

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** MAY 15, 2014

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

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 1604-1614 KING STREET (KING STREET  
GATEWAY), BAR CASE # 2014-0129

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### **I. SUMMARY**

#### *Concept Review Work Session*

The project before the Board is part of a BAR Concept Review for a residential/mixed-use development project at 1604-1614 King Street. The project consists of the retention of five of the six historic townhouses and a new covered arcade for pedestrian access to an interior courtyard and an eight story condominium building.

The BAR's Concept Review Policy was originally adopted by the two Boards of Architectural review in May 2000 to advise the Planning Commission and City Council during the development review process (DSP or DSUP) on the overall appropriateness of the height, scale, mass and general architectural design character of proposed new construction prior to a formal Permit to Demolish or a Certificate of Appropriateness review by the BAR. Recommendations of the Board during the work sessions are not binding on the applicant and are simply advisory to the Planning Commission and City Council in their deliberations for the Development Special Use Permit. However, if the Board believes that a project's height or mass, or the area proposed for demolition is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

## II. STAFF ANALYSIS

### *Site Context and history*

The project site is currently occupied by six, two-story brick townhouses fronting on King Street, with a large surface parking in the rear accessed from Decantal Street. The site is bounded by the Hampton Inn Hotel to the west and the Lorien Hotel and Spa on the east. In 2006, the boundaries of the Old & Historic Alexandria District were expanded to include the subject properties, as well as the other buildings in the 1500 and 1600 blocks of King Street. Although they were originally constructed as residences, the townhouses have had a variety of office and retail uses over the years. In 1999, during the construction of the Hampton Inn Hotel, the townhouse at 1614 King Street was damaged by fire. The site is surrounded by office and retail uses, and residential townhouses in a similar architectural style and scale are located across the street on Harvard Street.

The applicant has owned the properties since the mid-1980s and has met with Staff on several prior occasions to discuss the potential redevelopment of the property, most recently in 2013. This is the first time the Board is seeing a proposed project at this site.



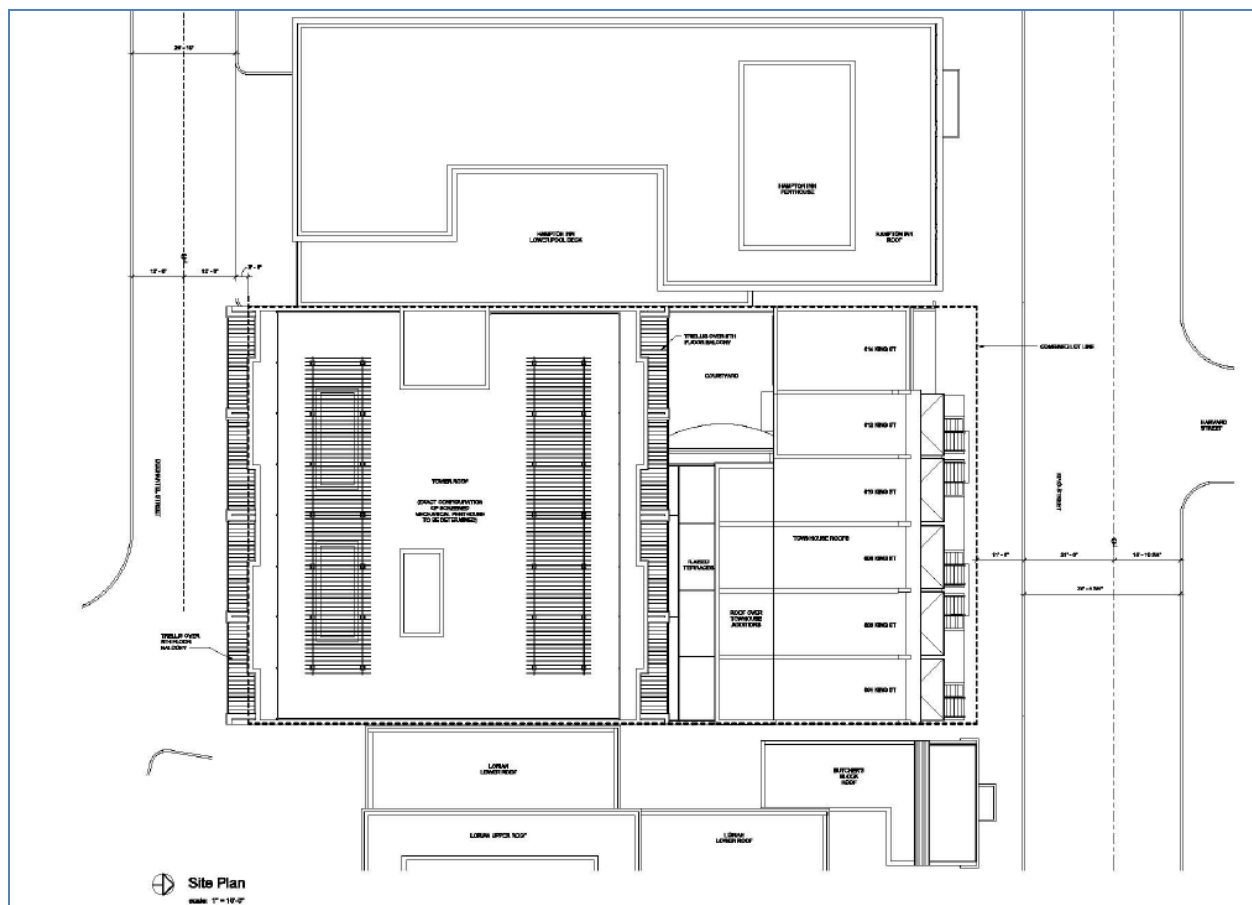
Figure 1: Photo of existing site

The six “Washington style” townhouses at 1604-1614 King Street date to the early 20<sup>th</sup> century. The five easternmost townhouses were constructed circa **1913** and 1614 King Street was constructed five years later, in **1918**. The two-story brick facades with prominent front porches are similar to the well-known townhouses of George Santmyers, a prolific and talented Washington, D.C. architect who constructed thousands of apartments and townhouses in the area, although he did not start his career until years after the construction of these townhouses. The earlier townhouses are two-story, flat-roofed brick structures with raised basements and full-width front porches. The buildings are each approximately 16 x 50 feet, with porch additions on the rears dating from the 1920s-1970s. The buildings have distinctive Arts and Crafts inspired red tile “roofs” over the cornice, decorative brackets, and cast stone jack arches and sills. The facades are constructed with hard face brick, with butter joints at the sides of 1604 and 1612. The circa 1918 townhouse on the western edge of the project site was designed by local architect

William Leon Clark<sup>1</sup>. Like the others in the row, the brick, two-story dwelling has a concrete foundation, raised basement, covered front porch and flat tin roof. While it shares many of the same decorative features as the other Washington style townhouses, many of the details and the use of decorative materials have been simplified. Instead of the red tile shed roof projection, it has a denticulated cornice below a flat brick parapet with flat stone lintels reflecting early 20<sup>th</sup> century Beaux Arts style architectural features.

