

BAR Meeting  
March 5, 2014

**ISSUE:** Demolition and New Construction

**APPLICANT:** Carr Hospitality by Rust Orling Architecture

**LOCATION:** 220 South Union Street

**ZONE:** W-1 / Waterfront

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### **STAFF RECOMMENDATION**

Staff recommends **approval** of the Permit to Demolish and **deferral** of the Certificate of Appropriateness for New Construction for further study of the following:

1. That the project read as three distinct but compatible building masses and that the materials, colors and details be standardized for each building. This includes a uniform color scheme, fenestration and architectural details for each “building”; the addition of the gable form on The Strand carried through to the western terminus of that building mass; as well as refinement of the courtyard elevation shown as “2a” in Figure 3.
2. That each building form continue to be simplified, standardized and coordinated among all elevations. For example, the windows at the corner of the three-story South Union Street building should match on both the South Union and Duke Street elevations.
3. That the pitched roof of the main warehouse building be set back from the building face and slope to the maximum extent possible in order to minimize visibility from the Duke Street sidewalk and that the roof windows be low profile with the frame and glass color designed to match the roof color as closely as possible. The applicant must provide a large scale wall section of the Duke Street elevation and provide enlarged details of the cornices and brick corbels for all elevations.
4. That The Strand elevation be refined, as it will be the most prominent elevation—eliminate the spandrel panels and explore the use of French doors and shallow balconies to create an architectural dialogue with the waterfront parks.
5. That the applicant provide an enlarged schematic wall section at the “lanterns” on The Strand elevation to indicate the interior ceiling conditions and potential for architectural lighting.
6. That the applicant submit a comprehensive sign plan and a comprehensive architectural lighting plan.
7. That the applicant resubmit a materials board including an additional brick sample. The applicant must also construct a full size mock-up panel, as required by the DSUP condition, to be approved by BAR staff and Development staff prior to ordering of materials.

8. That the applicant show the location and size of all exterior vents and similar mechanical appurtenances.
9. That the applicant provide a roof plan locating all mechanical equipment, illustrating how any rooftop projections above 50 feet function as chimneys and equipment screening with architectural quality equal to the building walls below. Continue to study and architecturally integrate the proposed HVAC screening.

**\*\*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.

**\*\*BUILDING PERMIT NOTE:** 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.

**\*\*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.



**BAR2014-00037 & BAR2013-00321**



**Note:** *The two reports for 220 South Union Street, BAR #2014-0037 (Permit to Demolish/Capsulate) and BAR #2013-0321 (Certificate of Appropriateness) have been combined for clarity and brevity. This item requires a roll call vote.*

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish to demolish the existing circa 1950 one-story brick warehouse on the site.

In addition, the applicant is requesting a Certificate of Appropriateness to construct a five-story hotel on the southern third of the small block bounded by South Union Street, Duke Street, The Strand and Prince Street. The hotel will feature three distinct building masses and will have an overall architectural vocabulary that references Alexandria's historic mid-19<sup>th</sup> century waterfront warehouses but includes some modern elements. The hotel will have pedestrian entrances on South Union Street and on Duke Street, under a modern metal canopy. The Duke Street elevation will also have a loading dock door and valet parking garage door. A restaurant will be located on the first story of The Strand elevation and will be accessed from the hotel or via the courtyard.

The mass of the building is divided into three architectural components. One building element, the South Union Street warehouse, appears as a three-story dark red brick warehouse with a dark brown brick base and a corbelled brick cornice. It joins into the main warehouse building which is prominent on the Duke Street and The Strand elevations. The main warehouse building features a rusticated granite base and the top story is set behind a pitched roof with paired roof windows. A strong transitional cornice line is provided at the third story. The Strand elevation has a dominant gable form and two, three-story "lantern" shoulders with modern curtain wall glazing. The third building component is the background/transitional warehouse building, as its primary location is above the three-story South Union Street building, and extending back into the courtyard. The two large warehouse forms both currently feature a light tan colored brick.

The north side of the property will be a ten foot wide public pedestrian alley that will double in size when the adjacent retail property to the north (210 South Union Street) is redeveloped. The pedestrian alley will join a courtyard that will also have a public access easement. The courtyard and pedestrian alley will have an innovative paving scheme and lighting plan. For the south wall of the adjacent property, a landscape green screen will be installed.

The materials proposed include: various brick and mortar colors, stone veneer, standing seam metal roof, a glass guardrail at the courtyard, and aluminum framed windows.

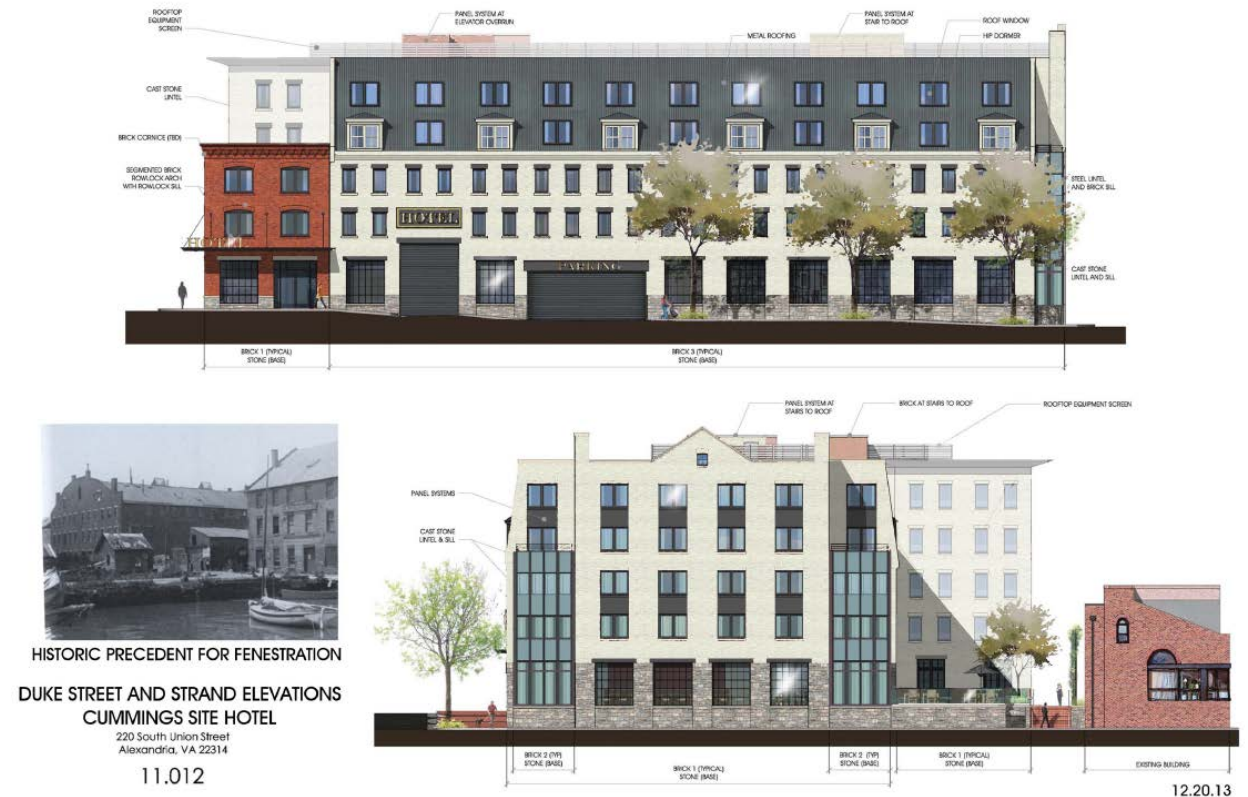
## **II. HISTORY**

The existing one-story brick warehouse, which presently fills the entire parcel, was constructed between **1941** and **1958**, according to Sanborn Fire Insurance Maps. The 1958 Sanborn Fire Insurance Map describes the building as a concrete-block, brick-faced warehouse used for packing and crating.

The project has been to the BAR three times for Concept Review, first in July 2012, next in September 2013 and lastly in December 2013. At the third hearing, the BAR was evenly divided on the scale and mass of the building but unanimously supported the "large warehouse" design,

in lieu of the previous collage proposals. The applicant made some revisions to that design based on comments received from the BAR, the Waterfront Commission, the public and staff and presented a subsequent design to the Planning Commission

The applicant presented this scheme to the Planning Commission on January 7, 2014:



The Planning Commission recommended approval by a vote of 6-0-1 and made comments, based on the above scheme, which included the following:

- Concern about architecture with a condition to “exhibit a high-quality architectural finish”
  - Minimize the visual impact of the mansard roof on Duke Street
  - Reflect the important design principles illustrated by the scale model
- Make a minimum of 20% of windows operable
- Ensure all loading is handled off-street and keep loading dock door closed except during active loading and unloading.

The applicant responded to some of the comments made by the Planning Commission and presented the following scheme to City Council on January 25, 2014:



HISTORIC PRECEDENT FOR FENESTRATION

DUKE STREET AND STRAND ELEVATIONS  
CUMMINGS SITE HOTEL

220 South Union Street  
Alexandria, VA 22314

11.012



1.25.14

At the January 25, 2014 City Council meeting, the Council approved the Development Special Use Permit with Site Plan for the Carr hotel development, and other related applications, including a Special Use Permit for a restaurant, a Special Use Permit for a Transportation Management Plan, and an Encroachment for the canopy along South Union Street by a vote of 6-0. This action approved the hotel use, the building height, number of rooms, restaurant, loading, and parking proposed by the applicant but with specific direction to the BAR for items requiring additional study. The final exterior building design (materials, finishes, fenestration and architectural style and details) is subject to BAR approval of a Certificate of Appropriateness, in general conformance with elevations presented to the City Council, and as amended by Council's comments to the BAR.

