City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 19, 2014

TO: CHAIRMAN AND MEMBERS OF THE
OLD AND HISTORIC ALEXANDRIA DISTRICT
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: 220 SOUTH UNION STREET
BAR CASE #2014-0037 and 2013-0321

I. UPDATE

Following City Council approval of DSUP2012-0019 on January 25, 2014 for a five-story, 120 room hotel for the site at 220 South Union Street, the Old and Historic Alexandria District Board of Architectural Review (BAR) considered the application for a Permit to Demolish and a Certificate of Appropriateness at a public hearing on March 5, 2014. The applicant gave a presentation with additional information and schemes prepared in response to comments raised in the staff report. The BAR also heard testimony from the public on the project. Recognizing that the BAR members needed extensive time to discuss and consider the proposal and revisions, the BAR voted to defer the application for further study and requested a work session with the applicant as soon as possible.

On March 12, 2014, the BAR had a work session with the applicant to review the updated materials and specific areas of concern. The BAR took no action on the project but provided feedback on several items. This memo will only address these remaining outstanding issues.

To review the March 5, 2014 BAR hearing staff report and submission and the March 12, 2014 BAR work session staff memo and materials, look at the agenda in the following link: https://alexandria.legistar.com/DepartmentDetail.aspx?ID=19165&GUID=F9D34975-8180-40A2-823D-59F9B676ABCA&Search= .

II. STAFF ANALYSIS

The design of this building has been an iterative and community-oriented process that has been reviewed and commented upon by citizens, multiple public bodies and staff over the past 20 months. The BAR has reviewed this project in concept at three public hearings and for a Permit to Demolish and a Certificate of appropriate at a public hearing and at a work session. What follows is an analysis of the most recent revisions and a recommendation based on the most current submission.

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-20th 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

What follows is an analysis of revisions made to the overall design at the BAR's March 12th work session. In response to the Board's comments at the work session the applicant has made the following changes.

Two Building Scheme

In the continuing effort to simplify the overall design, the project is now a clear two building configuration, as opposed to the previous three building scheme. The design retains the three-story red brick building element on South Union Street and combines what had previously been identified as buildings 2 and 3. Previously, building 3 was not well connected with the overall scheme and it was challenging to reconcile how it fit into the overall scheme. Adding a third brick color for that element resulted in a less harmonious and unnecessarily complex design.

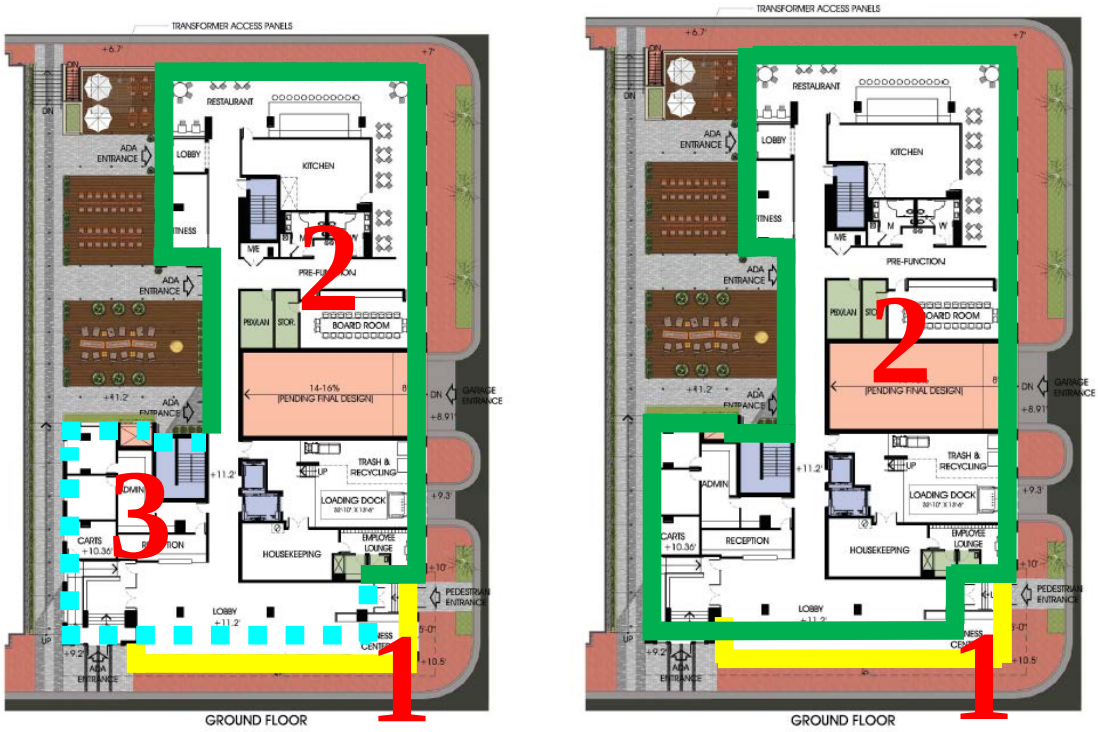


Figure 1. PREVIOUS three building scheme (L) and CURRENT two building scheme (R)

Building 1: South Union Street (Dark red extruded brick)
Building 2: Main Warehouse (Light color brick)
Building 3: Background Warehouse

Rooftop HVAC Screening

Many Board members and the public expressed concern with a 7' continuous metal panel screen on the roof, noting that screening often is more visually obtrusive than the rooftop mechanical units themselves. The east gable end was already functioning as screening. The tan brick elevator penthouse wall will now be enlarged 8' to 9' to provide screening on the west and south elevations. The roof plan shows that the remainder of the units will be positioned so that they will be minimally visible and the applicant requests a partial waiver of the rooftop HVAC screening requirement for those areas.

Larger Paned First Story Windows

The previous schemes featured a small-paned, early 20th century factory-style, light configuration that was not stylistically appropriate to the warehouse vocabulary and obscured the first floor public spaces. The applicant presented two alternatives at the work session. The Board generally preferred a large-paned, more modern design for the first floor of the South Union Street building (Building 1). A medium-paned 12 light scheme was preferred for the main warehouse building (Building 2). The current scheme reflects the Board's preferences.

Wall Section on Duke Street and Details of Cornices and Corbelling

The wall section for Duke Street shows that the pitched roof will clearly be set back from the façade behind a cornice and gutter to allow the building to read as a four-story building with a clearly defined frieze at the 4th story and a pitched roof with shallow roof windows above. The details and sections of the cornice and corbelling indicate a depth and projection consistent with historic elements. Staff is satisfied that these building wall sections and masonry details ensure a well-proportioned, high-quality, appropriately detailed building and recommends approval.

Refinement of The Strand Elevation

The Board has always focused on this elevation due to its prominence and visibility from the Potomac River and the future waterfront park. The applicant has been encouraged to showcase this elevation and promote a dialogue between the hotel and the park in this location. This elevation is an opportunity for operable windows, architectural lighting and innovative signage. The applicant studied the use of French doors for all the upper stories, with glass or metal railings, however their preference, stated at the work session, was for a two-story grouping of windows with spandrels between and only to have French doors with glass railings at the first floor. The Board members supported this design. In addition, the top of the lanterns (3rd story) will now have glass guardrails, as opposed to the previously shown metal pipe railings. The current scheme reflects the Board's work session comments.

Wall Section of "Lanterns"

The lanterns have always been envisioned as modern, light-filled elements and have been refined many times. In order to ensure that these elements, some of which are hotel rooms, remain light and transparent, a building section showing that large bulkheads or soffits would not intrude in the space was requested. The applicant explained the building's mechanical and structural systems at the work session and provided a section illustrating that there were no intrusions that would negatively affect the transparency of these elements. The Board accepted the clarification and supported this lantern design.

Comprehensive Sign Plan and Lighting Plan

The applicant will return at a later date with a comprehensive sign plan. 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 has provided a conceptual lighting plan indicating the general location of light fixtures. The Board did not find the wall mounted carriage-style lights to be appropriate and encouraged more contemporary and stylistically appropriate selections. The Board generally supported the building lighting plan and the courtyard lighting at the work session but recommended that the applicant return at a future date for approval of the remainder of the decorative lighting fixtures. The City Council also required the applicant to coordinate architectural lighting with the adjacent park lighting and this design must be approved by the BAR as well.