Current proposal

The applicant proposes to demolish the townhouse at 1614 King Street and retain the main block of the five easternmost townhouses, while demolishing their rear ells. The upper level (second story) of the demolished townhouse will be reconstructed, creating a covered arcade for pedestrian access to an interior courtyard and the new residential building. The new condominium building will have two levels of above grade parking and six stories of residences. The five historic townhouses will have new rear additions and an open patio constructed at the second floor level, above the parking for the new building. The building will be 77 feet in height, with additional height for a penthouse. Access to all parking will be from Dechantal Street.



### Figure 2: Site plan

1 City of Alexandria building permit no. 369, 6/30/1918.

The reconstructed second floor of the townhouse at 1614 King Street will have the same general architectural style as the present townhouse, with a flat brick façade and three double-hung punched window openings, and a prominent cornice over an open arcade similar to the entrance to Norfolk Court at 309 Cameron Street (figure 3). Behind the reconstructed townhouse and the adjacent townhouse at 1612 King Street there will be an at-grade landscaped courtyard could provide outdoor seating if a restaurant is integrated into the project.

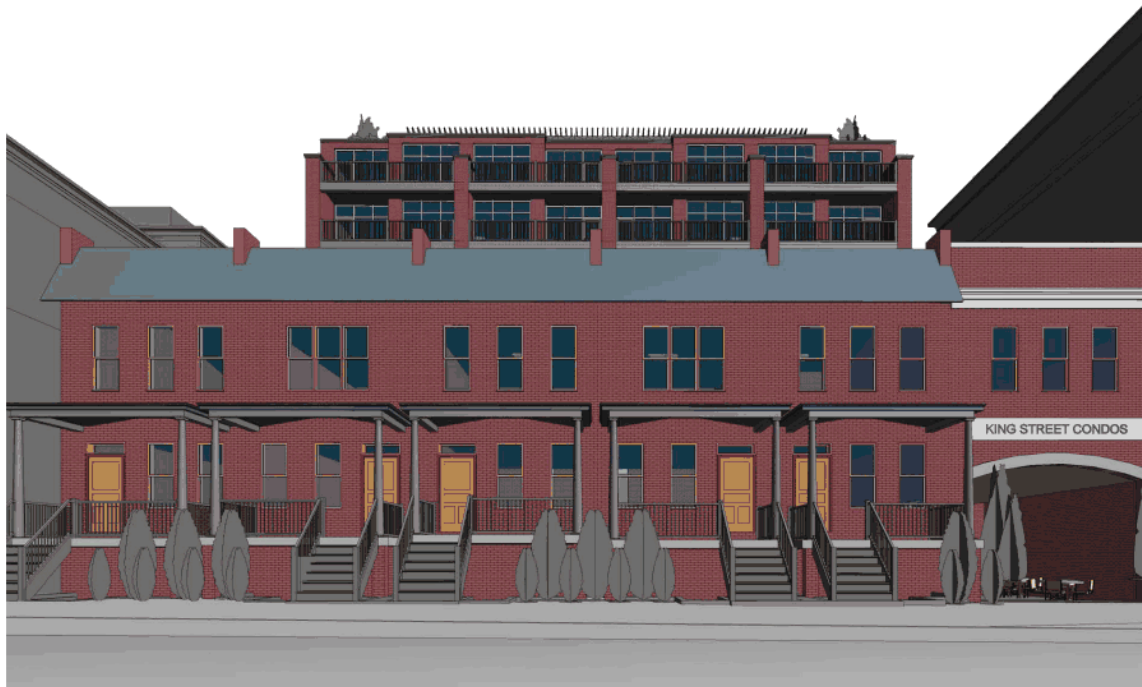


**Figure 3: Norfolk Court**

The applicant has identified the footprint for the new condominium building at the back half of the site, as well as its maximum height (77' plus...). The plans show balconies for each residential unit on the north and south elevations, as well as rooftop amenities. The elevations submitted by the applicant show a brick and glass building with a rooftop deck and pergola. The applicant has indicated that the architectural character of the building is subject to change based on feedback from the Board and suggested that there are a number of architectural styles that



may be appropriate, such as: a masonry building, a glass building, a glass and masonry building, a veranda style building or a Neoclassical style building.



**Figure 4: Rendering of the proposed project**

The majority of the project site is zoned KR, King Street Urban Retail Overlay, with a small portion along Dechantal Street zoned OCH, Office Commercial High. The properties are located in the King Street Transit District, the King Street Metro Height District #5 and the 100 year flood plain.

The project is not currently docketed for Planning Commission or City Council as it is in the early phases of development. While Development Staff provided comments on a similar project in spring 2013, they have not yet evaluated the current proposal. The applicant will likely return to the Board for another concept review prior to obtaining Planning Commission and City Council approval for a DSUP for the project. Following those approvals, the Board must approve a Permit to Demolish/Capsulate and a Certificate of Appropriateness for the project.

Permit to Demolish



**Figure 5: Site map showing areas of demolition**

In considering a Permit to Demolish/Capsulate, the Board will be asked to 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?

At the present time, Staff does not have enough information to support the demolition of the townhouse at 1614 King Street. The building dates to **1918** and its potential demolition should be carefully considered. The applicant has stated that the building was destroyed in the 1999 fire, and although it has been boarded up at the direction of the Fire Marshal since that time, Staff believes that it may be feasible to retain at least portions of the original building. The roof of the building was repaired in 2010 to limit additional damage to the framing on the interior.

Prior to making a recommendation to the Board regarding the demolition of the building, Staff would like to access the property with City engineers to better understand the feasibility of its preservation, in whole, or in part.

However, Staff does support the concept of demolition of portions of the first floor of 1614 King in order to create a covered pedestrian arcade to provide access the proposed building in the rear. Preservation of the façade and second floor use will help to retain the pedestrian scale along this portion of King Street and provide an inviting entrance to the courtyard for residents and guests. Staff also supports the applicant's proposal to demolish the rear ells on the townhouses. These have been altered since their original construction and the Board generally allows substantial alteration to these service ells on other projects. They will not be visible from the public right-of-way after the construction of the new residential building.

### Analysis of Plans

#### **Townhouses**

Staff strongly supports the rehabilitation of handsome Washington style townhouses at 1604-1612 King Street, as they are early examples of the style in Alexandria and retain a high degree of architectural integrity. Their retention will also help to define the historic streetscape along King Street, one which has changed significantly following the construction of the Metro. Staff recommends that any alterations to the townhouses be undertaken with great care and that historic materials be retained, or if necessary, replaced in kind.

