

Docket Item # 13 & 14
BAR CASE # 2015-0189 & 190

BAR Meeting
October 7, 2015

ISSUE: Buildings 1 and 2
APPLICANT: RTS Associates, LLC
LOCATION: 2 Duke Street
ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness for Buildings 1 and 2 with the following conditions:

1. The applicant shall continue to enhance the transition element at 30 feet on the waterfront elevations with architectural refinement, with final approval by staff as part of the building permit review process.
2. The applicant shall refine the waterfront rooftop overhangs to make them appear less overwhelming through a combination of reducing the height and/or reducing the projection.

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.



BAR 2015-0189 and 0190: 2 Duke Street/Robinson Landing

Note: This is the second review of Certificates of Appropriateness for Buildings 1 and 2. Staff has coupled the reports for Building 1 (#2015-0189) and Building 2 (#2015-0190) due to the interrelatedness of these two waterfront buildings.

I. ISSUE

The applicant is requesting Certificates of Appropriateness for the two waterfront buildings, known as Buildings 1 and 2, at the Robinson Terminal South site which will be redeveloped as a mix of townhouses, multifamily buildings and commercial space, to be known as Robinson Landing. The applicant seeks final approval of these two buildings at this time.

The BAR has now reviewed this project, or portions of the project scope, at twelve separate work sessions or public hearing docket items since April 2014.

II. HISTORY

This waterfront block has a long history of industrial and commercial uses adjacent to the Potomac River. It is adjacent to Point Lumley, which was the southern extension of land that formed the shallow crescent-shaped bay and one of the earliest wharfs for the City. The largest building on Alexandria's 19th century waterfront, Pioneer Mill, was once located on this site. Currently, the site contains a late-19th-century two-story brick warehouse that has undergone significant alteration over the years, including being partially contained within a larger metal and brick warehouse, located at 2 Duke Street (Building A). The other existing buildings are metal or metal and brick warehouses constructed between 1940 and 1965 that the BAR approved for demolition in the fall of 2014 (BAR Case #2014-0394). A full history of the site was prepared by History Matters and was submitted as part of the Permit to Demolish application.

From April 2014 through January 2015, the BAR reviewed this project in five separate concept review work sessions. The BAR endorsed the height, scale, mass and general architectural character at that time. In April 2015, City Council approved a Development Special Use Permit (DSUP 2014-00006) to redevelop the site into a mix of townhouses, multifamily and retail/commercial. The BAR has now reviewed this project, or portions of the project scope, at twelve separate work sessions or public hearings as docket items since April 2014.

The BAR first reviewed Certificate of Appropriateness applications for these two buildings on July 1, 2015. The BAR deferred approval at that time, by a vote of 7-0, asking the applicant to restudy some specific items. At that hearing, the BAR requested the following for refinement or further study:

- Show the project within its context
- Show pedestrian-level perspectives rather than bird's eye perspectives
- Use a rougher stone, similar to what historically was used on the waterfront, such as the stone at Fitzgerald's Warehouse
- Eliminate the "gap" between the stone base and brick on the west elevation of Building 1
- Refine the restaurant element at Building 1 and make more welcoming
- Continue to differentiate Buildings 1 and 2
- Emphasize the entrances

- Introduce more play, set back and variation, particularly on the west elevation of Building 2
- Reduce the amount of grey in the overall composition
- Refine the south elevation of Building 2 and add red brick
- Extend the parapet
- Refine the transition at thirty feet on the waterfront elevations

III. ANALYSIS

Evolution of Design for Waterfront Buildings

It is important to remember that the design of these two waterfront buildings has evolved significantly since the BAR first began reviewing this project eighteen months ago. Throughout the concept review work sessions, the BAR repeatedly confirmed that a contemporary approach was appropriate for the two waterfront buildings, noting that the townhouses on the western portion of the site would transition to the more traditional character of this area of the historic district. The BAR expressed concerns in the early schemes that the proposed design looked like it could be anywhere in the world, leading the design team to contemplate how to create a contemporary building grounded in Alexandria's architectural heritage and materials.



Figure 1. Waterfront view of Buildings 1 and 2, presented at concept work session #2 July 2, 2014.



Figure 2. Perspective rendering of waterfront buildings, presented at concept work session #4 December 17, 2015.

The schematic design shown at concept review work session #4 (Figure 2) was the version that was unanimously endorsed by the BAR at the subsequent work session where the entire project received endorsement by the BAR for height, scale, mass and architectural character. Work session #5 focused almost entirely on Building 3 on Wolfe Street and South Union Street. This was the design shown to Planning Commission and City Council as part of the DSUP review and approval.

Analysis of Current Scheme

While at first glance, the current proposal may not look significantly different from what the BAR previously reviewed, it represents a response to nearly all of staff's and the BAR's comments at the last hearing when this was reviewed. The current scheme reflects the refinements made throughout this highly iterative process. Therefore, this analysis will focus exclusively on what has changed and how earlier comments were addressed, building on the previous reports that discussed the overall character and appropriateness of the design. The subsequent section will discuss how the design satisfies the BAR's Standards and Additional Standards for the Potomac River Vicinity outlined in the zoning ordinance.

Show the project within its context

The current submission provides a detailed context of the project both in elevation and perspective. Figure 3 is an example of one of the many sheets included that relate to context.



Figure 3. Bird's eye view showing project within context of Alexandria waterfront.

Show pedestrian-level perspectives rather than bird's eye perspectives

The current submission includes eight ground-level perspectives from a variety of vantage points.

Use a rougher stone, similar to what historically was used on the waterfront such as at Fitzgerald's Warehouse AND Eliminate the "gap" between the stone base and brick on the west elevation of Building 1

These two comments have been addressed and can be seen in a detail of the west elevation of Building 1 as shown in Figure 4. The current scheme shows the elimination of the gap that previously had a shadow line and a steel beam. The rough stone, which will be subject to final approval on the materials board and a mock-up on the field, has been proposed with bands of thermal-finished stone. Staff finds this a successful way to incorporate a historically sourced material in a balanced way. Staff will work with the applicant to confirm that the rough stone will have a mix of tan/beige and grey stone, similar to the color composition of the exposed foundation at Fitzgerald's Warehouse.



Figure 4. Detail of west elevation of Building 1 from Sheet 20.

Refine the restaurant element at Building 1 and make more welcoming

Over the course of the BAR's review of this project, the BAR has stated that the northeast corner of Building 1, the location of the restaurant, should be a signature element that defines the project as well as provides a welcoming connection between the park and the project. The last version featured an almost Art Deco approach to the curving restaurant area that appeared to be an appendage unrelated to the rest of the building. Staff finds the current scheme to be a substantial improvement as the two-story restaurant element has been enhanced and communicates the specialness and public access of this part of the building while relating to the overall architectural program. The sunscreen and two-story glass wall are both successful. Additionally, there is now a clear and prominent entrance to the restaurant on the north elevation that provides a tangible connection with the future waterfront park.

Continue to differentiate Buildings 1 and 2

Staff finds that the refinements to the restaurant space at Building 1 and the revisions to the north elevation (introduction of a prominent restaurant entrance and addition of windows into the kitchen space), as well as the refinements to the stone base on the north and west elevations, all have enhanced Building 1 and function to make it more distinct from Building 2. The ground-level perspectives for these two buildings further affirm that these are two distinct buildings that are united by common materials and elements.

Emphasize the entrances

The entrances and pedestrian experience of the project have been improved on both buildings. As mentioned above, the restaurant now features two prominent entrances. Building 2 now has three clearly delineated entrances on the west elevation that include canopies. These entries, combined with the porosity of the site, will contribute to a highly experiential feeling on the site.

Introduce more play, set back and variation, particularly on the west elevation of Building 2

Previously, some had expressed concerns that the west elevations felt too flat and that the bays, shadows and reveals were not substantive, resulting in some bays or brick portions feeling “applied” rather than integrated. The plan of Building 2 on Sheet 27 provides evidence of the strong projections proposed on all four elevations. The elevations also reflect this increased variation and set back, particularly on the west elevation, where three-story bays have been added and there is an increase in some of the reveals and setbacks.

Reduce the amount of grey in the overall composition AND Refine the south elevation of Building 2 and add red brick

The applicant has increased the use of red brick and softened the dark charcoal grey in several instances. The north elevation of Building 1 now carries down brick to the ground floor in one portion where there had previously been the stone foundation. Both the north and south elevations of Building 2 now feature more red brick. The waterfront elevation of Building 2 also includes red brick at the ground floor in some locations and in some of the recessed elements.

Extend the parapet

The brick parapet walls that divide the bays on the waterfront elevations extend partially above some of the adjacent roof, making these elements divide the east elevation into what could be separate buildings.

Refine the transition at thirty feet on the waterfront elevations

While the approval of the DSUP confirmed general compliance with the Potomac River Vicinity Height District Criteria, the approved DSUP recommended that the applicant continue with architectural refinements as part of the Certificate of Appropriateness process to “continue to define the transition above the 30-foot height on the waterfront façade of Buildings 1 and 2.” At the last hearing when these buildings were reviewed, it was noted that the transition point at the 30-foot mark should have additional architectural refinement. Staff finds this transition element with a change in material and color at 30 feet and a set back of the glass windows to be too subtle. Staff recommends that this transition be further pronounced through architectural refinement.

Roof Overhang

Although not mentioned by the BAR at the previous hearing, as the design has evolved and more details have been provided, staff finds that the roof overhangs, which incorporate the “masts”, are no longer the soaring elements that they were initially presented and they now appear to overwhelm the building from the ground plane. Staff recommends that these roof overhangs should be reduced either in height or in depth, or a combination of both, to return to the initial concept of a lighter, yet prominent and distinctive, roof form rather than a looming overhang.

Conformance with Standards

Every project that the BAR reviews must consider the following Standards and Additional Standards for the Potomac River Vicinity when determining the appropriateness of a proposal. While each staff report prepared for the BAR at each hearing does not specifically call out each Standard, the Design Guidelines, the staff analysis and BAR discussion are always founded within this organizational framework. What follows is a matrix which discusses the BAR’s Standards and Additional Standards for the Potomac River Vicinity according to Section 10-105(2) when considering a Certificate of Appropriateness to provide clarity to the public.

Standard	Feature	How satisfied
a)	Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures	The BAR reviewed and considered these foundational elements at all five concept review work sessions, ultimately endorsing the proposed height, scale, mass and general architectural character.
b)	Architectural details including, but not limited to, original materials and methods of construction, the pattern, design and style of fenestration, ornamentation, lighting, signage and like decorative or functional fixtures of buildings or structures; the degree to which the distinguishing original qualities or character of a building, structure or site (including historic materials) are retained	The BAR has required that the architectural details and materials be high quality and consistent with the level of detail and durability of that found on historic buildings. The waterfront buildings do not incorporate portions of historic structures but they do have historically appropriate materials.
c)	Design and arrangement of buildings and structures on the site; and the impact upon the historic setting, streetscape or environs	The BAR reviewed and enthusiastically supported the building arrangement and site design during the concept review work sessions.
d)	Texture, material and color, and the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures	The use of red brick, rough stone, slate and metal are durable, time-tested materials found throughout the historic district.
e)	The relation of the features in sections 10-105(A)(2)(a) through (d) to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings	The BAR extensively considered the context of the site and each building type, finding that it was appropriate for the waterfront buildings to have a contemporary design.
f)	The extent to which the building or structure would be harmonious with or incongruous to the old and historic aspect of the George Washington Memorial Parkway	Not applicable.
g)	The extent to which the building or structure will preserve or protect historic places and areas of historic interest in the city	The two waterfront buildings, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria’s waterfront

		and this particular site. The design will increase accessibility to and understanding of the waterfront.
h)	The extent to which the building or structure will preserve the memorial character of the George Washington Memorial Parkway	Not applicable.
i)	The extent to which the building or structure will promote the general welfare of the city and all citizens by the preservation and protection of historic interest in the city and the memorial character of the George Washington Memorial Parkway	The two waterfront buildings, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria's waterfront and this particular site. The design will increase accessibility to and understanding of the waterfront, thus promoting the general welfare of the city, its inhabitants and its visitors.
j)	The extent to which such preservation and protection will 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	The two waterfront buildings, in conjunction with the overall project proposal which includes an unparalleled historic interpretation plan, reference and celebrate Alexandria's waterfront and this particular site. The design will increase accessibility to and understanding of the waterfront, thus promoting the general welfare, attracting visitors, educating people, and enhancing the waterfront experience, among many other objectives.

Additional Standards-- Potomac River Vicinity	Feature	How satisfied
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 waterfront buildings have clearly articulated bays that are marked by changes in material and expression in changes of the wall surface. The projecting bays and balconies, and changing roof elements, contribute to architectural variety.
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	No synthetic or imitative materials are proposed. The use of brick, metal, slate and rough stone all harken back to the durable building materials used on the waterfront since the City's founding. The project continues a long tradition of varied and rich materials.

	disfavored.	
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 street-facing elevations all feature traditional solid-void relationships within a masonry construction system. The waterfront elevations while more rooted in a contemporary approach, maintain a balance, proportion and harmony associated with good architecture regardless of specific style.
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.	The waterfront buildings are neither "High-Style" nor faux historicist nor non-descript warehouses. The Board found a more transparent waterfront façade to be appropriate in a waterfront location, reflective of the amount of glass found on early 20 th -century historic waterfront buildings such as the Ford Plant and Torpedo Factory.
e)	To the extent that any provisions of <u>section 10-105(A)(2)</u> are inconsistent with the provisions of this <u>section 10-105(A)(4)</u> , the provisions of this section shall be controlling.	Not applicable.

Staff recommends approval of a Certificate of Appropriateness for Buildings 1 and 2, finding the proposal to be consistent with the BAR's Standards. Staff has identified some items that need further refinement discussed above with suggested conditions of approval.

STAFF

Catherine K. 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

The proposal must be consistent with all comments and conditions identified in the approved DSUP 2014-00006.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2015-0189 and BAR 2015-0190: 2 Duke Street (Buildings 1 and 2)

ROBINSON LANDING
Alexandria, VA

BUILDINGS 01 & 02

SEPTEMBER 08, 2015

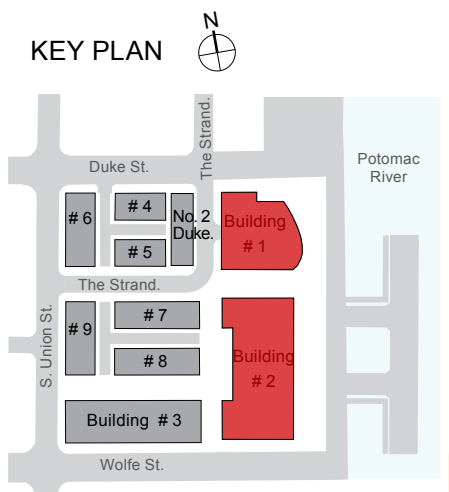
APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015

SITE PLAN

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
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ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

SITE ELEVATIONS

APPLICATION MATERIALS
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2 Duke St.
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WATERFRONT



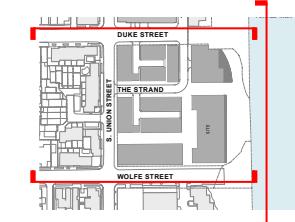
DUKE STREET



WOLFE STREET

NOTE: ALL HEIGHT MEASUREMENTS USE SIDEWALK IMMEDIATELY ADJACENT TO STRUCTURE AS 0'-0". PHOTO-MONTAGE DO NOT TAKE INTO ACCOUNT DEPTH OF FIELD AND ARE THEREFORE **NOT TO SCALE** RELATIVE TO EACH OTHER.

