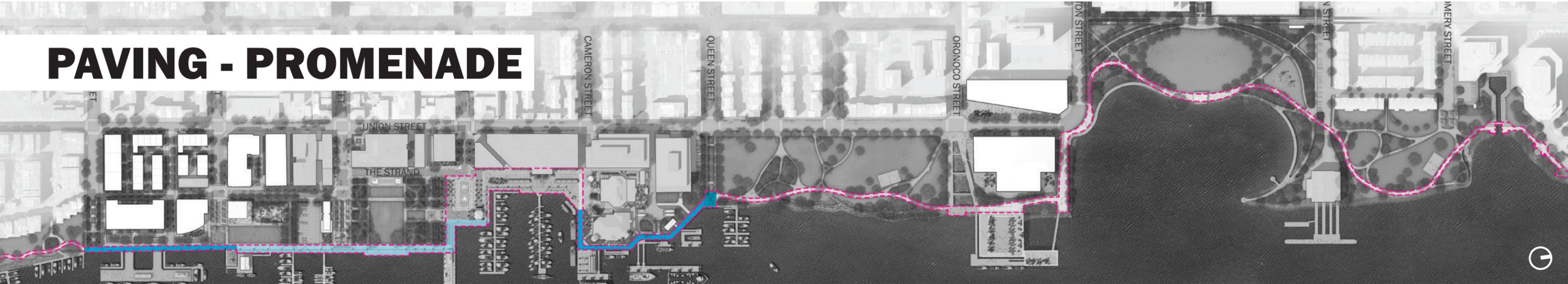
PROMENADE WITHOUT LOWER BOARDWALK



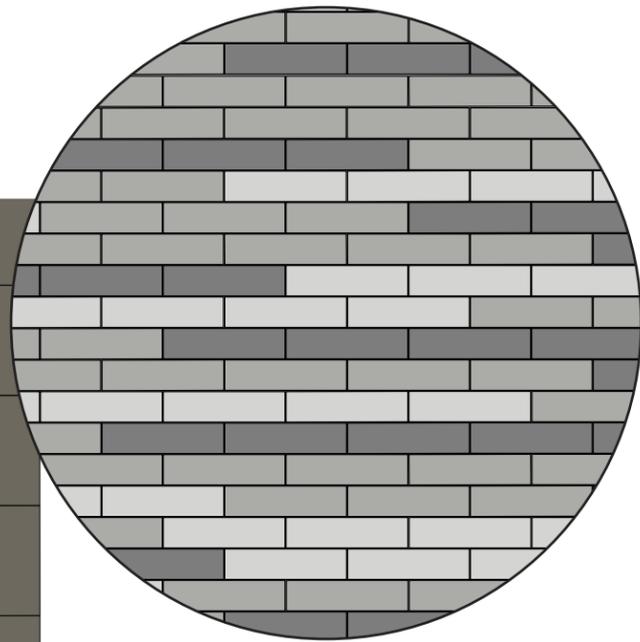
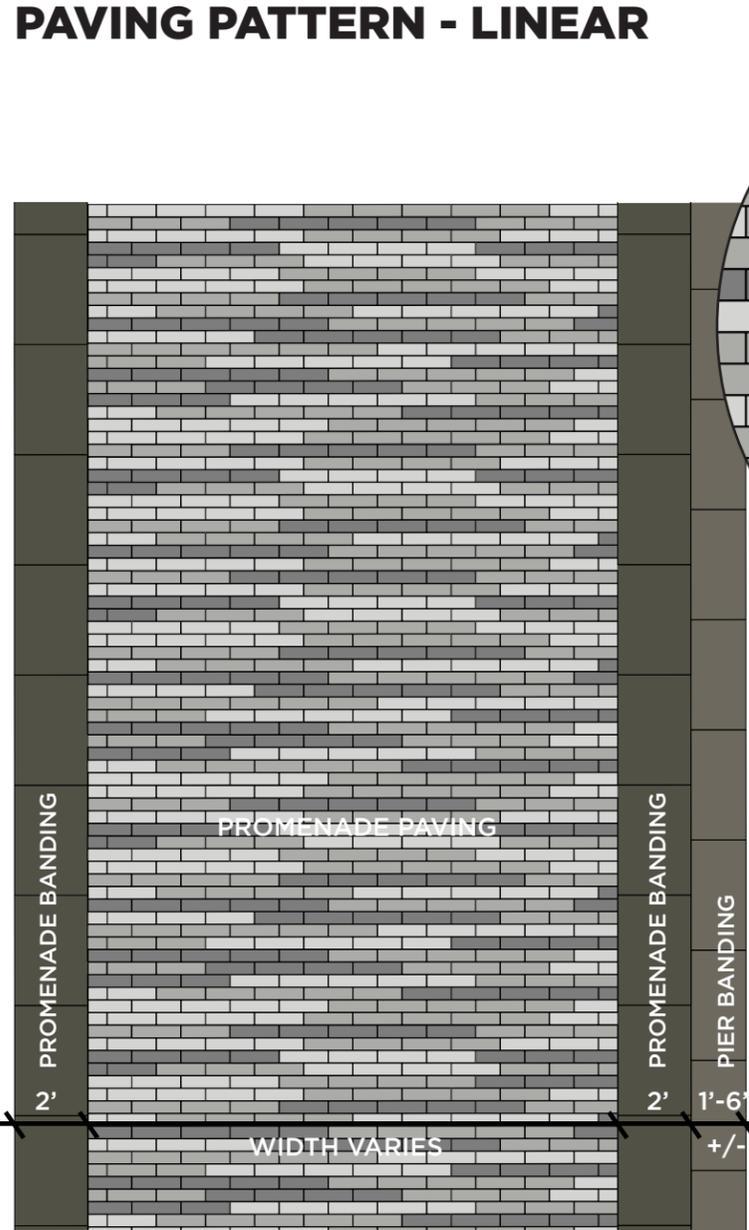
PROMENADE WITH LOWER BOARDWALK



PAVING - PROMENADE



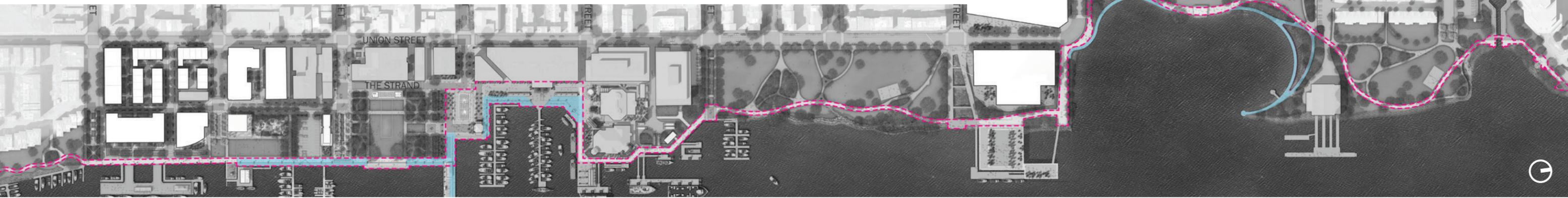
PAVING PATTERN - LINEAR



PAVERS OF THE SAME COLOR ARE GROUPED TOGETHER IN A ROW OF FOUR PAVERS, MINIMUM, TO SIX PAVERS, MAXIMUM. ROWS ARE ARRANGED RANDOMLY ACROSS THE PAVING FIELD AND ALONG THE LENGTH OF THE PROMENADE. THE THREE COLORS ARE MIXED 33/33/33% WITHIN THE PAVING FIELD.



PAVING - PROMENADE DECKING - CONTEXT



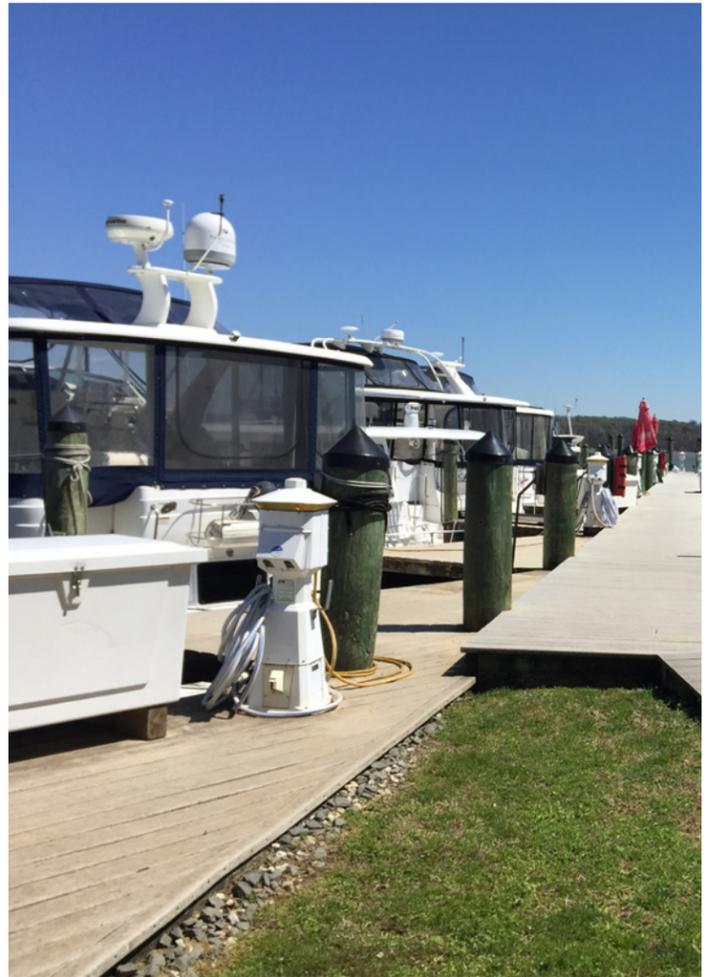
ALEXANDRIA WATERFRONT PRECEDENT

- PROMENADE ZONES WITH BOARDWALK USING RECOMMENDED WOOD DECKING
- - - DELINEATES PROMENADE AS A CONTINUOUS PATH ALONG THE WATERFRONT