#### **Residential high-rise building**

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, that the architectural details used throughout the building be consistent with that same style but that the building should not be a slavish replica of any particular building in the district. Additionally, the *Design Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines." The historic district, in particular this western edge of Old Town, features a wide range of architectural styles and building types (from commercial office buildings, to historic townhouses, to multi-story hotels) from which to consider when constructing new residential buildings. Staff finds the proposed new construction generally in keeping with the scale and character of this particular diverse section of the historic district.

The applicant is looking for the Board's feedback on what architectural character would be most appropriate at this location. Although the applicant will show the Board six alternatives, the brick and glass building itself changes very little and the alternatives are limited to the skin and rooftop treatment (figures 6-11). Keep in mind that even though the height of the proposed building is taller than the adjacent hotels, the location of the tower at the back of the site and behind the townhouses makes visibility of the building more limited (figure 7). Staff believes that the more simple and straightforward designs with less embellishment would be the most appropriate in the location, especially given the architecture of the surrounding buildings. Staff has no objection to an 8 story brick building with a flat roof and a significant amount of glazing.



Figure 6: Alternative 1



Figure 7: Alternative 2





Figure 8: Alternative 3



Figure 9: Alternative 4



Figure 10: Alternative 5



Figure 11: Alternative 6

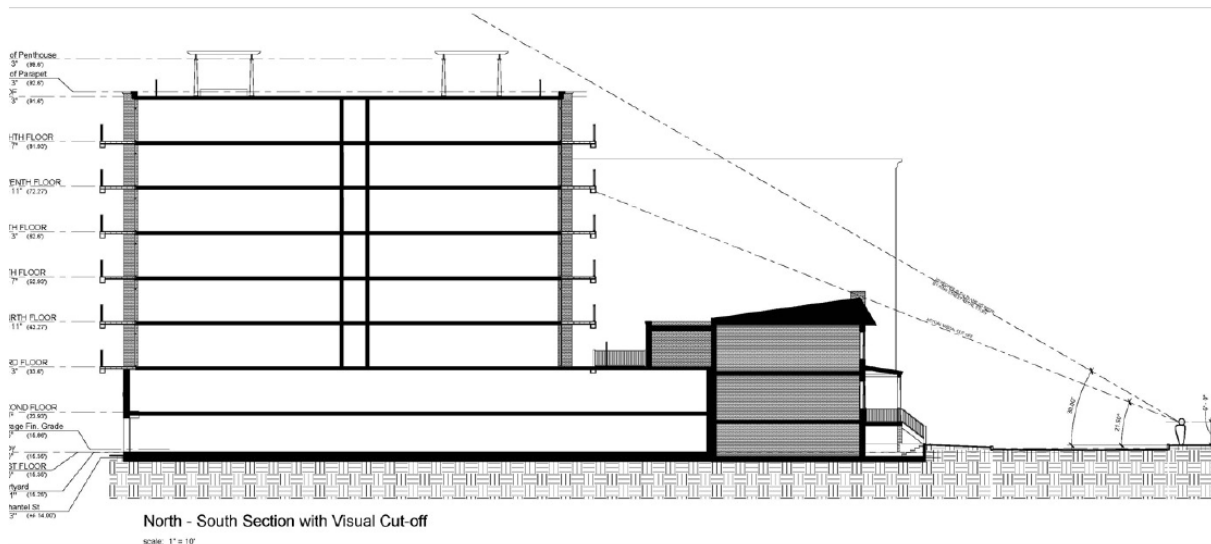


Figure 12: Height/view study

### Next Steps

Since the last time Planning & Development Staff did a review of the proposed project in Spring 2013, the project has evolved to the concept now before the Board. The applicant must submit revised plans (Concept #2) to Development Staff so that they can ensure zoning ordinance compliance (DSUP #2013-021). The applicant should continue to work with Staff as plans are refined to ensure continued conformance with BAR requirements and should return to the Board for a second concept review.

### **IV. STAFF RECOMMENDATION**

Staff recommends that the Board find:

1. That demolition of the rear ells and the pedestrian arcade concept is appropriate but that additional information is needed to determine if the demolition of additional portions of 1614 King Street is appropriate;
2. That the proposed overall site layout is appropriate;
3. That the height, scale and mass of the proposed residential building is appropriate;
4. That the applicant continue to work with staff to refine the architectural character of the proposed residential building;

### **V. CITY DEPARTMENT COMMENTS**

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

### **CODE**

F-1 Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit

plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.

- C-1 Building and trade permits are required. Five sets of construction documents sealed by a Registered Design Professional that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

## **ARCHAEOLOGY**

### **Archaeology Findings**

- F-1 In 2007 a cultural resources consulting firm completed a documentary study and archaeological assessment for the properties at 1604-1614 King Street. The authors of the final documentary and assessment report concluded that the properties as a whole retained a high level of archaeological potential. There is precedence for this assessment as the adjoining lots at 1600 King Street (at what is now the Lorien Hotel and Spa) contained significant archaeological deposits including a mid-nineteenth century well and other subsurface features.
- F-2 The documentary and assessment report recommended that, in consultation with Alexandria Archaeology, an Archaeological Evaluation guided by a formal Scope of Work is needed for the properties at 1604-1614 King Street in order to ensure that potentially significant archaeological remains are identified and recovered prior to construction. Alexandria Archaeology concurred with this recommendation.
- F-3 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

### **Immediate Archaeology Recommendations**

1. To insure that significant information is not lost as a result of the proposed development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation study. The applicant shall contact Alexandria Archaeology to obtain a Scope of Work for the Archaeological Evaluation by the next concept submittal. Prior to release of the final site plan, all required archaeological preservation measures, as outlined in the *City of Alexandria Archaeological Standards*, shall be completed or in place.

### **Future Archaeology Conditions for Later Plans**

2. \*The Final Site Plan, Grading Plan, or any other permits involving 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) shall not be released until the City archaeologist confirms that all

archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at 703-746-4399.

3. \*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.
4. \*The applicant/developer shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.
5. The three statements in archaeology conditions above (marked with an asterisk “\*”) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Erosion and Sediment Control, Grading, Landscaping, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
6. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.

#### Open Space Recommendation

1. Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The archaeological consultant shall provide information about the history of the site for use by the designers as early as possible during the concept review process. Preliminary plans shall indicate themes and possible locations of interpretive markers. The actual locations shall be part of the first submission of the final plan for review. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by OHA/Alexandria Archaeology, RPCA, and Planning.

#### Zoning Requirements

- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

#### T&ES

##### RECOMMENDATIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged



during construction activity. (T&ES)

- R3.No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

#### FINDINGS

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

#### CITY CODE REQUIREMENTS

- C1.The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C2.The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C3.All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C4.Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

#### **ATTACHMENTS**

- 1 – Supporting Materials*  
*2 – Application for 1604-1614 King Street Concept Review*  
*3 –BAR Conceptual Review Policy, 5/3/00*

## NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT OF 1604-1614 KING STREET

One of the last sites for new development near the King Street Metro, the owners of this site have tried a number of times in the past to create a feasible development plan that meet the difficult site, planning and zoning conditions of this 17,480 square foot site.