Materials: Brick & Mortar Colors

As a result of the two building scheme, only two bricks colors are necessary. Several Board members expressed concern that the smaller building on South Union Street (Building 1) was potentially too dark and lifeless, due to the use of dark red brick with a dark red mortar. They specifically requested that the red brick feature a greater range of color and that a lighter mortar color be used. Material samples will be submitted for confirmation at the March 19th hearing. The Board also wanted to explore the possible use of a medium gray mortar or natural stone, such as slate, at the base of this building. The applicant will provide these samples, as well, at the hearing. Staff notes that the DSUP requires that a wall mock-up panel be constructed by the applicant and approved by both Development and BAR staff prior to ordering materials, to insure that the materials reflect the quality and character represented in the renderings.

Exterior Vents
The applicant proposes to install two small vents on the Duke Street elevation. The vents will have metal perforated grilles. The garage exhaust vent will be located on the interior courtyard. Staff supports the very limited amount of vents proposed on street-facing elevations.

4th Story Windows on Duke Street Elevation
The Duke Street elevation has been studied extensively through this process to create a well-designed façade that also was in conformance with zoning ordinance requirements dictating a visual transition above a basic thirty foot wall height. The current scheme features a strong clerestory element in the frieze band at the fourth floor—a row of windows grouped in threes, separated by brick piers, recalling historic clerestory windows. This scheme very successfully lightens this portion of the wall and provides a marked contrast with the fenestration below. At the work session, the Board generally supported this scheme. This element also occurs on a portion of the courtyard elevation.

STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish and the Certificate of Appropriateness for new construction, with a partial waiver of the rooftop HVAC screening requirement, with the following conditions:

1. That the proposed red brick on the South Union Street building contain a greater range of color and have a lighter mortar color; and that a lighter colored mortar brick or natural cut stone for the water table base of this building be selected and approved at the hearing.
2. That the applicant return to the BAR for approval of all decorative, building-mounted light fixtures and any architectural lighting on The Strand elevation, following coordination with the adjacent park lighting plan.
3. That all proposed exterior materials, including windows and doors, be in conformance with the Board's adopted policies and specifications with final approval by staff during building permit review.

Attachment #1

BOARD OF ARCHITECTURAL REVIEW
APPLICATION

HEARING DATE: MARCH 19, 2014

DRAWING LIST

CARR CITY CENTERS

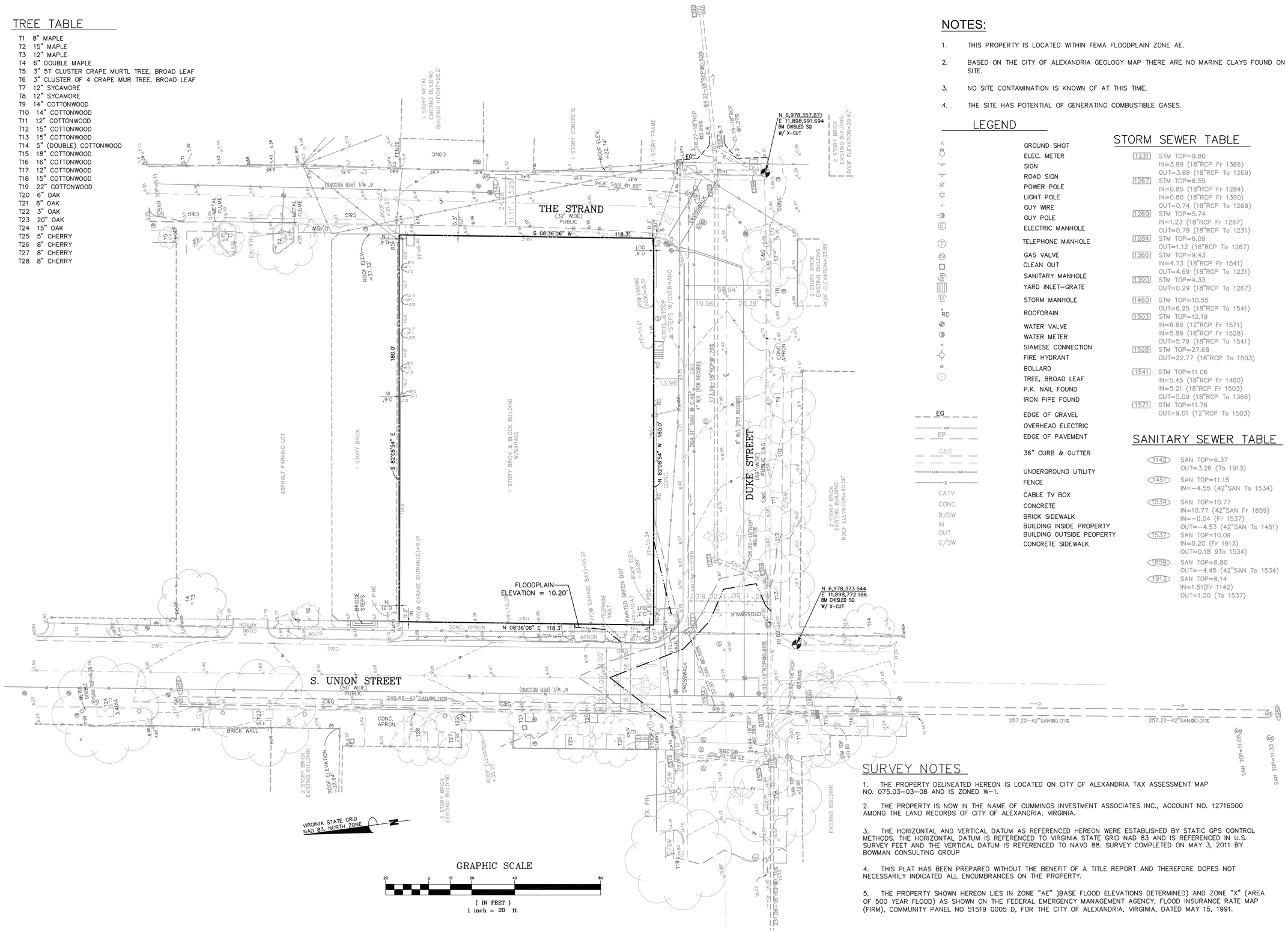
220 SOUTH UNION STREET HOTEL

RUST | ORLING ARCHITECTURE

CUMMINGS SITE
11₆012

TREE TABLE

T1 8" MAPLE
T2 15" MAPLE
T3 12" MAPLE
T4 6" DOUBLE MAPLE
T5 3" 5T CLUSTER CRAPE MURTL TREE, BROAD LEAF
T6 3" CLUSTER OF 4 CRAPE MUR TREE, BROAD LEAF
T7 12" SYCAMORE
T8 12" 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" COTTONWOOD
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



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. THIS PROPERTY IS LOCATED WITHIN FEMA FLOODPLAIN ZONE AE.
2. BASED ON THE CITY OF ALEXANDRIA GEOLOGY MAP THERE ARE NO MARINE CLAYS FOUND ON SITE.
3. NO SITE CONTAMINATION IS KNOWN OF AT THIS TIME.
4. 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
ROOFDRAIN
WATER VALVE
WATER METER
SIAMESE CONNECTION
FIRE HYDRANT
BOLLARD
TREE, BROAD LEAF
P.K. NAIL FOUND
IRON PIPE FOUND

EG
EDGE OF GRAVEL
OHE
OVERHEAD ELECTRIC
EP
EDGE OF PAVEMENT
C&G
36" CURB & GUTTER
UG
UNDERGROUND UTILITY
X
FENCE
CATV
CABLE TV BOX
CONC.
CONCRETE
B/SW
BRICK SIDEWALK
IN
BUILDING INSIDE PROPERTY
OUT
BUILDING OUTSIDE PEOPERTY
C/SW
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)
IN=0.80 (18"RCP Fr 1390)
OUT=0.74 (18"RCP To 1269)

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

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 075.03–03–08 AND IS ZONED W–1.
2. THE PROPERTY IS NOW IN THE NAME OF CUMMINGS INVESTMENT ASSOCIATES INC., ACCOUNT NO. 12716500 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. 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
4. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOPES NOT NECESSARILY INDICATED ALL ENCUMBRANCES ON THE PROPERTY.
5. 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.