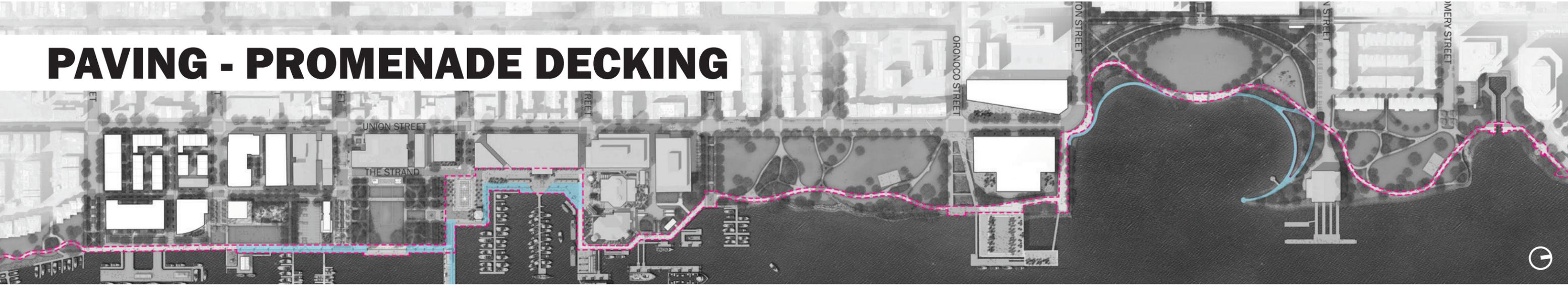


PRESSURE TREATED SOUTHERN YELLOW PINE (MARINE GRADE)

TREX



PAVING - PROMENADE DECKING

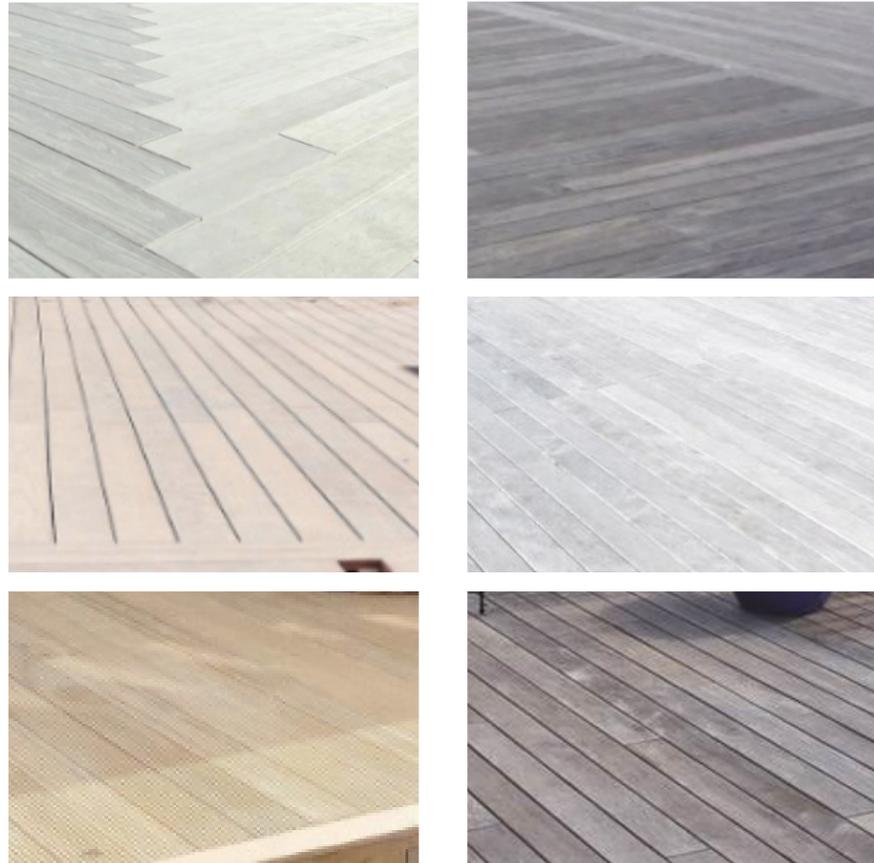


WOOD DECKING

ALL DECKING MATERIALS ADHERE TO THE FOLLOWING PARAMETERS:

- LIFE CYCLE REPLACEMENT RATE >10YRS
- AVAILABLE FROM MULTIPLE PROVIDERS
- DOMESTICALLY SOURCED AND / OR SHORT LEAD TIME
- SUSTAINABLE
- LOW MAINTENANCE
- MARINE GRADE
- SLIP RESISTANT
- AFFORDABLE

MODIFIED WOOD (varying degrees of weathering)