KEY PLAN



SCALE: 1" = 50'-0"





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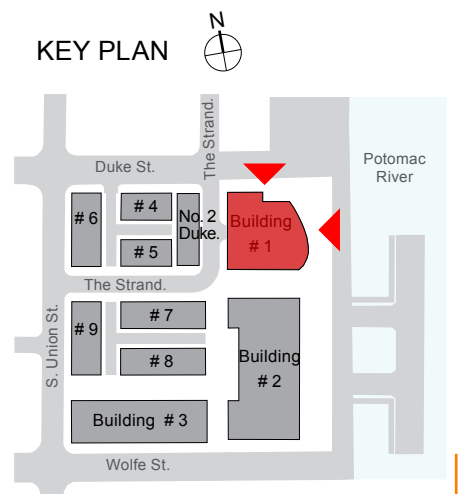
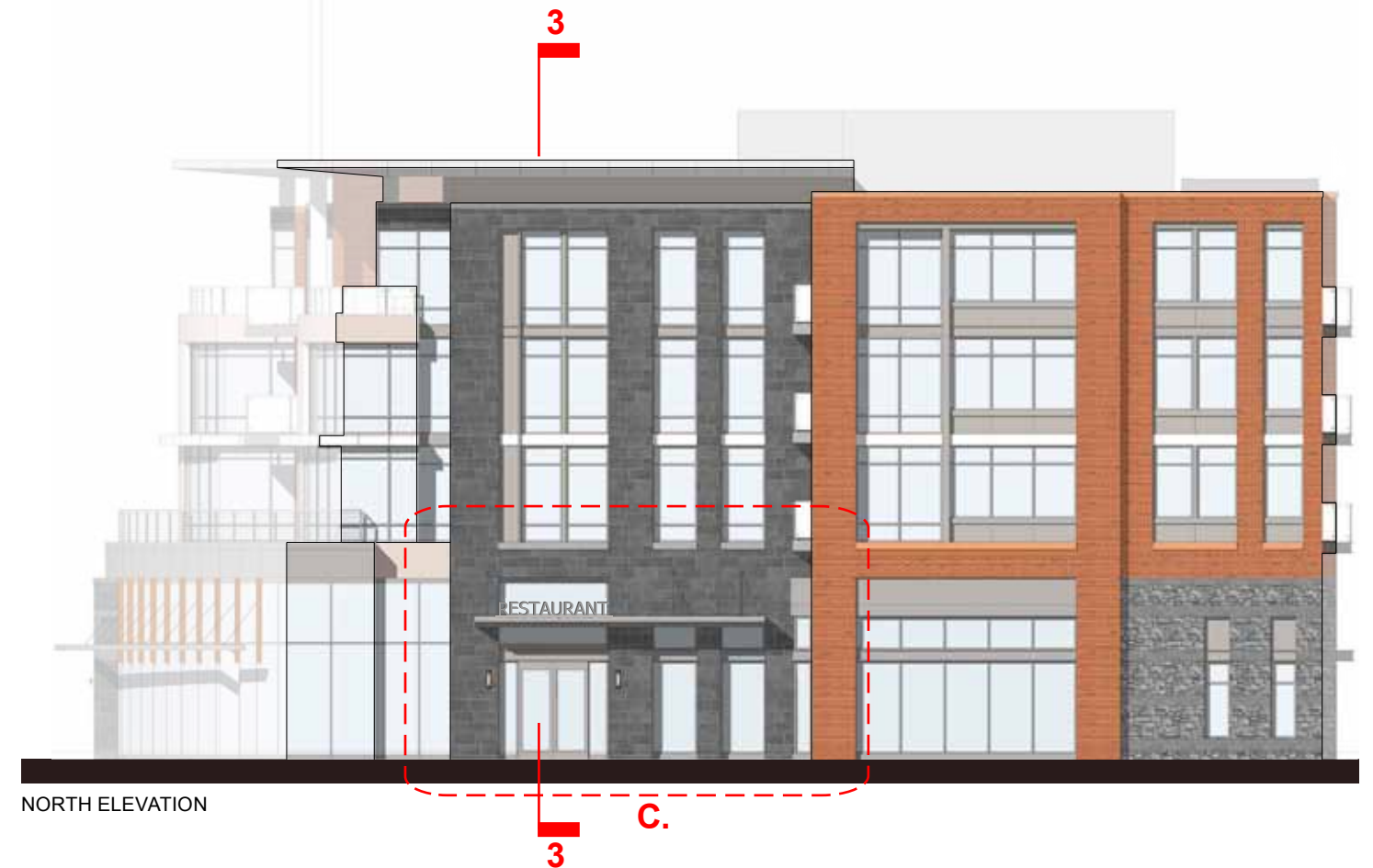
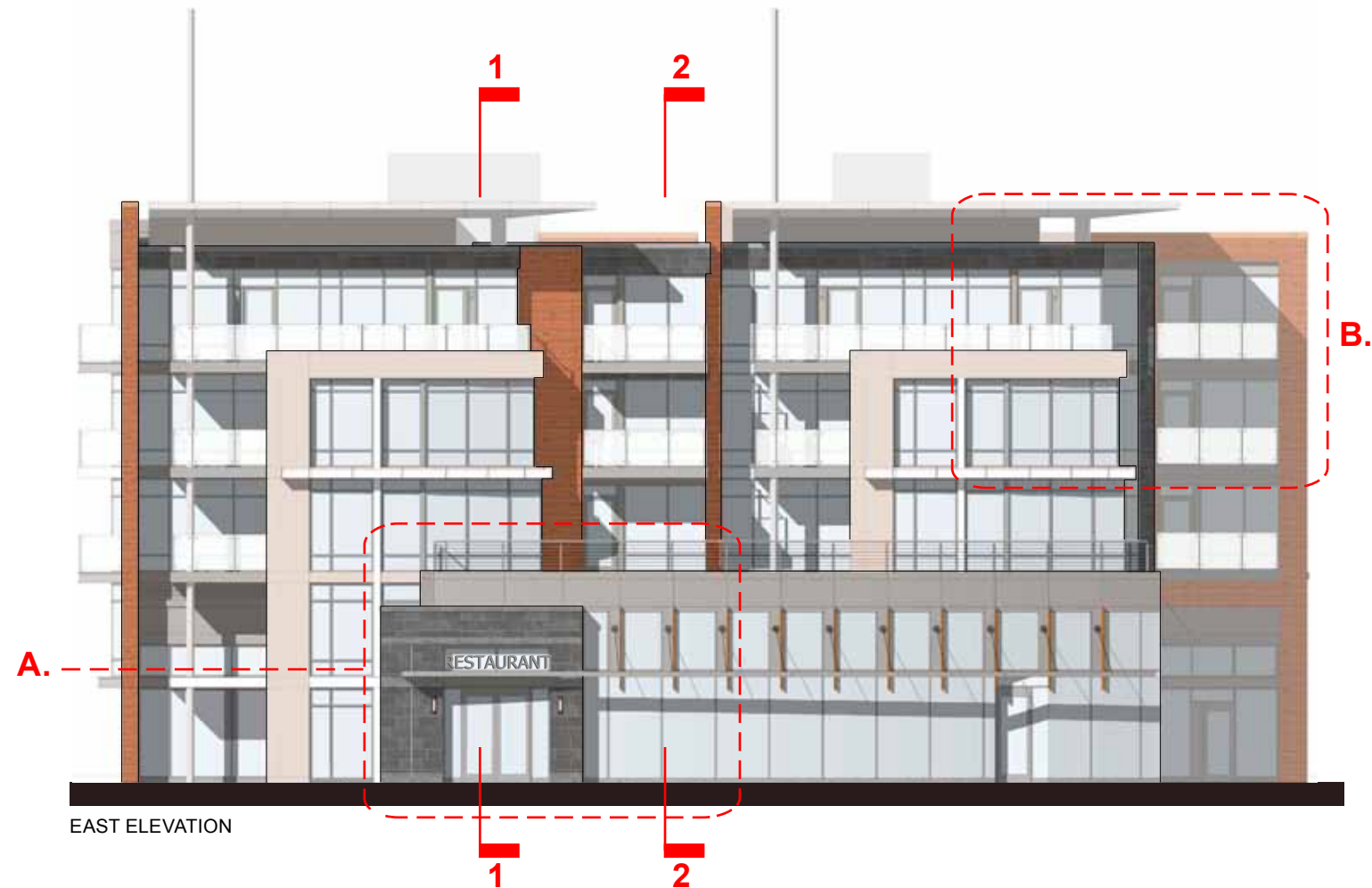
APPLICATION MATERIALS
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APPLICATION MATERIALS
BAR2015-00189/00190
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BUILDING 01 OVERALL ELEVATIONS

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
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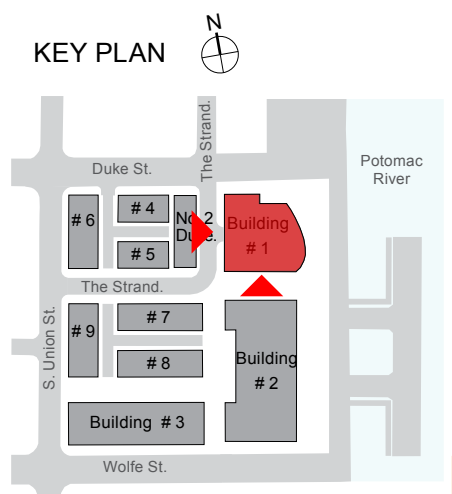
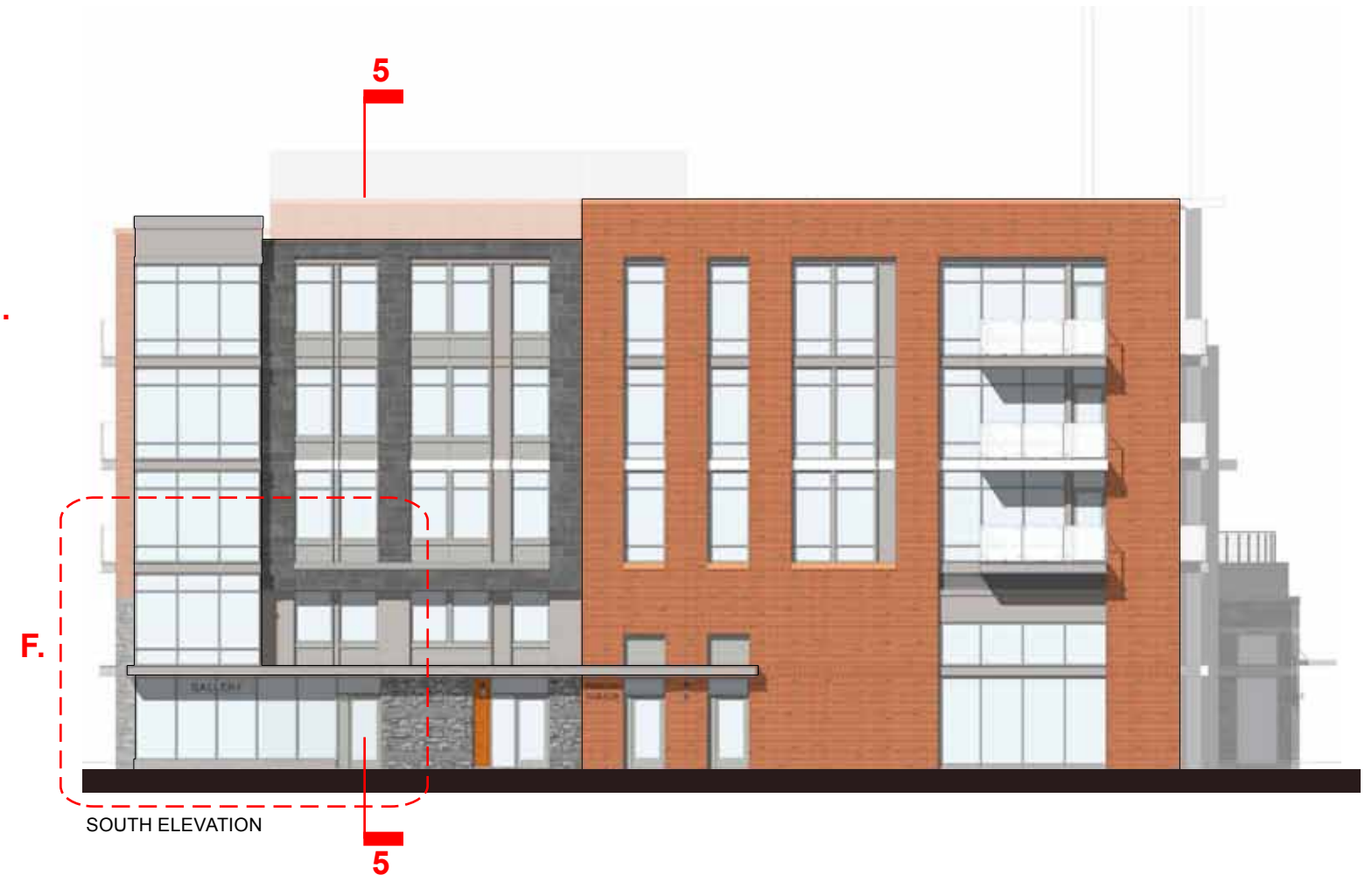
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ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 01 OVERALL ELEVATIONS

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



SCALE: 1/16" = 1'-0"

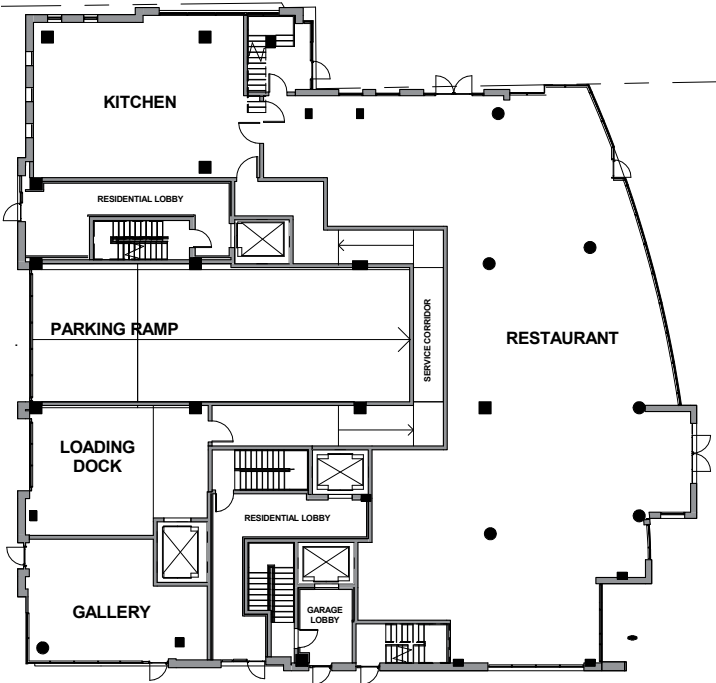
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ROBINSON LANDING-ALEXANDRIA, VA

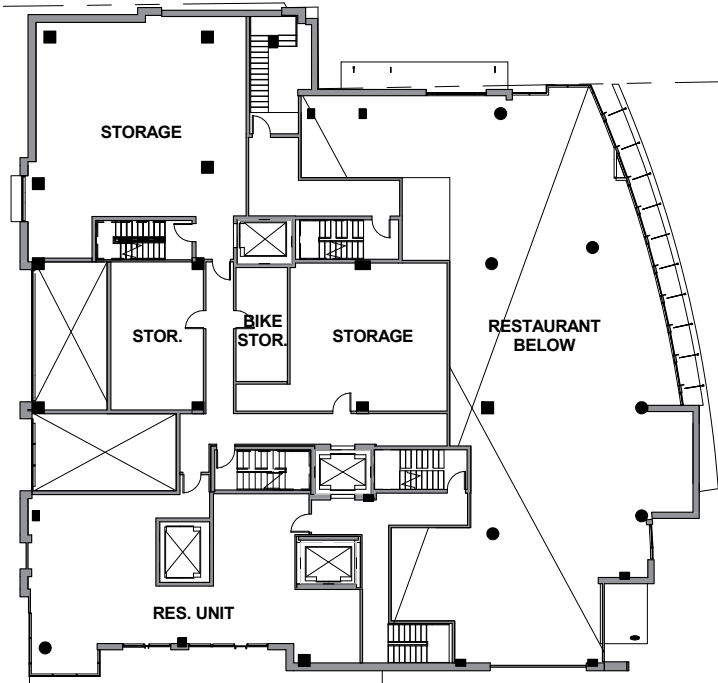
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 01 FLOOR PLANS

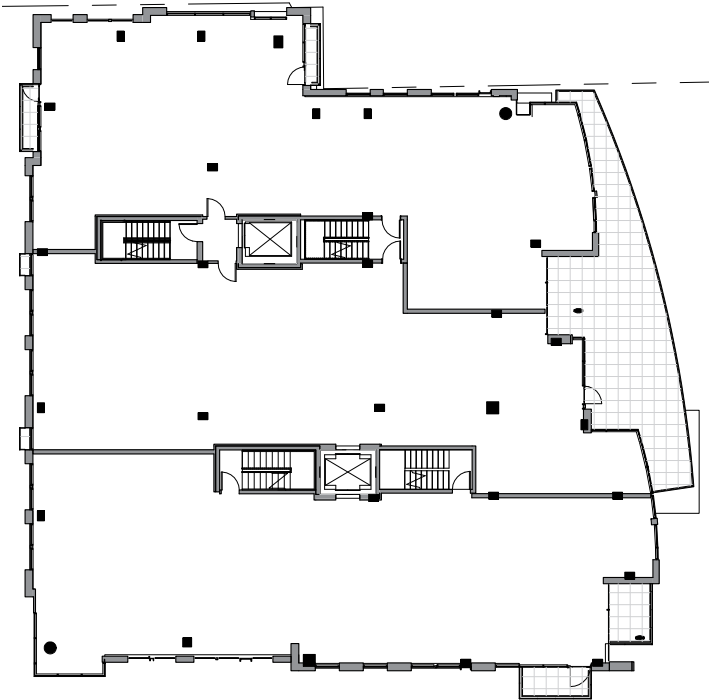
APPLICATION MATERIALS
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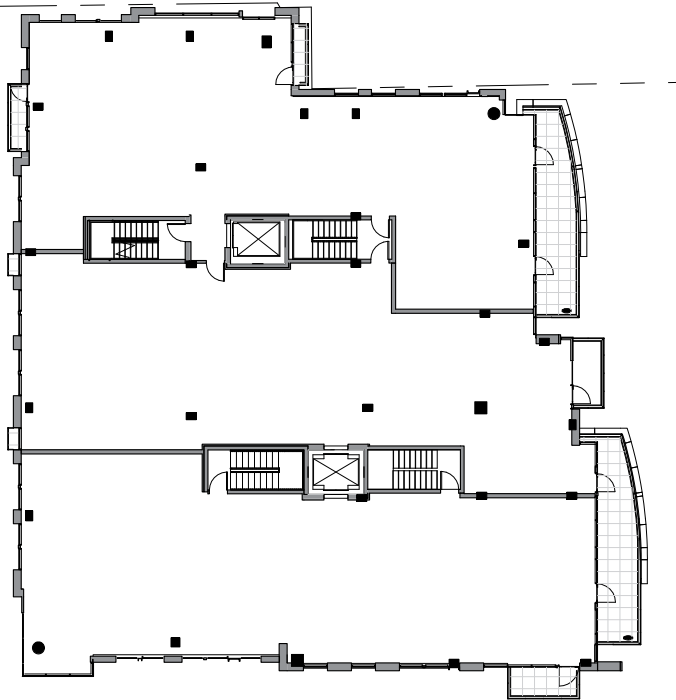
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD/FOURTH FLOOR PLAN