On the south side of the 1600 block of King Street, between the Lorian Hotel and the Hampton Inn Hotel, fronting also on Dechantal Street, and within 1000 feet of the metro site, a development of this site, involving preservation of the existing townhouse fronting on King Street, can be a major addition to the vitality of the King Street area.

### Preservation of the Townhouse frontage on King Street

Since the early-2000's, and the King Street Retail Study, the City has been committed to preservation of the 1910-era townhouses that front on King Street. The site was added to the Old and Historic District in about 2007. While the townhouse at 1614 King Street, built at a later date than the others, was destroyed by an arsonist's fire in 1999, its reconstruction in an appropriate design, can provide a primary entrance to the development of the back of the site. While the townhouses have limited potential for most retail uses, as noted in the King Street Retail Study, they have and can continue to serve for small office and residential use, even if portions of the rear of the structure are not retained.

### Use Alternatives and Market Feasibility

Over the last several decades various uses have been considered for the site including office, hotel and residential uses. Because of the construction of two hotels flanking the site, another planned for Prince Street and Diagonal, and others in the area, a hotel use is not considered feasible at this time. The current market for office space in the King Street area does not seem likely in the near future to support additional high-rise office space on the site. After several years in which the economic recession has made it impossible to obtain development financing for this site, now, a residential use, condominiums or rental apartments, does appear to be potentially financeable and marketable. This use also will provide a much-needed component to the mix of uses in the area and the most contribution to the street life and economic and social viability of the area.

### Flood Plain Considerations

The recent Flood Plain ordinance has created additional restrictions of the site's development in particular by prohibiting below grade parking for residential use. As a result, the owner's have had to completely redesign its development proposal to provide suitable parking above grade. The parking required for residential units that was originally planned to be below grade must now be above grade, necessitating that the new condominium building located behind the existing townhouses to be 8 stories (2 parking and 6 residential). With above grade parking as required, in order to provide the needed distance for the parking ramp, regulation aisles and to meet parking requirements, the rear "ells" of the townhouses must be removed.

### Planning and Zoning Conditions

The site permits, by SUP, a development of up to 3.0 FAR. The overlay height district applicable to the site permits a building of 77 feet above finished grade. The parking requirement is one space per residential unit (25 percent full-sized spaces) plus handicapped spaces. No spaces are required for office or retail uses. Other City code requirements apply to the site.

### Proposed Development

The proposed development meets the planning and zoning conditions and all of the other City code requirements with only a few minor exceptions: for setbacks from Dechantal St., crown coverage requirements, and encroachments over the Dechantal St. sidewalk of balconies.

To provide above grade parking, 2 levels of parking structure are required. Residential condominiums are proposed in six stories above the parking. A 30 foot setback is maintained between the townhouses and the condominiums permitting a landscaped open space area that serves the adjacent units and provides an attractive, green view for all north-facing units. A spacious courtyard featuring water elements, landscaping, seating areas and public art is proposed to provide an attractive open space available to the public. 1612 is proposed as either a community or condominium space or a café or lounge fronting on the entryway that might use the courtyard and entryway space for outdoor dining.

Most of the existing townhouse row is to be preserved and restored to maintain the historic streetfront. The condemned building at 1614 is to be replaced with a new restoration that along the lines of Norfolk Court, on Cameron Street opposite City Hall, providing at sidewalk grade an entryway to the courtyard and condominium on the rear of the site.

### Responding to BAR concerns.

This proposal is made after preliminary consultation with BAR staff, in particular with reference to concerns about the treatment of the building at 1614 King Street, which cannot be retained and has to be rebuilt, but is part of the historic streetscape fabric. All parties have agreed on the need to retain the front and major areas of the existing five other townhouse, but the flood plain ordinance requirements makes it impossible to provide the parking for a feasible development without removing the rear extensions of the townhouses.

The necessary reconstruction of the 1614 unit which is structurally unsound, provides the opportunity to incorporate the necessary entrance to the open space and the new condominium building at the street level of a rebuilt townhouse. A treatment like that used at the "Norfolk Court" building on Cameron Street, opposite City Hall, is proposed.

As the new flood plain requirement for above grade parking, made the full retention of these townhouses impossible in any residential development (due to parking requirements and the configurations necessary for a parking lot as noted above), sizable publically accessible open courtyard area has been proposed to offer an amenity for the community

Treatments of the exteriors of the buildings, both the townhouses and the new condominium building that are shown in the plan submissions are illustrative, only. Proposed treatments will be developed after consultation with the BAR and its staff.



## Preliminary Development for:

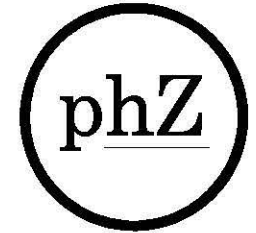
# KING STREET CONDOMINIUMS

1604-1614 King Street  
Alexandria, VA

PARTIAL MAP  
Project City



DRAWING INDEX	
SHEET NUMBER	SHEET NAME
T001	COVER SHEET
C101	PARCEL MAP
C102	SITE PLAN WITH FLOOD PLANE
C103	AERIAL PHOTO / SITE INFORMATION
L101	PUBLIC/PRIVATE OPEN SPACE PLAN
L102	GROUND LEVEL LANDSCAPE PLAN, SECTIONS & ELEVATIONS
L103	LANDSCAPE PLAN - ROOF
A101	ARCHITECTURAL SITE PLAN
A102	FIRST FLOOR PLAN
A103	SECOND FLOOR PLAN
A104	THIRD FLOOR PLAN
A105	TYPICAL FLOOR PLAN - OPTION 1
A106	TYPICAL FLOOR PLAN - OPTION 2
A107	TYPICAL FLOOR PLAN - OPTION 3
A108	TYPICAL FLOOR PLAN - OPTION 4
A109	TYPICAL FLOOR PLAN - OPTION 5
A110	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A205	COURTYARD ELEVATIONS
A301	SECTION & VIEWS
A301	GROSS & NET AREA BUILDING FLOOR PLANS
A310	SALABLE SF
A311	SALABLE SF