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DESIGN ENGINEER / SURVEYOR
Bowman CONSULTING
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue, Suite 302
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 683-5781
www.bowmanconsulting.com

SCALE: 1" = 20' DATE: SEPT. 12, 2013 DRAWN: JBW

PLAN STATUS

DATE	DESCRIPTION
09/13/2013	1ST SUBMISSION
10/29/2013	2ND SUBMISSION

SEAL:
COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

REVISION APPROVED BY

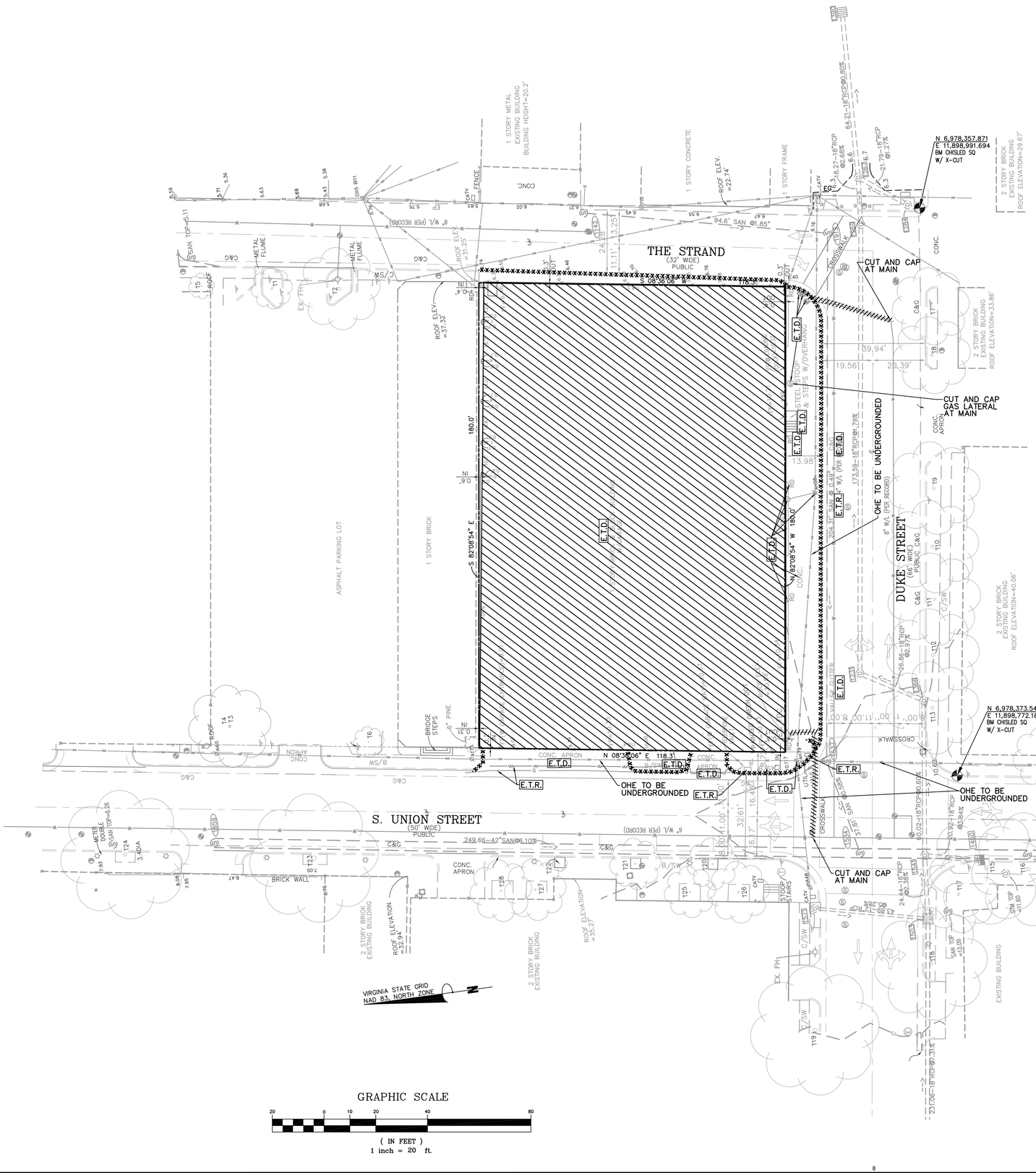
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Cad File Name:



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 HELATH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTUE 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 FACILITIESTHAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APROVAL 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

- TP : TEST PIT REQUIRED (EXACT LOCATION)
- E.T.R. : EXISTING TO REMAIN
- E.T.D. : EXISTING TO BE DEMOLISHED
- E.T.R.P. : EXISTING TO BE REPLACED
- E.T.R.L. : EXISTING TO BE RELOCATED
- X·X·X·X : LIMIT OF EXIST. CURB/APRON REMOVAL
- ////// : PORTION OF EXISTING PIPE TO BE REMOVED
- : PORTION OF EXISTING PIPE TO BE ABANDONED
- LOD : LOD – LIMITS OF DISTURBANCE
- : EXISTING TREE TO BE REMOVED
- : EXISTING BUILDING TO BE DEMOLISHED

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SCALE: 1" = 20' | DATE: SEPT. 12, 2013 | DRAWN: JBW

PLAN STATUS

DATE	DESCRIPTION
09/13/2013	1ST SUBMISSION
10/29/2013	2ND SUBMISSION

SEAL:
COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

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CH. CUMMINGS SITE
220 S. UNION STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

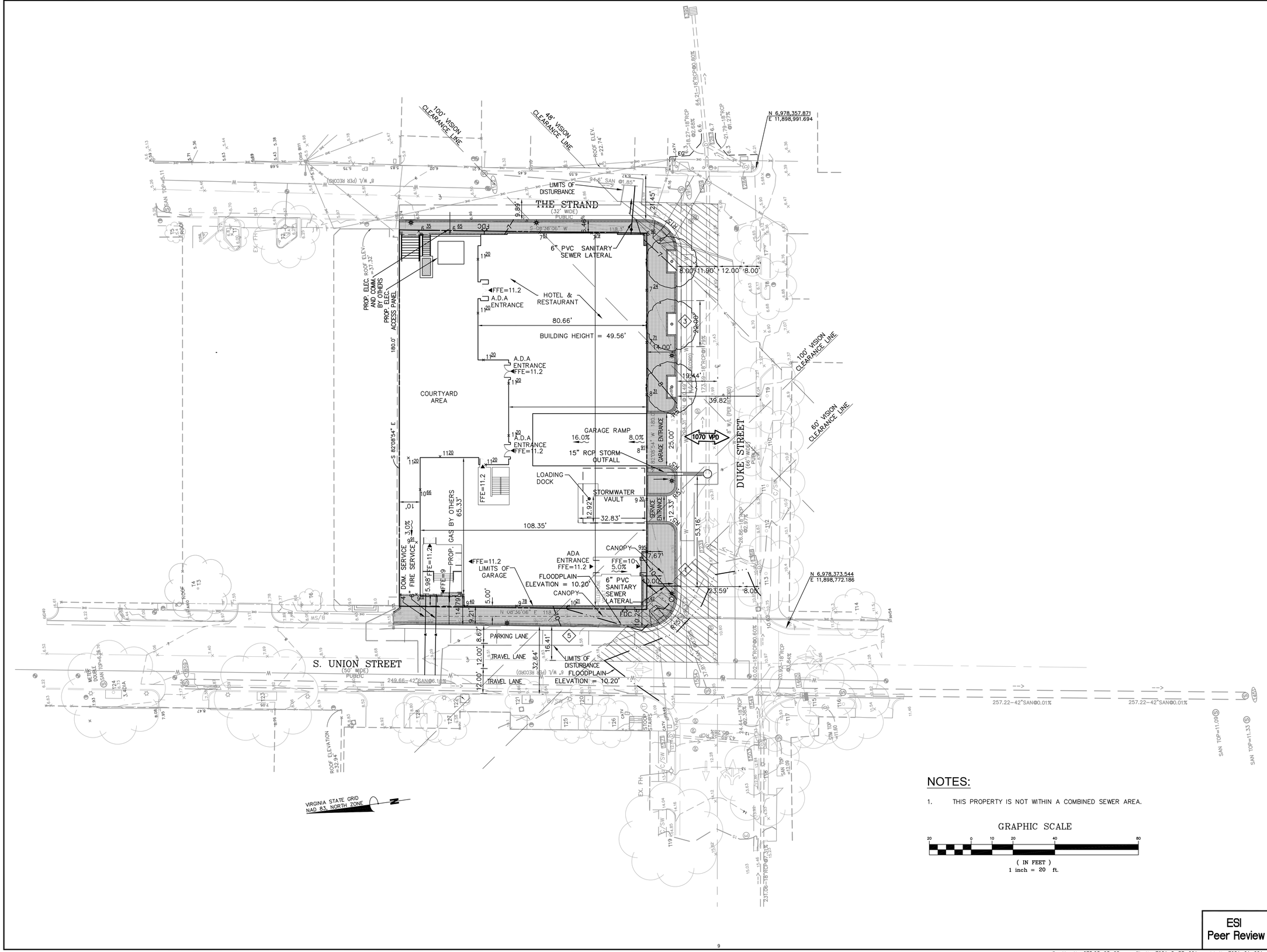
SHEET NAME: **DEMOLITION PLAN**

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.