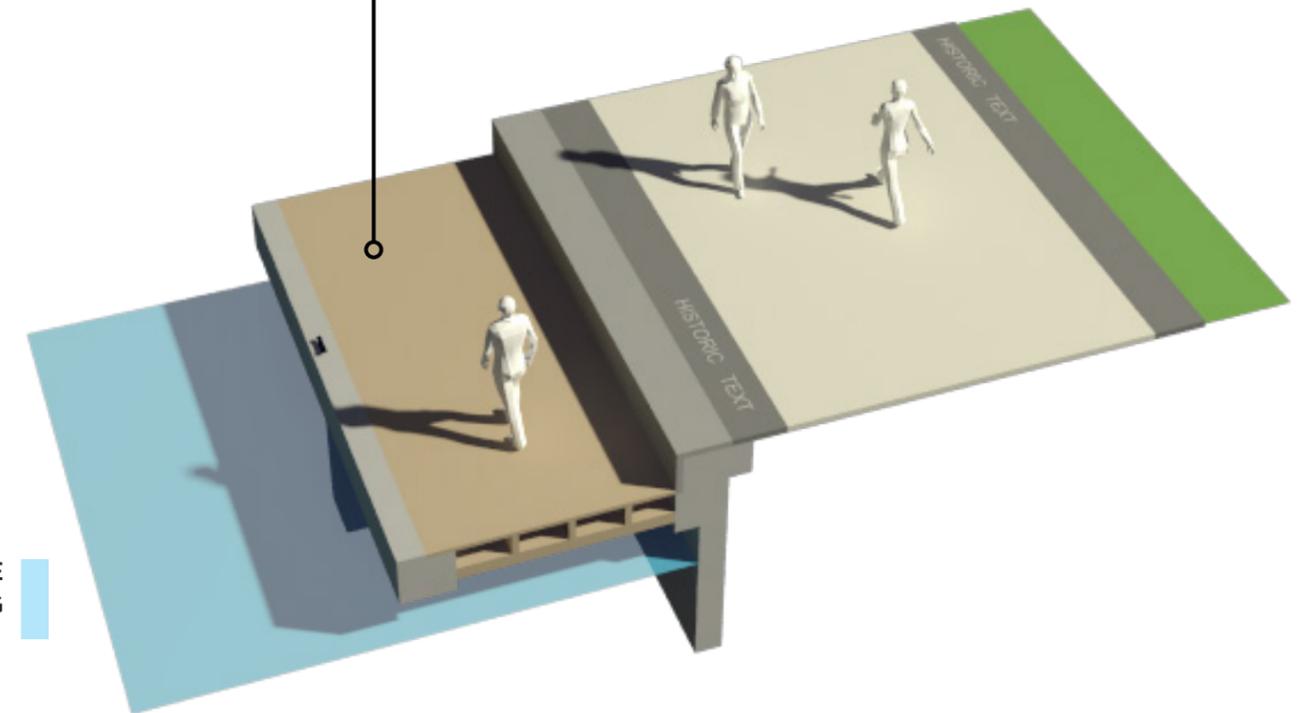
 PROMENADE ZONES WITH BOARDWALK USING RECOMMENDED WOOD DECKING

 DELINEATES PROMENADE AS A CONTINUOUS PATH ALONG THE WATERFRONT

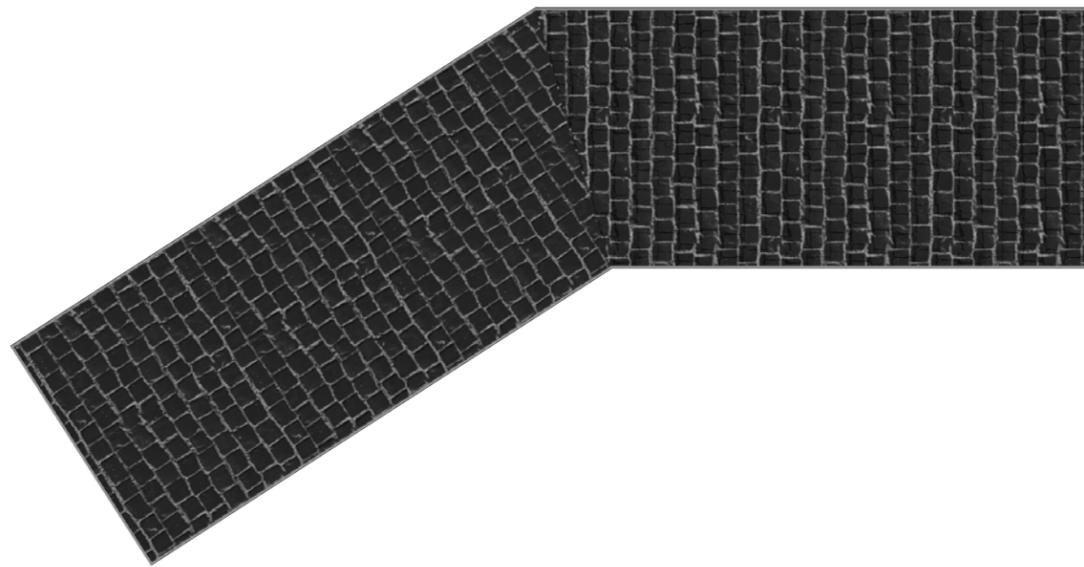
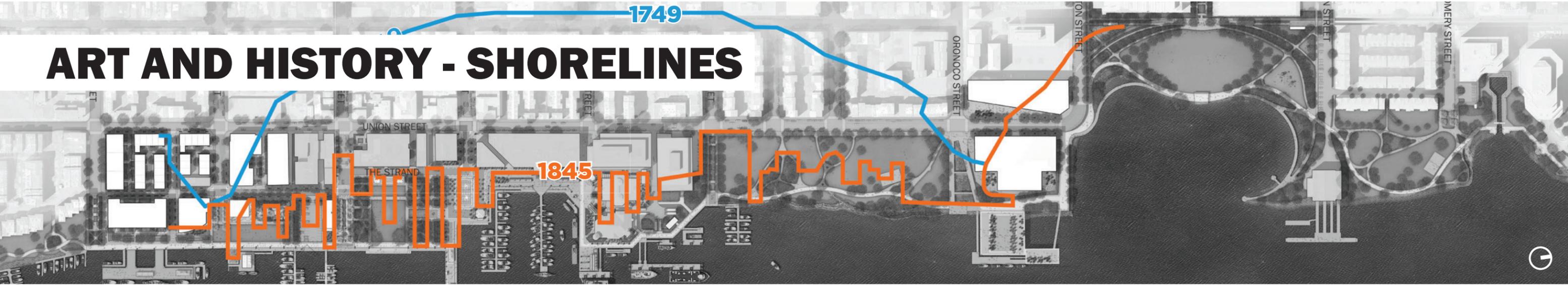
LOCAL INSTALLATIONS OF MODIFIED WOOD DECKING:

- The Wharf - Washington, D.C.
- Bethany Beach Boardwalk - Bethany Beach, DE
- Hunters Point South Waterfront - New York, NY

PROMENADE DECKING 

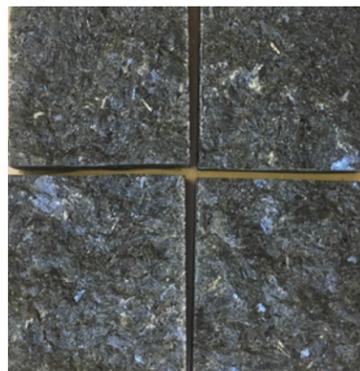


ART AND HISTORY - SHORELINES

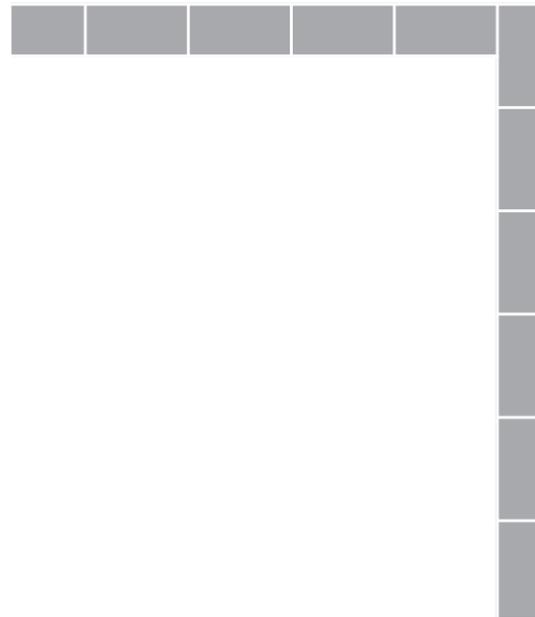


1749 HISTORIC SHORELINE

2 FT. - 4 FT. WIDE
WITH 4"X4" COBBLES



DARK/BLACK GRANITE
COBBLES, TUMBLED FINISH



1845 HISTORIC PIER LINE

6 IN. WIDE



MEDIUM GRAY GRANITE
THERMAL FINISH



PROMENADE BANDING

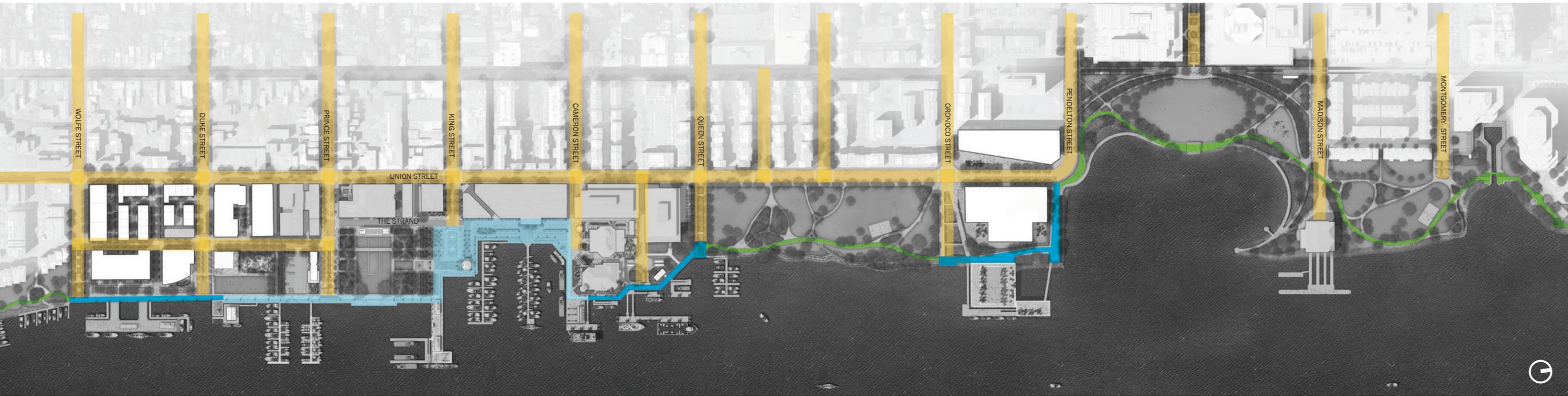
1 FT. - 2 FT. WIDE



DARK GRAY/CHARCOAL
GRANITE, THERMAL FINISH

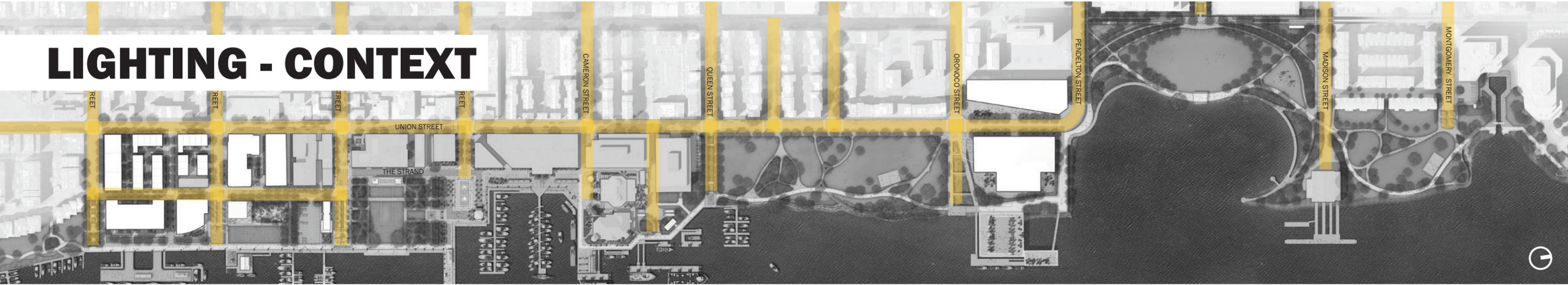
LIGHTING COMMON ELEMENTS

LIGHT TYPOLOGIES



- PROMENADE WITH LOWER BOARDWALK/PROMENADE AT MARINA
- PROMENADE WITHOUT LOWER BOARDWALK
- PROMENADE THROUGH PARK
- STREET LIGHT - HISTORIC ALEXANDRIA STREET LIGHT