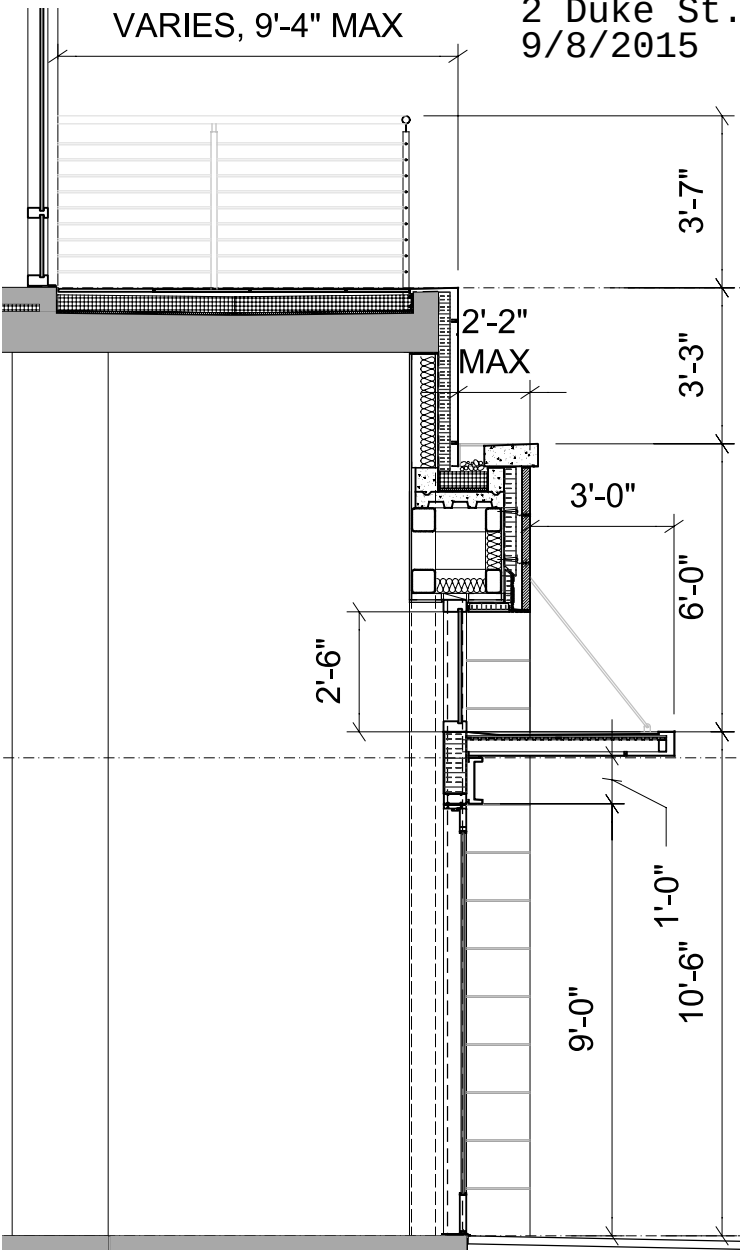


FIFTH FLOOR PLAN



DETAIL PLANS AND ELEVATIONS

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
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SECTION AT ENTRY

A. EAST FACING RESTAURANT ENTRY



RED BRICK



SLATE



STONE 1 & 1A



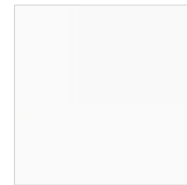
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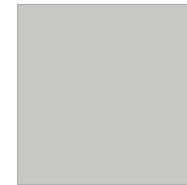
METAL PANEL 2 (COPPER METALLIC)



METAL PANEL 3 (TITANIUM METALLIC)



METAL PANEL 4 (PLATINUM ICE)



METAL PANEL 5 (DOVE GRAY)



METAL PANEL 6 (PREFINISHED CORTEN STEEL)



METAL PANEL 7 (MIDNIGHT BRONZE)



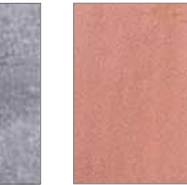
GLASS 1 RESIDENTIAL (CLEAR LOW-E)



GLASS 2-CLEAR COMMERCIAL (LOW IRON)



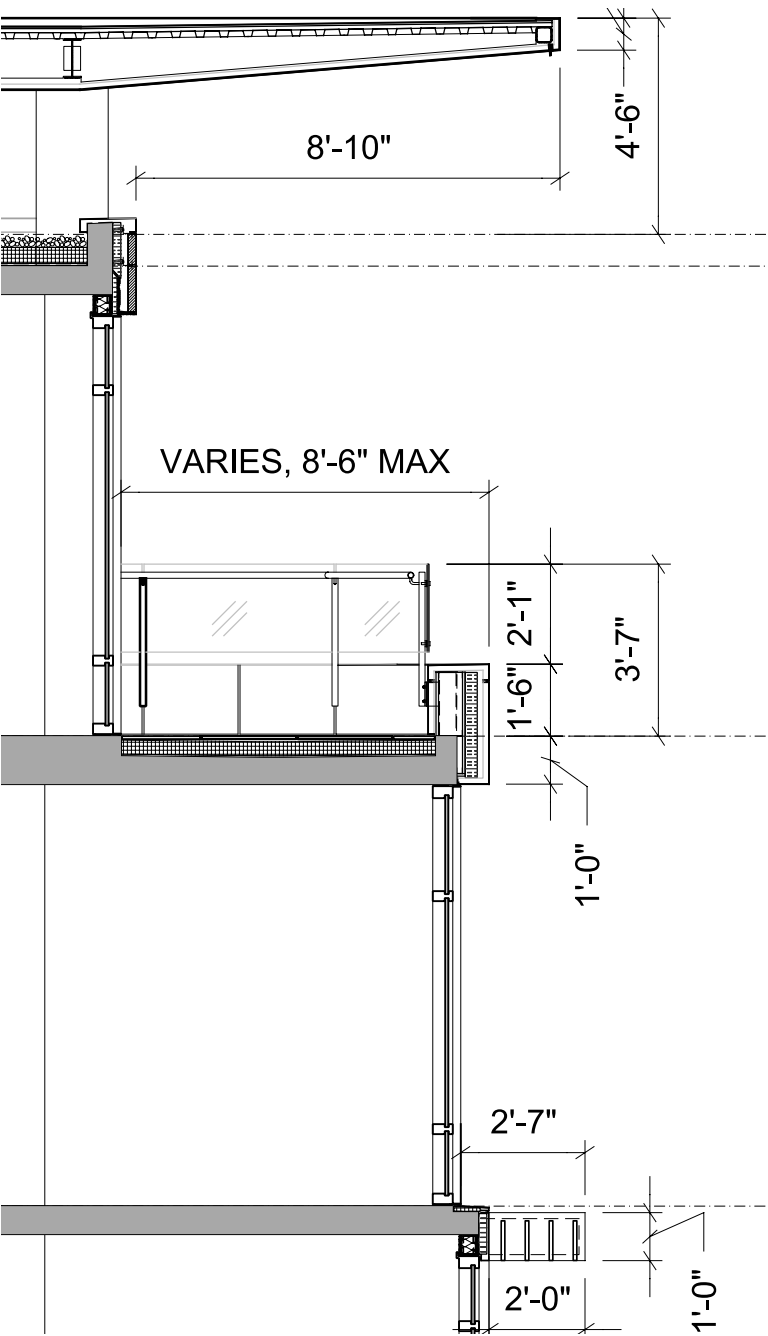
PRECAST 1



PRECAST 2

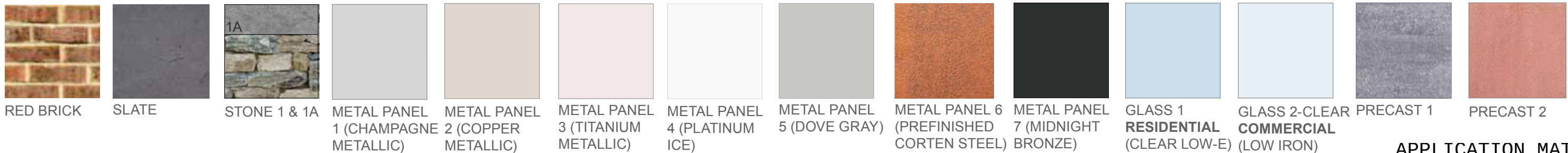
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DETAIL PLANS AND ELEVATIONS



SECTION AT BALCONY

B. UPPER STORY BALCONY ELEVATION



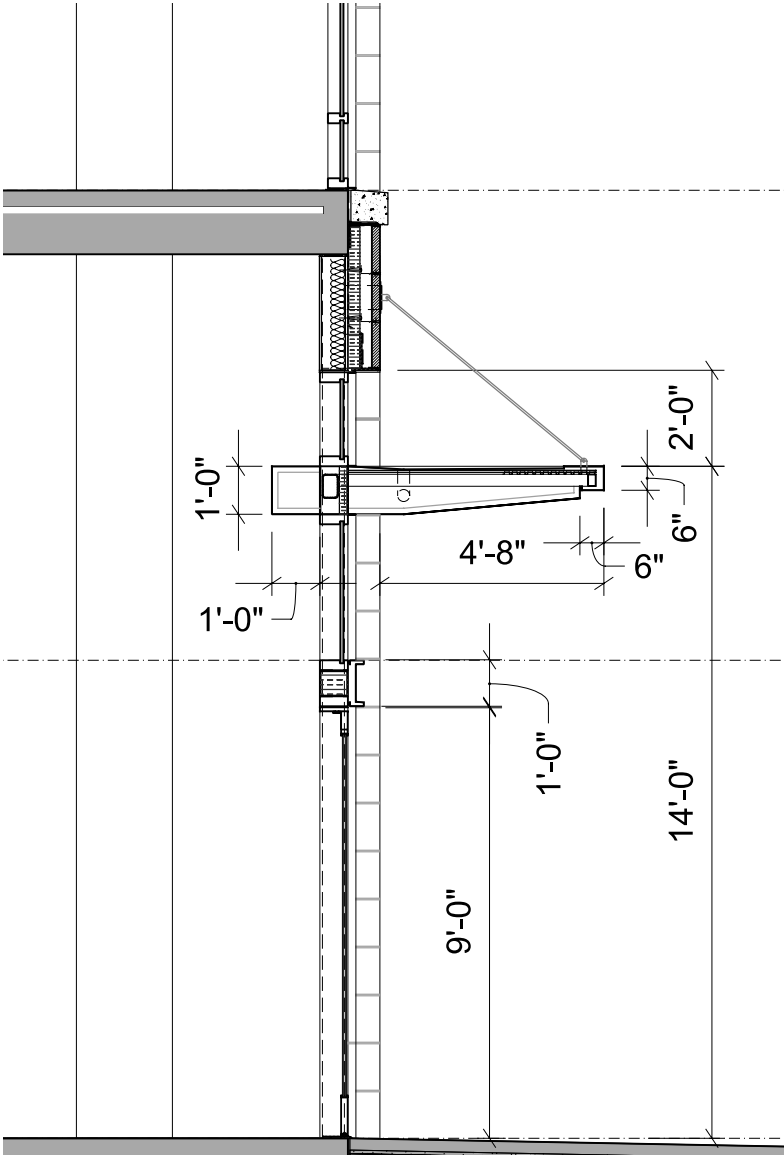
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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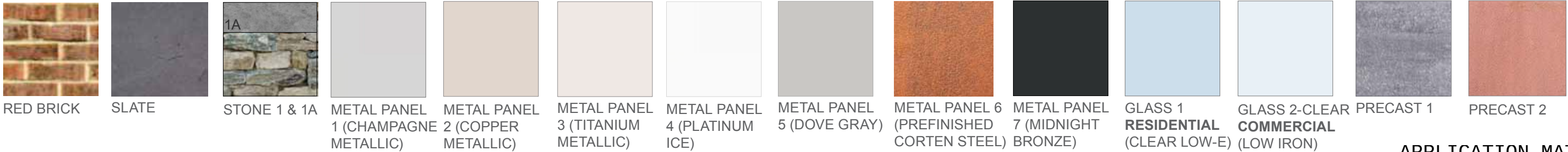
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APPLICATION MATERIALS
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C. NORTH FACING RESTAURANT ENTRY ELEVATION

SECTION AT BALCONY



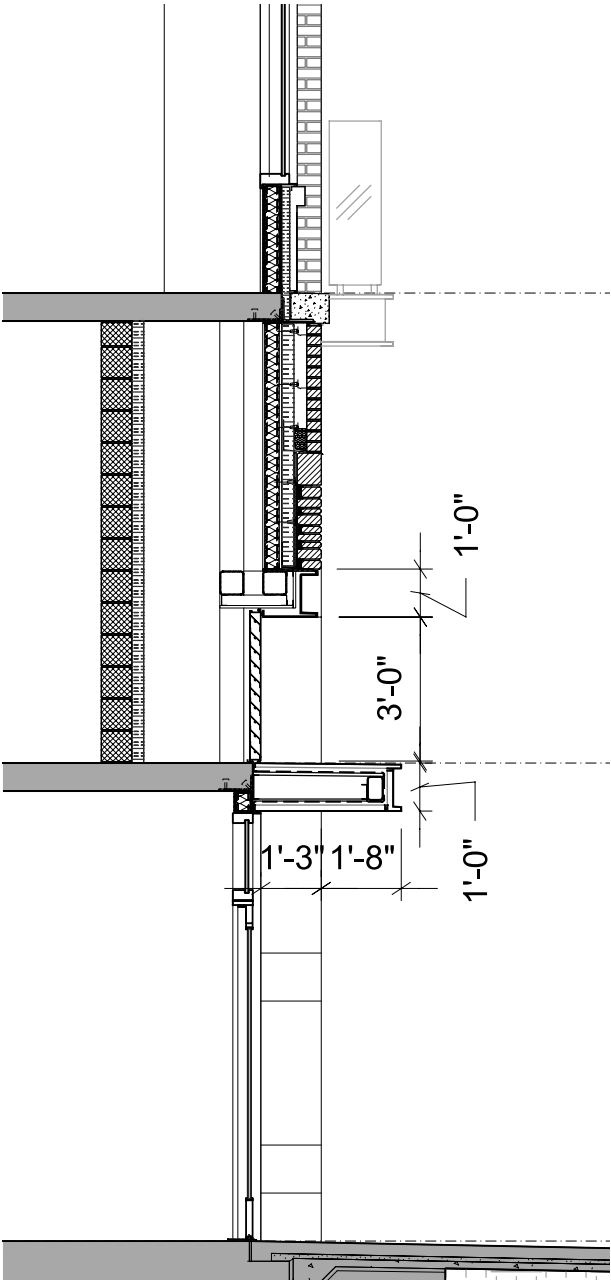
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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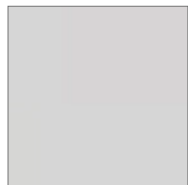
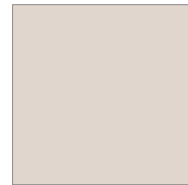
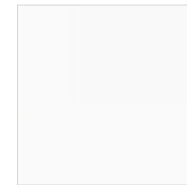
APPLICATION MATERIALS
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DETAIL PLANS AND ELEVATIONS