Cad File Name:

Tax Map No. 075.03-03-08 File No. 7981-D-PR-001 Job No. 7981-01-001

SHEET: C4.10



NOTES:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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9

DESIGN ENGINEER / SURVEYOR

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220 S. UNION STREET
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME: **PRELIMINARY SITE 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

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Cad File Name:

Tax Map No. 075.03-03-08 File No. 7981-D-PR-001 Job No. 7981-01-001

SHEET: **C5.00**

	FLOOR AREA RATIO		
	Proposed Gross Floor Area	Allowable Exclusions	Proposed Net Floor Area
Basement	21,037	-21,037	0
Ground Floor	15,584	-2,823	12,761
2nd Floor	15,404	-2,898	12,506
3rd Floor	15,404	-2,651	12,753
4th Floor	14,673	-2,815	11,858
5th Floor	14,673	-3,485	11,188
TOTAL	96,775	-35,709	**61,066**

Lot Area	21,299	sf
Hotel Area Above Grade	61,066	sf
FAR Area Allowed (3.0)	63,897	sf
Total Net Building Area	61,066	sf
FAR	2.87	

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. 0.489 AC - 21,299 SF (*Total Lot Area*) x 3.0 (*Floor Area Ratio Allowed by Zone*) = 63,897 (*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	
Total Gross *			

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
Total Gross *	61,066		

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 (Section2-145(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 Blanchard Date: 2.3.14

Updated July 10, 2008

CARR CITY CENTERS

BUILDING STATISTICS

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE
11012

A1

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.

CARR CITY CENTERS

EXISTING SITE PHOTOGRAPHS

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11.012

A2

S. UNION STREET - EAST

S. UNION STREET - WEST

DUKE STREET - SOUTH

DUKE STREET - NORTH

STRAND STREET - EAST

STRAND STREET - WEST

CARR CITY CENTERS

EXISTING ADJACENT PROPERTIES

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012

A3

FAR EXCLUSIONS

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

BASEMENT (PARKING) LEVEL

GROUND FLOOR

CARR CITY CENTERS

PROPOSED BASEMENT (PARKING) AND GROUND FLOOR PLANS

1" = 25'

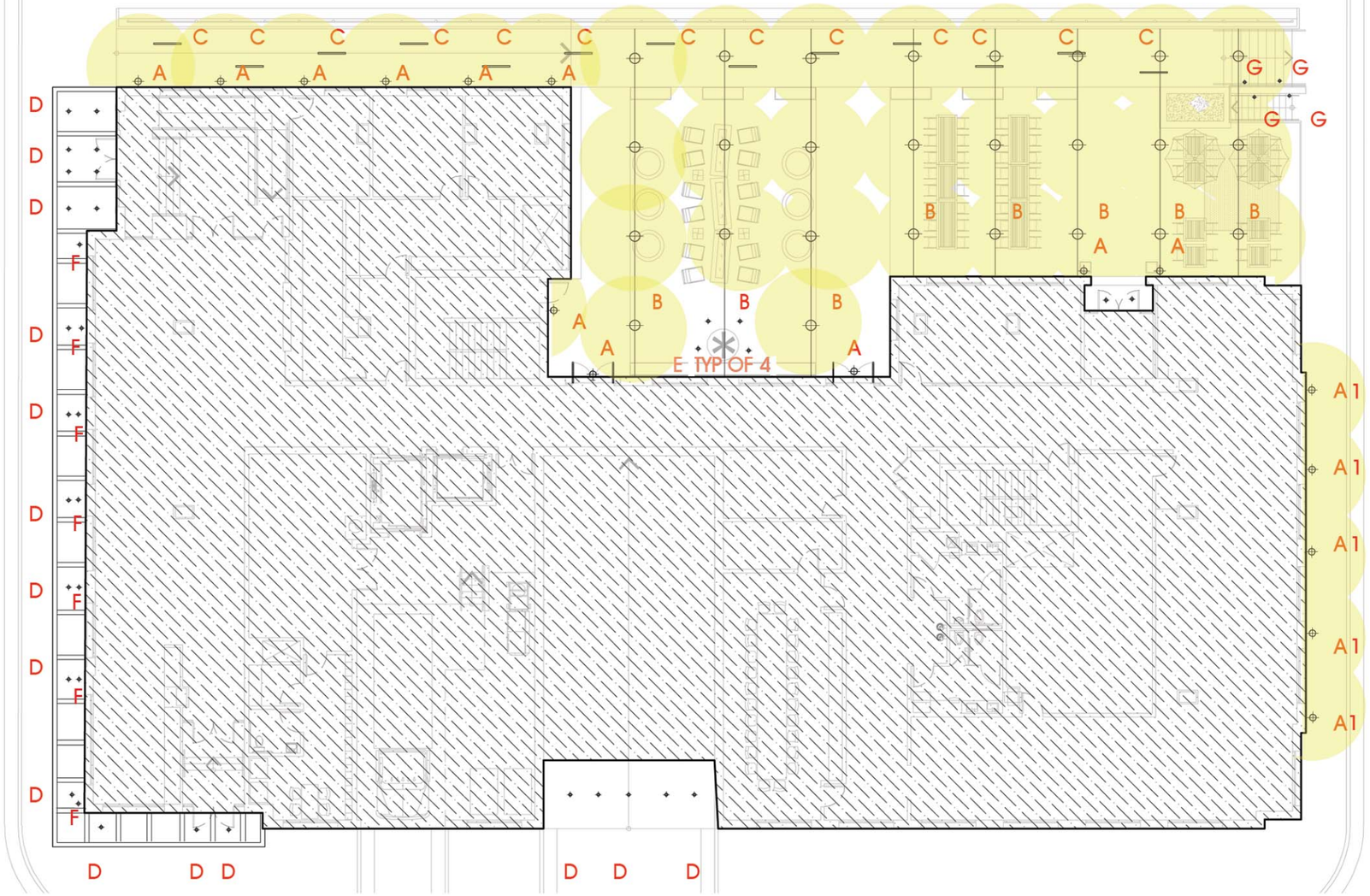
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012

A4



Pendant with 3-ply opal glass

Designed for down lighting atriums, canopies, passages, open structures, and other interior and exterior locations.

Pendant luminaires with heavy aluminum shade. Die-cast aluminum housing and three-ply opal glass diffuser.

U.L. listed, suitable for wet locations.

Protection class: IP54

Finish: Standard BEGA colors.

Technical Description: Linear line of light for outdoor and indoor use. Stainless steel housing with flush tempered glass lens for seamless integration into floor surface. Driveover rated.

Installation: Floor installation requires stainless steel outer casing.

Wiring: Standard cable length 1m, 24V with remote driver.

LED Color: 3000K, 4000K, Blue, RGB, other LED colors available on request.

MARK	TYPE	MFR.	LAMPING	COMMENTS
A	WALL MOUNTED	BLG	32W PL	
A1	WALL MOUNTED	TBD	32W PL	UP/DOWN LIGHT; GLASS TOP FIXTURE
B	CATENARY	BEGA	42W PL	
C	PAVER LIGHT	FELIX	LED	DECORATIVE
D	DOWNLIGHT	TBD	LED	RECESS MOUNTED IN SOFFITS AND CANOPY
E	GROUND ART SPOT	TBD	TBD	
F	UPLIGHT	TBD	LED	AT MASONRY PIERS ABOVE CANOPY
G	RECESSED STEP LIGHT	TBD	LED	RECESSED ON STAIRWAY WALLS

NOTE: STANDARD GATSBY STREET LIGHTS TO BE LOCATED PER T&ES REQUIREMENTS.

CARR CITY CENTERS

PROPOSED SITE LIGHTING PLAN

1” = 25’

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012

A4.1

FAR EXCLUSIONS

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

SECOND FLOOR

THIRD FLOOR

CARR CITY CENTERS

PROPOSED SECOND AND THIRD FLOOR PLANS

1" = 25'

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012

A5

FAR EXCLUSIONS

STAIRWAYS, ELEVATOR SHAFTS & LAUNDRY CHUTE

MECHANICAL (PLUMBING CHASES NOT SHOWN)

OTHER (BELOW 7'-6" CEILING HT.)