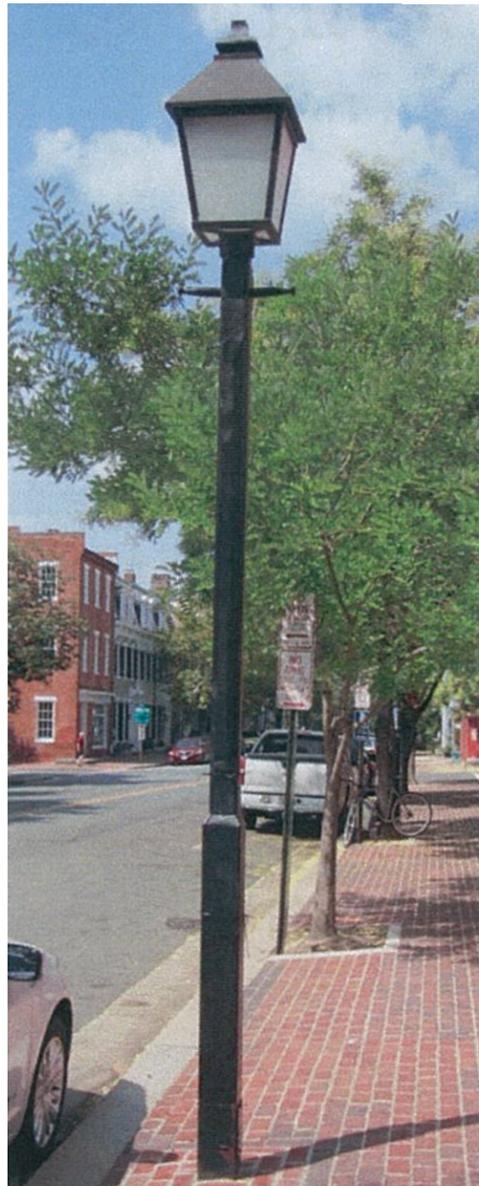
LIGHTING - CONTEXT



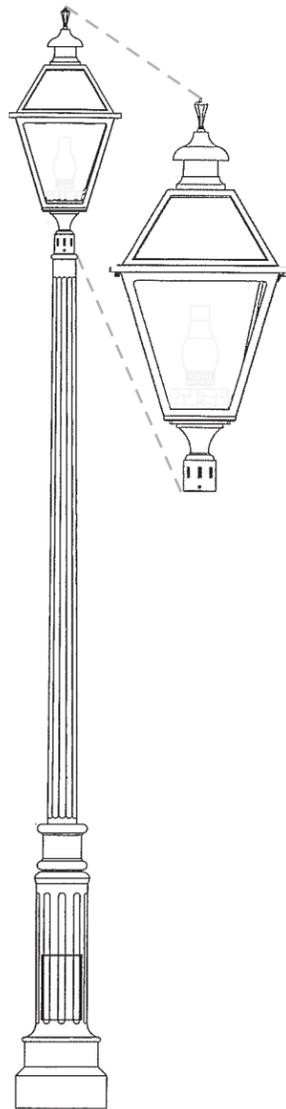
CITY STANDARDS - STREET LIGHTING



AUTHENTIC HISTORICAL EXAMPLE, PRINCE STREET



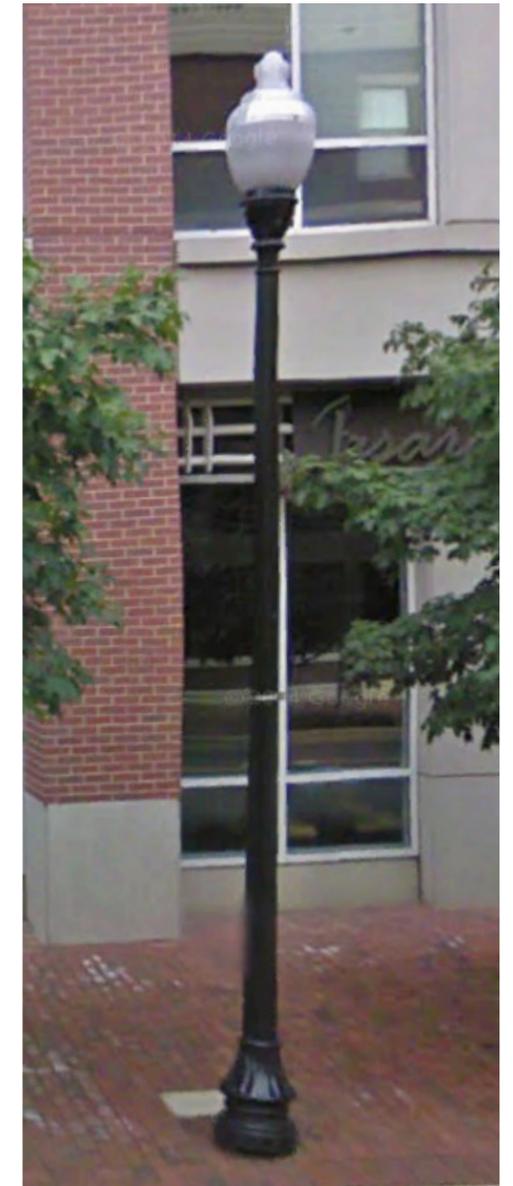
GADSBY - URBAN RENEWAL CURRENT CITY STANDARD



REPLACEMENT STREET LIGHT NEW CITY STANDARD MOCK-UP AT CITY HALL

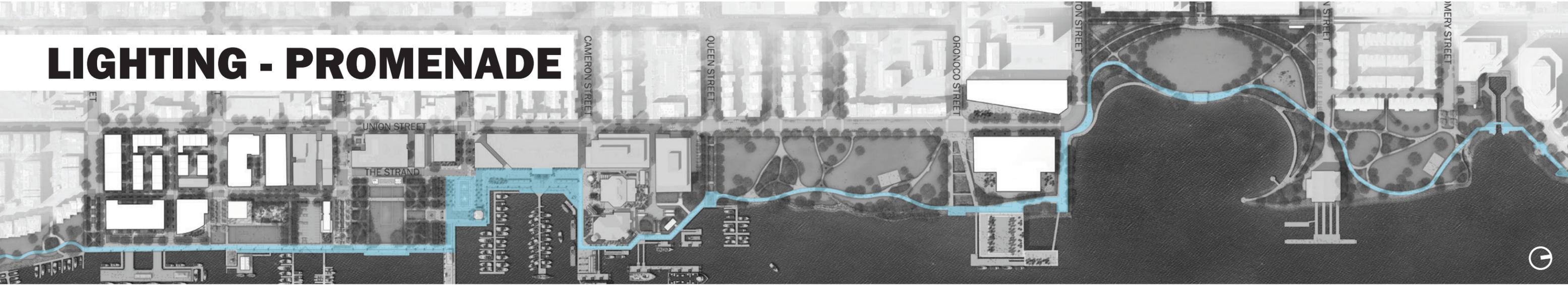


GEORGE WASHINGTON PARKWAY



CARLYLE

LIGHTING - PROMENADE



NAUTICAL



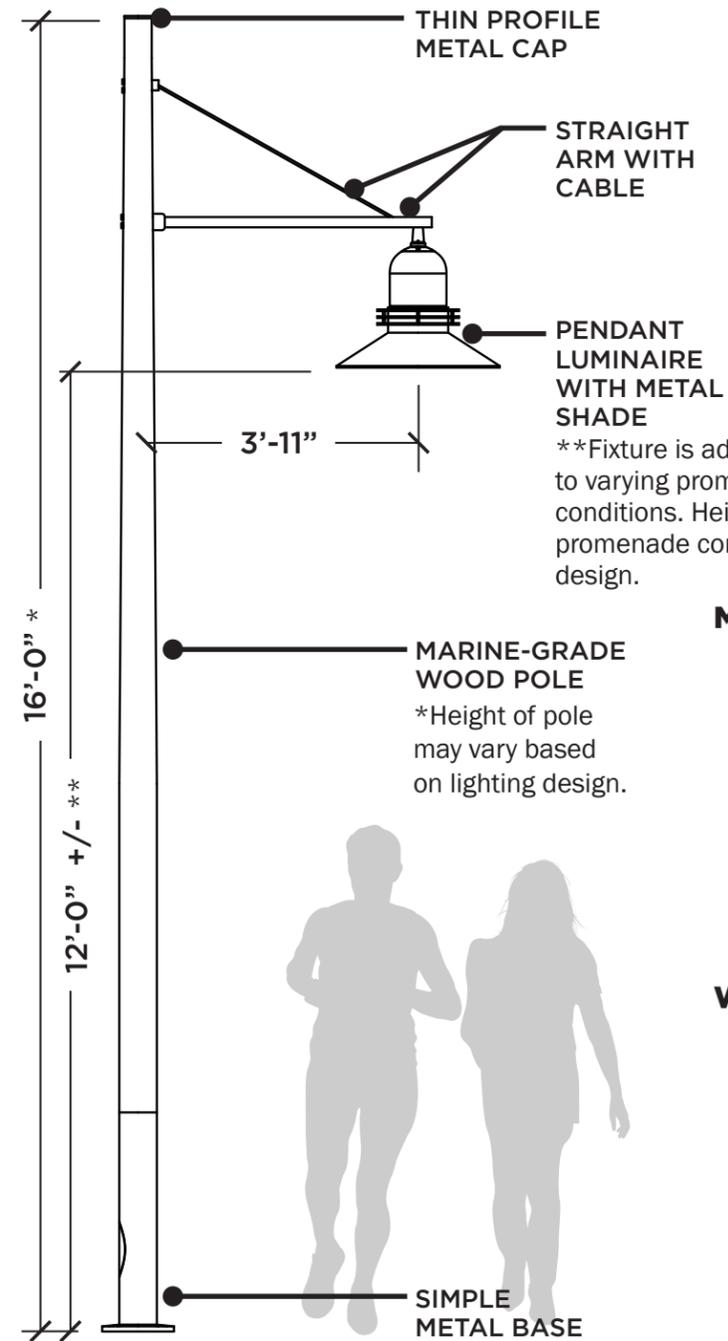
BALTIMORE INNER HARBOR, MD



PRICING (ESTIMATE):