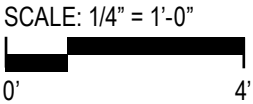
D. WEST FACING RESIDENTIAL ENTRY ELEVATION

SECTION AT ENTRY

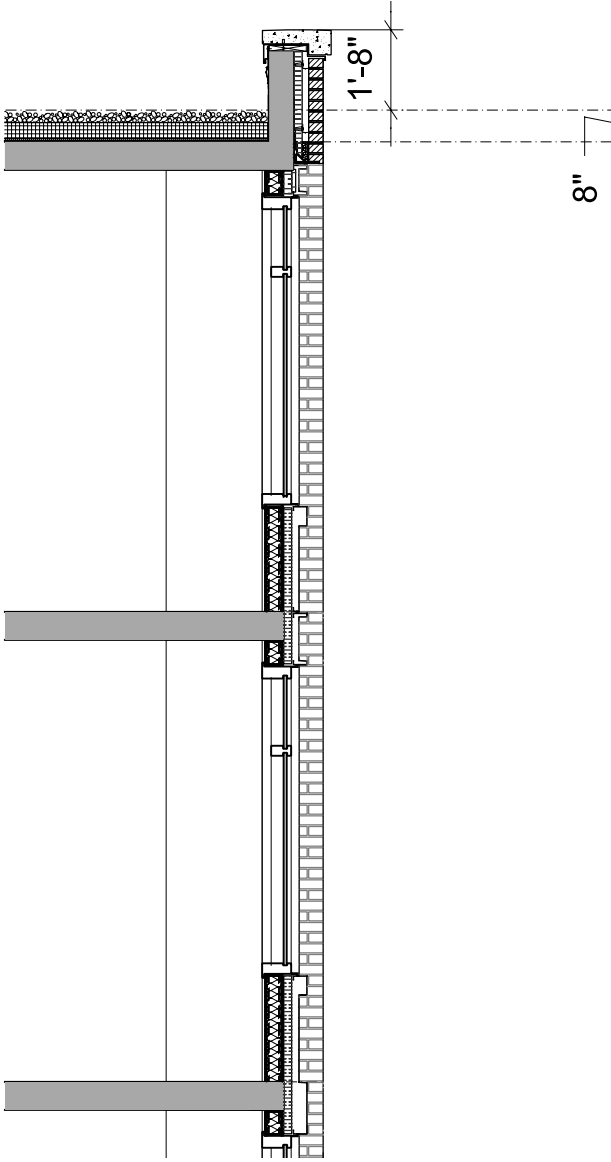
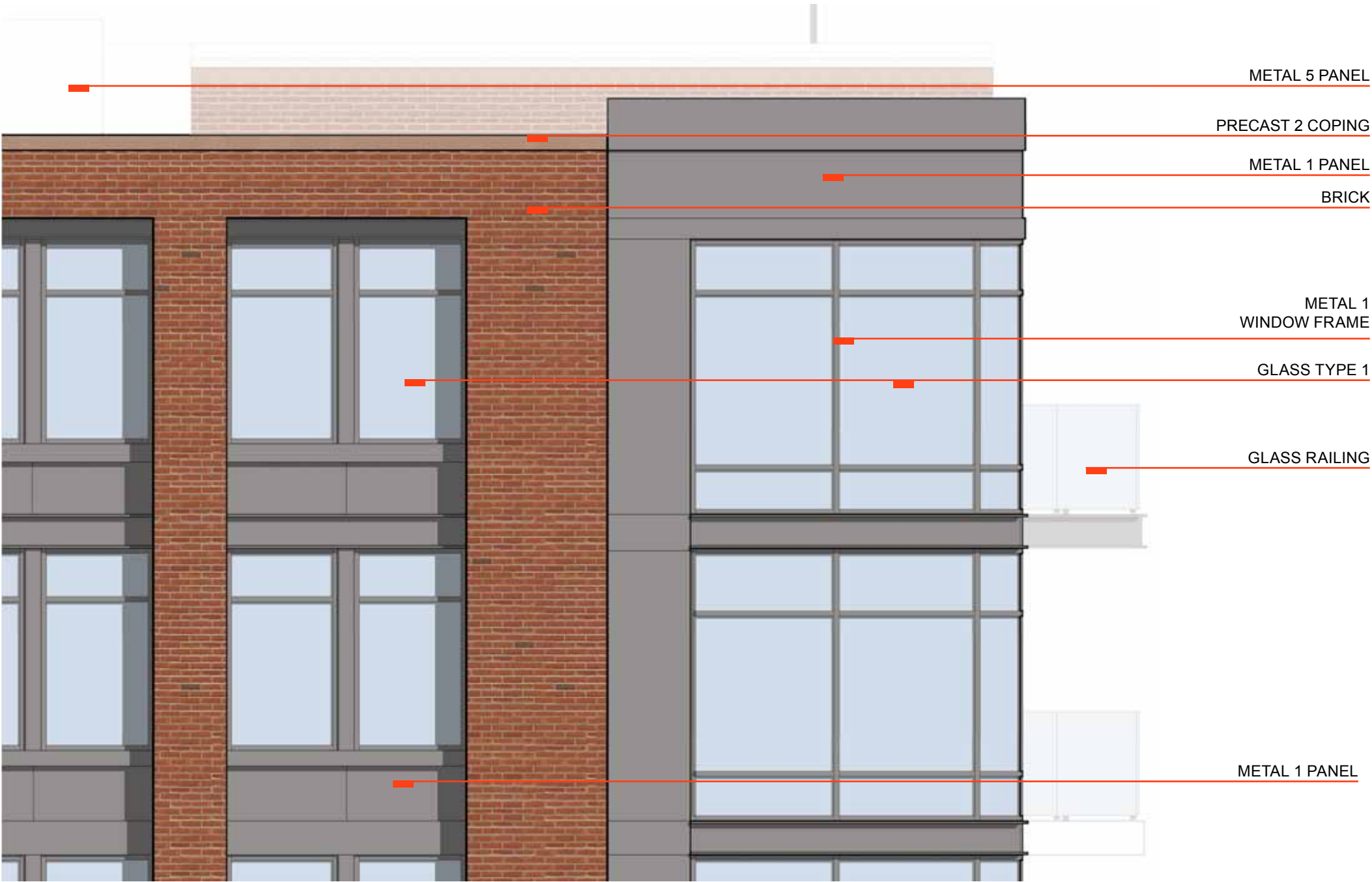
													
RED BRICK	SLATE	STONE 1 & 1A	METAL PANEL 1 (CHAMPAGNE METALLIC)	METAL PANEL 2 (COPPER METALLIC)	METAL PANEL 3 (TITANIUM METALLIC)	METAL PANEL 4 (PLATINUM ICE)	METAL PANEL 5 (DOVE GRAY)	METAL PANEL 6 (PREFINISHED CORTEN STEEL)	METAL PANEL 7 (MIDNIGHT BRONZE)	GLASS 1 RESIDENTIAL (CLEAR LOW-E)	GLASS 2-CLEAR COMMERCIAL (LOW IRON)	PRECAST 1	PRECAST 2

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

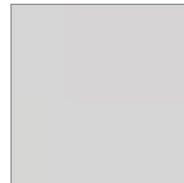
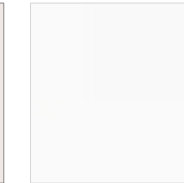


APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



E. UPPER WINDOW ELEVATION

SECTION AT WINDOW

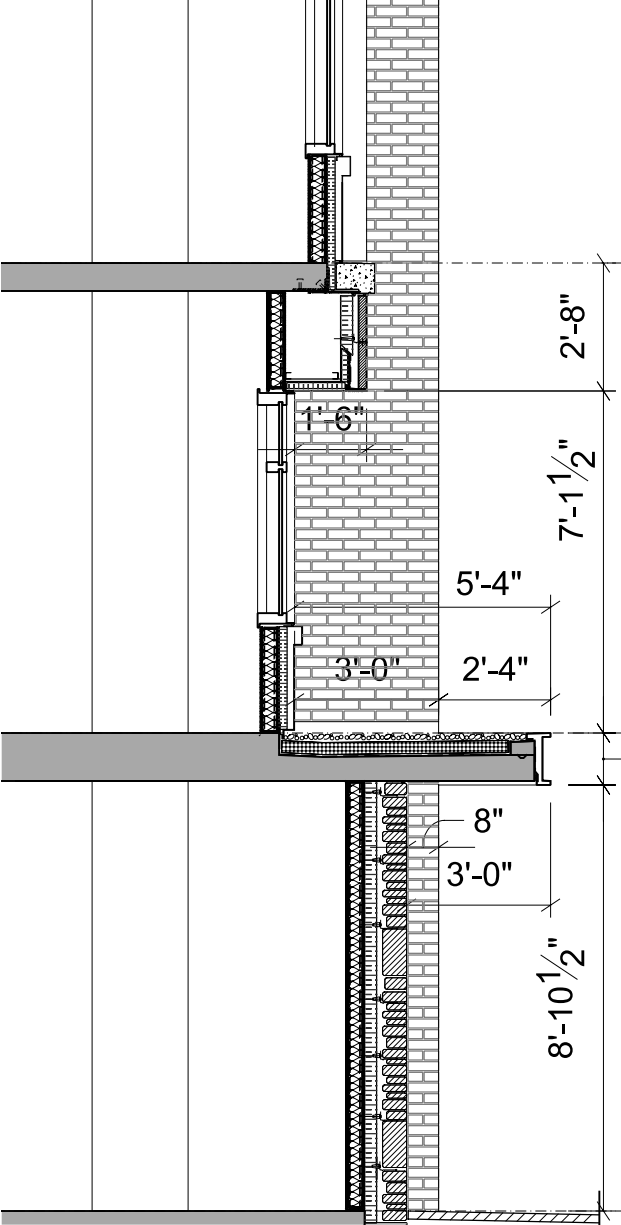
													
RED BRICK	SLATE	STONE 1 & 1A	METAL PANEL 1 (CHAMPAGNE METALLIC)	METAL PANEL 2 (COPPER METALLIC)	METAL PANEL 3 (TITANIUM METALLIC)	METAL PANEL 4 (PLATINUM ICE)	METAL PANEL 5 (DOVE GRAY)	METAL PANEL 6 (PREFINISHED CORTEN STEEL)	METAL PANEL 7 (MIDNIGHT BRONZE)	GLASS 1 RESIDENTIAL (CLEAR LOW-E)	GLASS 2-CLEAR COMMERCIAL (LOW IRON)	PRECAST 1	PRECAST 2

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

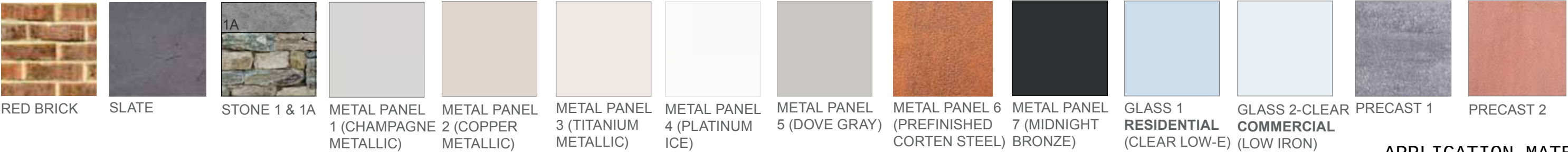
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0' 4'

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



F. SOUTH FACING GALLERY ENTRY ELEVATION

SECTION AT ENTRY



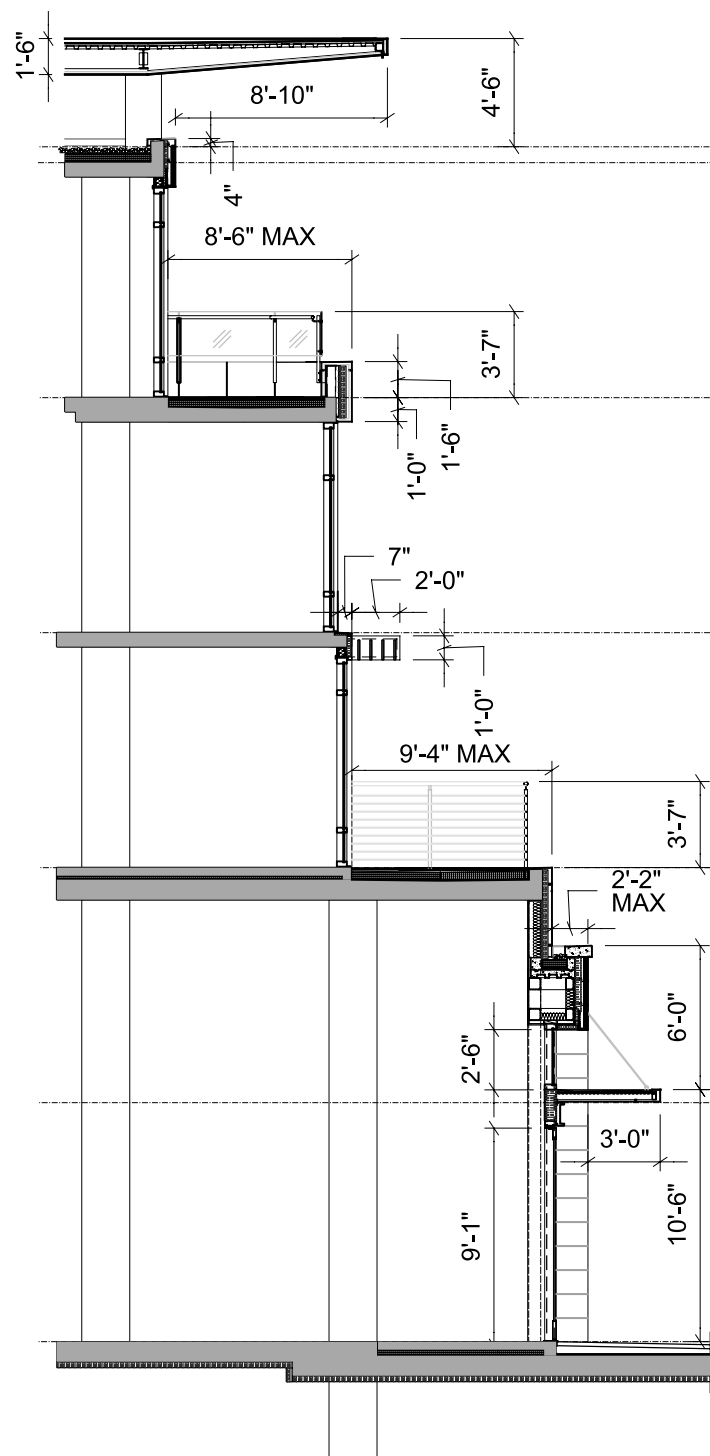
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

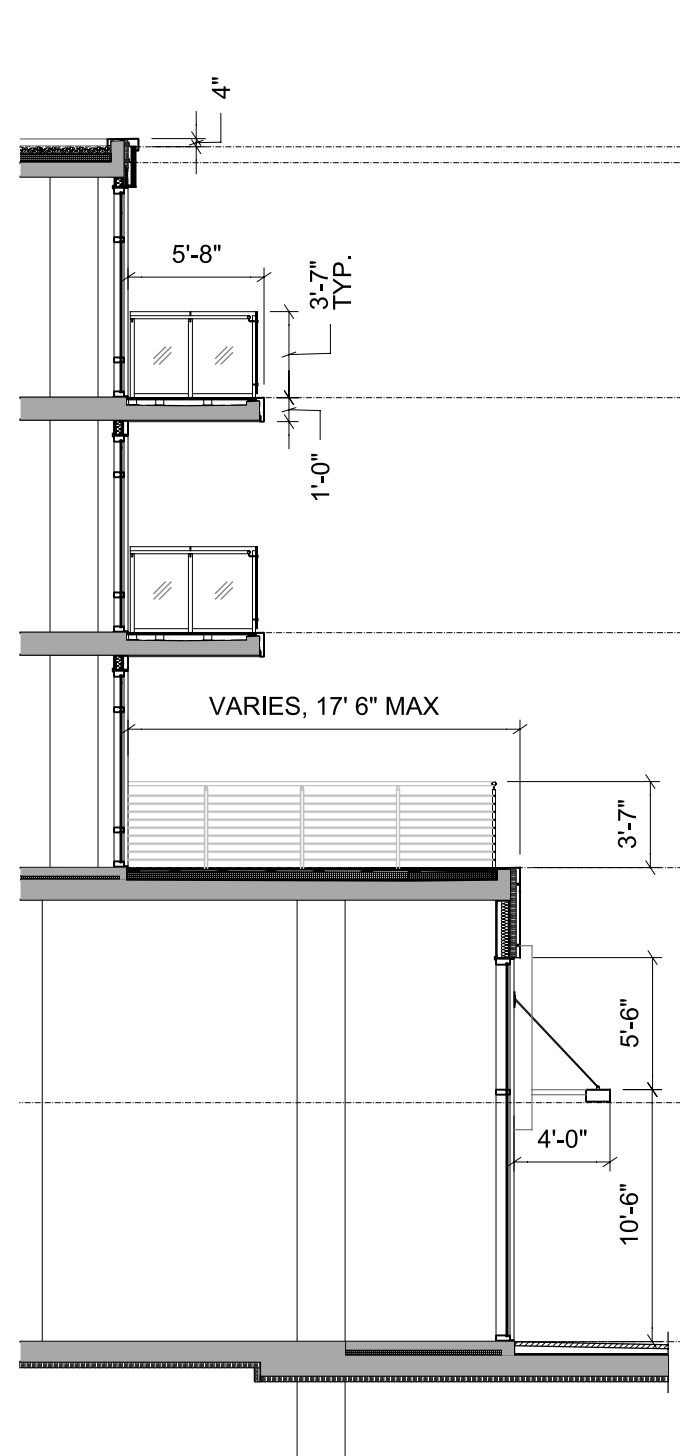
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APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015