Council's comments, based on the above scheme, included the following:

- Support for the strong detailing above the ground level windows shown in the staff rendering and support for a strong third story belt course
- Prefer one story mansard over two story mansard
- Support for the reduction of the small rectangular windows on Duke Street elevation
- If applicant cannot do flush glazing at roof level, then make windows as unobtrusive as possible
- Make garage and loading doors more decorative, like an old warehouse door
- Select a tan brick color rather than yellow
- Use high-quality and historically appropriate details, similar to what is seen at Brandt warehouses, including star washers
- Provide appropriate detailing for windows and frames and feature operable windows, especially on South Union Street

- Support for the glass lanterns on The Strand and incorporate horizontal elements seen in the staff rendering
- Select high-quality screening for rooftop equipment screening to minimize obtrusiveness
- Review carefully all signage
- Consider lighting opportunities in courtyard and also on building to enhance view from water
- Select a paving scheme similar to the quality found at Wales Alley (good quality brick and stone) and differentiate the courtyard space from the public pedestrian alley

In response to the comments made by Council, the applicant revised the attached BAR application drawings to incorporate many of the suggestions. However, some of the suggestions and comments from City Council were directed to the BAR to consider when reviewing design details and materials as part of the Certificate of Appropriateness review. What follows below is an analysis of the current scheme before the BAR that considers the direction and comments from both Planning Commission and City Council.

### **III. ANALYSIS**

The project is in compliance with zoning ordinance requirements.

#### **Permit to Demolish/Capsulate**

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

Staff finds the existing warehouse does **not** meet any of the criteria listed above and recommends demolition. The mid-20<sup>th</sup> century, flat roofed brick warehouse structure is not of old, unusual or uncommon design, texture or material and could be reproduced with ease. This severely utilitarian structure does not preserve or protect a historic place or promote the general welfare and its demolition would not be detrimental to the public interest. Staff recommends **approval** of the Permit to Demolish.

Certificate of Appropriateness for New Construction

The BAR has reviewed and provided informal comments for multiple design iterations of the proposal over the course of three Concept Review work sessions (Figure 1 shows the first iteration from July 2012). While the design has evolved, and substantially improved, over the past 18 months, staff recommends **deferral** of approval of a Certificate of Appropriateness for further study of several specific items. As the height, scale, mass and general architectural character were previously reviewed by the BAR and approved by Council, they will not be discussed in this report. Please see the previous BAR concept review reports for that discussion. What follows below is analysis and recommendations for areas for restudy and improvement.



**Figure 1. First scheme submitted to BAR in July 2012.**

*Zoning Ordinance Additional Standards—Potomac River Vicinity*

In addition to the regular Standards for a Certificate of Appropriateness as outlined in Chapter 10 of the zoning ordinance, the project must also conform to the Additional Standards for the Potomac River Vicinity outlined in Section 10-105(4):

- a) *The degree to which facades of a proposed building or buildings are generally in alignment with the existing street edges and express the 20- to 30-foot bay width typically found within the historic district. Techniques to express such typical bay width should include changes in materials; articulation of the wall surfaces; changes in fenestration patterns; varying roof heights; and physical breaks within the massing. Large expanses of unbroken or repetitive facades are disfavored.*

The proposed hotel follows historic waterfront building patterns, as the building generally aligns with the street edge on all three sides. The three distinct building masses of the proposed project provide a variety of wall articulation, changes in fenestration and different roof forms. The regular spacing of fenestration on each side of the building emphasizes historically appropriate bay widths that directly recall the proportions and rhythm of



windows in historic warehouse photographs. There are no large expanses of unbroken or repetitive façades.

*(b) The degree to which building materials characteristic of buildings having architectural merit within the historic district are utilized. The texture, tone and color of such materials should display a level of variety, quality and richness at least equal to that found abundantly in the historic setting. The use of synthetic or imitative materials is disfavored.*

The project materials include natural stone veneer, a variety of richly colored mortar and bricks, standing seam metal roofing, aluminum windows with metal lintels and a coffered canopy. No composite or synthetic materials are proposed. The applicant has provided historic precedent images of corbeled brick cornices and belt courses which indicate high-quality and rich details. Staff has requested enlarged drawings for the BAR to confirm these details.

*(c) The degree to which new construction reflects the traditional fenestration patterns found within the historic district. Traditional solid-void relationships (i.e., masonry bearing wall by a veneer system) should be used in building facades which are directly related to historic streetscapes.*

The project generally features traditional solid-void relationships and historic fenestration patterns through the use of masonry walls with punched openings. The large first floor windows reflect the loading bay openings at the first story of historic mid-19<sup>th</sup> century warehouses on The Strand.

*(d) The degree to which new construction on the waterfront reflects the existing or traditional building character suitable to the waterfront. "High style" or highly ornamented buildings are disfavored. Also disfavored are metal warehouses and nondescript warehouse-type structures.*

From the initial proposal, the project has always intended to reference and derive architectural details from the historic waterfront warehouses found in Alexandria and not from townhouses or civic buildings. The current scheme continues to utilize the historic waterfront warehouse building vocabulary. The proposed scheme is not highly ornamented or overly historicist, nor is it severely simple or without character.

*(e) To the extent that any provisions of [section 10-105\(A\)\(2\)](#) are inconsistent with the provisions of this [section 10-105\(A\)\(4\)](#), the provisions of this section shall be controlling.*

While staff believes that the project should be deferred for continued study of certain specific elements, staff believes that the overall project meets the Standards outlined in the Zoning Ordinance for a Certificate of Appropriateness in this location. Staff also notes that the current design is a significant improvement over earlier schemes and that while there are a significant number of details that need further refinement; staff has overall support for the current proposal.

*Three-Building Scheme*

The design presented at the first Concept Review appeared to be a collection of several smaller scale warehouse buildings connected by hyphens, similar to the historic warehouses connected by enclosed alleys found at the north end of this block. The BAR and members of the public found the overall design to be incoherent and visually overwhelming and recommended that the buildings instead be honest large buildings, reflecting the scale and character of the large warehouse buildings shown on The Strand in historic photographs.

The applicant, therefore, simplified the overall scheme into three distinct but compatible building masses, similar to the model which showed two distinct building elements. The present building massing appears to be a large warehouse which has had two additions over time. These “additions” allow different facades of the building to respond to the different scale and character of the three adjacent streets. For simplicity, staff has referred to this as the “three building scheme.”

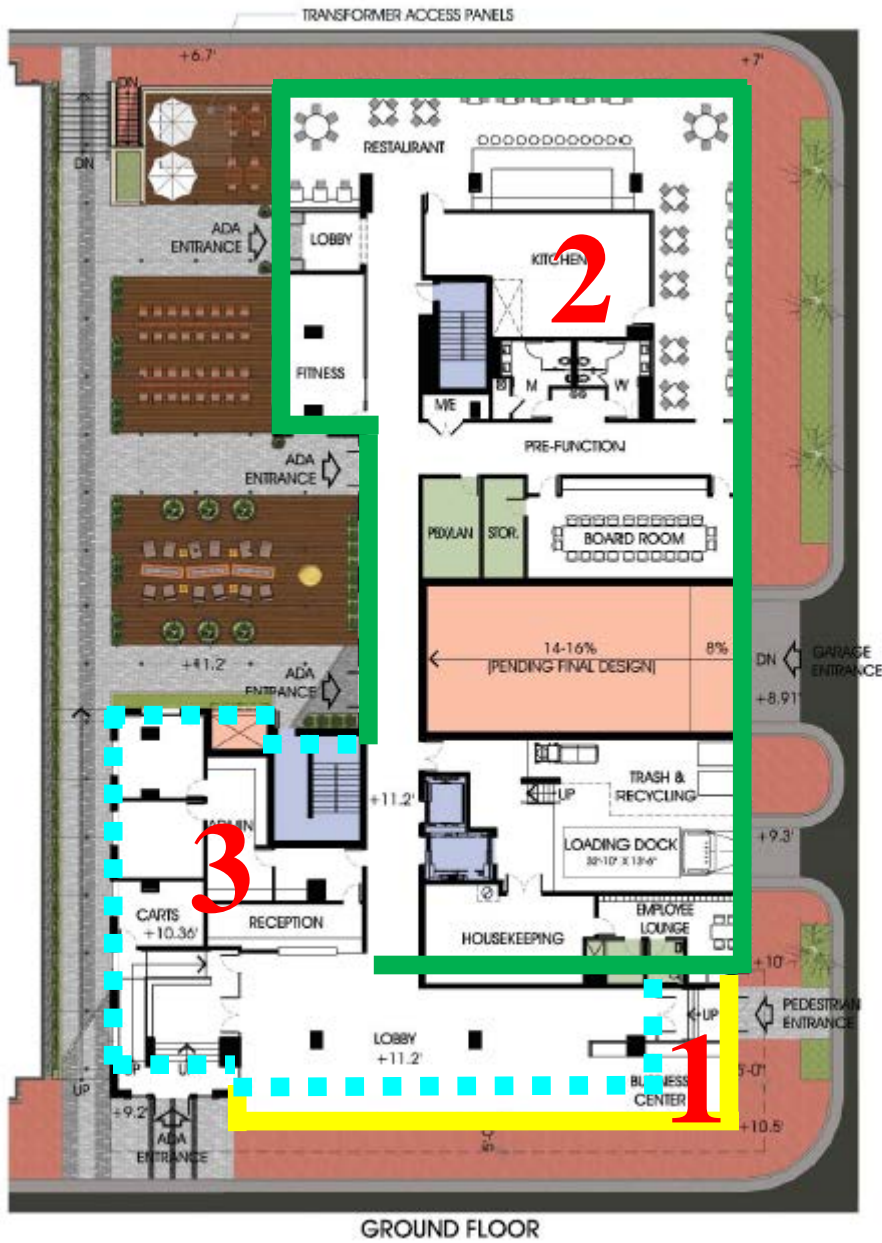
At the last Concept Review hearing, the BAR was very supportive of the simplified and clearly articulated three building scheme. Staff, however, believes that additional refinement is needed to fully articulate the three distinct buildings. Such refinements include distinct design details, fenestration, and material choices and colors that are generally consistent on each building. For example, all elevations of each building mass should, ideally, maintain a common color and material scheme as well as compatible and consistent design details, cornices and window trim. In Figure 2 and 3, staff suggests common exterior walls for the three main building masses based on the fenestration and architectural details proposed, though admittedly things become somewhat confused in the courtyard, particular in the middle section. Staff proposes that Building 2 continue with the pitched roof, buff brick color and other details to the middle section of the courtyard elevation (See section 2a in Figure 3 below). Alternately, the applicant may choose to study another way to connect the middle courtyard elevation to Building 2 or possibly to Building 3.



Figure 2. Elevation identifying three distinct building masses, as seen from Duke Street.