STRUCTURA PRODUCTS
 BOLT-16-55-40-S4-BLK POLE WITH
 CAT-2S-PEN ARM(S)
 COOPER EPIC EMM-E04-LED-E1-T4-
 SR-FL-BK LIGHT FIXTURE

SINGLE = \$4,300
 TWIN = \$6,300
 (estimated prices)



LOCAL INSTALLATIONS:

- Baltimore Inner Harbor (mockup location near the Rusty Scupper)
- Hyatt Place D.C. Capitol/National Mall - 400 E. Street (Wood Poles)
- The Naval Yard near Osteria Morini Restaurant (Wood LED Bollards)
- REI Store - College Park (Wood Bollards)
- Belmont (Wood LED Bollards)

METAL FINISH



BLK - BLACK

WOOD FINISH



COLOR S4 - IPE

PROMENADE WITH LOWER BOARDWALK

NAUTICAL



PROMENADE WITHOUT LOWER BOARDWALK

NAUTICAL

(NOTE: Railing is not shown. Railing design and evaluation is not part of Common Elements scope and will be evaluated as part of a future task order)



PROMENADE THROUGH PARK

NAUTICAL



PROMENADE AT NIGHT

NAUTICAL



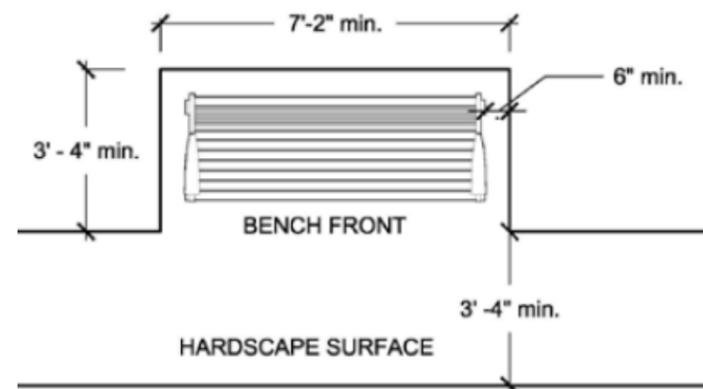
SITE FURNISHINGS - STREETS



CITY OF ALEXANDRIA STANDARD FURNISHINGS

BENCH

Victor Stanley Classic Series Model CR-96, 6 ft. Standard, free standing bench with back and edge arms. Black, powder coat finish.



BICYCLE RACK

Victor Stanley Model BRWS-101 (inverted U-shape rack). Black, powder coat finish.



RECYCLING RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; blue, powder coat finish (Color: RAL5010). Optional recycling lid shall be included.

Top band shall be marked with "Recycling" in white lettering, as shown (right).



TRASH RECEPTACLE

Victor Stanley Ironsites Model SD-42 (36 gallon), with side access hinged door; black, powder coat finish. Optional lid shall be included.

DRINKING FOUNTAIN

Most Dependable Drinking Fountains – 400 Series, ADA Model. 410SM or SMSS with optional pet fountain (ADA accessible height), preferred. Model 440SM may also be used. Pet drinking fountain/lower bowl options, where appropriate. Jug filler and hose bib attachment options shall be included. Bubbler, bowls, and buttons shall be satin finish stainless steel. Fountain shall be dark green, stainless steel, or black powder coat finish.



BOLLARD

Spring City Princeton Bollard Model BDPRC-12-3 58. Height: 43"/ Bolt Diam.: 14"/ Dimension: 13"sq. Classic black. To be used throughout City of Alexandria.

Alternate: Fairweather Model B-1 Steel bollard. Black, powder coat finish. 6" diameter most prevalent in city (three sizes available). Use only where RPCA selects for parks/trails/rec facilities. Permanent, embedded sleeve/casing with lockable bolt to allow removal/replacement.



BASIS OF DESIGN - SUMMARY

Item	Description	Basis of Design (Manufacturer & Color Info)	Size	Location	Notes
Paving					
Brick Sidewalk	City of Alexandria standard - red brick pavers (full range)	Redland - King William full range	4"x8"x2.25"	Sidewalk	
Brick Street	City of Alexandria standard - red brick vehicular pavers (full range)	Redland - King William full range	4"x8"x2.75"	Street	
Brick Street (The Strand Only)	Yellow / tan / beige vehicular brick paver (2-3 color range, low contrast)	Whitacre Greer color mix: 52 Majestic, 50 Ivory	4"x8"x2.75"	Street (The Strand)	
Raised Table Field	City of Alexandria standard - red brick vehicular pavers (full range)	Redland - King William full range	4"x8"x2.75"	Street (raised table)	
Promenade Paver	Concrete plank paver - gray / white color mix	Unilock Commercial - Promenade Plank Paver, Umbriano Finish Color Mix: Winter Marvel, Grenada White, French Grey	16"x4"x4"	Promenade	Patented Umbriano finish (or equivalent) for durability, maintenance, and cleaning
Raised Table Transition	Neutral, light gray granite cobbles Tumbled finish	Coldspring - Iridian, Tumbled Cobble	4"x4"x10"	Street (raised table transition)	
Crosswalk	Light tan / beige / off-white vehicular brick paver (single range)	Whitacre Greer - 50 Ivory	4"x8"x2.75"	Street (crosswalk striping)	Meant to be used as a band to provide contrast striping with red brick.
Detectable Warning	Granite paver with integral truncated domes to meet ADA Detectable Warning requirements	Coldspring - Iridian, Truncated Dome Granite Paver	12"x12"x3"	Street (raised table or at intersection curb cuts)	
Granite Band - Promenade	Dark gray / charcoal granite Thermal finish	Coldspring - Mesabi Black, Diamond 10	24"x36"x4" // 12"x36"x4"	Promenade	Interpretive text options to be coordinated with Art and History plan
Granite Band - Promenade Bulkhead Cap	Dark gray / charcoal granite Thermal finish	Coldspring - Mesabi Black, Diamond 10	18"x36"x4"	Promenade (bulkhead)	To be coordinated with Flood Mitigation final bulkhead design. Provides band for mounting light posts, handrail, etc. (to be coordinated in future design phases)
Granite Band - Historic Marker 1749 (2-4 ft. wide band)	Dark / black granite cobbles Tumbled finish	Coldspring - Mesabi Black, Tumbled Cobble	4"x4"x10"	Throughout	Interpretive text options to be coordinated with Art and History plan
Granite Band - Historic Marker 1845 (6 in. wide band)	Medium gray granite Thermal finish	Coldspring - Charcoal Black - Textured	6"x12"x3"	Throughout	Interpretive text options to be coordinated with Art and History plan

BASIS OF DESIGN - SUMMARY

Item	Description	Basis of Design (Manufacturer & Color Info)	Size	Location	Notes
Paving					
Wood Decking	Context: Pressure Treated Southern Yellow Pine Modified Wood	Kebony - unfinished (weather to gray)	2"x6"	Floating docks Promenade areas beyond bulkhead	Already in use on Alexandria Waterfront
Curbs					
Raised Curb - Granite	Neutral, light gray granite Thermal finish	Coldspring - Iridian, Thermal	12"x18"x72"	Streets with raised curb	
Gutter	Neutral, light gray granite cobbles Tumbled finish	Coldspring - Iridian, Tumbled Cobble	4"x4"x10"	Streets with raised curb	1.5' wide, typ. (may vary)
Lighting					
Light Pole/Fixture 1 (FG-1) - Street		Gadsby - COA Standard		Street	
Light Pole/Fixture 2 (F-1) - Promenade		Structura Products BOL-T-16-55-40-S*-BLK Pole Structura Products - CAT-2s-PEN arm COOPER Light Fixture - EPIC EMM-E04-LED-E1-T4-SR-FL-BZ		Promenade (without lower boardwalk)	
Light Pole/Fixture 2a (F-1a) - Promenade Double		Structura Products BOL-T-16-55-40-S*-BLK Pole Structura Products - CAT-2s-PEN arm(s) - alternate or even configuration COOPER Light Fixtures (2) - EPIC EMM-E04-LED-E1-T4-SR-FL-BZ		Promenade (with lower boardwalk)	

PUBLIC ENGAGEMENT - CONTENT

ALEXANDRIA WATERFRONT

PAVING

ART AND HISTORY

LIGHTING

PAVING THE STRAND

City standard paving materials, street lighting, and site furnishings are used along the streets to carry the historic character of Alexandria toward the Potomac River and link the city with the Waterfront district. Streets and boardwalks use the iconic red brick found throughout Old Town. The Strand is highlighted with a beige brick that recalls the historical paving found on Prince Street, yet distinguishes the street as a unique corridor.