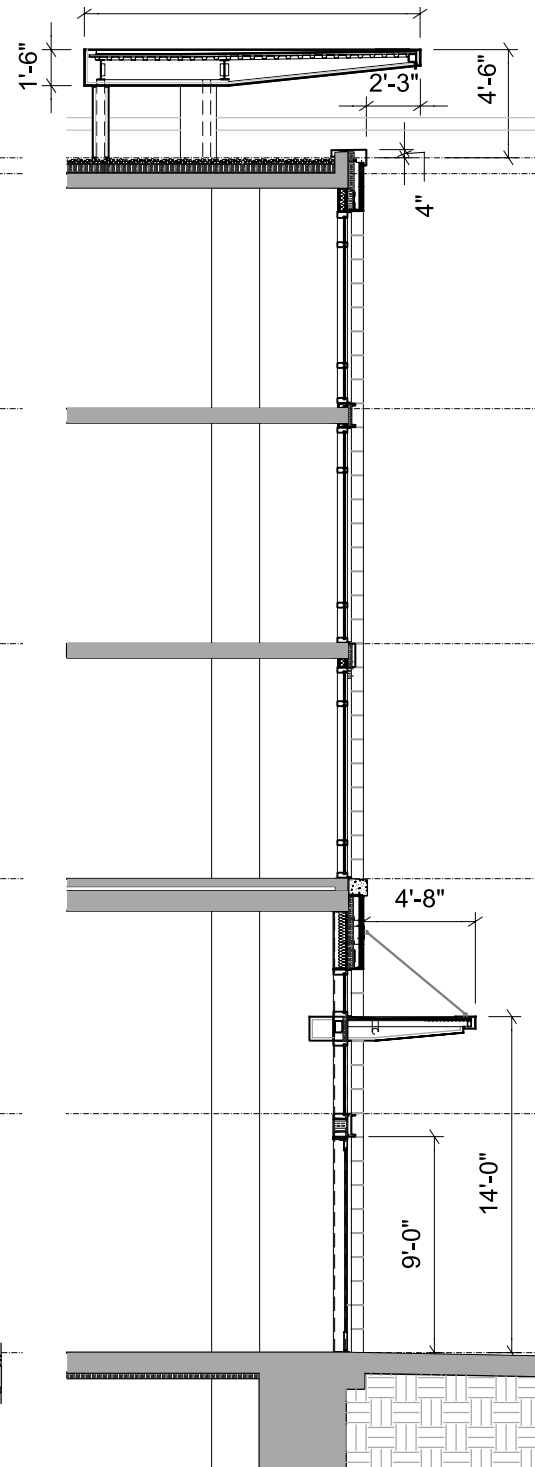
BUILDING 01 OVERALL SECTIONS



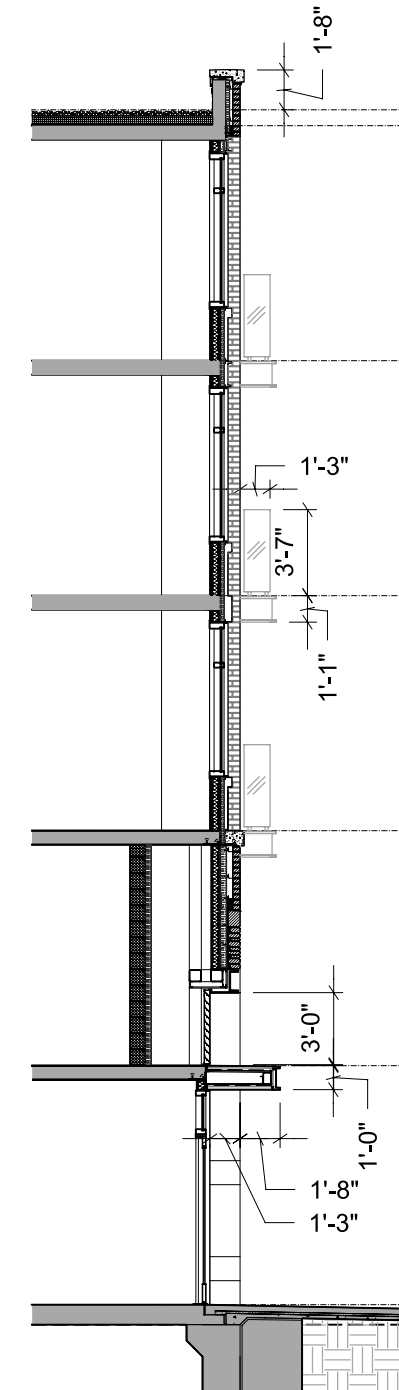
1. SECTION 1-1



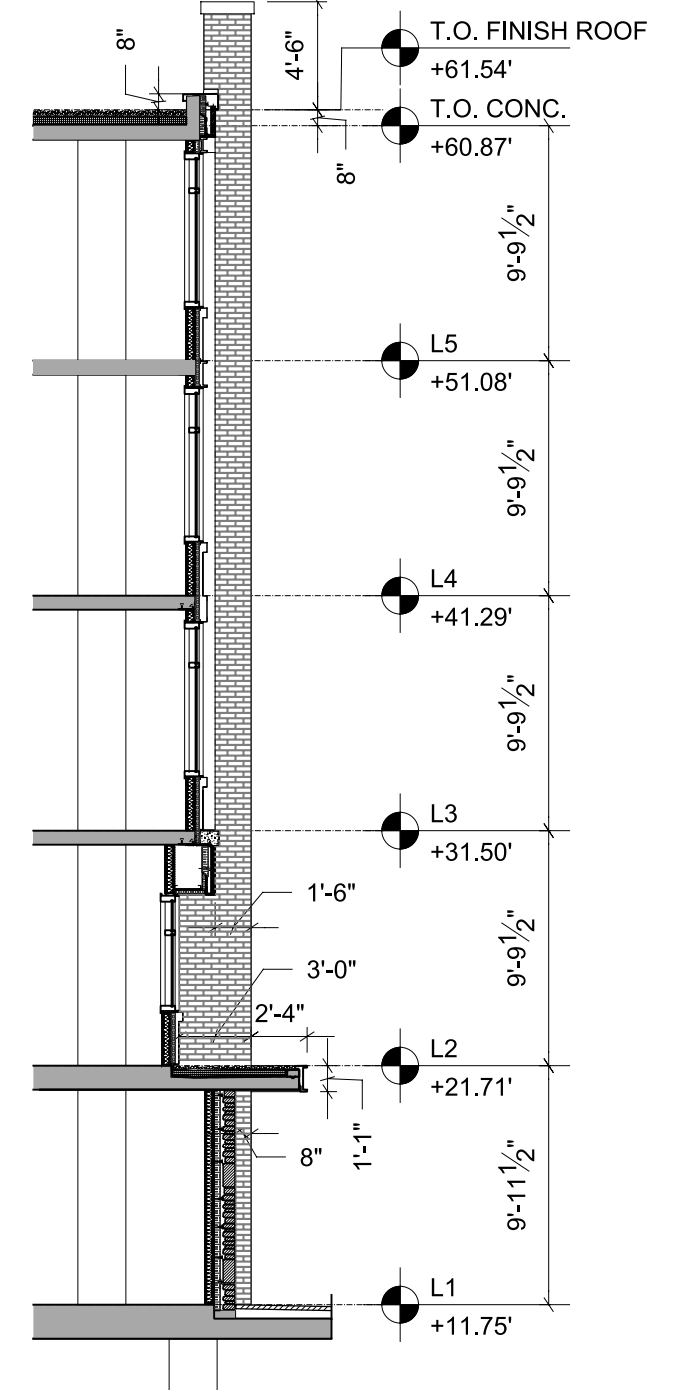
2. SECTION 2-2



3. SECTION 3-3



4. SECTION 4-4



5. SECTION 5-5

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

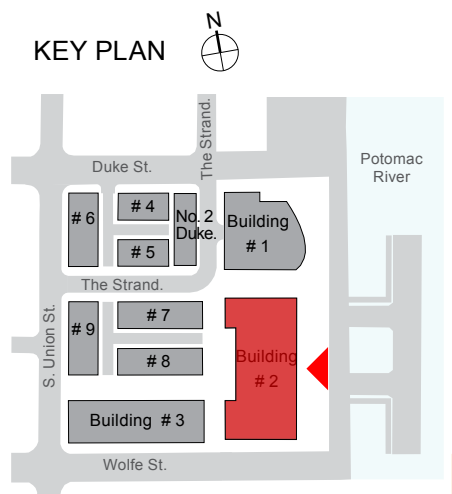
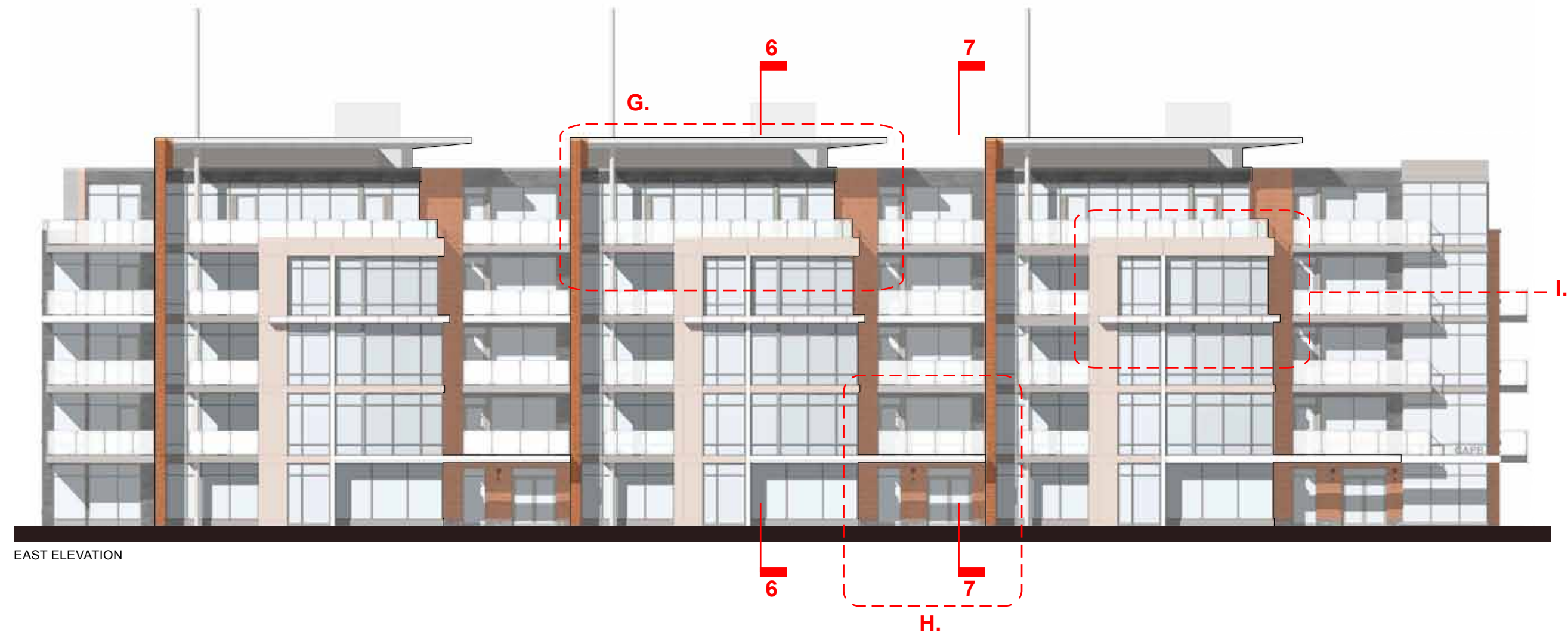
SCALE: 1/8" = 1'-0"
0' 5' 10'

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015

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BUILDING 02 OVERALL ELEVATIONS

APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



SCALE: 1/16" = 1'-0"

0' 10' 20'

ROBINSON LANDING-ALEXANDRIA, VA

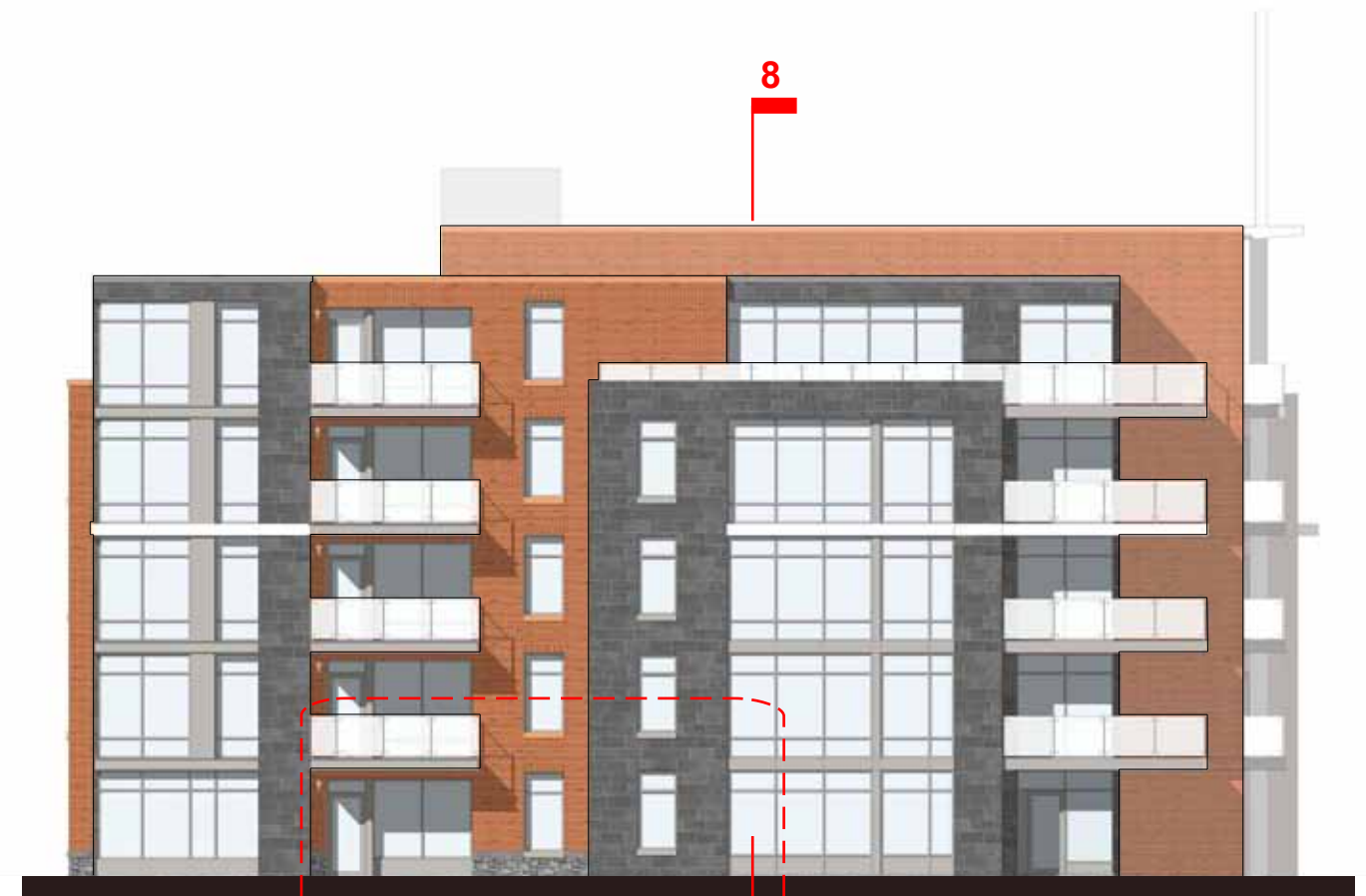
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 02 OVERALL ELEVATIONS

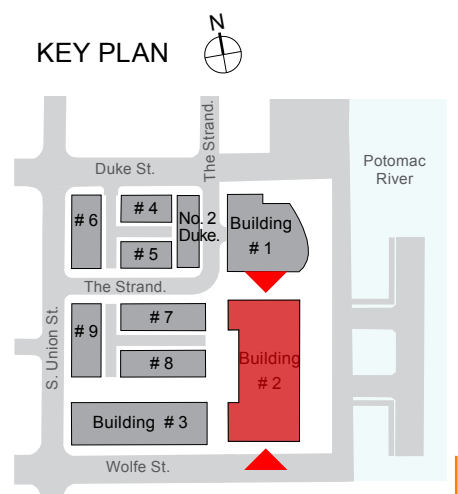
APPLICATION MATERIALS
BAR2015-00189/00190
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NORTH ELEVATION