Figure 3. Courtyard elevation showing 2a area suggestion for revision. Dashed line indicates the potential continuation of pitched roof with lighter building 2 color.



- Building 1: South Union Street (Dark red extruded brick)
- Building 2: Main Warehouse (Light color brick)
- Building 3: Background Warehouse (Staff suggestion: Salmon/light red brick)

Figure 4. Plan identifying three distinct building masses.

*Color Scheme, Materials, and Details*

Alexandria historically had large brick warehouses, some of which were later painted, as seen nearby at 204-206 South Union Street, and some left unpainted. Staff does not suggest that any portion of this project need be painted brick. However to reinforce the three-building scheme, each building should have its own distinct but coordinated color. The waterfront model featured a dominant light-colored building that was generally well-received. The applicant has responded

on the largest building mass (Building 2) with a light tan/buff colored extruded brick (B1) with matching tan colored mortar. This surface of the brick is lightly textured and responds to community concerns that the building not look like white stucco, as it appeared in some prior renderings. The buff brick color shown on Building 2 blends very well with the proposed Potomac River Granite fieldstone base, matching the base of the historic Fitzgerald Warehouse. The BAR and public have supported a stone foundation at every review thus far and the wall proportions are now much improved and consistent around the building. The bedding of the stone veneer is critically important to reflect historic load bearing fieldstone and this must be displayed in the mock-up panel for final approval.

The public has always found the three-story building on the South Union Street elevation (Building 1) to be most successful because it reflected the smaller scale of this block of Union Street and responded to the red brick of historic warehouses to the north. The applicant has proposed a maroon/red colored extruded brick (B2) with a smooth sand face and matching colored mortar. This sharp edged brick with colored mortar reflects the building technology and architectural character of late 19<sup>th</sup> century buildings, appropriate for a building with segmental arches and a Victorian corbeled cornice. The water table base of Building 1 is a dark brown, almost black, extruded brick (B3), again with mortar matching the brick. While staff has no objection to the use of this richly colored brick, black natural slate or granite may be an equally appropriate and more traditional material to use in this location. Black granite was similarly used at the base of 119 South Washington Street and natural limestone was used at the Torpedo Factory office building.

Building 3 is a simple background warehouse that bridges the other two buildings. The applicant has shown it to be the same buff color brick with the same windows and cornice detail as Building 2, though it omits the fieldstone base. Staff suggests that Building 3 should be its own distinct brick color and type. Staff recommends a light salmon/red color, similar to the common brick used on secondary elevations of historic structures in Alexandria, to allow it to be fully differentiated and articulated from the other building masses, yet mediate between the other two starkly different wall colors. These salmon colored walls could, perhaps, use a natural sand colored mortar to provide some additional visual texture from a distance.

The courtyard elevations presently show the very dark red brick (B2) color facing north between two tan colored (B1) building masses. The courtyard elevations would have to be restudied to determine where the buff should end and the salmon should begin under the three building scheme.

Regarding other materials, staff notes the continued expectation for high-quality windows, stone, metalwork and the like. The proposed parking garage and loading bay doors recall historic wood, side hinged warehouse doors and are a substantial visual improvement over the undecorated metal roll-up doors previously shown. While there is no need to include simulated hinge straps, they should have the same level of thought and detail as the rest of the Duke Street elevation. Staff asks the applicant to describe in more detail how these doors will be fabricated.

The first floor windows at the lobby, courtyard and restaurant are presently shown as a uniform grid of small panes in a 20<sup>th</sup> century factory style while the pair of single pane doors used at the entrances are surrounded by a gridded transom and sidelights. The ground floor windows,

therefore, do not relate proportionally or stylistically to the entry doors or the windows used in the rest of the building. Staff suggests that the windows have a muntin pattern that provides greater visibility into and from these public indoor spaces. The storefronts at 201 King, 326 King Street and 206 South Union Street provide examples of how modern metal frame windows can work within a traditional warehouse building vocabulary and provide a greater sense of transparency. In addition, the depth of the window jambs is critical to express the weight and strength of a load bearing masonry building. Staff requests a jamb section at the first floor openings for the BAR's review.



**Figure 5. 326 King Street (upper left), 206 South Union Street (upper right), and 201 King Street (above) for modern storefront windows. 201 King Street has a granite sill, significant jamb depth and traditional details including the cast iron lintel, jamb guards and star washers.**

Well-designed details are critical for making this project successful. The applicant has provided historic precedent images of many details found in Alexandria. In particular, the cornice above the third-story on the main warehouse and the cornices on the other buildings must have a depth and detail to serve as appropriate transitions and to convey the distinctions between the buildings. The entrance canopy on South Union Street must be well-designed and detailed as it is the dominant feature that visitors will encounter when visiting the hotel or walking on the sidewalk. Staff recommends larger-scale drawings of the cornices, masonry piers, entrance canopy, water table, balconies and other details. To complement the historic inspiration of these new buildings, some historic elements such as star washers and steel channel lintels are appropriate but they must be applied carefully. As these were historically functional elements but are now often considered decorative, they cannot read merely as applied ornamentation.

### *Roof Form on Main Warehouse*

The roof form of the main warehouse (Building 2) has been the subject of significant discussion since the first hearing. The original design (Figure 1) featured a two-story mansard roof form with two story dormers which were out of scale and out of proportion with the five story building wall.



Figure 6. Applicant's Duke Street elevation in October 2013.

Despite ongoing refinements with each restudy, the two story roof form was never well received by the Board or the public. At the City Council hearing, Staff presented a sketch suggesting a one story roof form set back from the façade behind a strong cornice, with a pitch as low as possible and with low profile roof windows in lieu of dormers, in order to be much less visible in perspective from the Duke Street sidewalk. In addition, staff suggested that the color of the roof be changed from black to a significantly lighter zinc colored metal. The fourth floor wall recalled a classical frieze containing significantly different windows than the two floors below and sitting on a strong, corbeled masonry belt course. Staff also suggested that the number of windows be reduced and their proportions be less vertical, and that the fieldstone base be lowered to increase the proportion of the brick wall area.



Figure 7. Duke Street elevation suggested by staff at the City Council hearings in January 2014. Note the one story roof form with simplified roof windows, feature windows in the fourth floor frieze band, and a strong belt course at approximately thirty feet.



Figure 8. Historic warehouse in St. Louis showing arched windows in the frieze band and 110 South Union St. showing top story pitched roof with roof windows above a pronounced cornice.

The two story mansard roof is now gone. The applicant's current design now features a one-story pitched roof with low profile skylight/roof windows designed to recede into the simplified roof form, resulting in a building that effectively reads as four stories rather than five. The one-story pitched roof is more appropriately proportioned for the building height and better relates to the overall design of the main warehouse element. Staff supports the present metal roof and roof windows. However, staff recommends that the applicant provide a large scale wall section to confirm the setback and profile of the roof, and enlarged details of the cornice and belt courses so that the Board may confirm that it is recessed from the building face and the slope reduced as much as feasibly possible.



The east end of the large warehouse has a small gable feature flanked by chimneys, specifically recalling the historic warehouses on The Strand. This gable form is permitted to exceed the 50' building height by the zoning ordinance because it will function as rooftop mechanical screening. However, staff thinks that the mechanical screening fence and penthouses behind this gable end form should be better integrated into the overall building design. In addition, staff recommends that the applicant generate a very simple perspective from the intersection of Duke and Lee streets to demonstrate whether any of this rooftop equipment will be visible. If so, then a gable form matching the one on the east end of Building 2 should be constructed on the west end, to effectively screen the HVAC and contribute to the overall understanding of the three distinct building forms.

#### *Rooftop HVAC Screening*

The applicant's proposal includes rooftop HVAC screening integrated into the main warehouse gable and parapet on The Strand as well as a continuous rooftop equipment surround. The zoning ordinance requires screening of all rooftop HVAC equipment, though the BAR has the ability to waive such a screening requirement. The applicant proposes to screen the rooftop equipment using what appears to be a solid fence. The *Design Guidelines* note that "HVAC equipment should be located in a visually inconspicuous area of a building" and "should not disrupt the architectural character of a structure." The applicant's proposed rooftop screening is significantly set back on the roof, ranging from 17 feet on South Union Street to 24 feet on Duke Street to 15.5 feet on the courtyard side. The applicant should provide more information on the rooftop mechanical equipment and the proposed screening. After viewing the site from South Lee Street looking east, and noting that the existing buildings at Harborside are also 50 feet in height (Figure 8), staff finds that the screening will likely be visible and therefore must be architecturally integrated with the building and equal in quality to the building wall below. For example, the rooftop screening could have standing seam metal similar to what will be used on the pitched roof of the main warehouse building. Appropriate screening and a significant setback from the building edge should make the screening and units visually unobtrusive from grade.

#### *Vents and Mechanical Appurtenances*

The applicant must show the location, size, and design of all vents, penetrations and similar mechanical appurtenances. Vents should be located in visually unobtrusive locations and where possible, located on secondary elevations or through the roof.



**Figure 9. View from South Lee Street to waterfront, noting height of Harborside development at 50 feet. This view is looking east down Wolfe Street and a comparable view will be had looking east down Duke Street.**

### *Lanterns on The Strand*

Comments from the BAR and the public have encouraged contemporary or modern architectural features carefully mixed with the historic waterfront warehouse building vocabulary. The three-story shoulders or “lanterns” on The Strand elevation sides were created to meet this objective as they present a light-filled, glass element in stark contrast to the brick warehouse form. The lanterns also visually reduce the mass of the main block and improve its proportions. Making the two lanterns clearly modern elements enhances the visual prominence of The Strand elevation, as seen from the future waterfront parks and potentially provides a modest amount of sparkle as seen from the river. Staff strongly supports the applicant’s most recent efforts and finds the lanterns to be very transparent and compatible with the overall design. However, it is essential that the room interiors be designed to avoid blocking the transparency with dropped ceiling soffits and the like. In addition, these elements present the opportunity for high quality architectural lighting. Staff recommends a schematic wall section through the lantern and looks forward to hearing the applicant’s proposal for architectural lighting facing the parks.

### *Fenestration*

Due to the overall design scheme—three distinct building blocks—an appropriate fenestration that distinguishes each building is necessary for the cohesion of the project. Additionally, there are some elements that need further refinement. The project must have a balance between

incorporating multiple window sizes and types without overwhelming the project with too much variation.