STREET INTERSECTION

BEIGE BRICK STREET WITH RED BRICK BOARDWALK & CALLS HISTORICAL PAVING ON 200 BLOCK OF PRINCE STREET

NEUTRAL LIGHT GRAY GRANITE THERMAL FINISH

NEUTRAL LIGHT GRAY GRANITE COBBLES TUMBLED OR SURFACE FINISH

VEHICULAR BRICK RIVES

ALEXANDRIA CITY STANDARD BRICK RIVES

RED - FULL RANGE

YELLOW/TAN BRICKS - 2-3 COLOR RANGE, LOW CONTRAST

ALEXANDRIA STRAITS - STANDARD & PRECEDENT MATERIALS

PAVING WATERFRONT PROMENADE

The promenade will be a continuous path along the entire waterfront. Unique paving materials will distinguish it from the streets in the Waterfront district and throughout Old Town Alexandria. Granite bands on either edge of the promenade frame the path paving and provide a continuous element for commemorative inscriptions. The mix of gray concrete "slabs" pavers used as the promenade infill paving in the core area was selected to recall the planks of wood used on docks in the historic, working waterfront and provide visual interest and a unique character to this space along the water.

PROMENADE WITHOUT LOWER BOARDWALK (CORE AREA)

PROMENADE WITH LOWER BOARDWALK (CORE AREA)

COMMEMORATIVE INSCRIPTIONS OF OTHER HISTORICAL TEXT

DARK GRAY/CHARCOAL GRANITE THERMAL FINISH

CONCRETE PLANK RIVER GRAY/WHITE COLOR MIX

ART AND HISTORY CONTINUOUS BANDING

Two showpieces from the history of the Alexandria Waterfront will be delineated in the paving materials of the Waterfront district. Each band is unique and contributes to the character and wayfinding of this historic area.

1749 HISTORIC SHORELINE 2 1/2" x 1 1/2" WOOD WITH 1/4" COBBLES

1845 HISTORIC PIER LINE 8 IN WIDE

PROMENADE BANDING 1 FT. x 1 FT. WIDE

DARK/BLACK GRANITE COBBLES TUMBLED FINISH

MEDIUM GRAY GRANITE THERMAL FINISH

DARK GRAY/CHARCOAL GRANITE THERMAL FINISH

INSET PANEL

INSCRIPTION

SLAB

LABEL & INSCRIPTION OPTIONS

Examples shown for future consideration. Commemorative inscriptions, dates, and other historical text will be incorporated in promenade edge bands and promenade bands.

LIGHTING PROMENADE LIGHT ALTERNATIVE 1 - URBAN

The promenade light will distinguish the promenade as a consistent experience along the waterfront. The light is unique to the promenade and can be configured to reflect the varying conditions of this path. A double arm fixture is provided in areas where there is a lower deck and in more active areas around the Torpedo Factory and Harbors. In areas where there is no lower deck or in more passive areas of the waterfront (i.e., through the parks) only a single arm is used. The poles can also be utilized for banners or signs that can be varied seasonally. There are two promenade light alternatives under consideration, which are both shown here.

STRAIGHT ARM

PROMENADE WITH LOWER BOARDWALK

PROMENADE WITHOUT LOWER BOARDWALK

FLUTED METAL POLE

COLOR OPTIONS

TRADITIONAL FLARED METAL BASE

PROMENADE THROUGH PARK

LIGHTING PROMENADE LIGHT ALTERNATIVE 2 - NAUTICAL

The promenade light fixture recalls the iconic mast and jibs found along the working waterfront in Alexandria throughout the 19th and 20th Centuries. This fixture consists of a narrow grade mast pole with steel base. The mast connects with a metal arm that allows the fixture to coordinate with the promenade and its surroundings in the more urban core area as well as through the waterfront parks.

TRUSS PROFILE METAL CAP

STRAIGHT ARM WITH CABLE

PROMENADE WITH LOWER BOARDWALK

PROMENADE WITHOUT LOWER BOARDWALK

HAIRING GRADE WOOD POLE

FINISH OPTIONS

SINGLE METAL BASE

PROMENADE THROUGH PARK

THE COMMON ELEMENTS

A goal of the Waterfront Small Area Plan is the design and selection of common elements to create a cohesive waterfront district.

The Alexandria Waterfront is comprised of three key components: the **strand** connecting the city fabric to the waterfront, the **promenade** as a central and connecting line along the waterfront, and the **waterfront core** that contains the unique character of historical sites and the waterfront district.

These three components of our coastal common elements that unite and distinguish the waterfront as its own district and destination but tie to the existing character of Alexandria.

Design guidelines create standards for future design and implementation of waterfront projects, contextualize the waterfront in Old Town Alexandria, and create a cohesive character to the district. Common element guidelines include:

- standard paving colors and materials for streets, sidewalks, and the pedestrian promenade.
- continuous banding that leaves multiple properties and districts recognizable related to Alexandria art and history consistent street and promenade lighting.

Visit <https://engage.alexandria.gov> for more information and to provide feedback.