FOURTH FLOOR

FIFTH FLOOR

CARR CITY CENTERS

PROPOSED FOURTH AND FIFTH FLOOR PLANS

1" = 25'

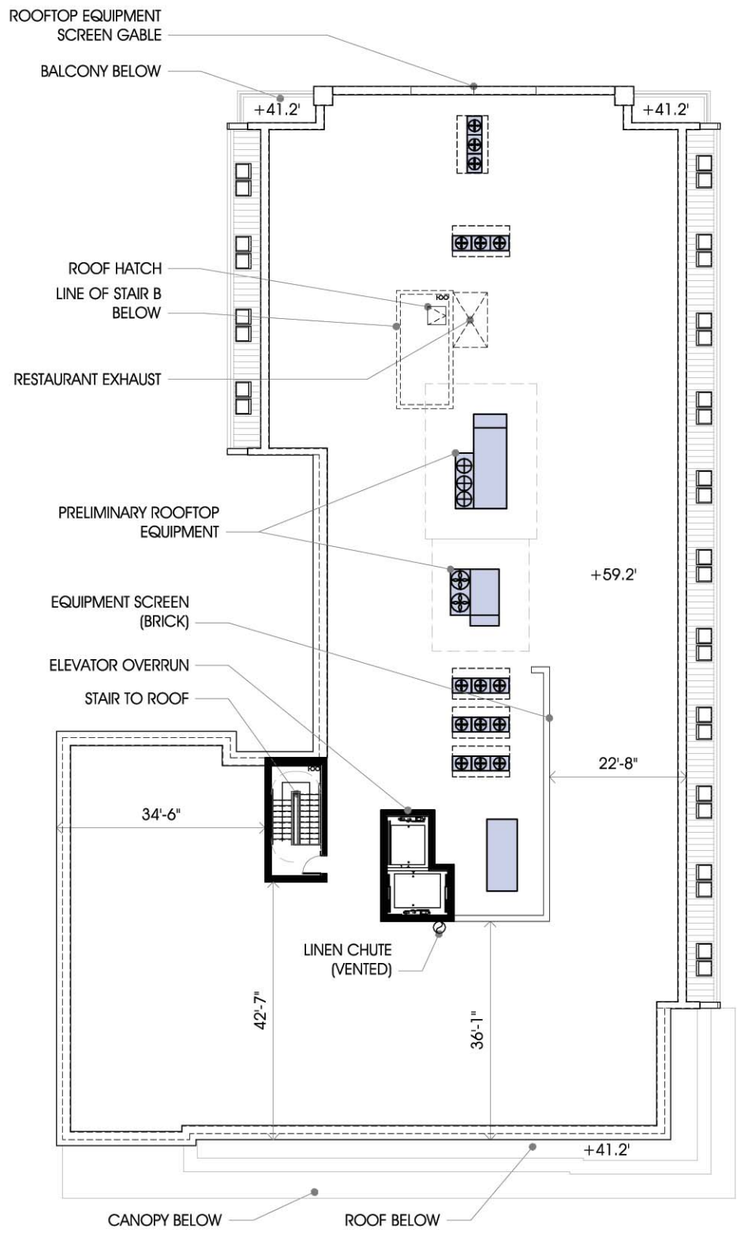
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012

A6



CARR CITY CENTERS

PROPOSED ROOF PLAN

1" = 25'

March 19, 2014

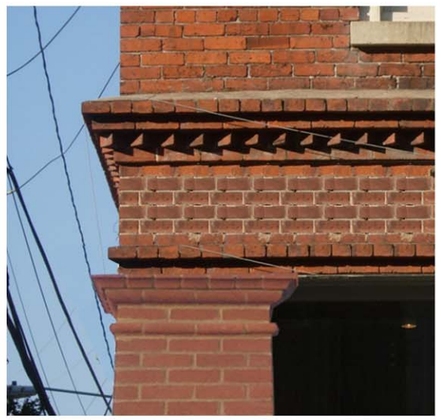
RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11₁₇012

A7

BRICK CORNICES



BRICK DETAIL AT MAIN ENTRY

PROPOSED BUILDING MATERIALS

Materials			Doors & Windows	
B1	Brick 1	Buff	D1	Glass entry doors
B2	Brick 2	Red	D2	Garage Doors - Sectional with applied detail
B3	Brick 3	Dark	W1	Storefront - aluminum SDL
S1	Stone	Stone veneer	W2	Rooms 1 - aluminum frame; single; fixed
M1	Roofing	Standing seam metal roof; painted	W3	Rooms 2 - aluminum frame; pair; operable sash
M2	Canopy	Suspended metal with coffered soffit	W4	Sky Window - aluminum frame; low-profile; fixed (Velux)
G1	Guardrail	Clear tempered glass guardrail		

CARR CITY CENTERS

PROPOSED WEST ELEVATION - SOUTH UNION STREET

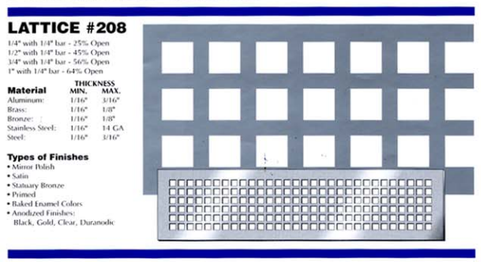
3/64"=1'-0"

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012



BRICK CORNICE

PROPOSED BUILDING MATERIALS

Materials			Doors & Windows	
B1	Brick 1	Buff	D1	Glass entry doors
B2	Brick 2	Red	D2	Garage Doors - Sectional with applied detail
B3	Brick 3	Dark	W1	Storefront - aluminum SDL
S1	Stone	Stone veneer	W2	Rooms 1 - aluminum frame; single; fixed
M1	Roofing	Standing seam metal roof; painted	W3	Rooms 2 - aluminum frame; pair; operable sash
M2	Canopy	Suspended metal with coffered soffit	W4	Sky Window - aluminum frame; low-profile; fixed (Velux)
G1	Guardrail	Clear tempered glass guardrail		

CARR CITY CENTERS

PROPOSED SOUTH ELEVATION - DUKE STREET

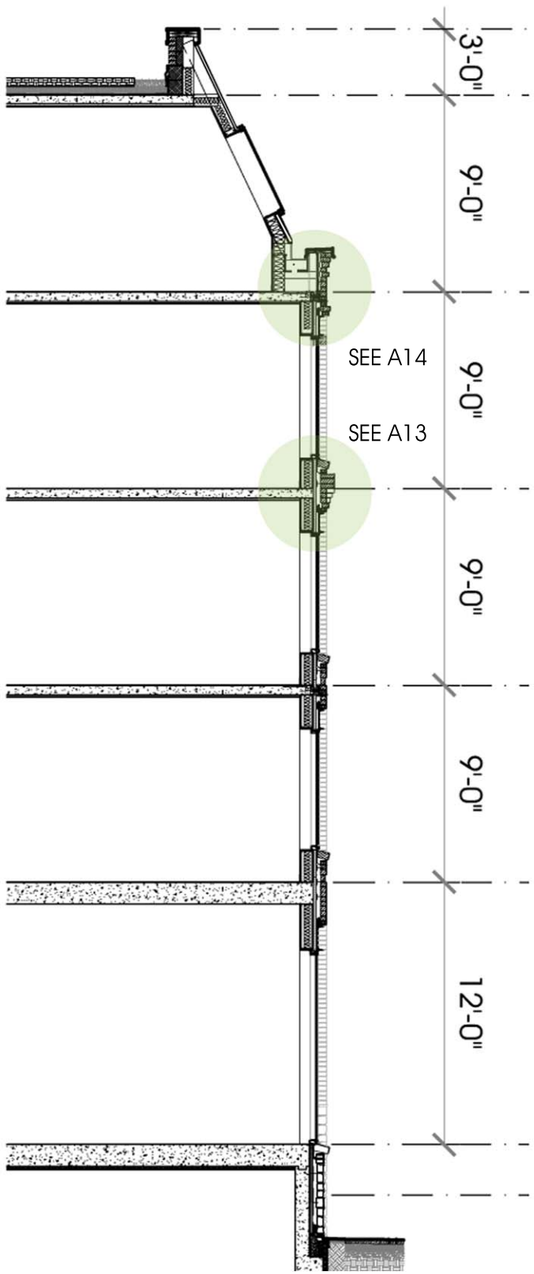
3/64"=1'-0"

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012



CARR CITY CENTERS

DUKE STREET - WALL SECTION AT MANSARD ROOF

N.T.S.