First, the spandrels on The Strand elevation are not successful and have no relationship to the windows on the Duke Street elevation of the same building. The spandrels should be removed so that each window is single story in height. In order to promote an architectural dialogue between the hotel and the park, staff strongly recommends some arrangement of French doors and balconies in their place.

Second, as noted previously, the fourth story windows in the frieze band of Building 2 should be restudied. The Duke Street elevation has been the one most criticized by the public, though it has steadily improved with each submission and the elimination of the two-story mansard roof was a significant improvement. However, the basic building wall must change significantly above the 30' height and staff believes this requires more than just a belt course. The windows in this fourth floor frieze band must be different than those on the two floors below. Staff had suggested a largely glazed wall area to diminish the wall mass and recall the windows of a historic warehouse roof monitor (Figure 6). Such a feature window could take many different forms—wider, smaller, square, arched, for example—and staff encourages the applicant to study options.

Third, the success of the revised pitched roof form on the main warehouse, on the Duke Street and courtyard elevations, will rest, in part, in the use of appropriate roof windows. Staff's preference is continuous flush strip glazing to make this top story recede as much as possible. The applicant should restudy this element to achieve this effect and to minimize the windows on this upper story.

Fourth, the corner of the three-story South Union Street building features spandrel windows on two bays of only one elevation. Historically, corners often had a different window configuration. Staff supports a fenestration feature on this particular corner and believes this is an appropriate place for decorated spandrels between the head and sill. However, if spandrels are proposed for one elevation of the corner, then they should be utilized on the other corner elevation as well so that the fenestration is consistent at the corner. Alternatively, the spandrels could be eliminated entirely.

Fifth, the project must include 20% operable windows as conditioned as part of the Council's DSUP approval. The first floor lobby, courtyard and restaurants spaces, as well as guest rooms on The Strand, are ideal locations for operable windows. The applicant should restudy the first floor multi-light windows and indicate how they will be operable. As shown above, both 326 King Street and 206 South Union Street provide successful examples of large store window glazing without being multi-light. Staff encourages a different muntin pattern for the first floor windows and that operability be integrated into the window design.

### *Lighting*

Due to the public nature of this building as a hotel and with a public courtyard and pedestrian alley, an effective and interesting lighting plan will be essential to complement the architecture, as well as provide appropriate illumination for public safety. Because the proposed 10' wide pedestrian alley is actually only one half of what will be the ultimate alley width, and because the

pedestrian alley should recall historic Alexandria alleys and be visually distinct from the courtyard, lighting in this area should be restudied. Staff supports the use of the overhead hanging lanterns in concept. The illuminated “pavers” in the alley are interesting and a creative option, though the overall design must be able to be expanded when the alley doubles in width once the adjacent property redevelops. Additionally, illumination of specific building elevations or elements, such as the South Union Street entrance and canopy or The Strand elevations, should be studied.

### *Signage*

The applicant must submit a complete comprehensive sign plan as part of this Certificate of Appropriateness, or it may be submitted later separately, after the hotel operator names the restaurant, etc. Staff encourages architecturally integrated signage, similar to the letters above the canopy shown on the renderings, for the entire project, including for the restaurant. Based on previous Board sign approvals in this area, such as those at the Virtue Feed and Grain restaurant, it is expected that the signs will all be externally illuminated. The applicant should study where and how signs will be located on all elevations and may consider an appropriate painted wall sign, reflecting the painted signs used on other warehouses in the district.

In general, staff supports the overall design but notes that the details above must be restudied and addressed prior to staff being able to recommend approval of a Certificate of Appropriateness. Therefore, staff recommends deferral for continued study.

### **STAFF**

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

### **IV. CITY DEPARTMENT COMMENTS**

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

#### **Archaeology**

Comply with all requirements and conditions of DSP2012-00019, approved by City Council on January 25, 2014.

#### **Code Administration**

- F-1 The following comments are for BAR review. Once the applicant has filed for a Demolition, building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Demolition, Building and trade permits are required. Six sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 Pre-Demo site survey is required prior to building being demolished

**Transportation and Environmental Services (T&ES)**

1. Comply with all requirements of DSP2012-00019, which was recently approved by City Council. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

**V. ATTACHMENTS**

*1 – Supporting Materials*

*2 – Application for BAR2013-0321 & BAR2014-0037 at 220 South Union St*



**BOARD OF ARCHITECTURAL REVIEW – APPLICATION NARRATIVES**

**CARR CITY CENTERS – 220 S. UNION STREET**

**11.012**

BAR HEARING DATE: MARCH 5, 2014

PERMIT TO DEMOLISH

The existing brick and metal warehouse structure was built in the late 1940s or early 1950s. It is a utilitarian structure with few or no significant architectural details and is not worthy of preservation. Reuse of the existing structure is incompatible with the development proposed in the Waterfront Small Area Plan in terms of possible fenestration, the flood plain ordinance and subsurface parking requirements

POTOMAC RIVER VICINITY ZONING ORDINANCE

The proposed development is in compliance with the recommended guidelines of the Waterfront Small Area Plan and other City Policies.



# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 220 S Union Street, Alexandria, VA Zone W-1

A2.  $\frac{0.489 \text{ AC} - 21,299 \text{ SF}}{\text{Total Lot Area}} \times 3.0 = 63,897$   
Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
<b>Total Gross *</b>			

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.  
 B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.  
 B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	21,037	Basement**	21,037
First Floor	15,584	Stairways**	3,232
Second Floor	15,404	Mechanical**	2,230
Third Floor	44,673	Other**	9,210
Porches/ Other		Total Exclusions	35,709
<b>Total Gross *</b>	<b>61,066</b>		

C1. Proposed Gross Floor Area \*  
 96,775 \_\_\_\_\_ Sq. Ft.  
 C2. Allowable Floor Exclusions\*\*  
 35,709 \_\_\_\_\_ Sq. Ft.  
 C3. Proposed Floor Area minus  
 Exclusions 61,066 \_\_\_\_\_ Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) \_\_\_\_\_ Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 63,897 \_\_\_\_\_ Sq. Ft.

*\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*

*\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.*

*If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.*

### F. Open Space Calculations

Existing Open Space	0.000 AC - 0 SF
Required Open Space	N/A
Proposed Open Space	0.121 AC - 5,269 SF

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Stephanie Glendon Date: 2/3/2014



## BOARD OF ARCHITECTURAL REVIEW APPLICATION

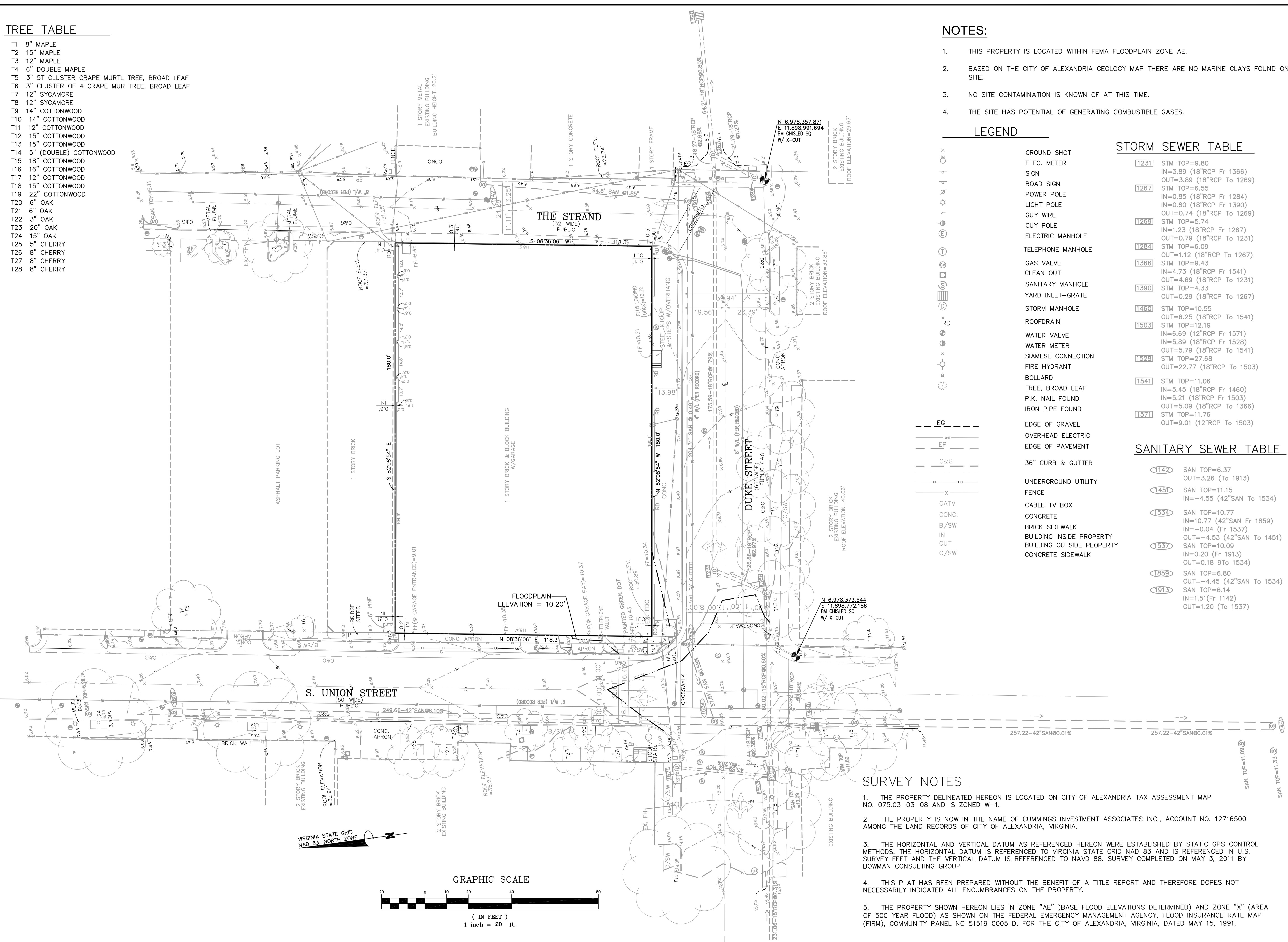
### DRAWING LIST

- C4.00 EXISTING CONDITIONS PLAN
- C4.10 DEMOLITION PLAN
- C5.00 PRELIMINARY SITE PLAN
  
- A1 BUILDING STATISTICS
- A2 EXISTING SITE PHOTOGRAPHS
- A3 EXISTING ADJACENT PROPERTIES
- A4 PROPOSED BASEMENT (PARKING) AND GROUND FLOOR PLANS
- A5 PROPOSED SECOND AND THIRD FLOOR PLANS
- A6 PROPOSED FOURTH AND FIFTH FLOOR PLANS
- A7 PROPOSED ROOF PLAN
- A8 PROPOSED WEST ELEVATION - SOUTH UNION STREET
- A9 PROPOSED SOUTH ELEVATION - DUKE STREET
- A10 PROPOSED EAST ELEVATION - STRAND STREET
- A11 PROPOSED NORTH ELEVATION - COURTYARD
- A12 VIEW FROM CORNER OF SOUTH UNION AND DUKE STREETS
- A13 VIEW FROM CORNER OF DUKE AND STRAND STREETS
- A14 VIEW FROM STRAND SREET LOOKING SOUTHWEST
- A15 VIEW OF COURTYARD LOOKING EAST TOWARD THE POTOMAC RIVER
- A16 VIEW OF COURTYARD AT NIGHT