MOCK-UPS

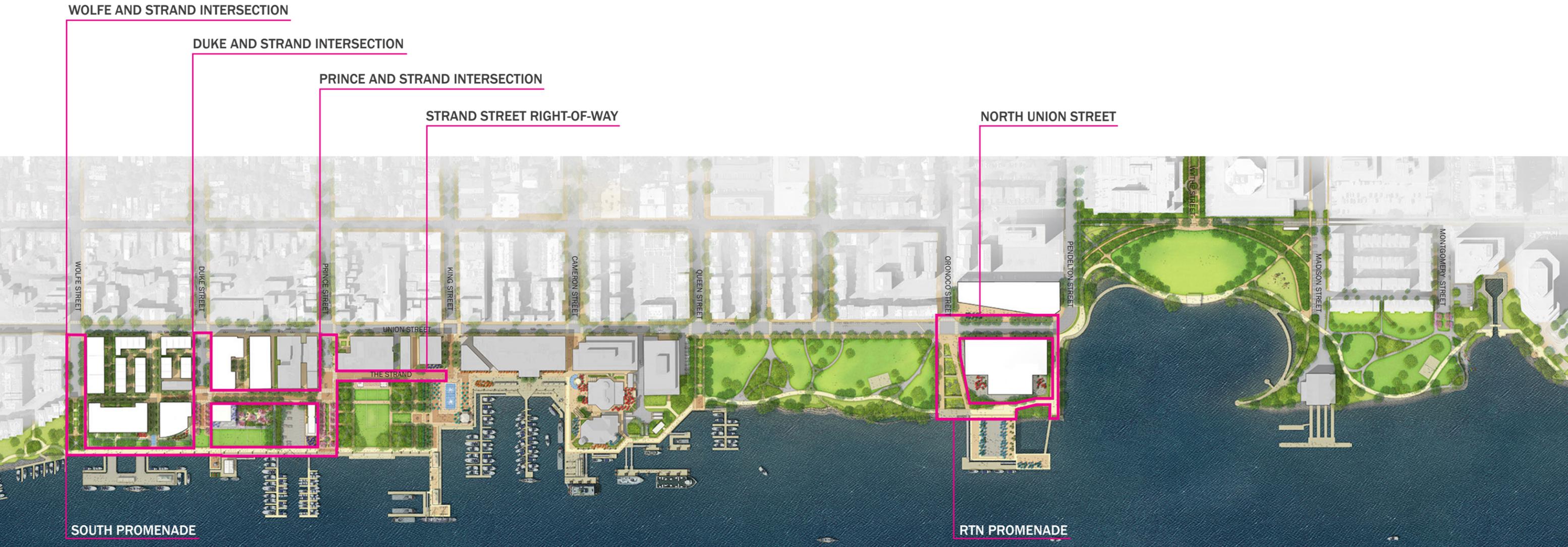


STRAND PAVING MATERIALS

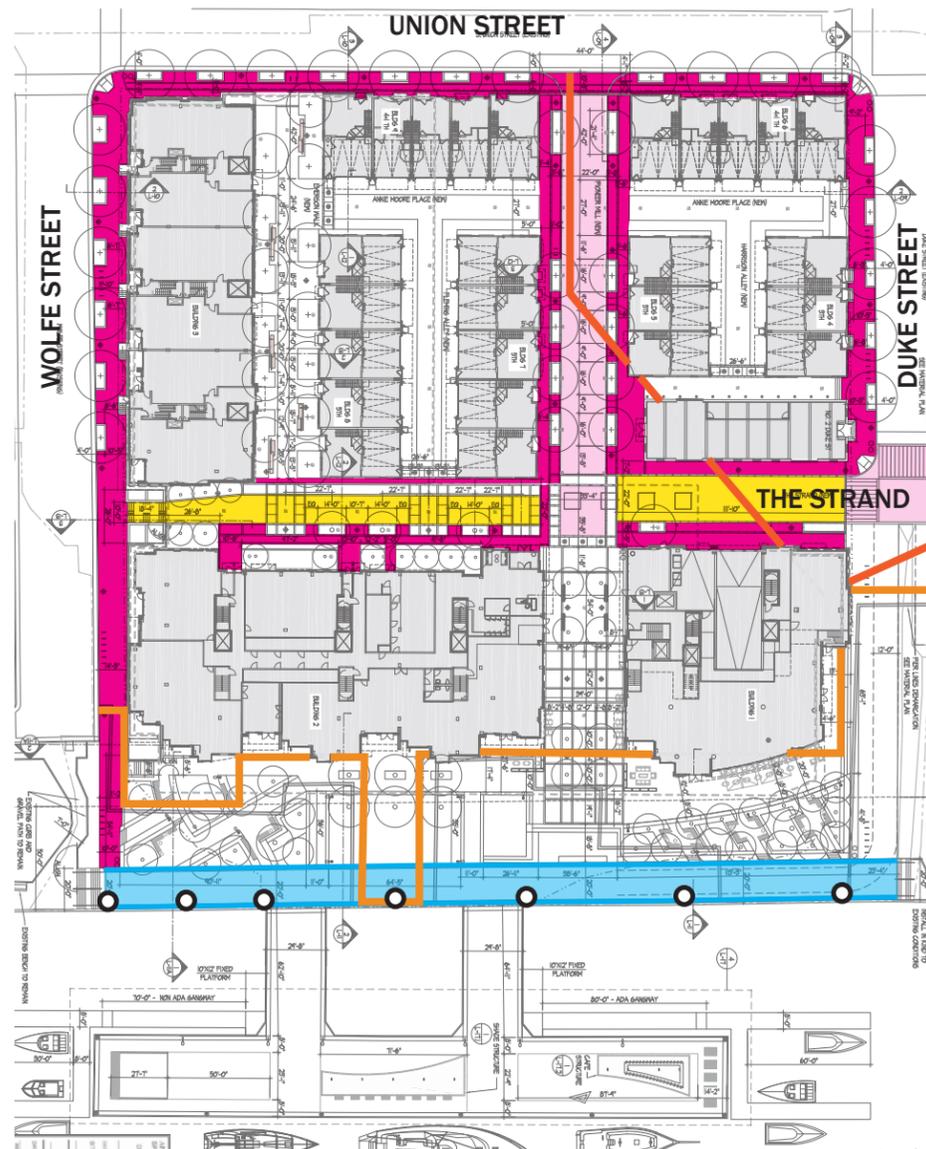


WATERFRONT PROMENADE PAVING MATERIALS

PRIVATE DEVELOPMENT AREAS



PRIVATE DEVELOPMENT AREAS - ROBINSON TERMINAL SOUTH (RTS)



SUMMARY OF DECISIONS + COORDINATION

Review Letter submitted to the City of Alexandria on 9/30/2015

- Yellow brick should be removed from Pioneer Mill and substituted with Redland King William brick.
- The 1877 shoreline marker is unique to this development and the termination, execution and material must be coordinated with the 1749 and 1845 shorelines and the rest of the Common Elements. The specific written content of the Historic and Interpretive Elements will be reviewed by City Staff and the historic markers and medallions are still to be developed. RTS will match the approved Waterfront standard.
- Paving materials follow the Waterfront Common Elements.

TO BE COORDINATED

- Promenade banding to be coordinated with pier/bulkhead banding and design of Flood Mitigation Plan.
- Location of promenade lights and railing to be coordinated with future Flood Mitigation Plan.

COMMON ELEMENTS

PAVING - STREETS

- Brick sidewalks
- Brick streets
- Yellow brick in The Strand
- Crosswalks
- Granite curbs
- Cobble gutters
- Raised table transitions
- Raised table field

PAVING - PROMENADE

- Promenade banding
- Promenade paving

ART AND HISTORY

- Historic banding - 1749 shoreline
- Historic banding - 1845 pier line

LIGHTING - PROMENADE

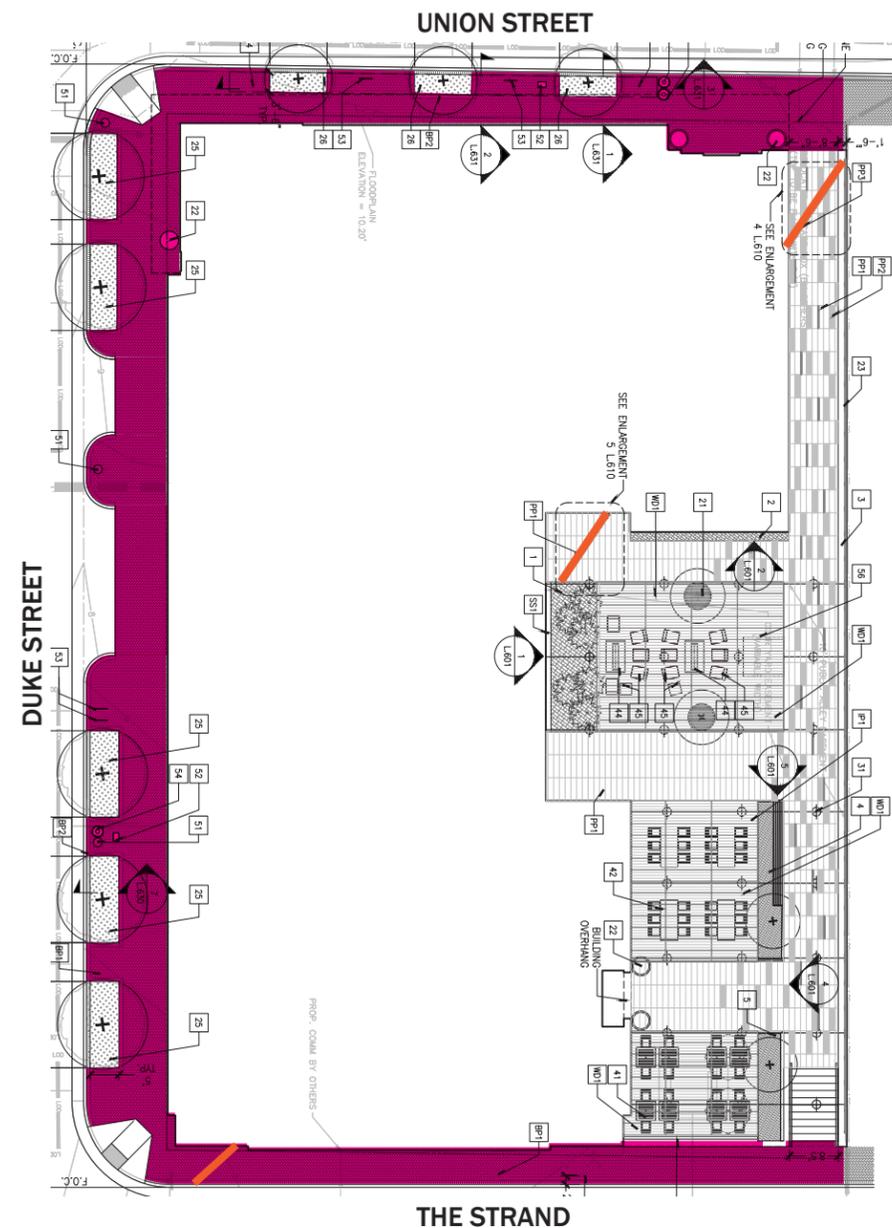
- Promenade light

SITE FURNISHINGS - PROMENADE

- Railing (future)

SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - CARR HOTEL



SUMMARY OF DECISIONS + COORDINATION

- The hotel will install asphalt and concrete curb and gutter rather than brick and cobble gutter at Duke Street, as their plans were too far advanced at the time of the decision for implementing brick streets in the waterfront core. The city may make the decision to install brick in Duke Street as part of the waterfront improvement.
- Other paving materials follow the Waterfront Common Elements. Historic banding is encouraged to follow Waterfront Common Elements, but developer is not bound to this.
- Gadsby streetlight will be used on public sidewalks.

TO BE COORDINATED

- Sidewalk brick paving pattern
- Location of 1749 shoreline in Strand ROW (and material of band)
- Confirm that Carr Hotel is only installing to back of curb