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE
11-012

A9.1

GREEN SCREEN

PROPOSED BUILDING MATERIALS

Materials			Doors & Windows	
B1	Brick 1	Buff	D1	Glass entry doors
B2	Brick 2	Red	D2	Garage Doors - Sectional with applied detail
B3	Brick 3	Dark	W1	Storefront - aluminum SDL
S1	Stone	Stone veneer	W2	Rooms 1 - aluminum frame; single; fixed
M1	Roofing	Standing seam metal roof; painted	W3	Rooms 2 - aluminum frame; pair; operable sash
M2	Canopy	Suspended metal with coffered soffit	W4	Sky Window - aluminum frame; low-profile; fixed (Velux)
G1	Guardrail	Clear tempered glass guardrail		

CARR CITY CENTERS

PROPOSED EAST ELEVATION - STRAND STREET

3/64"=1'-0"

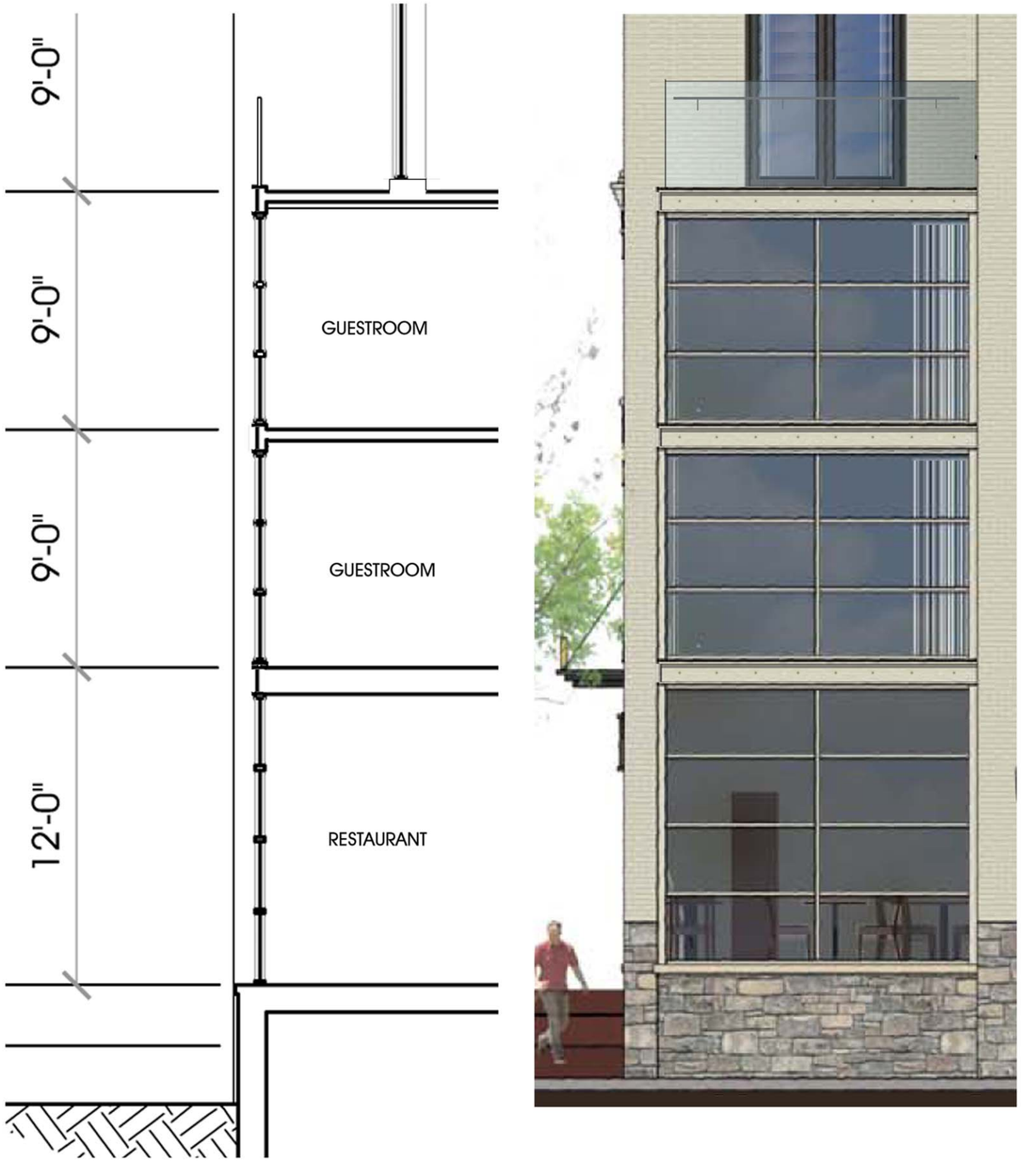
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012

A10



CARR CITY CENTERS

STRAND STREET - WALL SECTION AT "LANTERN"

N.T.S

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-2012

A10.1

FURNITURE & PLANTERS

CATENARY LIGHTING

PROPOSED BUILDING MATERIALS

Materials			Doors & Windows	
B1	Brick 1	Buff	D1	Glass entry doors
B2	Brick 2	Red	D2	Garage Doors - Sectional with applied detail
B3	Brick 3	Dark	W1	Storefront - aluminum SDL
S1	Stone	Stone veneer	W2	Rooms 1 - aluminum frame; single; fixed
M1	Roofing	Standing seam metal roof; painted	W3	Rooms 2 - aluminum frame; pair; operable sash
M2	Canopy	Suspended metal with coffered soffit	W4	Sky Window - aluminum frame; low-profile; fixed (Velux)
G1	Guardrail	Clear tempered glass guardrail		

CARR CITY CENTERS

PROPOSED NORTH ELEVATION - COURTYARD

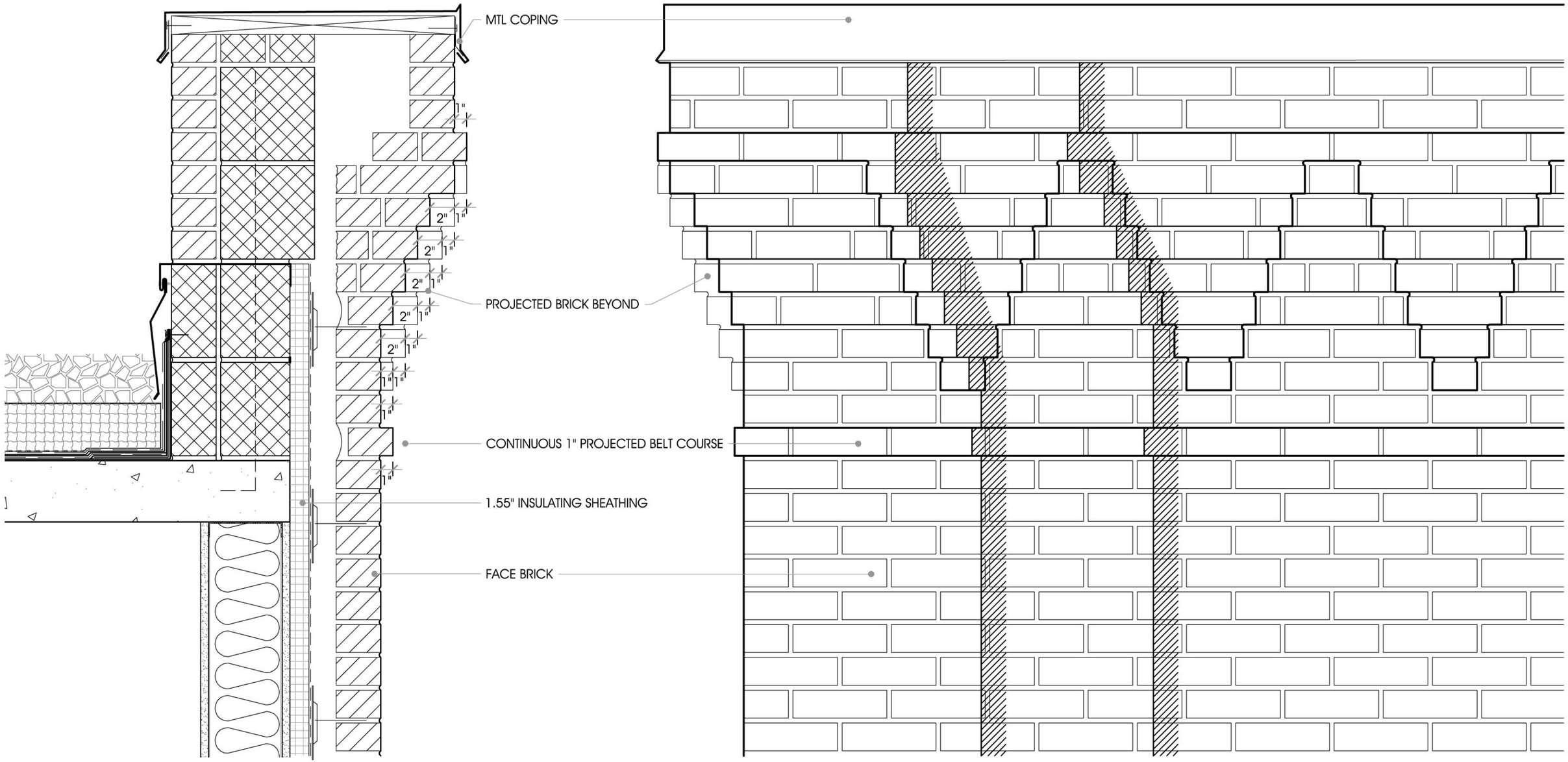
3/64"=1'-0"

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012



CARR CITY CENTERS

3RD FLOOR BRICK CORNICE DETAIL

N.T.S.