**TREE TABLE**

- T1 8" MAPLE
- T2 15" MAPLE
- T3 12" MAPLE
- T4 6" DOUBLE MAPLE
- T5 3" 5T CLUSTER CRAPE MURLT TREE, BROAD LEAF
- T6 3" CLUSTER OF 4 CRAPE MUR TREE, BROAD LEAF
- T7 12" SYCAMORE
- T8 14" SYCAMORE
- T9 14" COTTONWOOD
- T10 14" COTTONWOOD
- T11 12" COTTONWOOD
- T12 15" COTTONWOOD
- T13 15" COTTONWOOD
- T14 5" (DOUBLE) COTTONWOOD
- T15 18" COTTONWOOD
- T16 16" COTTONWOOD
- T17 12" COTTONWOOD
- T18 15" OAK
- T19 22" COTTONWOOD
- T20 6" OAK
- T21 6" OAK
- T22 3" OAK
- T23 20" OAK
- T24 15" OAK
- T25 5" CHERRY
- T26 8" CHERRY
- T27 8" CHERRY
- T28 8" CHERRY



**NOTES:**

- THIS PROPERTY IS LOCATED WITHIN FEMA FLOODPLAIN ZONE AE.
- BASED ON THE CITY OF ALEXANDRIA GEOLOGY MAP THERE ARE NO MARINE CLAYS FOUND ON SITE.
- NO SITE CONTAMINATION IS KNOWN OF AT THIS TIME.
- THE SITE HAS POTENTIAL OF GENERATING COMBUSTIBLE GASES.

**LEGEND**

- GROUND SHOT
- ELEC. METER
- SIGN
- ROAD SIGN
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GUY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- GAS VALVE
- CLEAN OUT
- SANITARY MANHOLE
- YARD INLET-GRATE
- STORM MANHOLE
- ROOF DRAIN
- WATER VALVE
- WATER METER
- SIAMESE CONNECTION
- FIRE HYDRANT
- BOLLARD
- TREE, BROAD LEAF
- P.K. NAIL FOUND
- IRON PIPE FOUND
- EDGE OF GRAVEL
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- 36" CURB & GUTTER
- UNDERGROUND UTILITY
- FENCE
- CABLE TV BOX
- CONCRETE
- BRICK SIDEWALK
- BUILDING INSIDE PROPERTY
- BUILDING OUTSIDE PROPERTY
- CONCRETE SIDEWALK

**STORM SEWER TABLE**

1231	STM TOP=9.80
	IN=3.89 (18"RCP Fr 1366)
	OUT=3.89 (18"RCP To 1269)
1267	STM TOP=6.55
	IN=0.85 (18"RCP Fr 1284)
	OUT=0.80 (18"RCP Fr 1390)
1269	STM TOP=5.74
	IN=1.23 (18"RCP Fr 1267)
	OUT=0.79 (18"RCP To 1231)
1284	STM TOP=6.09
	OUT=1.12 (18"RCP To 1267)
1366	STM TOP=9.43
	IN=4.73 (18"RCP Fr 1541)
	OUT=4.69 (18"RCP To 1231)
1390	STM TOP=4.33
	OUT=0.29 (18"RCP To 1267)
1460	STM TOP=10.55
	OUT=6.25 (18"RCP To 1541)
1503	STM TOP=12.19
	IN=6.69 (12"RCP Fr 1571)
	IN=5.89 (18"RCP Fr 1528)
	OUT=5.79 (18"RCP To 1541)
1528	STM TOP=27.68
	OUT=22.77 (18"RCP To 1503)
1541	STM TOP=11.06
	IN=5.45 (18"RCP Fr 1460)
	IN=5.21 (18"RCP Fr 1503)
	OUT=5.09 (18"RCP To 1366)
1571	STM TOP=11.76
	OUT=9.01 (12"RCP To 1503)

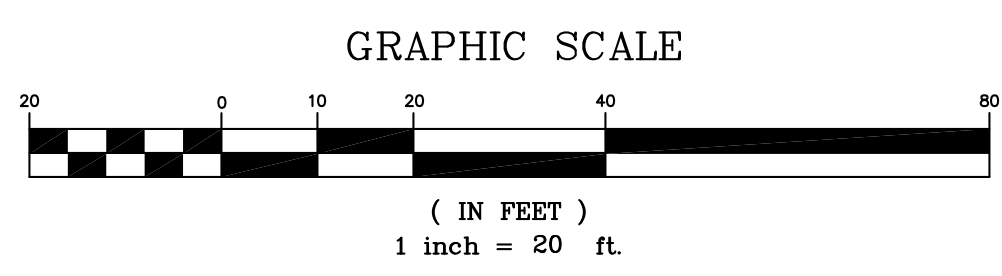
**SANITARY SEWER TABLE**

1142	SAN TOP=6.37
	OUT=3.26 (To 1913)
1451	SAN TOP=11.15
	IN=-4.55 (42"SAN To 1534)
1534	SAN TOP=10.77
	IN=10.77 (42"SAN Fr 1859)
	IN=-0.04 (Fr 1537)
	OUT=-4.53 (42"SAN To 1451)
1537	SAN TOP=10.09
	IN=0.20 (Fr 1913)
	OUT=0.18 9To 1534)
1859	SAN TOP=6.80
	OUT=-4.45 (42"SAN To 1534)
1913	SAN TOP=6.14
	IN=1.51(Fr 1142)
	OUT=1.20 (To 1537)

**SURVEY NOTES**

- THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 075.03-03-08 AND IS ZONED W-1.
- THE PROPERTY IS NOW IN THE NAME OF CUMMINGS INVESTMENT ASSOCIATES INC., ACCOUNT NO. 12716500 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
- THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID NAD 83 AND IS REFERENCED IN U.S. SURVEY FEET AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88. SURVEY COMPLETED ON MAY 3, 2011 BY BOWMAN CONSULTING GROUP
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATED ALL ENCUMBRANCES ON THE PROPERTY.
- THE PROPERTY SHOWN HEREON LIES IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREA OF 500 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO 51519 0005 D, FOR THE CITY OF ALEXANDRIA, VIRGINIA, DATED MAY 15, 1991.

VIRGINIA STATE GRID  
NAD 83, NORTH ZONE



**Bowman CONSULTING**  
 DESIGN ENGINEER / SURVEYOR  
 Phone: (703) 548-2188  
 Fax: (703) 683-5781  
 www.bowmanconsulting.com

SEAL: **MICHAEL WALTER SZYNAL**  
 Lic. No. 045107  
 PROFESSIONAL ENGINEER

REVISION APPROVED BY

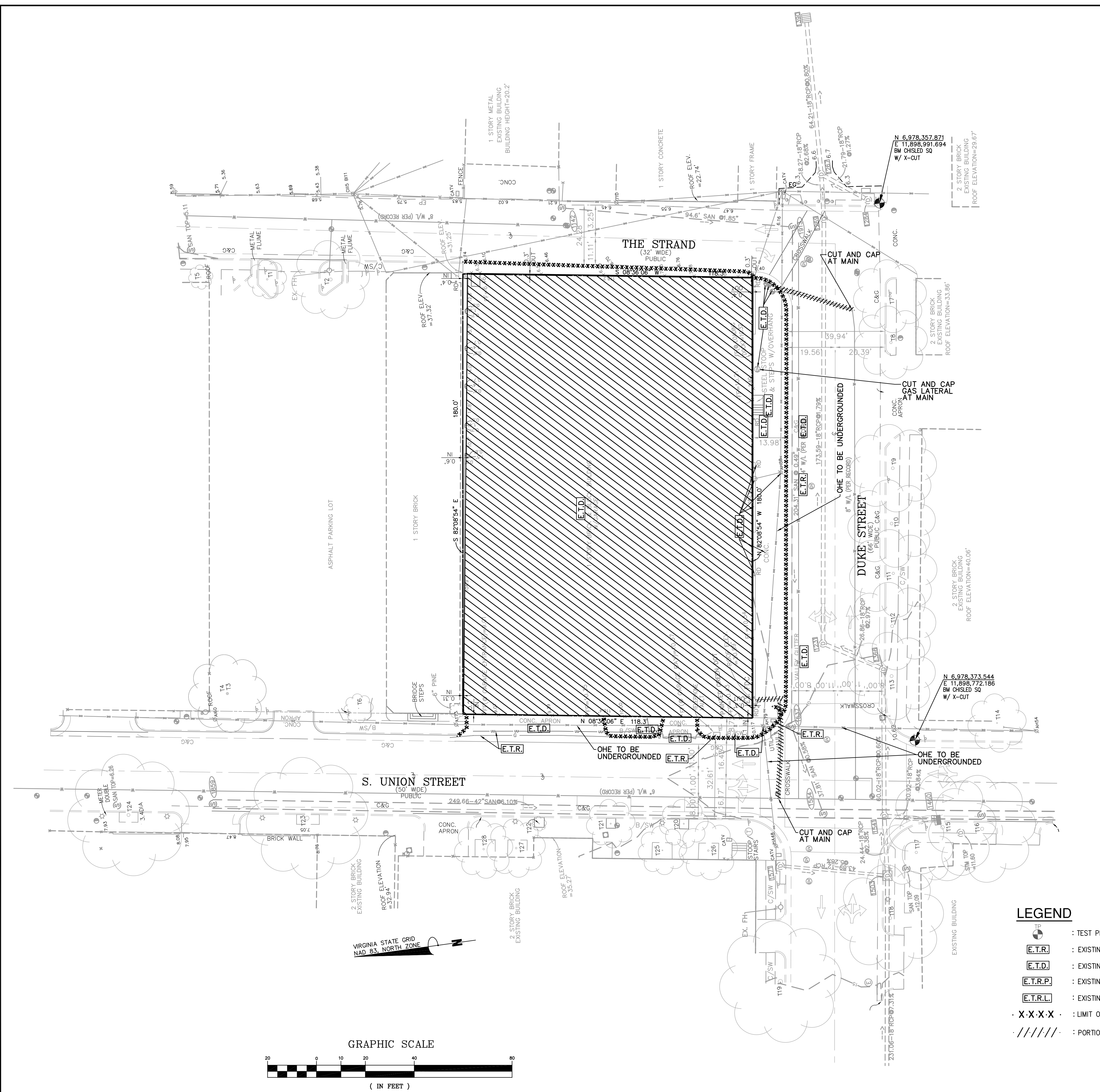
NO.	DESCRIPTION	DATE	APPROVED

**CH. CUMMINGS SITE**  
**220 S. UNION STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **EXISTING CONDITIONS PLAN**