Architects

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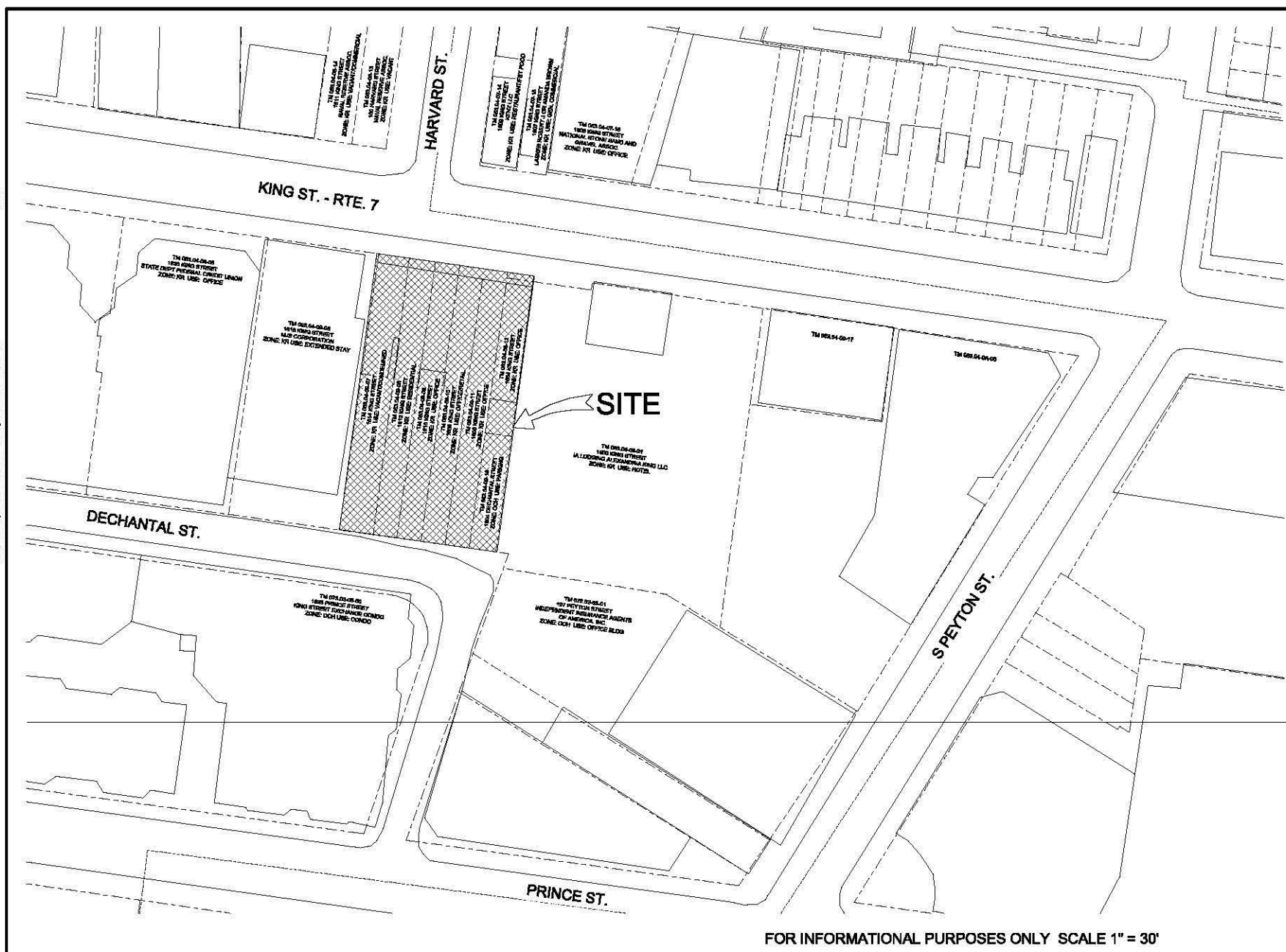
No.	Description	Date
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- Symbol Indicates Revision Issued

REVIEWED APPROVED	REVIEWED APPROVED

SET No.

Date: 12.16.13  
Project: 13006  
Cover Sheet: T001



FOR INFORMATIONAL PURPOSES ONLY SCALE 1" = 30'

**PROJECT TITLE**  
**King Street Condo**

1604-1614 King Street  
Alexandria, VA



8047 Clear Meadow Drive  
Caryllus, NY 13434  
315.992.0901  
www.nizansh.com

**CONCLUSIONS** The present study has shown that the use of a single, low-dose, intravenous bolus of propofol is not sufficient to provide adequate sedation for the majority of patients undergoing a colonoscopy. The use of a continuous infusion of propofol is necessary to provide adequate sedation for the majority of patients undergoing a colonoscopy. The use of a continuous infusion of propofol is also necessary to provide adequate sedation for the majority of patients undergoing a colonoscopy.

உருவகம்: கனம் ராஜ் / பிழைப்பு / கனம் ராஜ்

### Consent: All patients gave informed consent.

#### CONSULTANT INFORMATION

#### CONSULTANT INFORMATION

**KEY POINT**



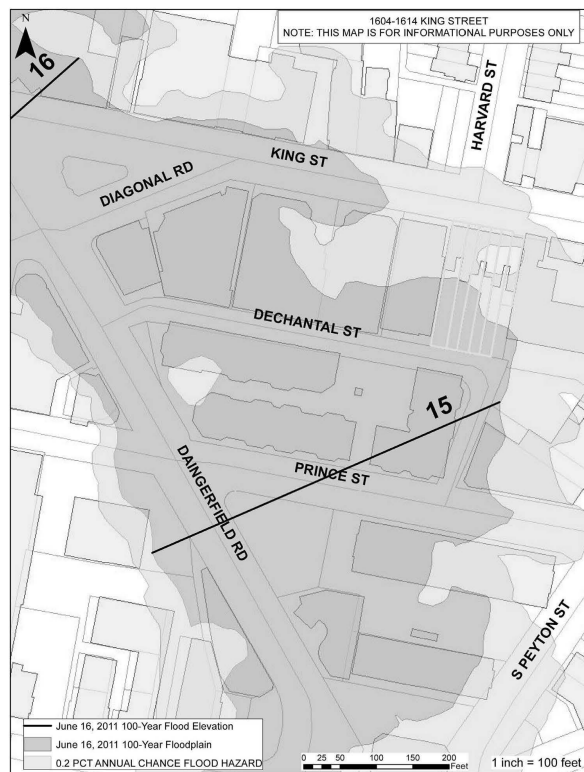
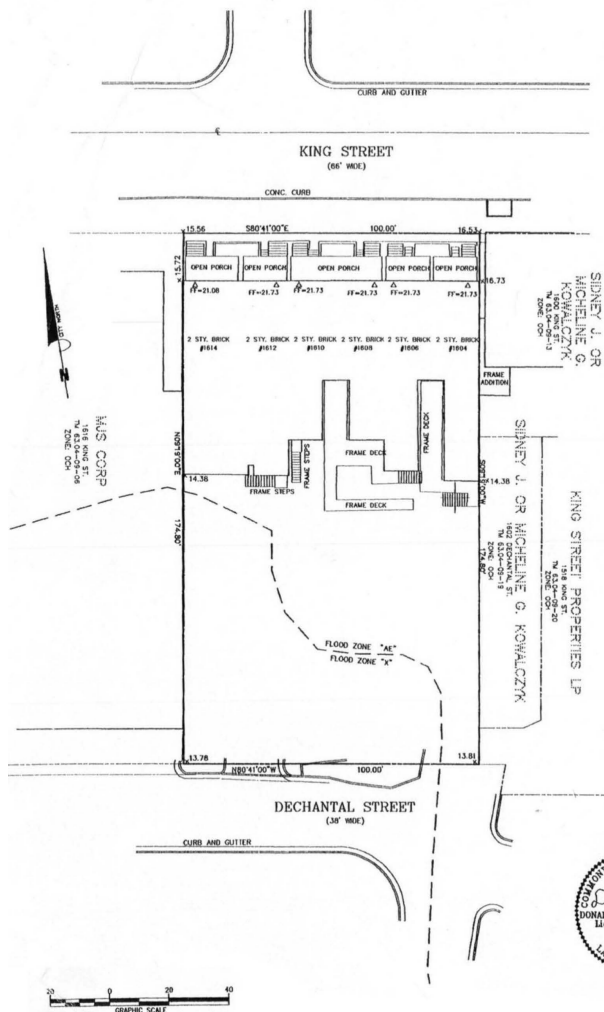
ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