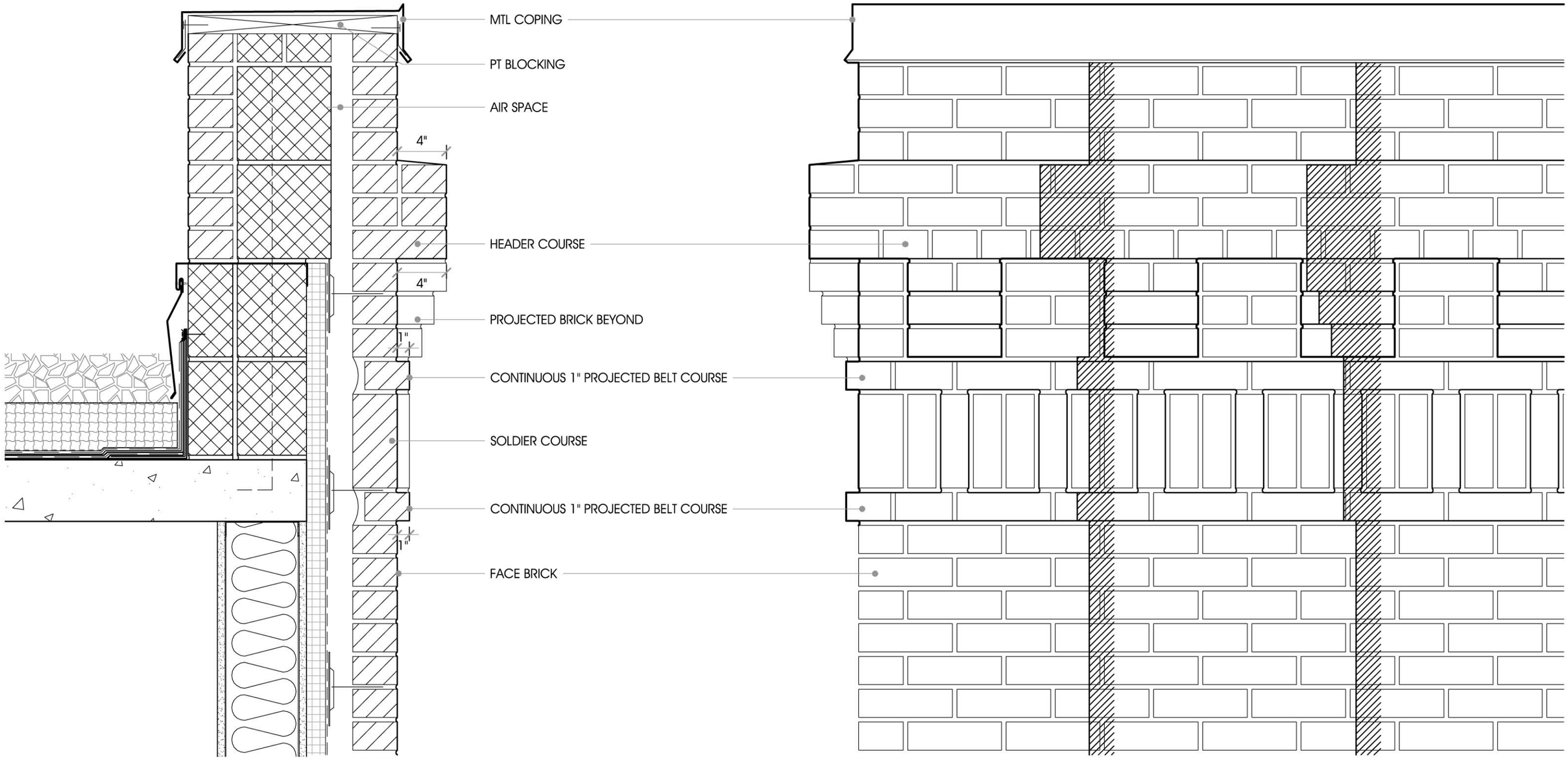
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11-012

A12



CARR CITY CENTERS

5TH FLOOR BRICK CORNICE DETAIL

N.T.S.

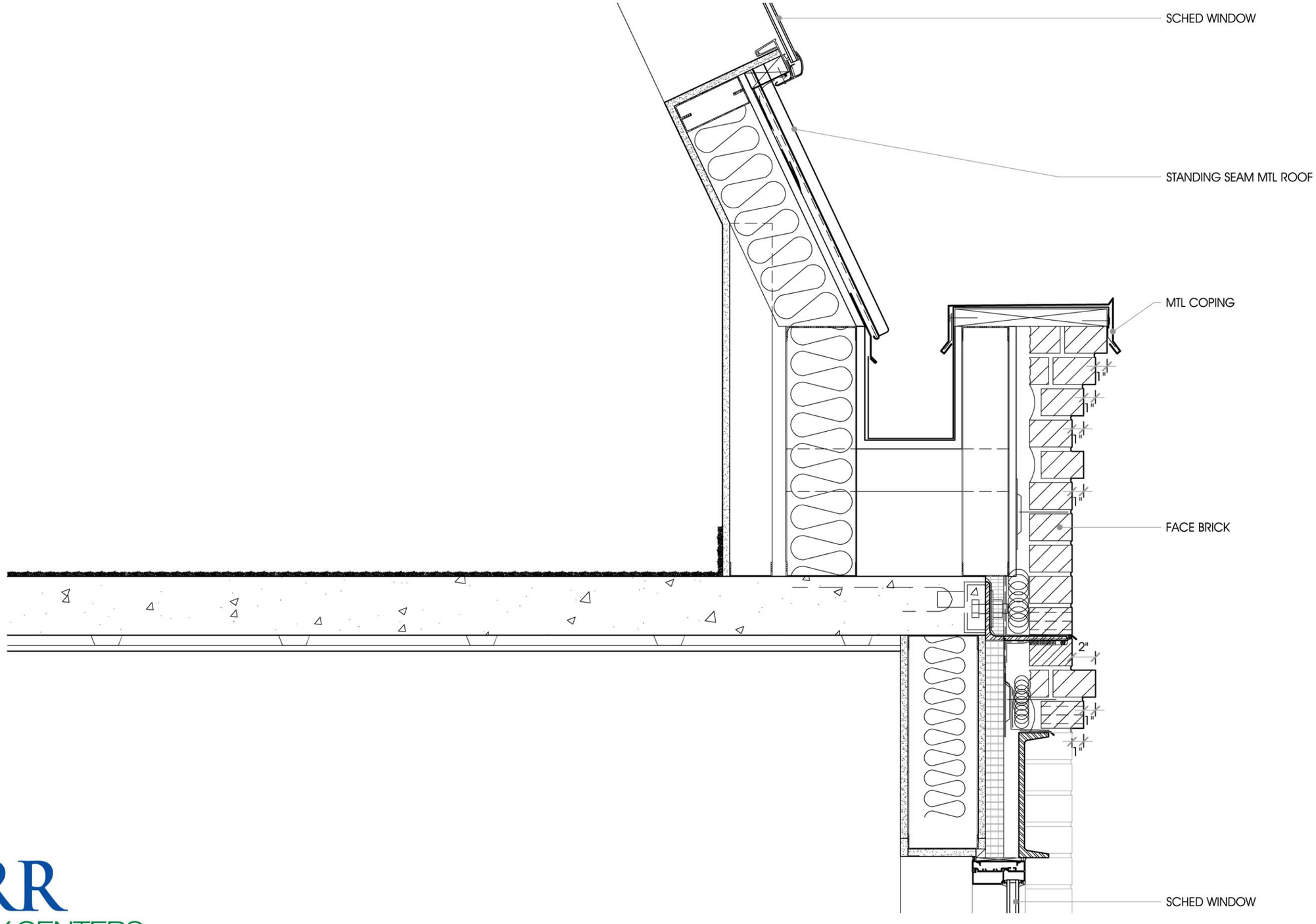
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012

A13



CARR CITY CENTERS

5TH FLOOR CORNICE DETAIL AT MANSARD ROOF

N.T.S.