APPROVED  
**SPECIAL USE PERMIT NO. 2012-0019**  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

ESI  
Peer Review



**DEMOLITION NOTES**

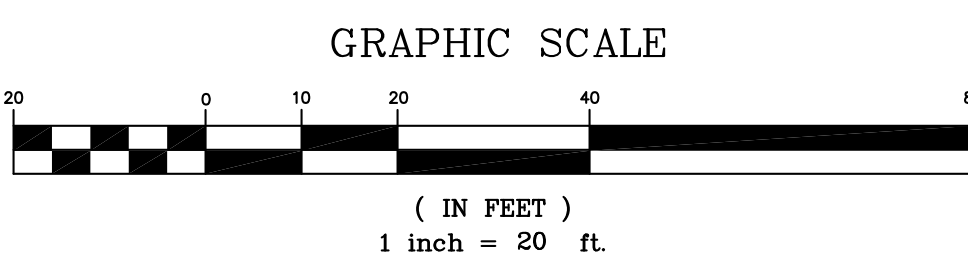
1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS / CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

**ARCHEOLOGY NOTES**

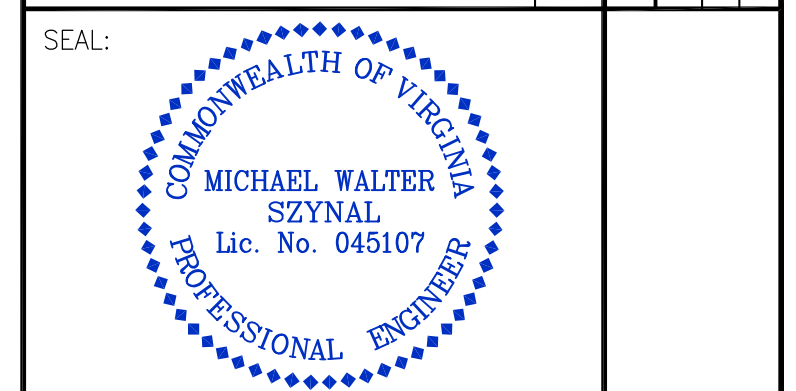
- A. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.
- B. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- C. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

**LEGEND**

- : TEST PIT REQUIRED (EXACT LOCATION)
- : EXISTING TO REMAIN
- : EXISTING TO BE DEMOLISHED
- : EXISTING TO BE REPLACED
- : EXISTING TO BE RELOCATED
- : LIMIT OF EXIST. CURB/APRON REMOVAL
- : PORTION OF EXISTING PIPE TO BE REMOVED
- : PORTION OF EXISTING PIPE TO BE ABANDONED
- : LOD - LIMITS OF DISTURBANCE
- : EXISTING TREE TO BE REMOVED
- : EXISTING BUILDING TO BE DEMOLISHED



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 www.bowmanconsulting.com



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE

**CH. CUMMINGS SITE**  
**220 S. UNION STREET**  
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
 CITY OF ALEXANDRIA, VIRGINIA  
 SHEET NAME: **DEMOLITION PLAN**

**APPROVED SPECIAL USE PERMIT NO. 2012-0019**  
 DEPARTMENT OF PLANNING & ZONING

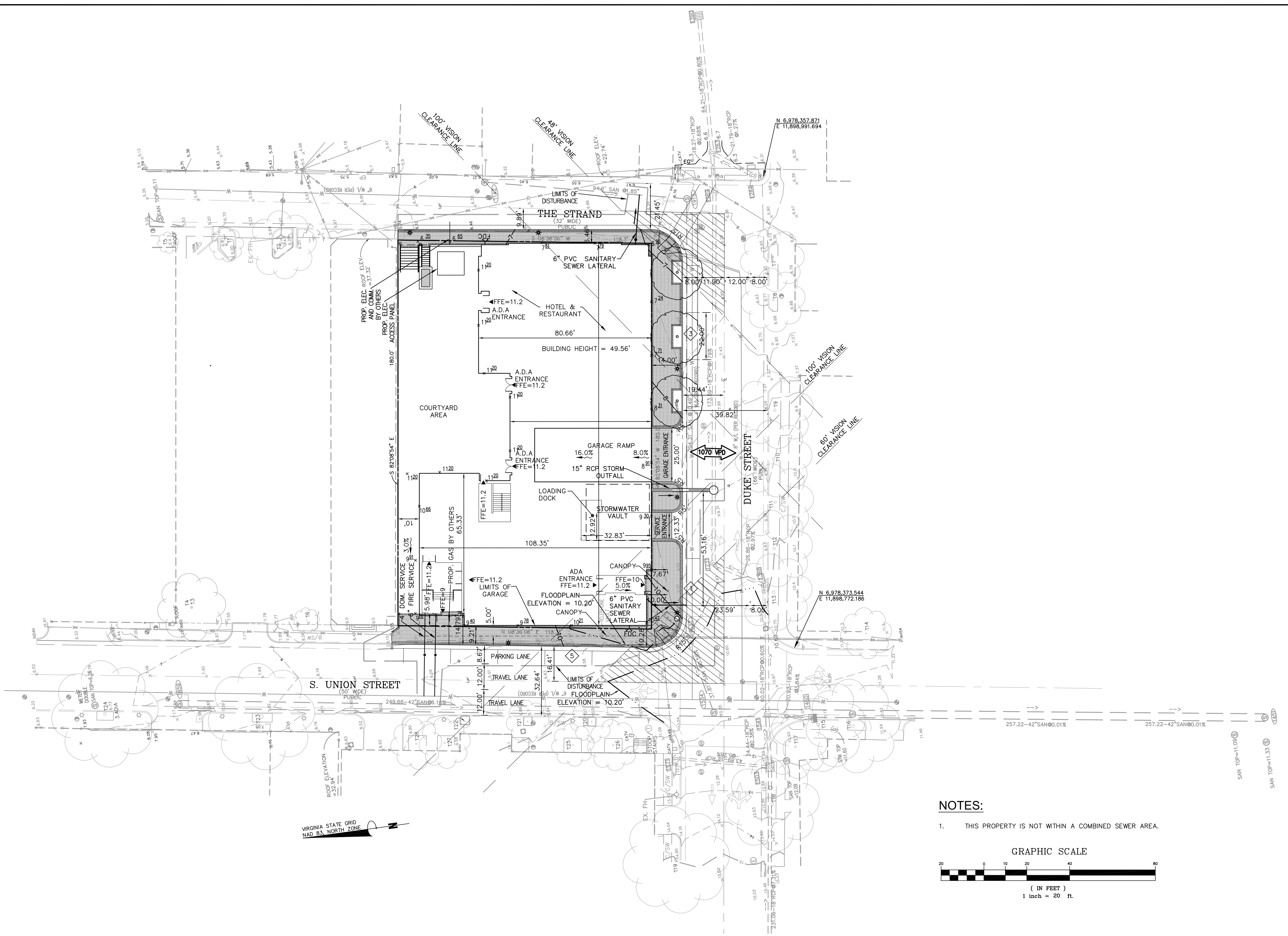
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

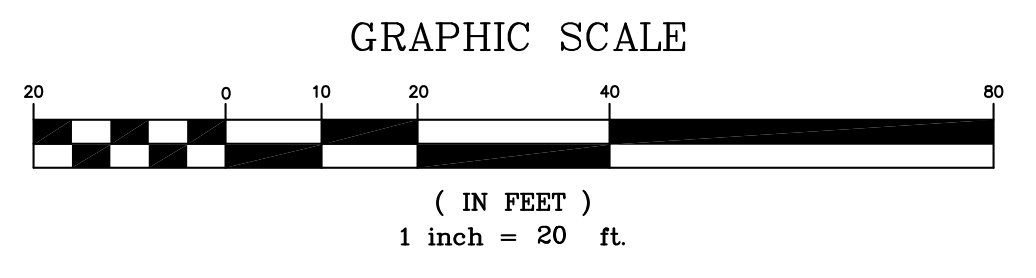
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

ESI  
Peer Review



**NOTES:**

1. THIS PROPERTY IS NOT WITHIN A COMBINED SEWER AREA.



**ESI**  
Peer Review

# CH. CUMMINGS SITE

## 220 S. UNION STREET

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

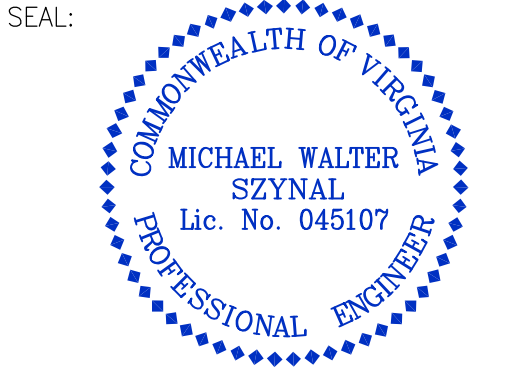
### SHEET NAME: PRELIMINARY SITE PLAN

DESIGN ENGINEER / SURVEYOR

# Bowman

CONSULTING

Bowman Consulting Group, Ltd.  
2121 Eisenhower Avenue, Suite 302  
Alexandria, Virginia 22314  
Phone: (703) 546-2188  
Fax: (703) 663-5781  
www.bowmanconsulting.com



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

<b>APPROVED</b>			
<b>SPECIAL USE PERMIT NO. 2012-0019</b>			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR	DATE		
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN No. _____			
DIRECTOR	DATE		
CHAIRMAN, PLANNING COMMISSION			
DATE RECORDED _____			
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.	