 - Standard Installation Procedure: See page 10

PMSE Project #	13088
Date Issued	12/10/13
Scale	1" = 30'-0"
File Name	
Reviewed By:	Checker
Prepared By:	Author

**Parcel Map**

**C101**

CITY OF ALEXANDRIA  
FLOODPLAIN MAP

**SITE PLAT**  
**SCALE: 1" = 20'**

PROJECT TITLE:  
**King Street Condo**

1604-1614 King Street  
Alexandria, VA



5047 Clear Meadow Drive  
Camillus, NY 13031  
315.558.4321  
[www.phzarch.com](http://www.phzarch.com)

Consultant: Structural Engineer

Consultant: Mechanical / Plumbing / Electrical Engineer

Consultant: Astleskin

#### CONSULTANT INFORMATION

### CONSULTANT INFORMATION

### KEY PLAN



KEYPLAN - XXXX

ISSUED AND REVISION NOTIFICATION

No.	Description	Date
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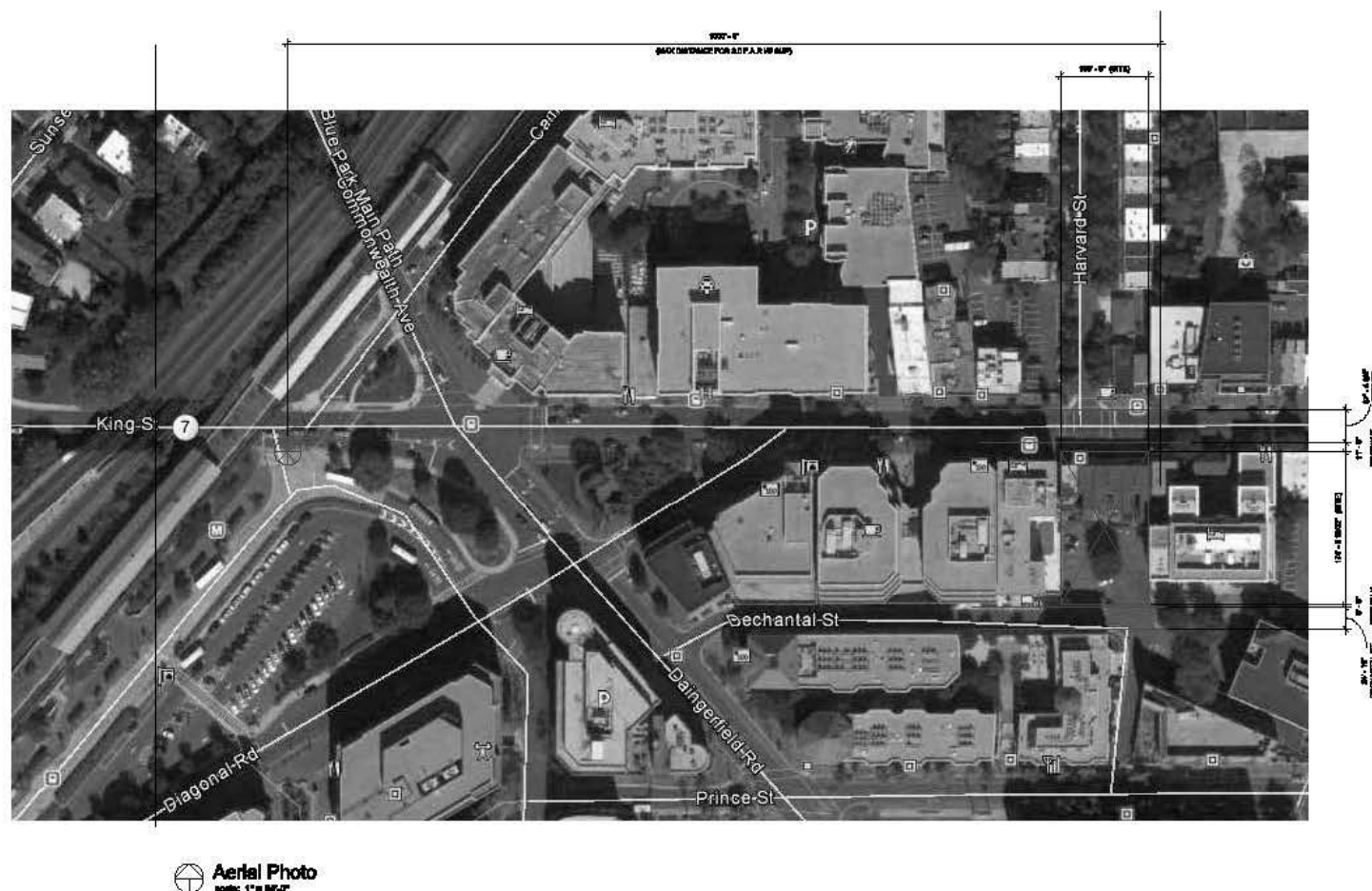
1 - Symbol indicates Revision issued

	P&G Project #	13006
	Date Issued:	12/16/13
	Code:	
	File Name:	
	Reviewed By:	Checker
	Drawn By:	Author

DESCRIPTION:  
**SITE PLAT WITH FLOOD  
PLANE**

CHANDLER M.