SOUTH ELEVATION



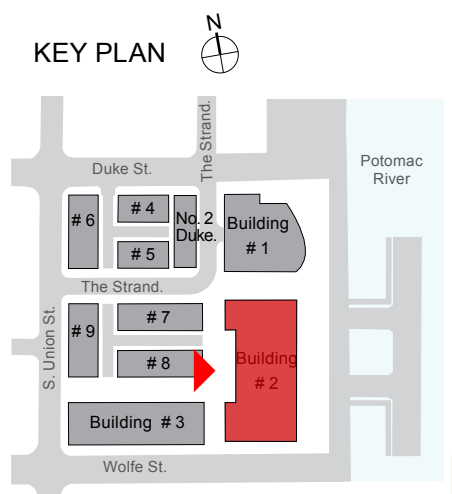
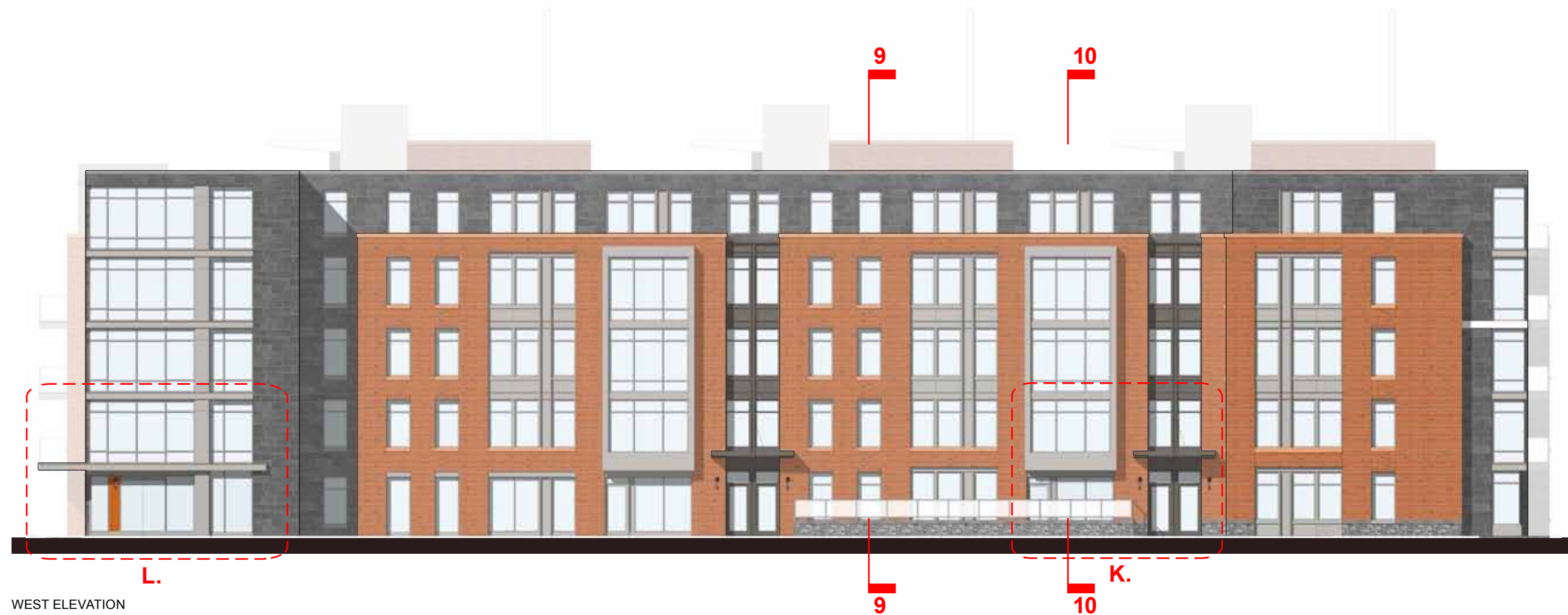
SCALE: 1/16" = 1'-0"
0' 10' 20'

ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BUILDING 02 OVERALL ELEVATIONS

APPLICATION MATERIALS
BAR2015-00189/00190
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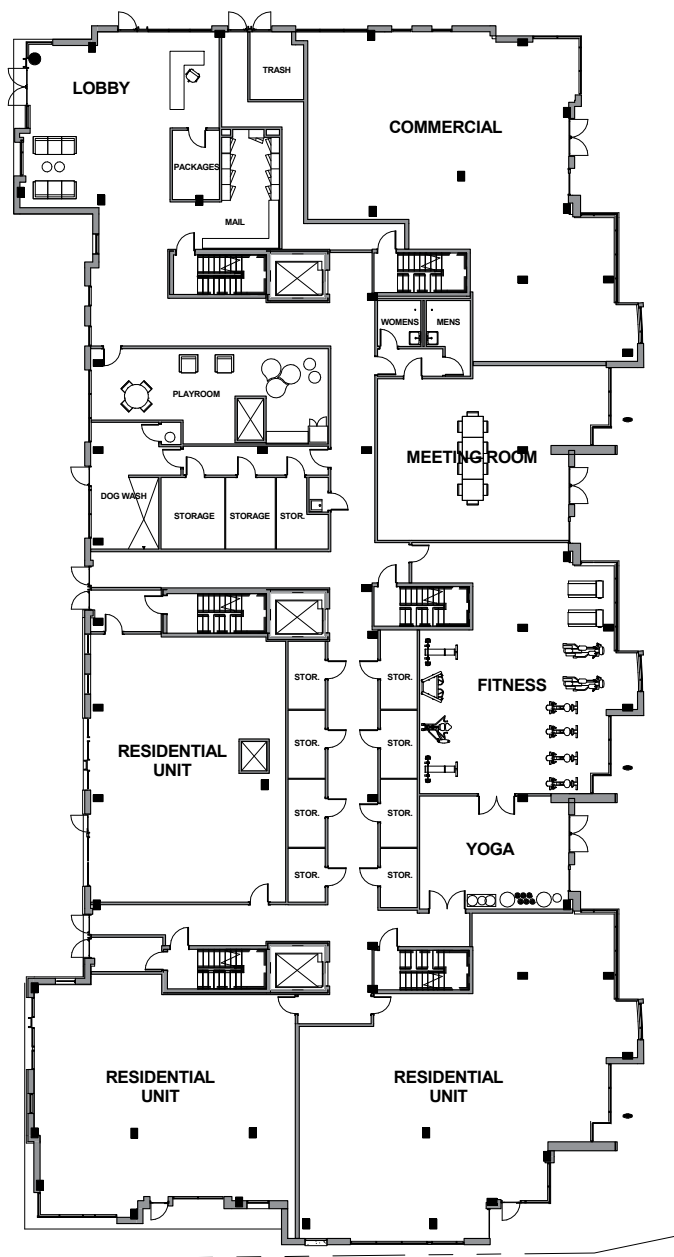
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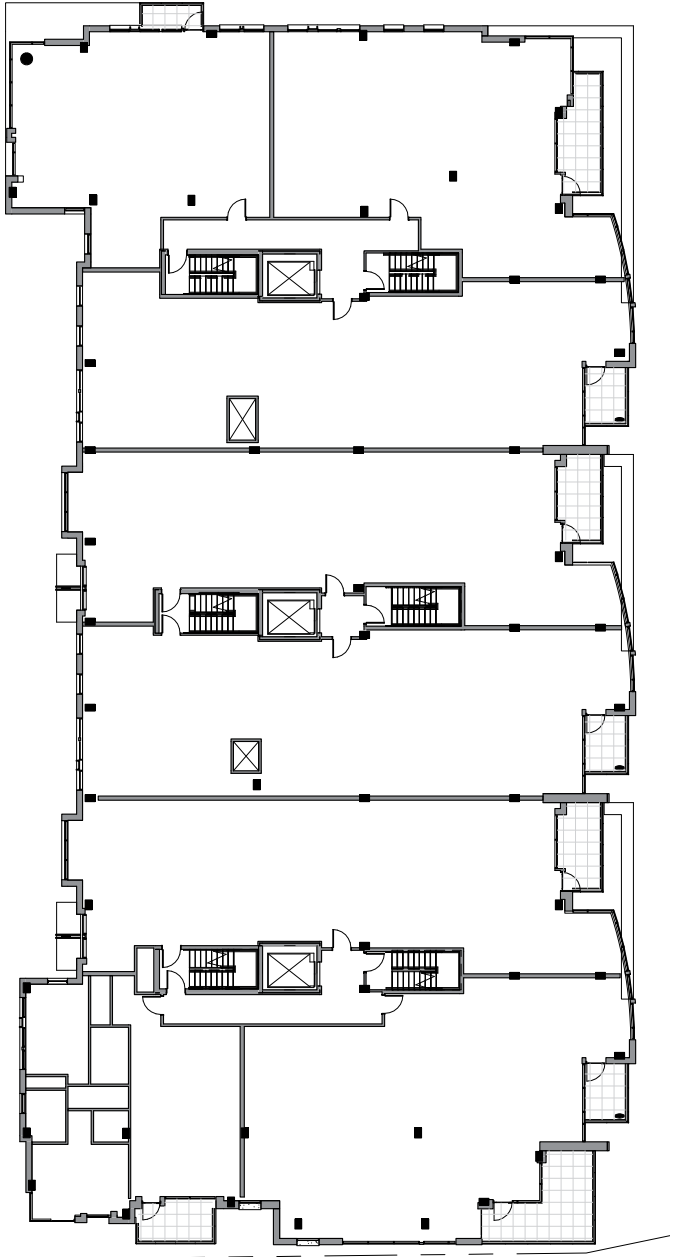
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

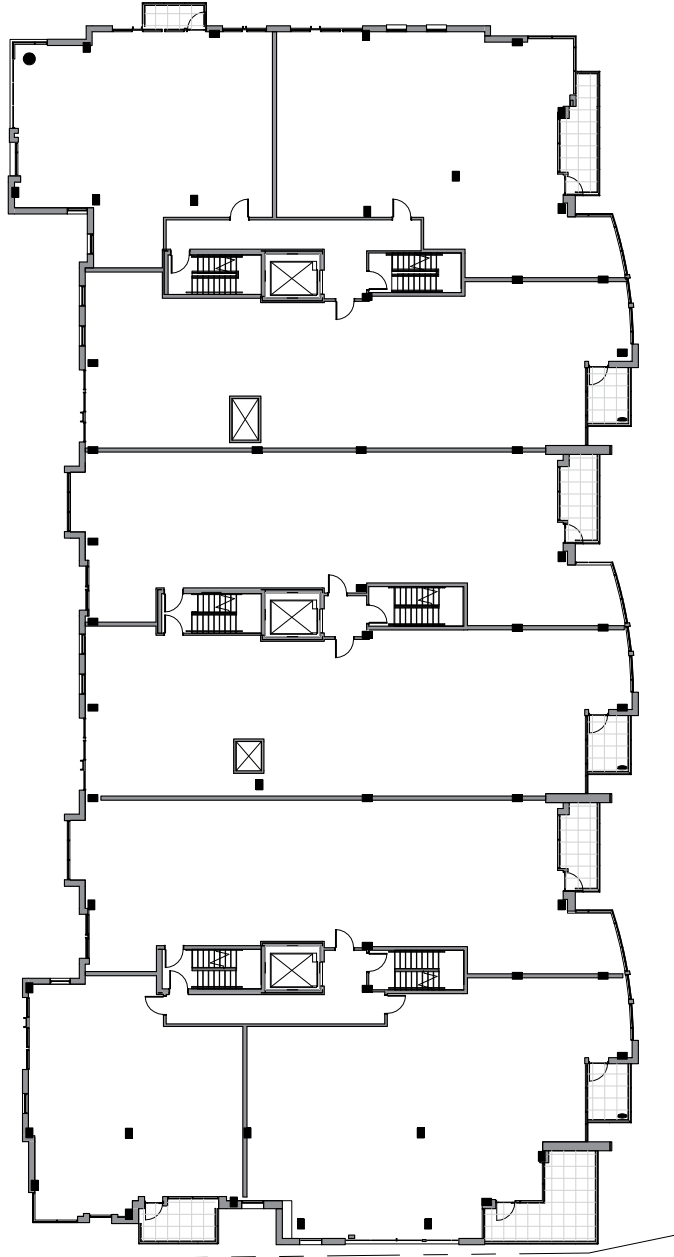
BUILDING 02 FLOOR PLANS



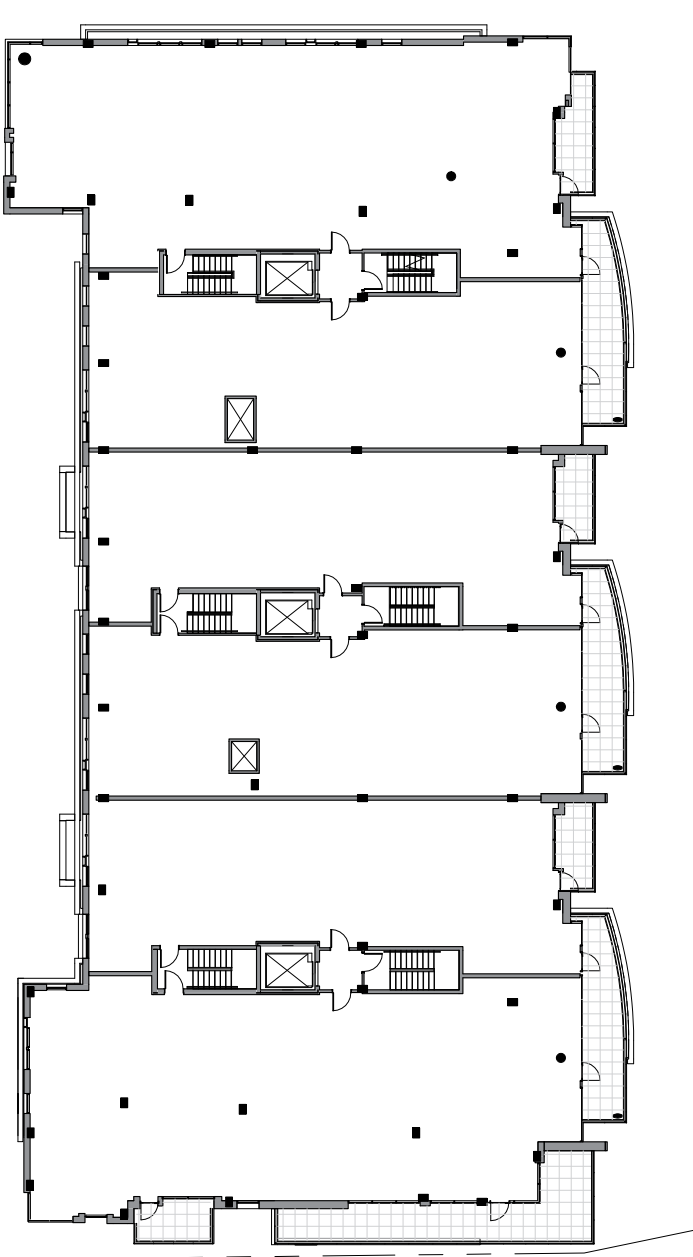
GROUND FLOOR PLAN



SECOND/THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

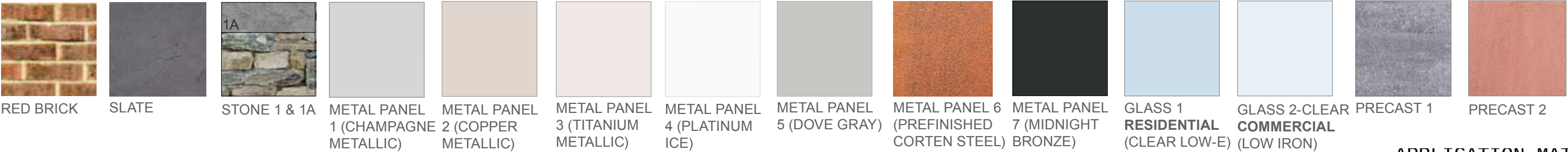


DETAIL PLANS AND ELEVATIONS



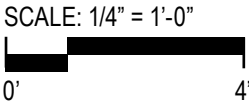
G. BALCONY ELEVATION

SECTION AT BALCONY



ROBINSON LANDING-ALEXANDRIA, VA

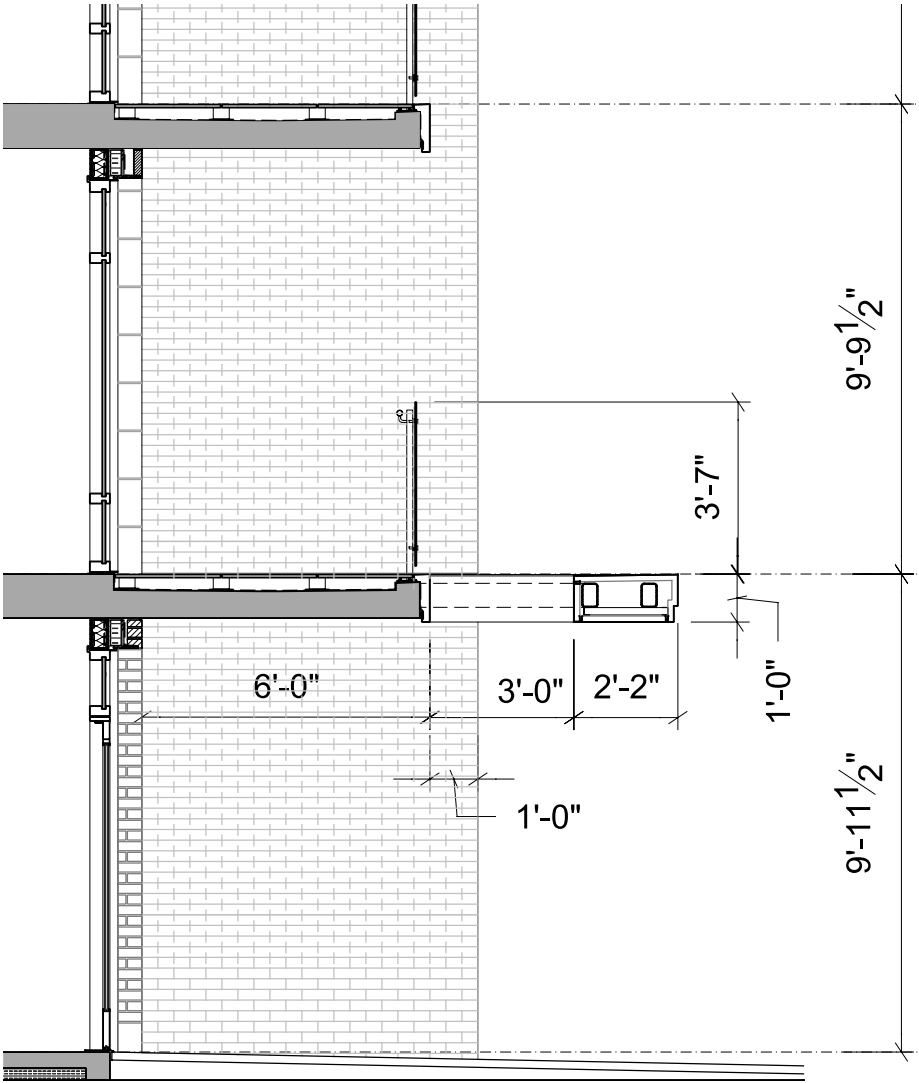
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