SCALE: 1" = 20'		DATE: SEPT. 12, 2013		DRAWN: JEW	
PLAN STATUS		DATE		DESCRIPTION	





Union St. (NW corner of site)



Duke St. & Union St. (SW corner of site)



Duke St. & Strand St. (SE corner of site)



Strand St. (NE corner of site)

The Developer is proposing a new hotel for this site. The existing warehouse structure is not only incompatible with the proposed development, but would render required sub-surface parking unfeasible if it were not demolished.



S. UNION STREET - EAST



S. UNION STREET - WEST



DUKE STREET - SOUTH



DUKE STREET - NORTH



STRAND STREET - EAST



STRAND STREET - WEST



FAR EXCLUSIONS

- STAIRWAYS & ELEVATOR SHAFTS
- MECHANICAL
- OTHER (BELOW 7'-6" CEILING HT.)



BASEMENT (PARKING) LEVEL



GROUND FLOOR

PROPOSED BASEMENT (PARKING) AND GROUND FLOOR PLANS



March 5, 2014



CUMMINGS SITE  
113012



1" = 25'

A4

**FAR EXCLUSIONS**

- STAIRWAYS, ELEVATOR SHAFTS & LAUNDRY CHUTE
- MECHANICAL (PLUMBING CHASES NOT SHOWN)
- OTHER (BELOW 7'-6" CEILING HT.)



SECOND FLOOR



THIRD FLOOR

PROPOSED SECOND AND THIRD FLOOR PLANS



FAR EXCLUSIONS

- STAIRWAYS, ELEVATOR SHAFTS  
& LAUNDRY CHUTE
- MECHANICAL  
(PLUMBING CHASES NOT SHOWN)
- OTHER  
(BELOW 7'-6" CEILING HT.)

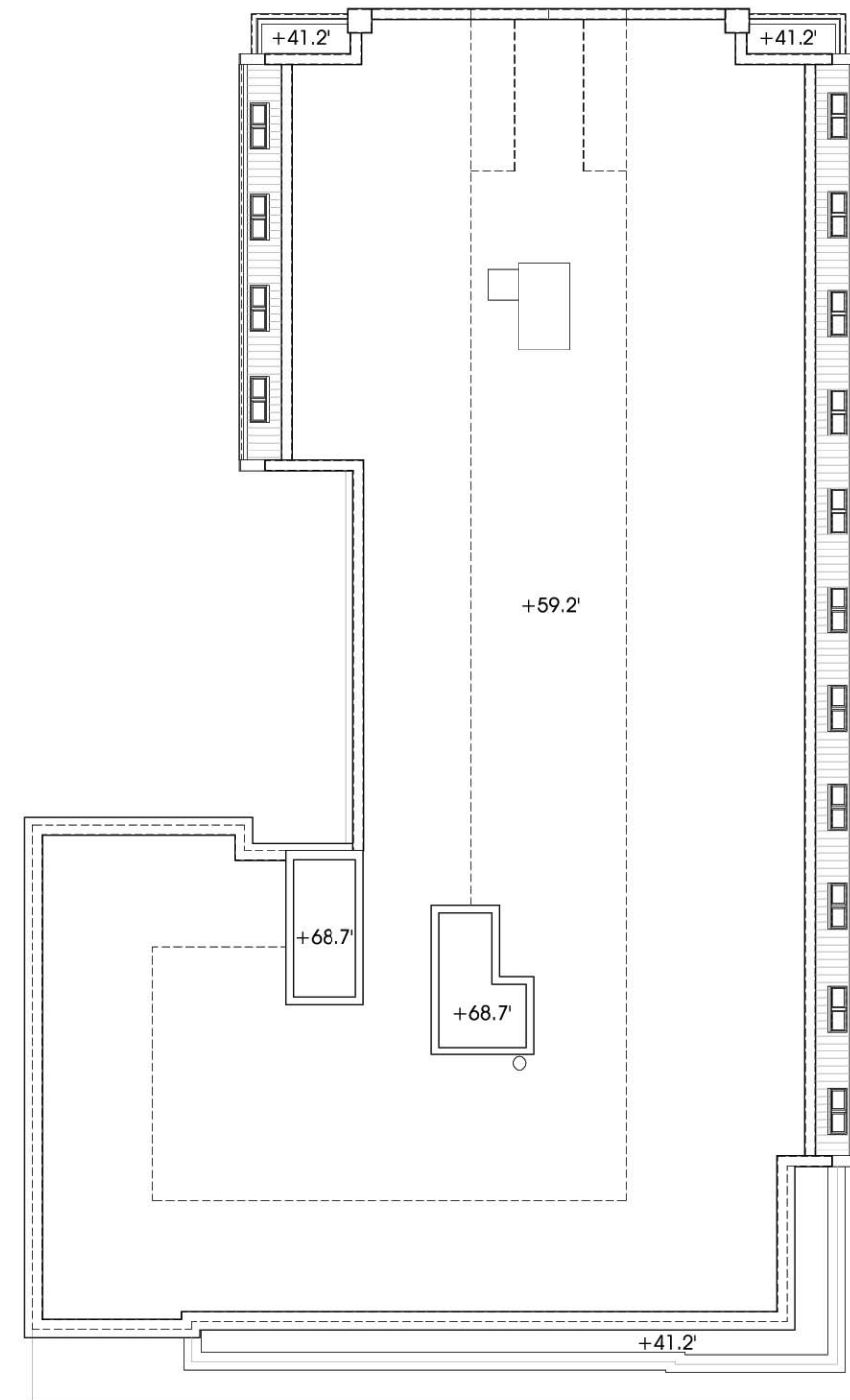
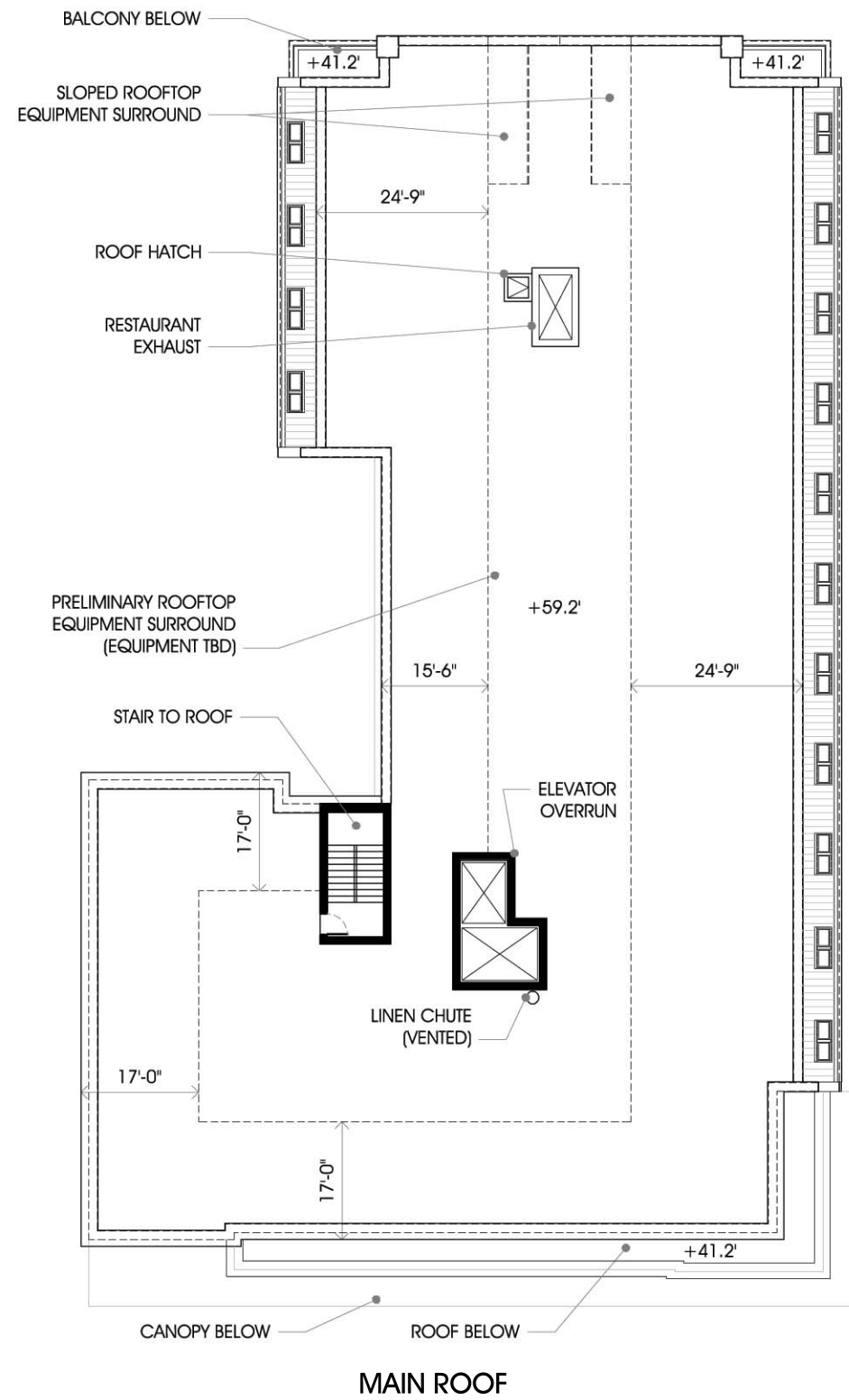