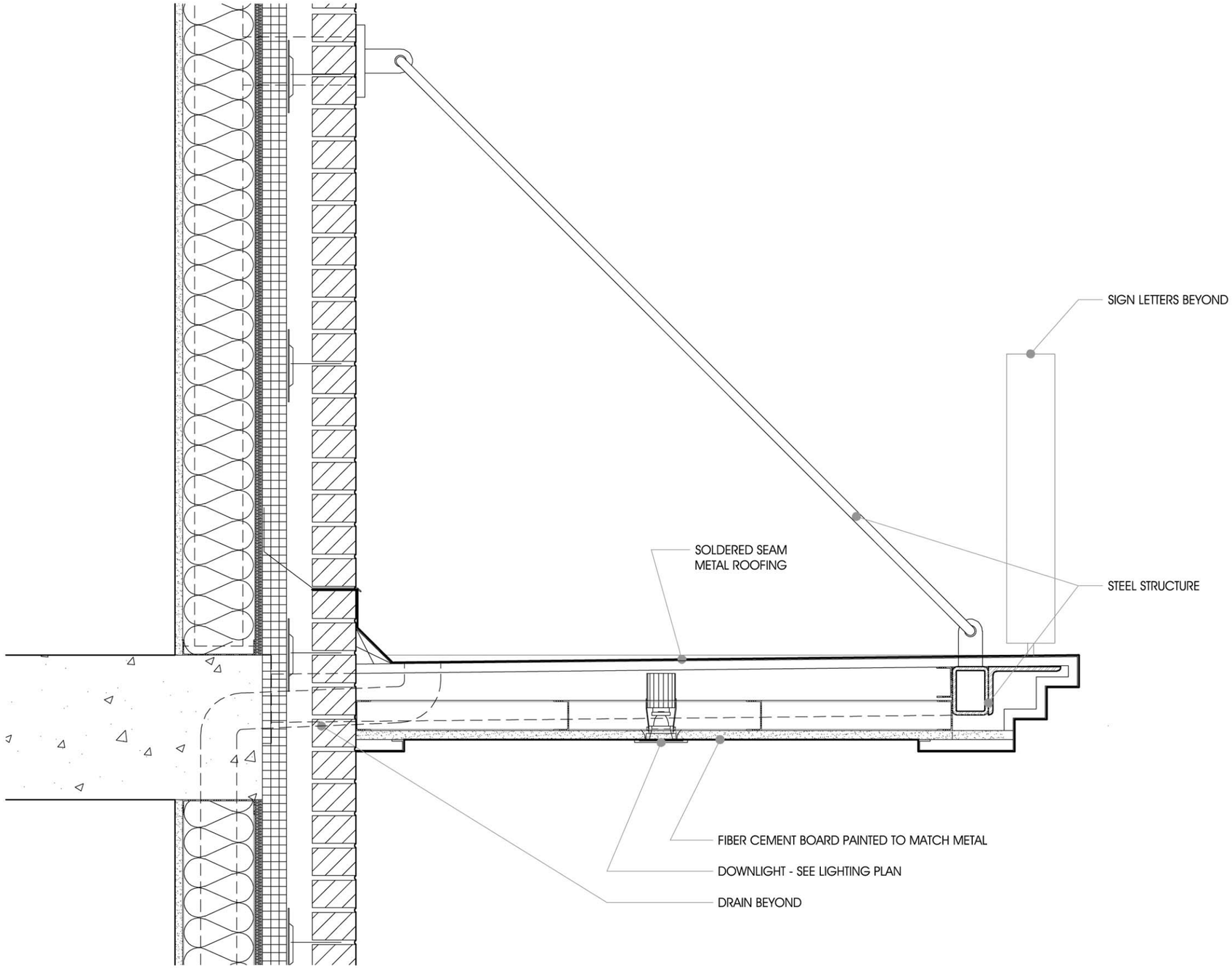
March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

11012

A14



CARR CITY CENTERS

GROUND FLOOR CANOPY DETAIL AT MAIN ENTRY

N.T.S.

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE

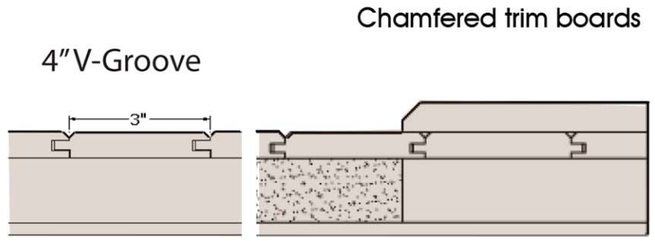
11-012

A15

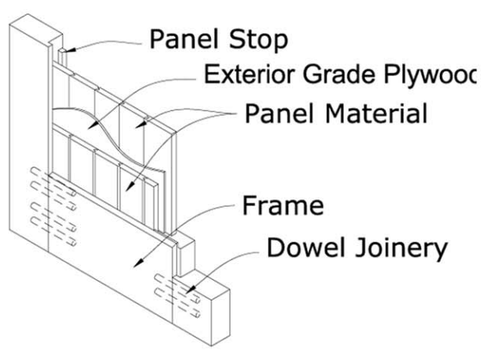
DESIGNER DOORS™ Est. 1987
ARCHITECTURAL 25 years HARMONY™

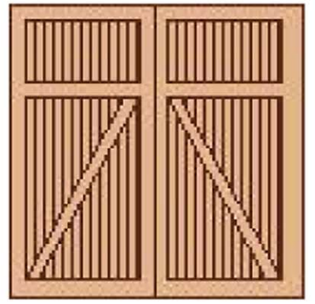
Swing Look

The Swing Look is reminiscent of swing out doors from turn-of-the century carriage houses,

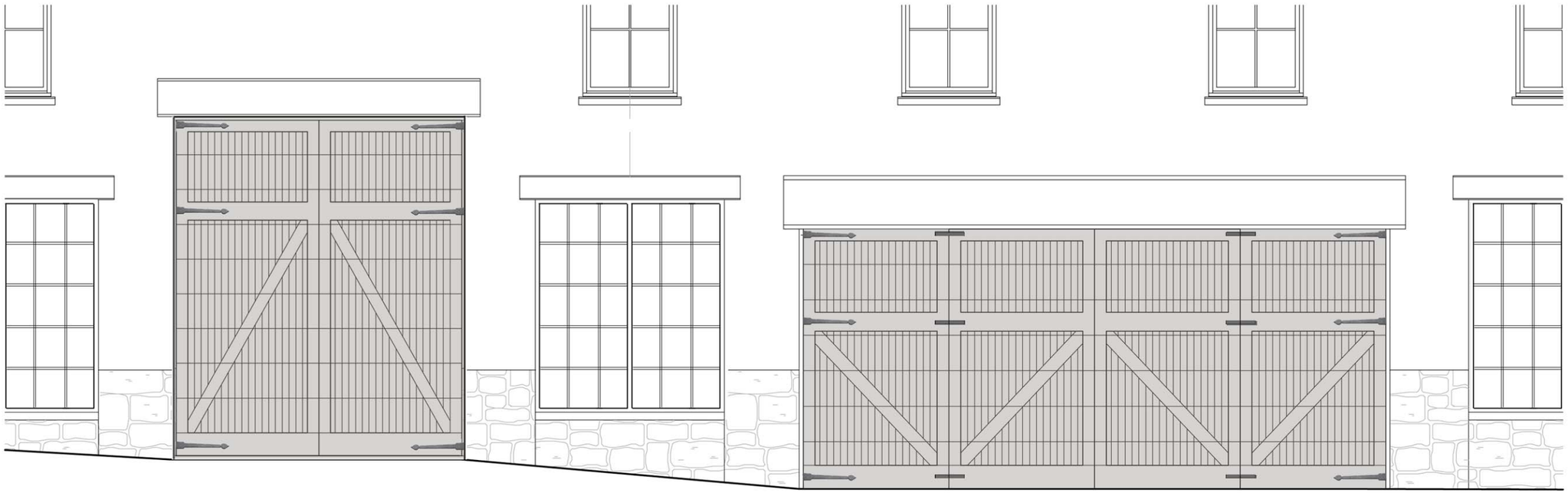


Strap Hinge





MODEL B S V H-00SC



CARR CITY CENTERS

GARAGE AND LOADING DOCK DOOR DETAILS

N.T.S.

March 19, 2014

RUST | ORLING ARCHITECTURE

CUMMINGS SITE
11-28-012

A16