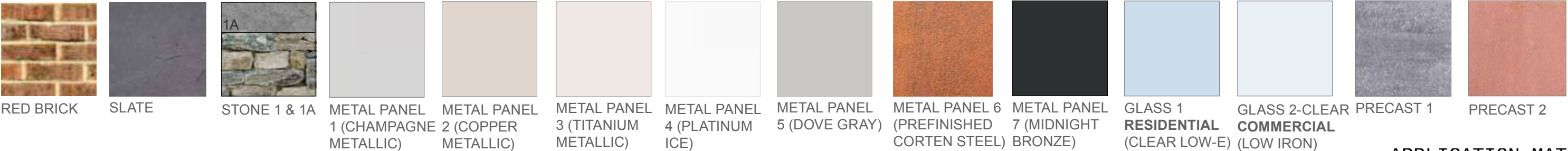
APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
9/8/2015



H. EAST FACING ENTRY ELEVATION



SECTION AT ENTRY



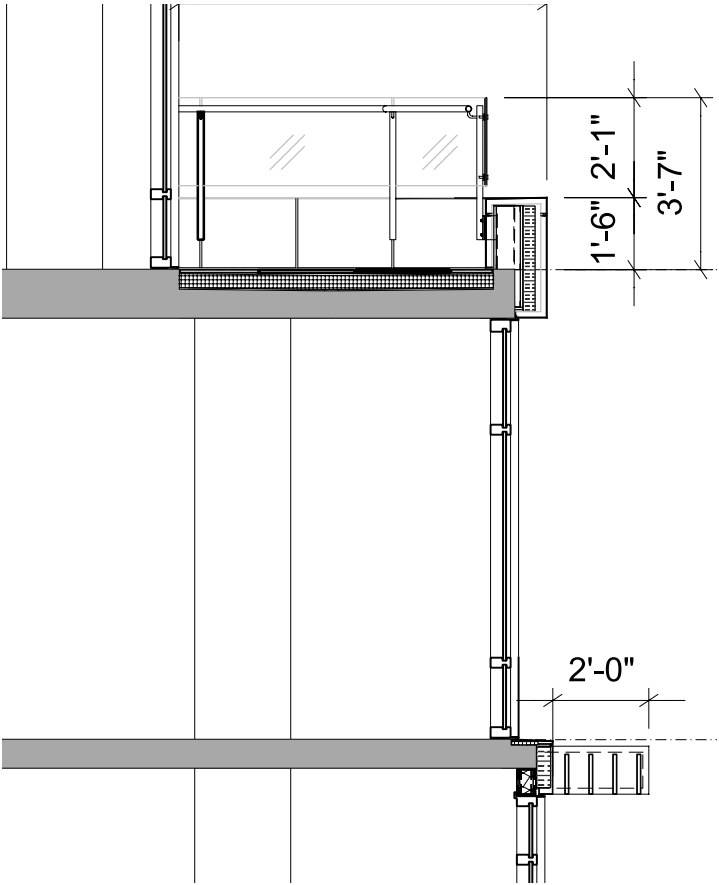
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

SCALE: 1/4" = 1'-0"
0' 4'

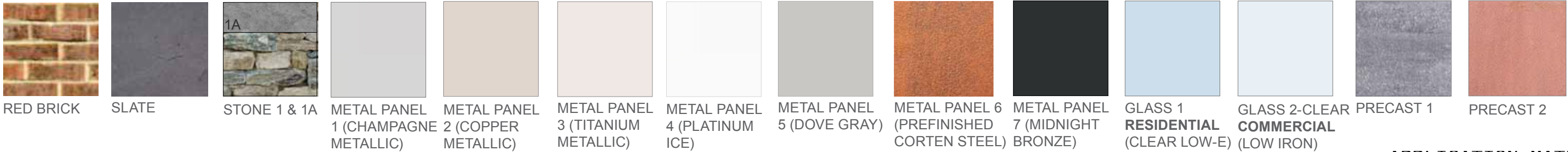
APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
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DETAIL PLANS AND ELEVATIONS



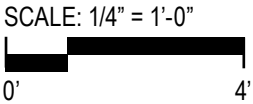
I. EAST ELEVATION AT LEVEL 4

SECTION AT LEVEL 4



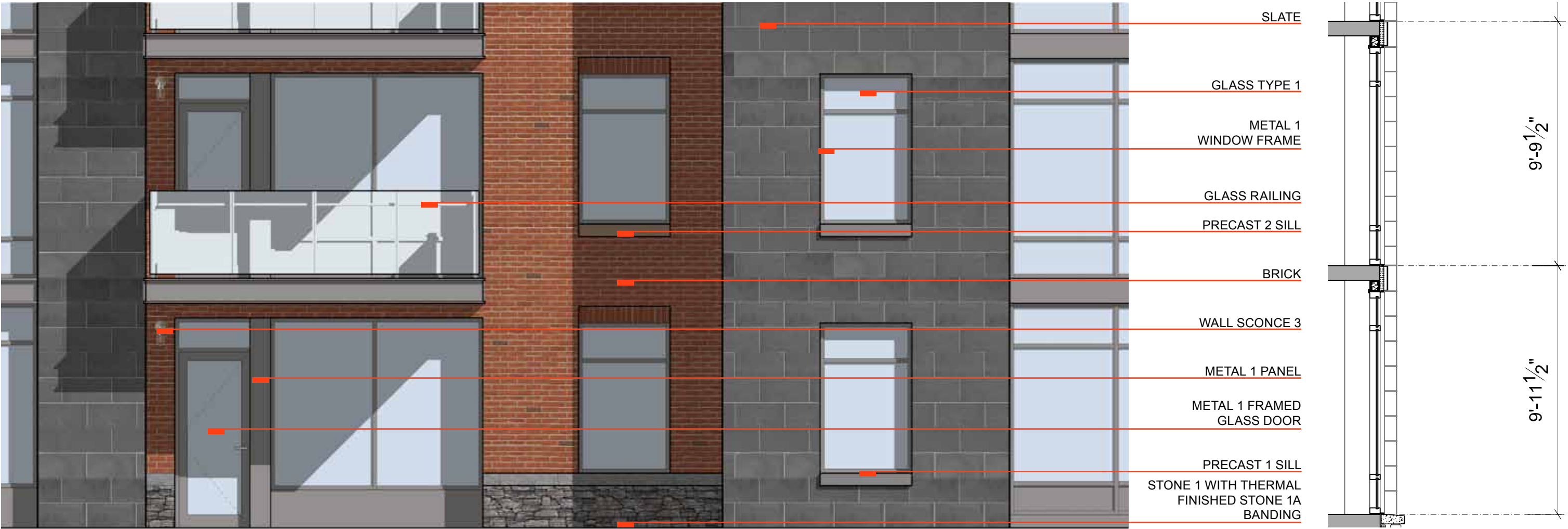
ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



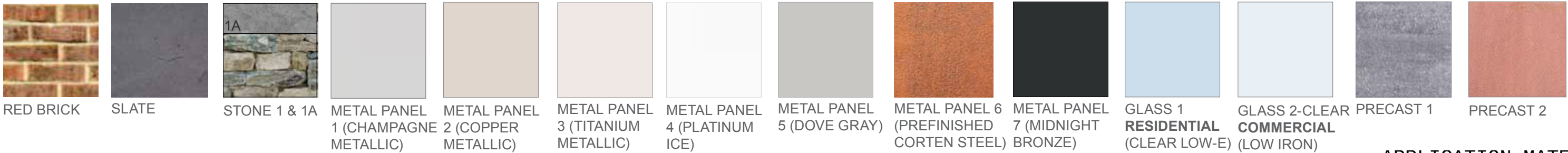
APPLICATION MATERIALS
BAR2015-00189/00190
2 Duke St.
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DETAIL PLANS AND ELEVATIONS



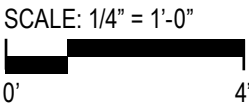
J. SOUTH FACING BALCONY AND TERRACE ELEVATION

SECTION AT BALCONY AND TERRACE

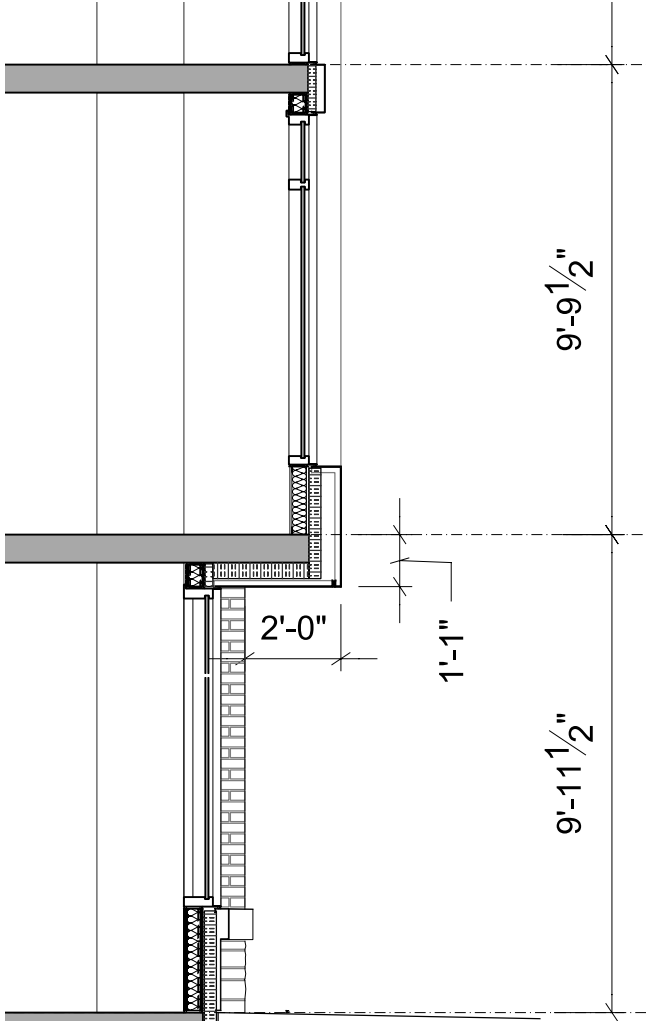
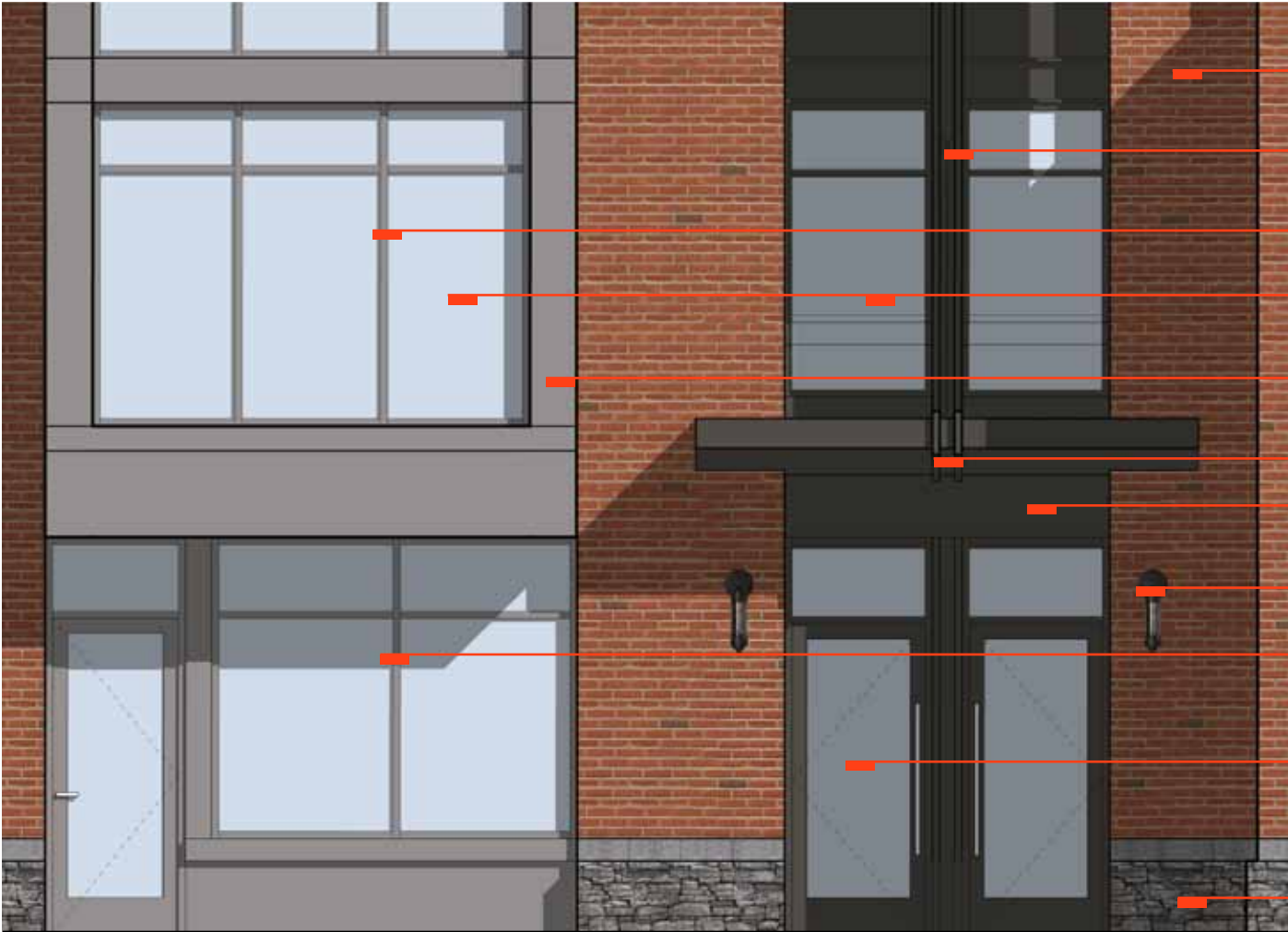


ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

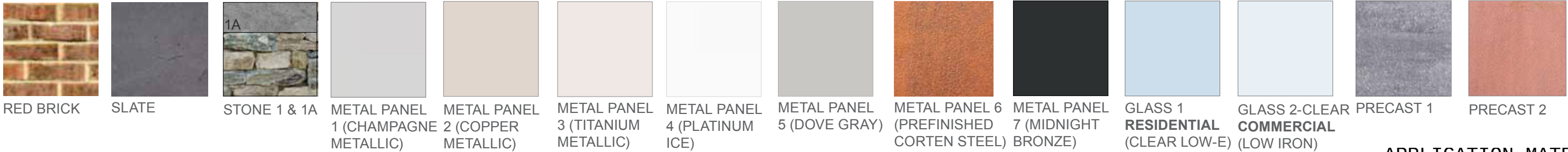


APPLICATION MATERIALS
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K. SECONDARY RESIDENTIAL ENTRY ELEVATION

SECTION AT ENTRY

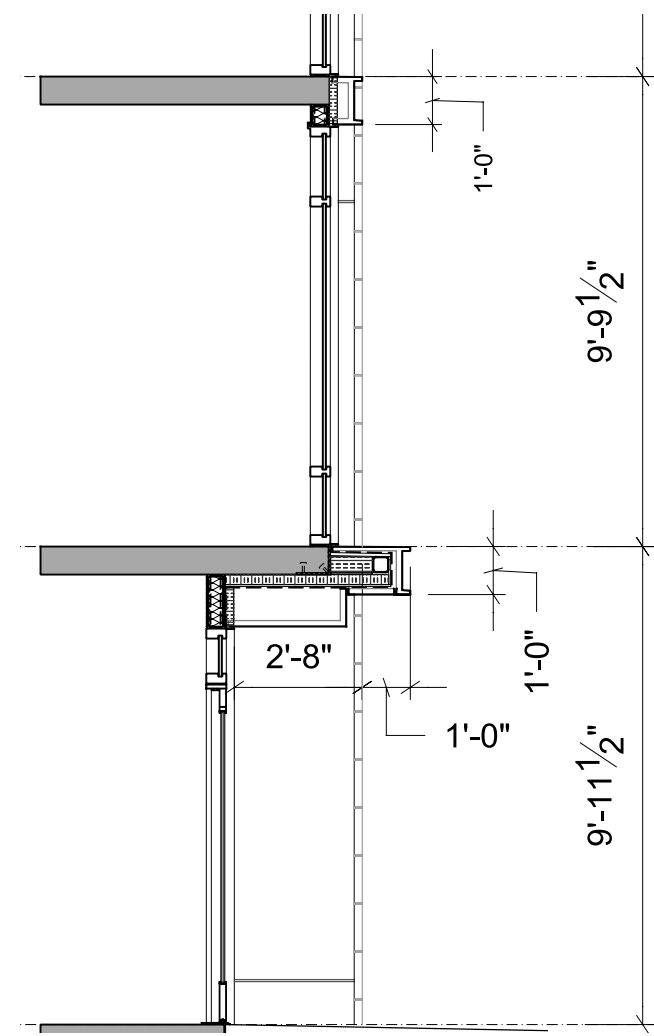


ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

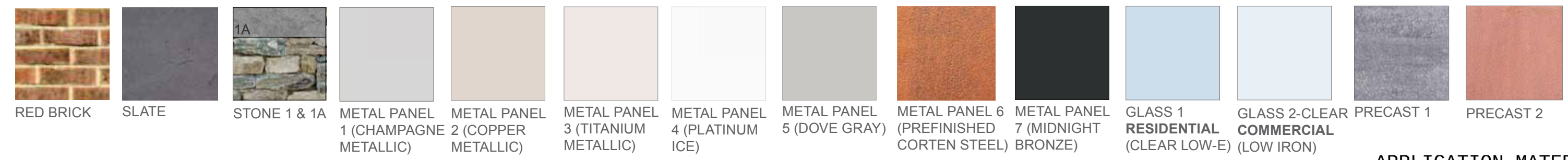
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APPLICATION MATERIALS
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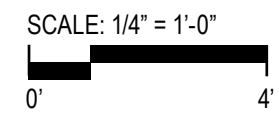