FOURTH FLOOR



FIFTH FLOOR

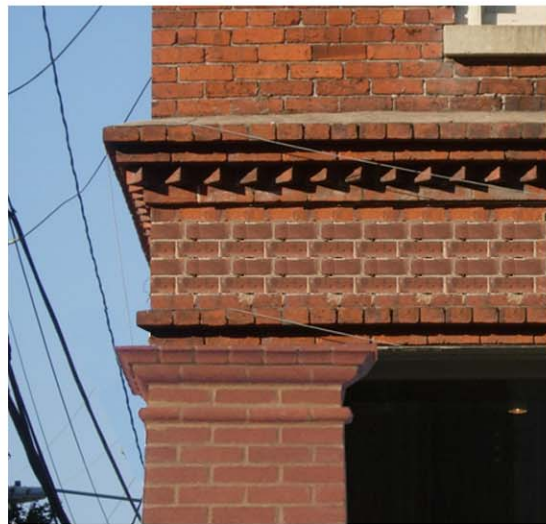
PROPOSED FOURTH AND FIFTH FLOOR PLANS



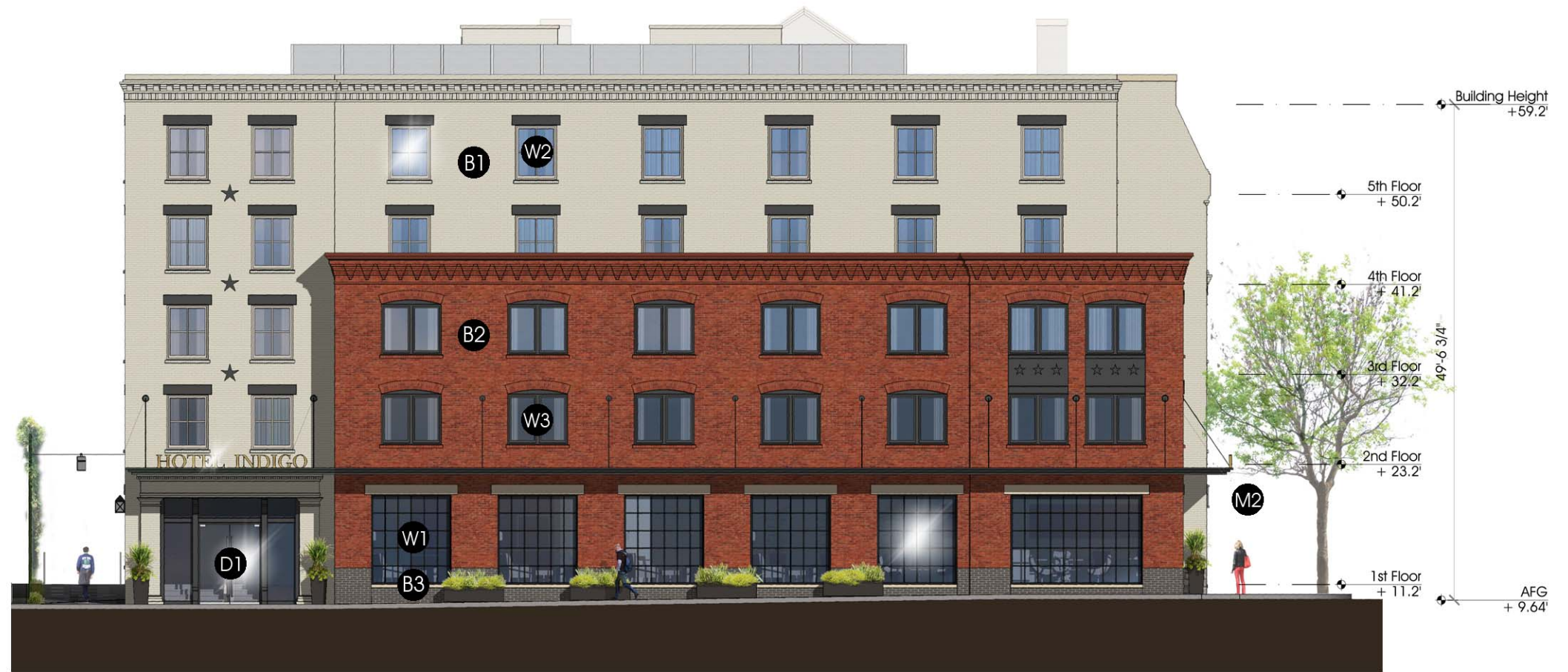
PROPOSED ROOF PLANS



BRICK CORNICES



BRICK DETAIL AT MAIN ENTRY



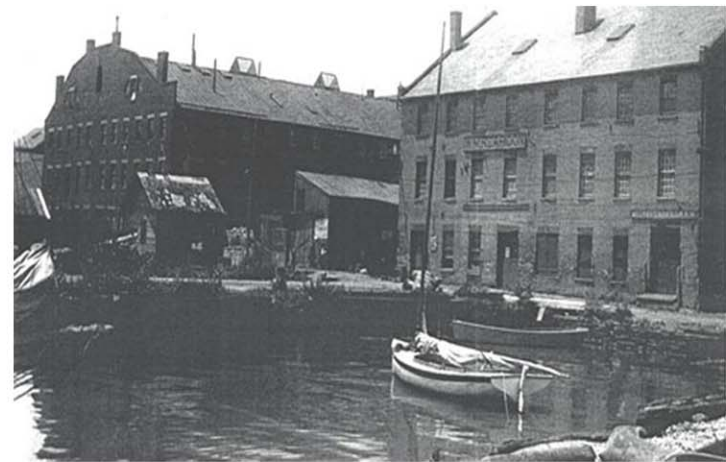
### PROPOSED BUILDING MATERIALS

#### Materials

B1	Brick 1	Buff
B2	Brick 2	Red
B3	Brick 3	Dark
S1	Stone	Stone veneer
M1	Roofing	Standing seam metal roof; painted
M2	Canopy	Suspended metal with coffered soffit
G1	Guardrail	Clear tempered glass guardrail

#### Doors & Windows

D1	Glass entry doors
D2	Garage Doors - Sectional with applied detail
W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



HISTORIC WATERFRONT BUILDINGS



BRICK CORNICE

### PROPOSED BUILDING MATERIALS

#### Materials

B1	Brick 1	Buff
B2	Brick 2	Red
B3	Brick 3	Dark
S1	Stone	Stone veneer
M1	Roofing	Standing seam metal roof; painted
M2	Canopy	Suspended metal with coffered soffit
G1	Guardrail	Clear tempered glass guardrail

#### Doors & Windows

D1	Glass entry doors
D2	Garage Doors - Sectional with applied detail
W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



GREEN SCREEN



### PROPOSED BUILDING MATERIALS

#### Materials

B1	Brick 1	Buff
B2	Brick 2	Red
B3	Brick 3	Dark
S1	Stone	Stone veneer
M1	Roofing	Standing seam metal roof; painted
M2	Canopy	Suspended metal with coffered soffit
G1	Guardrail	Clear tempered glass guardrail

#### Doors & Windows

D1	Glass entry doors
D2	Garage Doors - Sectional with applied detail
W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)

PROPOSED EAST ELEVATION - STRAND STREET

3/64" = 1'-0"



March 5, 2014

RUST | ORLING  
ARCHITECTURE

CUMMINGS SITE  
113012

A10



FURNITURE & PLANTERS



CATENARY LIGHTING

### PROPOSED BUILDING MATERIALS

#### Materials

B1	Brick 1	Buff
B2	Brick 2	Red
B3	Brick 3	Dark
S1	Stone	Stone veneer
M1	Roofing	Standing seam metal roof; painted
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#### Doors & Windows

D1	Glass entry doors
D2	Garage Doors - Sectional with applied detail
W1	Storefront - aluminum SDL
W2	Rooms 1 - aluminum frame; single; fixed
W3	Rooms 2 - aluminum frame; pair; operable sash
W4	Sky Window - aluminum frame; low-profile; fixed (Velux)



PROPOSED NORTH ELEVATION - COURTYARD

3/64" = 1'-0"

March 5, 2014



CUMMINGS SITE  
1138 12

A11



Existing Condition



Existing Condition

VIEW FROM CORNER OF DUKE AND STRAND STREETS





Existing Condition

VIEW FROM STRAND STREET LOOKING SOUTHWEST





ADDRESS OF PROJECT: 220 S. Union Street

TAX MAP AND PARCEL: 075-03-03-08 ZONING: W-1

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: [X] Property Owner [ ] Business (Please provide business name & contact person)

Name: Carr Hospitality

Address: 1455 Pennsylvania Ave., Suite 800

City: Washington State: DC Zip: 20004

Phone: 202.349.1441 E-mail: aflajser@carrhospitality.com

Authorized Agent (if applicable): [ ] Attorney [X] Architect [ ]

Name: Rust Orling Architecture

Phone: 703.836.3205

E-mail: morling@rustorling.com

Legal Property Owner:

Name: Cummings Investment Associates, Inc.- A Delaware Corporation

Address: 10 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 548-1401 E-mail: LindaWhitmore@cummingsinvestment.com

- Yes/No questions regarding historic preservation easement, agreement to alterations, and homeowner's association approval.

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 application is for permission to demolish the existing building on the site and to review the design of a new proposed 75,738 GSF above grade (61,066 NSF) 120 room hotel with a 21,037 GSF garage as represented in the attached exhibits

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**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.*

- 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.

**\* NOTE: PHOTOGRAPHS HAVE BEEN PROVIDED IN LIEU OF ELEVATIONS**

**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 5 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. **REFER TO SHEET A1 - BUILDING STATISTICS & CD ROM**
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions. **PHOTOS PROVIDED IN LIEU OF ELEVATIONS**
- 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. **3D RENDERINGS PROVIDED IN LIEU OF MODEL.**

**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.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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.)
- 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 5 sets of revised materials.

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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: Stephanie Tincher

Printed Name: Stephanie S. Tincher

Date: 2.3.2014

ON BEHALF OF  
MARK S ORLINO

## 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. Rust Orling Architecture	1215 Cameron St., Alexandria, VA 22314	0%
2. Carr Hospitality	1455 Pennsylvania Ave., NW, Ste. 800, Washington, DC 20004	100%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 220 S. Union Street, Alexandria, VA (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. Cummings Investment Associates, Inc.	10 Prince St. Alexandria, VA 222314	100%
2.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.

2.3.2014

Date

Stephanie S. Tincher

Printed Name

  
 Signature

ON BEHALF  
OF MARKS ORLING