COMMON ELEMENTS

PAVING - STREETS

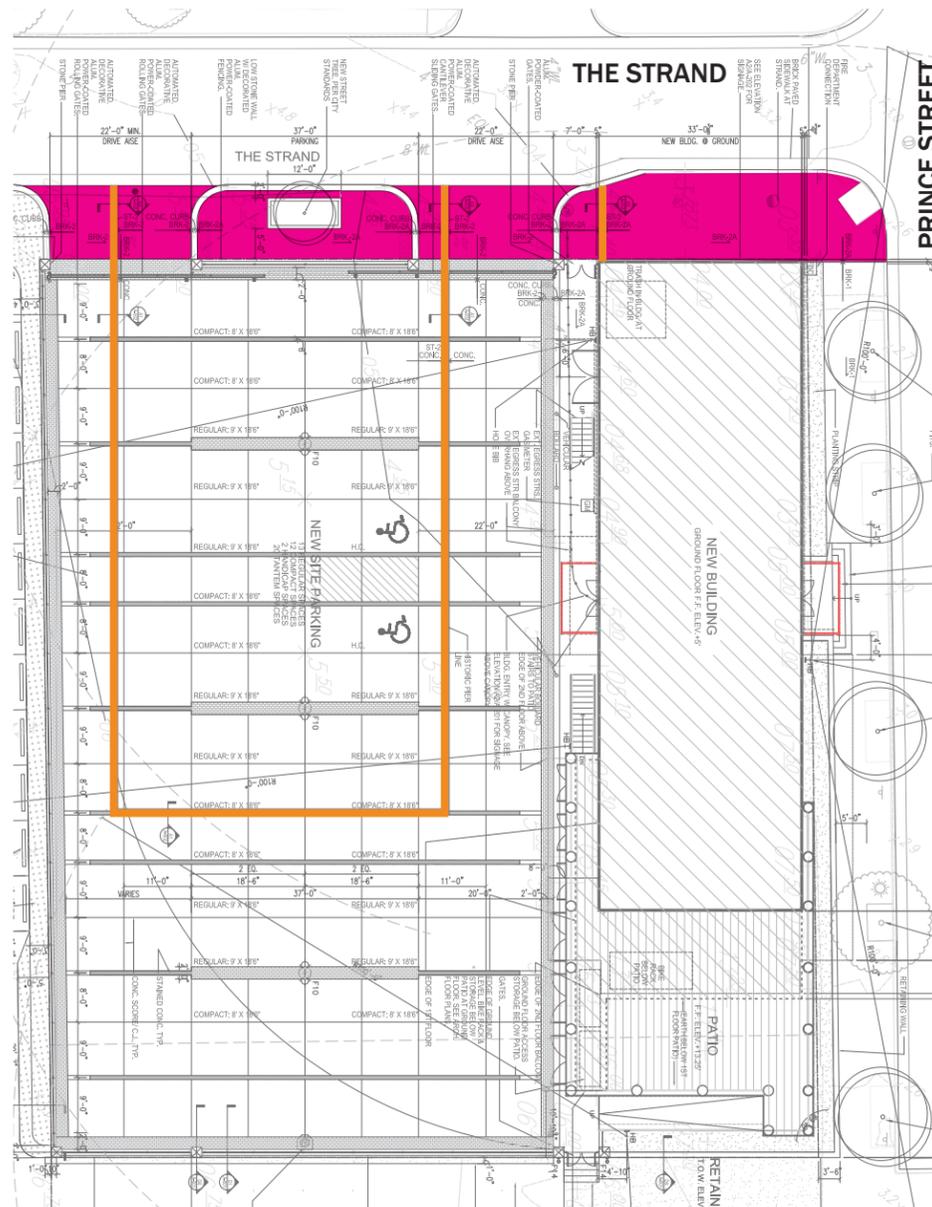
 Brick sidewalks

ART AND HISTORY

 Historic banding - 1749 shoreline (on sidewalk only)

SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - OLD DOMINION BOAT CLUB (ODBC)



SUMMARY OF DECISIONS + COORDINATION

- Brick and historic pierline banding paving materials follow the Waterfront Common Elements.
- Paving in the parking/plaza area cannot appear as if it is a parking lot in the waterfront zone.
- Parking lot will be framed with brick with an oyster shell concrete field. There will be brick bands at the lights and accent bands to match the building architecture. Saw cuts on a 5ft. grid along with concrete staining techniques in saw-cut strips will bring down the scale of the paved area. No parking striping will be permitted. The oyster shell will not be considered as a common element but is permissible as a unique element in this private development site and has been subject to review and approval by the City.

TO BE COORDINATED

- Curb material

COMMON ELEMENTS

PAVING - STREETS

Brick sidewalks

ART AND HISTORY

Historic banding - 1845 pier line

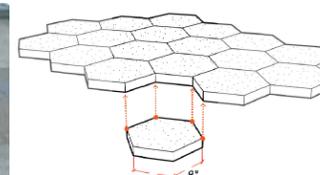
SEE PAGE 5 FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH PROJECT

PRIVATE DEVELOPMENT AREAS - ROBINSON TERMINAL NORTH (RTN)



SUMMARY OF DECISIONS + COORDINATION

- Initial coordination meetings and drawing review occurred in January 2015
- RTN conceptual material color palette was complimentary to the Common Element paving colors. Promenade paving field to remain unique to RTN site.



TO BE COORDINATED

- Promenade banding locations
- Historic shoreline variations

COMMON ELEMENTS

PAVING - STREETS

- Brick sidewalk on Union Street

PAVING - PROMENADE

- Promenade banding
- Promenade paving

ART AND HISTORY

- Historic banding - 1749 shoreline
- Historic banding - 1845 pier line

LIGHTING - PROMENADE

- Promenade light

LIGHT FIXTURE

POLE

WOOD

- Accoya Wood (Acetylated Wood): chemically modified wood to change at a molecular level to improve durability, stability, and service life.
- Safe, non-toxic alternative
- Origin wood (mostly Radiata Pine) is a natural renewable resource that qualifies for Forest Stewardship Council (FSC) and LEED.
- Does not rust and is unaffected by salt air, marine or brackish water
- Due to Accoya's high dimensional stability, factory supplied finishes on Structura's products require less frequent maintenance than other wood products while lasting up to three times longer
- Performance:
 - Durability: lasting at least 50 years above ground and 25 years in-ground or fresh water
 - Outstanding dimensional stability (70-80% more than other woods) and improved hardness
 - Improved insect barrier
 - Retained natural strength
 - Class 1 durability
- Maintenance:
 - Wipe with soap/biodegradable wood surface cleaner and water to clean dirt/oil/mildew
 - Apply maintenance coat of a water based high solid varnish for exterior use with a brush or roller
 - Restore (15-20 years): repairing and sanding the entire surface of the product and applying a new coat of stain and clear coat protection by brushing or spraying.
 - Graffiti on finished wood surface can be lightly sanded using 120 then 180 grit sandpaper, sanding with the grain. Reapply stain and finish as described under the maintenance procedure
 - To remove notches and deep scratches, clean surface with a damp cloth and lightly sand using 120 then 180 grit sandpaper, sanding with the grain. If the scratch is more than 1mm deep, wood filler may be required and sanded before applying stain and clear coat

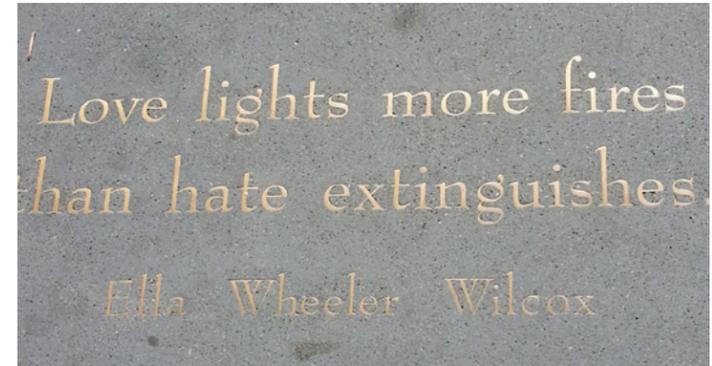
METAL

- Anchor bases are metal, welded to a 3'-4' metal base tube.
- Metal pole bases provide electrical access, a means to fix to a foundation and elevates the wood off the ground.
- Finished in powdercoat paint.
- Typically aluminum, is generally considered a premium over steel since it doesn't rust.
- Steel is an option, can be stainless, galvanized, e-coated, and painted as specified per city standards and marine specifications.
- Disadvantage of powdercoat painted metal is it is challenging to repaint if vandalized with graffiti. Dented metal can not be repaired.
- Maintenance:
 - Clean as needed using a soft cloth or brush with a mild detergent. High pressure power washing is not recommended.
 - To clean graffiti from powder coated surfaces, we recommend Hilti So-Safe® Biodegradable MC 800 Light Duty Graffiti Remover. Apply (15 sec) and rinse with water.

WARRANTY (STRUCTURA)

- Wood (unfinished): 50 years against rot when placed above ground, 25 years against rot when in contact with ground.
- Finish: 5 years

INTERPRETIVE TEXT OPTIONS



INSET PANEL

INSCRIPTION

INLAY

SELECTION REQUIRES FUTURE COORDINATION WITH ART AND HISTORY PLAN

BAR Case # 2016-00178

ADDRESS OF PROJECT: Properties generally bounded by Oronoco Street to the north, Franklin and Keith's Lane Streets to the south, North and TAX MAP AND PARCEL: South Union Streets to the west and the Potomac River to the east.

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA
WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT

Applicant: Property Owner Business (Please provide business name & contact person)

Name: CITY OF ALEXANDRIA - DEPT. OF PROJECT IMPLEMENTATION

Address: 301 KING STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-746-4054 E-mail:

Authorized Agent (if applicable): Attorney Architect

Name: ANTHONY GAMMON Phone: 703-746-4155

E-mail: ANTHONY.GAMMON@ALEXANDRIA.VA.GOV

Legal Property Owner:

Name: CITY OF ALEXANDRIA

Address: 301 KING STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-746-4054 E-mail:

- Is there an historic preservation easement on this property?
If yes, has the easement holder agreed to the proposed alterations?
Is there a homeowner's association for this property?
If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached)*

The Alexandria Waterfront Common Elements Design Guidelines document summarizes the materials palette planned for use in the construction of the future Waterfront improvements. The palette generally consists of new paving and lighting options, placement, and patterning; in addition to specifics for use of precedent materials already existing in Old Town. This document also memorializes the coordination with the Waterfront private development sites, ensuring those site developments utilize the materials in a consistent manner, clearly demarking the continuation of public spaces through private property.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the minimum supporting materials for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

Application & Materials
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ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- N/A I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- N/A I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Anthony E. Gammon
Printed Name: ANTHONY E. GAMMON
Date: 5/16/16

Application & Materials
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8/05/2016

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	N/A		
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	N/A		
2.			
3.			

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.			
2.			
3.			

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/5/16
Date
ANTHONY E. GANNON
Printed Name
Anthony E Gannon
Signature