L. MAIN RESIDENTIAL ENTRY ELEVATION

SECTION AT ENTRY

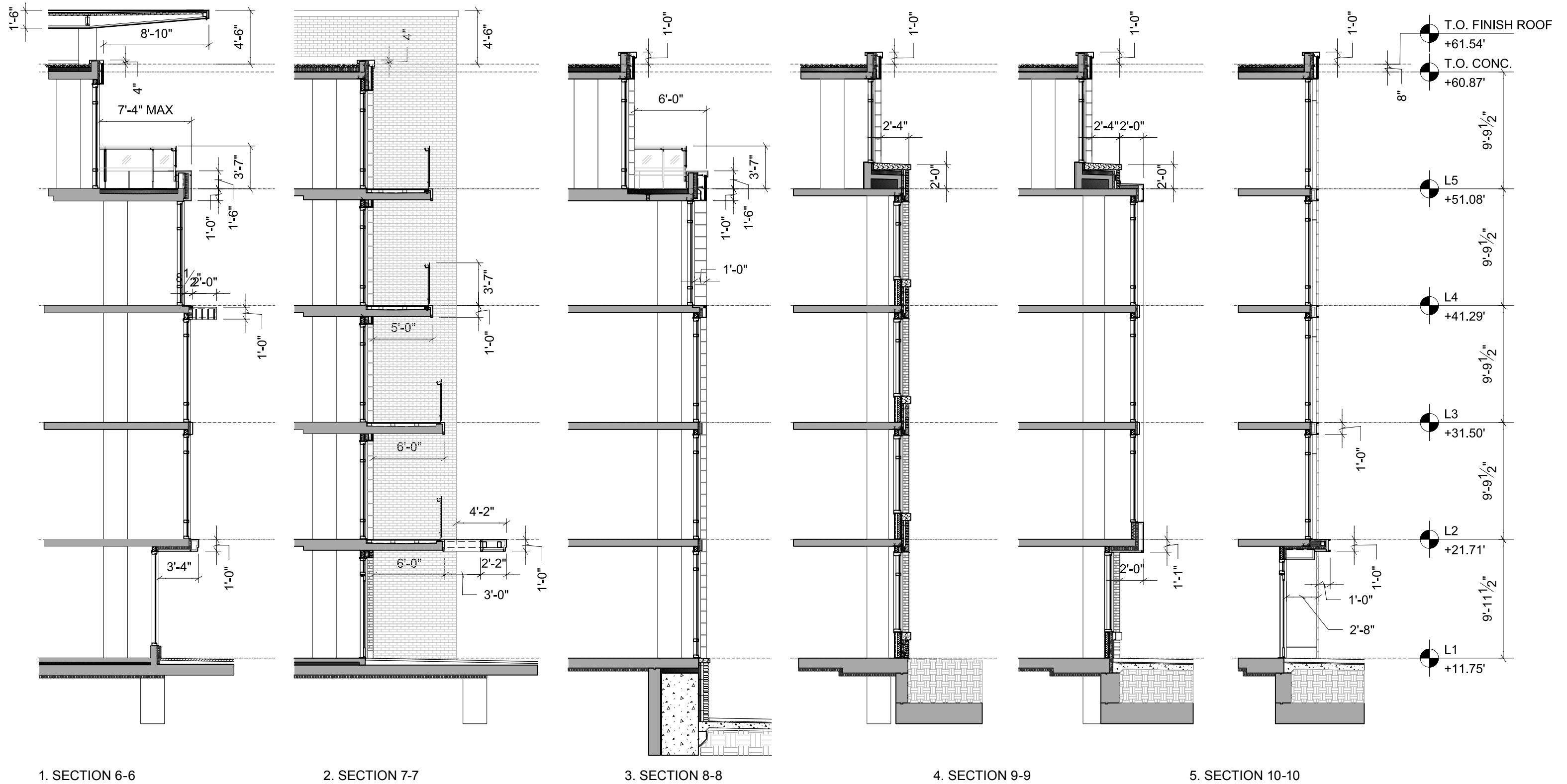


ROBINSON LANDING-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS



APPLICATION MATERIALS
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BUILDING 02 OVERALL SECTIONS



ROBINSON LANDING-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

APPLICATION MATERIALS
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WALL SCONCE 1 - RESTAURANT



GRAND EDISON GLASS SCONCE
\$309

Inspired by industrial lamps from a bygone era, our sconce combines a steel cage and sleek back plate for sophisticated illumination outdoors.

Hide product details.

- Made of stamped steel with a glass shade and a ceramic socket
- Hand-distressed gunmetal finish
- Uses one 40W max. tube bulb; includes one T8 Filament Bulb
- Dimmer switch compatible
- Wet UL listed; suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire; professional installation recommended
- Hangs vertically; install with shade pointing up or down

Dimensions
Overall: 5"W x 5"D x 18"H
Weight: 3.5 lbs.



WALL SCONCE 2 - RESIDENTIAL ENTRANCES



Crockett Industrial Sconce Item #A5736

<http://www.rejuvenation.com/s/cizv>

Specification Detail		
Item #	A5736-OB	Width 7"
Color	Oil-Rubbed Bronze	Height 19-1/4"

Projection
7"

UL Listing
UL Listed Damp

Wattage
60W

Number of sockets
1

WALL SCONCE 3 - RESIDENTIAL BALCONIES

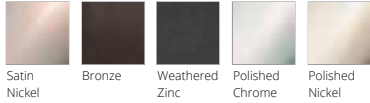
STARBOARD SCONCE - MINI
\$199 - \$209

With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

Dimensions
Overall: 5½"L x 4½"D x 10"H
Backplate: 4½" diam., ¼"D



Finish Options



Satin Nickel

Bronze

Weathered Zinc

Polished Chrome

Polished Nickel

GARAGE AND LOADING DOCK DOOR

USA-Made Residential & Commercial
Garage Doors.

[About](#)[Garage Doors](#)[Custom Options](#)[For Architects](#)[Get Quote](#)[Contact](#)[Blog](#)

Aluminum and Glass Overhead Sectional Door –
Electra Model

The Electra model welded aluminum and glass overhead sectional door was specially designed for exceptional beauty, superior strength, maximum visibility and high light transmission. **Extra-strong, narrow sight line** hollow aluminum extrusions are shaped and welded together to produce this effect. [Click here](#) to compare the Electra, Titan, and Custom CI Models.



WINDOW SYSTEM

Peerless G251/G261

G251-G261
Casement Outswing AW-PG100-C / Casement Inswing AW-PG80-C
Thermal Aluminum Window



BENEFITS

ARCHITECT

- Energy Savings*
- Unique .363/.349 (251/261) U Value for an AW casement window
 - Less than many aluminum thermal casement windows
- Third Party Certifications*
- AAMA – certified window for performance
 - IGCC – certified insulating glass for long life
- Design Flexibility*
- Unique frame design allows for multiple selection of glass types to meet low U values
- Finish and Color Choices*
- Exterior and interior colors can be different
 - Standard or anodize paint colors

BUILDING OWNER

- Building Security*
- One handle engages all vent perimeter locks
 - Optional key-operated handle equals no opening
- Low Maintenance*
- Vent hardware easy to adjust, if necessary
 - Durable metal handles and hinges for long life

INSTALLER

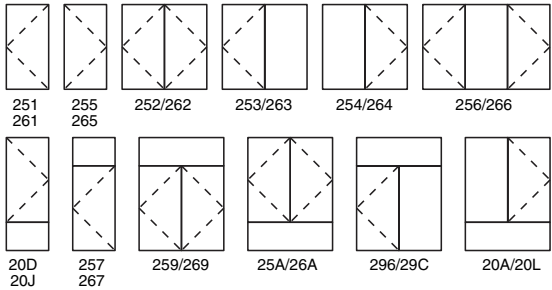
- Frame Choice*
- Continuous head/sill/jamb eliminate mullions
 - Flange designs can eliminate field trimming
- Field Labor Reductions*
- Easy-to-remove glass film keeps glass clean
 - Dry exterior gaskets ensures interior reglazing



CERTIFICATION	G251	G261
AAMA standard/specification	A440-08	A440-08
Minimum test size	36" x 60"	48" x 71"
Air infiltration rate @6.24 psf	.1 cfm/sq.	.1 cfm/sq.
Water test pressure	15 psf	15 psf
Structural load test pressure	150 psf	120 psf
*U Value	.363	.349

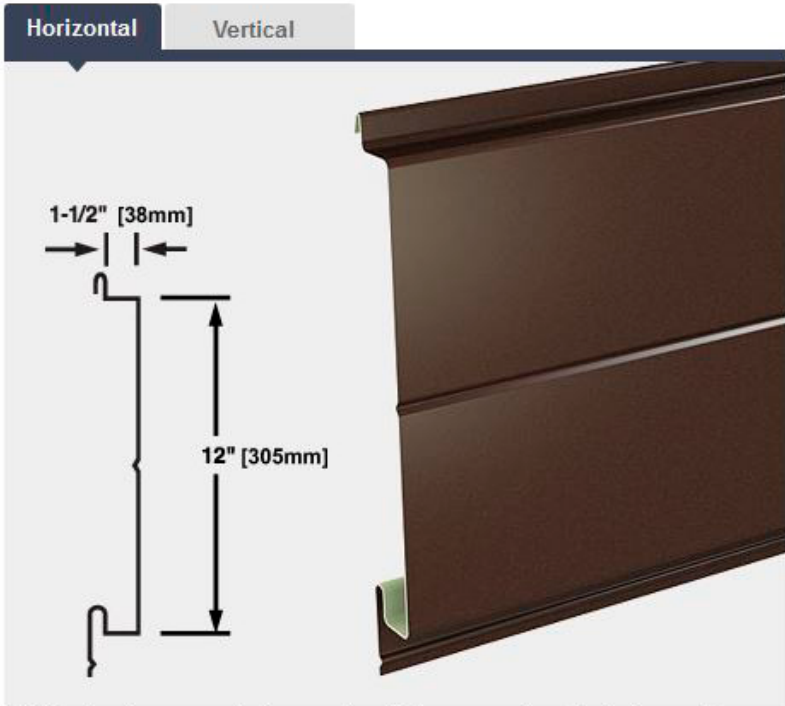
*Test glass – 1/4" soft Low E x Argon x 1/4"

TYPICAL CONFIGURATIONS
For Casement Windows



APPLICATION MATERIALS
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MECHANICAL SCREEN



NOTE: The documents below are in pdf format. To download the Word document, click [here](#) to login to the e-CENTRIA Portal

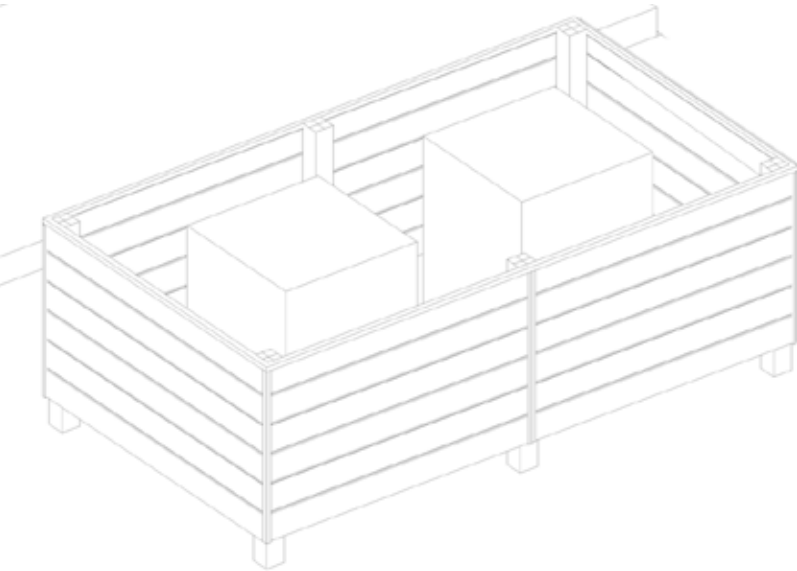
Product Specifications	Load Span Tables	Green / Sustainability
Product Options	Integrated Options	Coatings
Tech Data Sheets		Promo Details

Profile Series IW Series Concealed Fastener Profiles IW-14A

IW Series concealed fastener panels have no exposed fasteners for a clean, unbroken aesthetic in a variety of stucco embossed or smooth finishes. Zinc panels are available in smooth, non-embossed finish. The panels also feature a common lock-joint design that makes interesting visual effects possible, as well as the ability to be installed vertically or horizontally.

CONTACT CENTRIA

- Features:
- **Substrates:**
 - 18 [1.19mm], 20 [.91mm], 22 [.76mm] gage G90 galvanized steel, Aluminum & Stainless Steel
 - Optional .040" [1mm] & .050" [1.27mm] aluminum
 - Optional .22" [.76mm] gage stainless steel
 - Optional .039" [1mm] zinc
 - **Surface Finish:**
 - Smooth - standard
 - Non-directional embossing - optional
 - Smooth only for zinc
 - **Panel Depth:**
 - 1 1/2" [38mm]
 - **Panel Width:**
 - 12" [305mm]
 - **Panel Lengths**
 - 5 ft. [1.52m] to 30 ft. [9.14m] standard
 - 10 ft. [3.05m] maximum for zinc
 - For shorter & longer lengths contact CENTRIA



REVISED APPLICATION

BAR Case # 2015-00189/00190

ADDRESS OF PROJECT: 2 Duke Street, Alexandria VATAX MAP AND PARCEL: 075.03-04-01ZONING: W-1

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)Name: RTS Associates LLC (Contract purchaser)Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300City: Bethesda State: MD Zip: 20814Phone: (301) 634-8600 E-mail: qshron@eya.comAuthorized Agent (if applicable): ☒ Attorney ☐ Architect ☐ _____Name: Attorney: Jonathan P. RakPhone: Attorney: (703) 712-5411Architect: Patrick BurkhardtArchitect: (202) 342-2200E-mail: Attorney: jrak@mcguirewoods.comArchitect: pburkhart@sbarnes.com

Legal Property Owner:

Name: Graham Holdings CompanyAddress: 1300 17th Street NorthCity: Arlington State: VA Zip: 22209Phone: (202) 334-6000 E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No 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** (Buildings 1 and 2)
☒ **EXTERIOR ALTERATION:** *Please check all that apply.* 2 Duke Street
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

This site consists of tax map 075.03-04-01 and is identified as a redevelopment site under the Waterfront Small Area Plan which; zoned W-1 / Waterfront Mixed Use. The applicant plans to construct two mixed-use buildings (Building 1 and 2) which will include residential, retail and a restaurant. The applicant also plans to preserve and adapt the building at 2 Duke Street which, at completion, will mostly consist of retail. The project team worked closely with BAR to ensure the buildings have the appropriate mix of modern and contemporary elements which reflect BAR's feedback and the Waterfront Plan's recommendation for "modern design inspired by historic precedent."

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.

Buildings 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.

2 Duke
Street

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 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: _____

Printed Name: Jonathan P. RakDate: June 5, 2015

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. See attached disclosures		
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. See attached disclosures		
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.

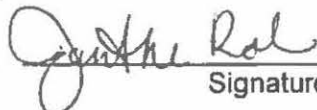
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached disclosures		
2.		
3.		

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.

June 5, 2015
Date

Jonathan P. Rak
Printed Name


Signature

Disclosure Attachment for Robinson Terminal South
Application, Board of Architectural Review
Permit to Demolish

Property Owner

Graham Holdings Company (GHC), formerly known as the Washington Post Company
(publicly traded company; 100% owner of the property)*
1300 17th Street North, Arlington, Virginia 22209

Donald E. Graham (Owner of 22.2% of GHC)
1300 17th Street North, Arlington, Virginia 22209

Applicant

RT South Associates LLC, A Delaware limited liability company
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

RT Member LLC, a Delaware limited liability company (100% owner of Applicant)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

EYA RT Investments LLC, a Delaware limited liability company
(17% owner of RT Member LLC)
Address: c/o EYA, Inc.
4800 Hampden Lane, Suite 300, Bethesda, MD 20814

JBG/RT member, L.L.C., a Delaware limited liability company
(83% owner of RT Member LLC)
Address: c/o The JBG Companies
4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

*Tax map indicates that Robinson Terminal Warehouse LLC (formerly subsidiary of
GHC) owns the 226 Strand parcel. GHC is now the owner of this parcel.