**C102**



## PROJECT WILK

1604-1614 King Street  
Alexandria, VA



85-47 Chevrolet Camaro  
 6-cylinder, 197 12000  
 27484/421  
 www.chevy.com

1998年12月15日

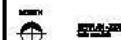
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1. <i>Chrysomelidae</i>	10	10	10	10
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69. <i>Chrysomelidae</i>	10	10	10	10
70. <i>Chrysomelidae</i>	10	10		

3

#### CONSULTANT INFORMATION

#### COMPLIANT INFORMATION

— 2 —



ISSUED AND REVISION NOTIFICATION		
No.	Description	Date



2016 Payroll	1,200
State Income	1,275
Gross	1,200 + 1,275 = 2,475
Net	2,475 - 1,200 = 1,275
2017 Payroll	1,200
State Income	1,275
Gross	1,200 + 1,275 = 2,475
Net	2,475 - 1,200 = 1,275

## AERIAL PHOTO / SITE INFORMATION

1

**C103**

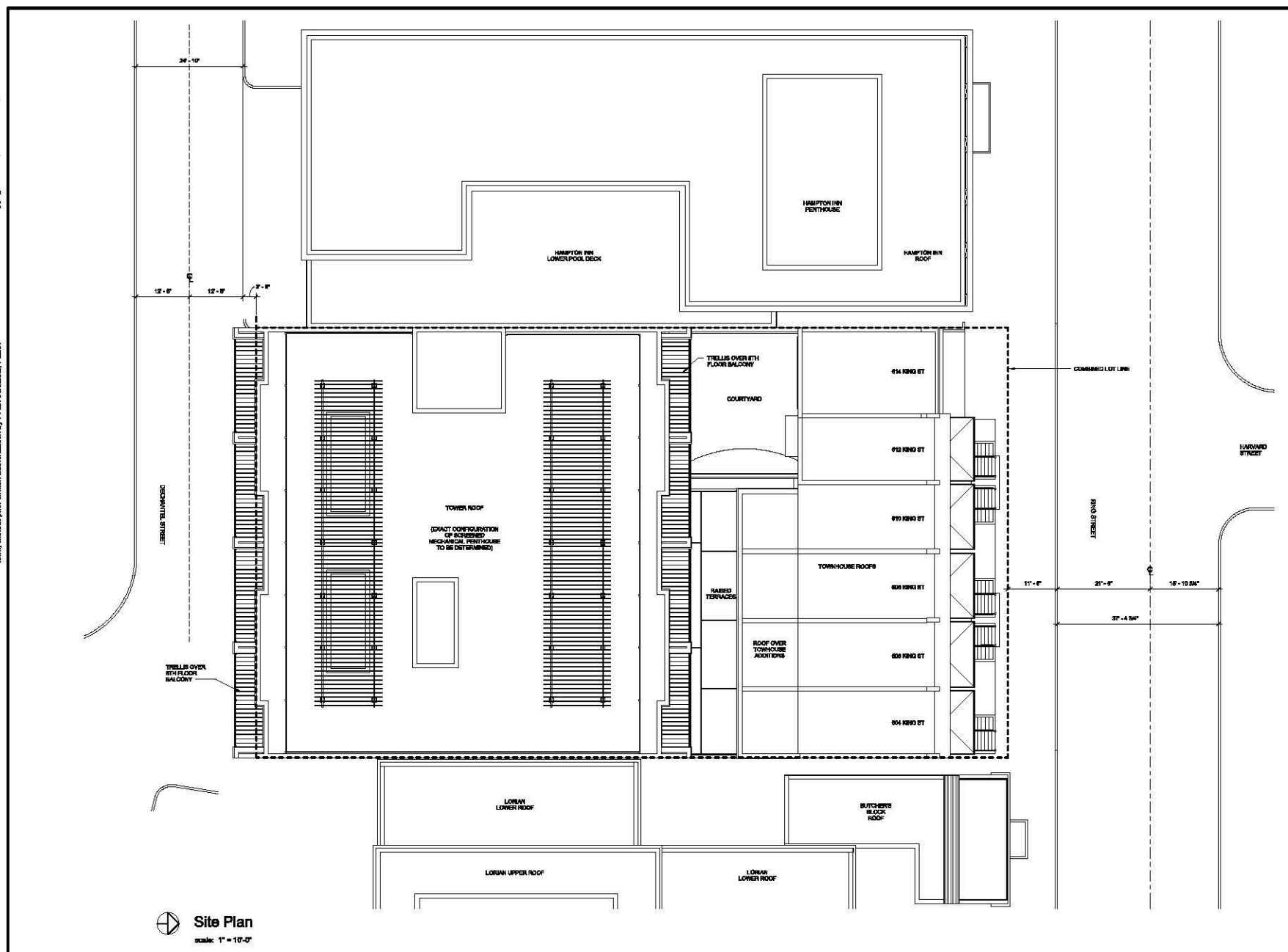












 **Site Plan**  
scale: 1" = 10'-0"

**PROJECT TITLE**  
**King Street Condo**

1804-1814 King Street  
Alexandria, VA



807 Chart Masonry Drive  
Columbia, KY 40301  
360.956.4241  
www.phzarch.com

Architect: Michael Hager

Engineer: Michael Hager/Engineer/Engineer

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISION



ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

APPROVED AND REVISIONS	
APPROVED	12/1/13
DATE	12/1/13
SCALE	1" = 10'-0"
DESIGNED BY	CHECKED
PROJECT	AUTHOR

**ARCHITECTURAL SITE PLAN**

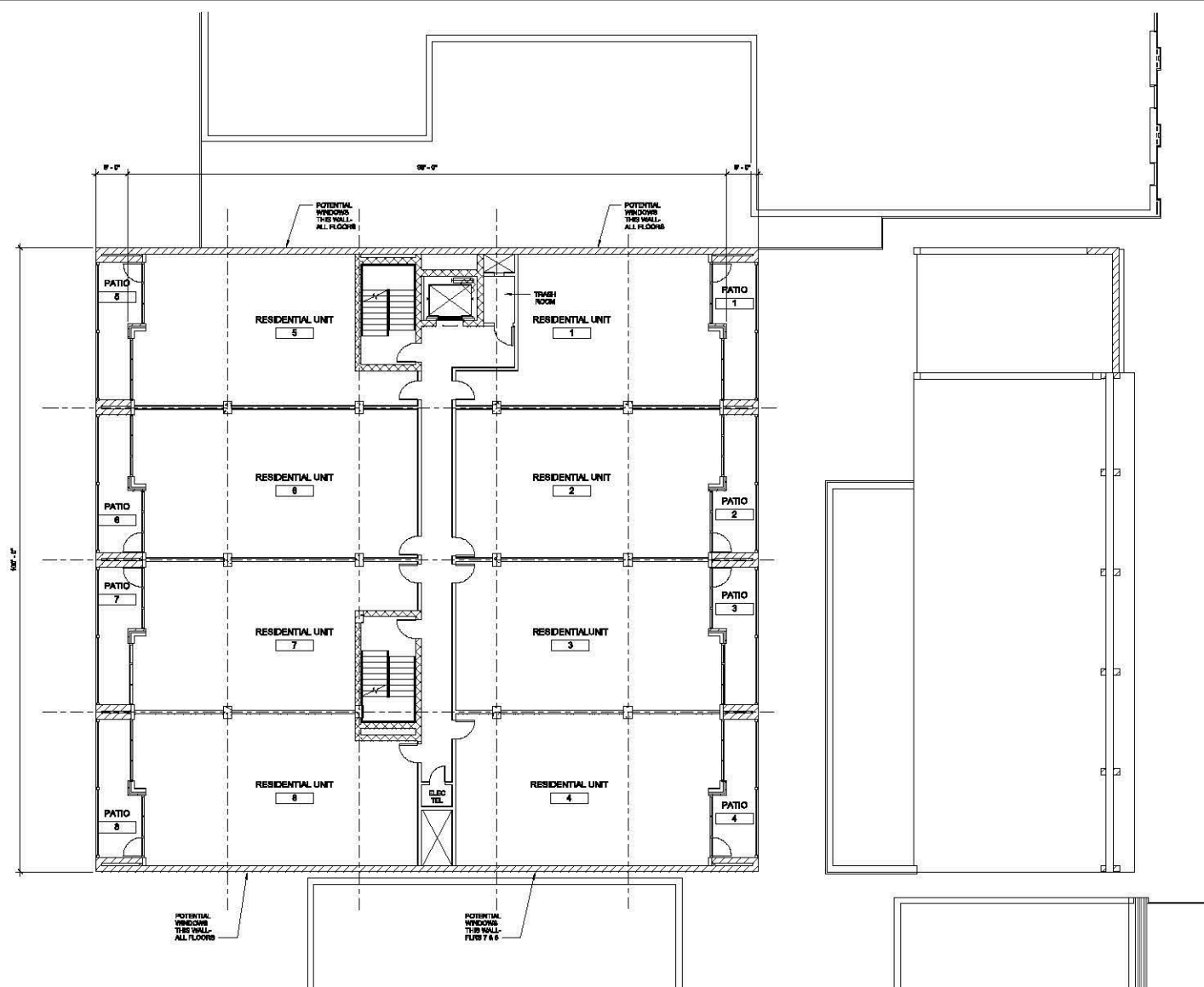
**A101**











 Typical Floor Plan - 4th thru 8th  
(showing 8 units per floor)  
scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



307 Chart Mender Drive  
Corvallis, NY 13821  
360.956.4241  
www.phzarch.com

Architect: Michael Hightower

Engineer: Michael Hightower/Registered Engineer

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED



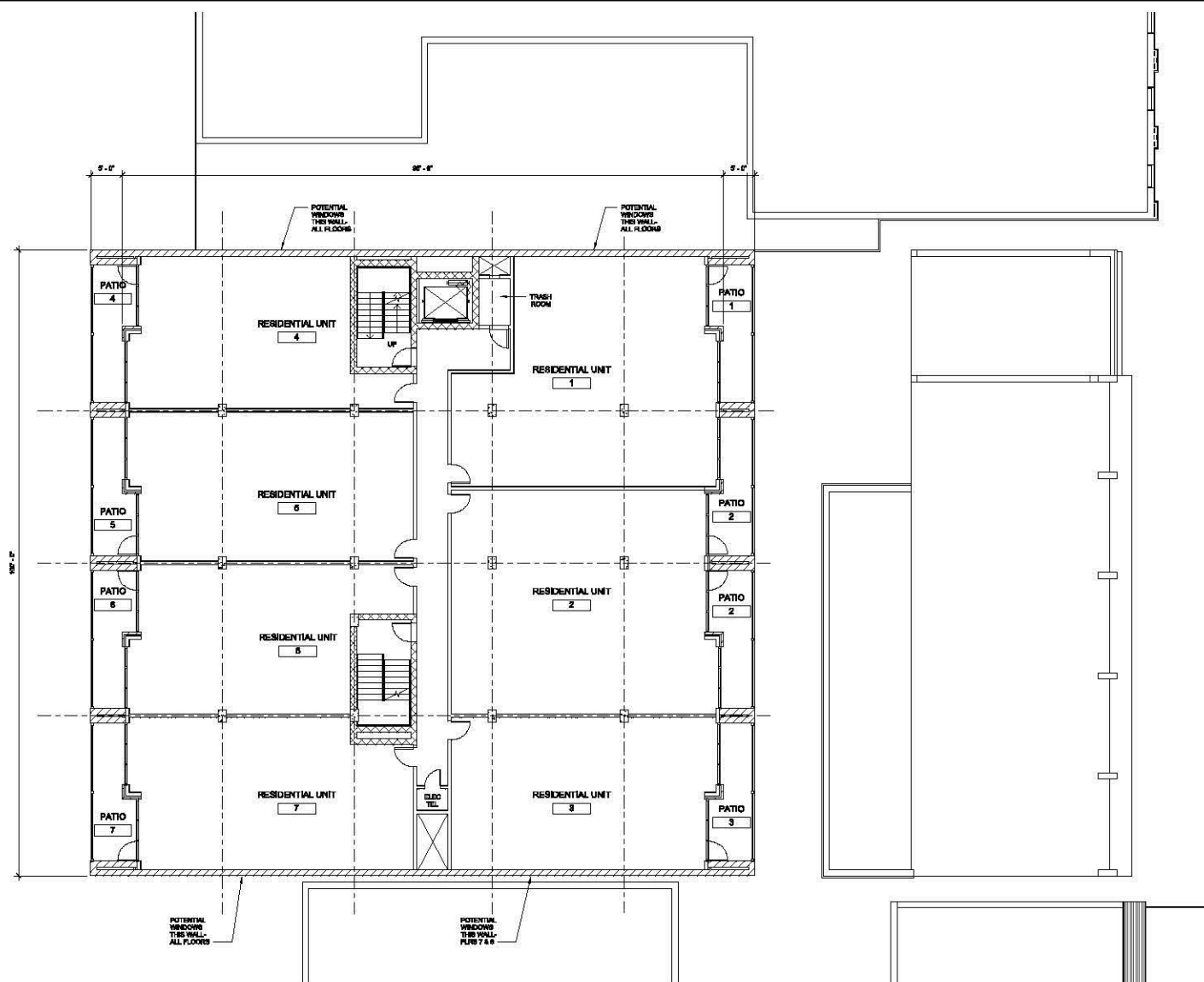
ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

 - Approximate Indication of Orientation

Project No.	13085
Date Issued	12/11/13
Scale	1/8" = 1'-0"
File Name	
Revised By	Checker
Printed By	Author

TYPICAL FLOOR PLAN -  
OPTION 1

A105



Typical Floor Plan - 4th thru 8th  
(showing 7 units per floor)  
scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



3077 Chart Wacker Drive  
Columbia, KY 40301  
360.956.4241  
www.phzarch.com

Architect: Michael Hager

Engineer: Michael Hager

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED



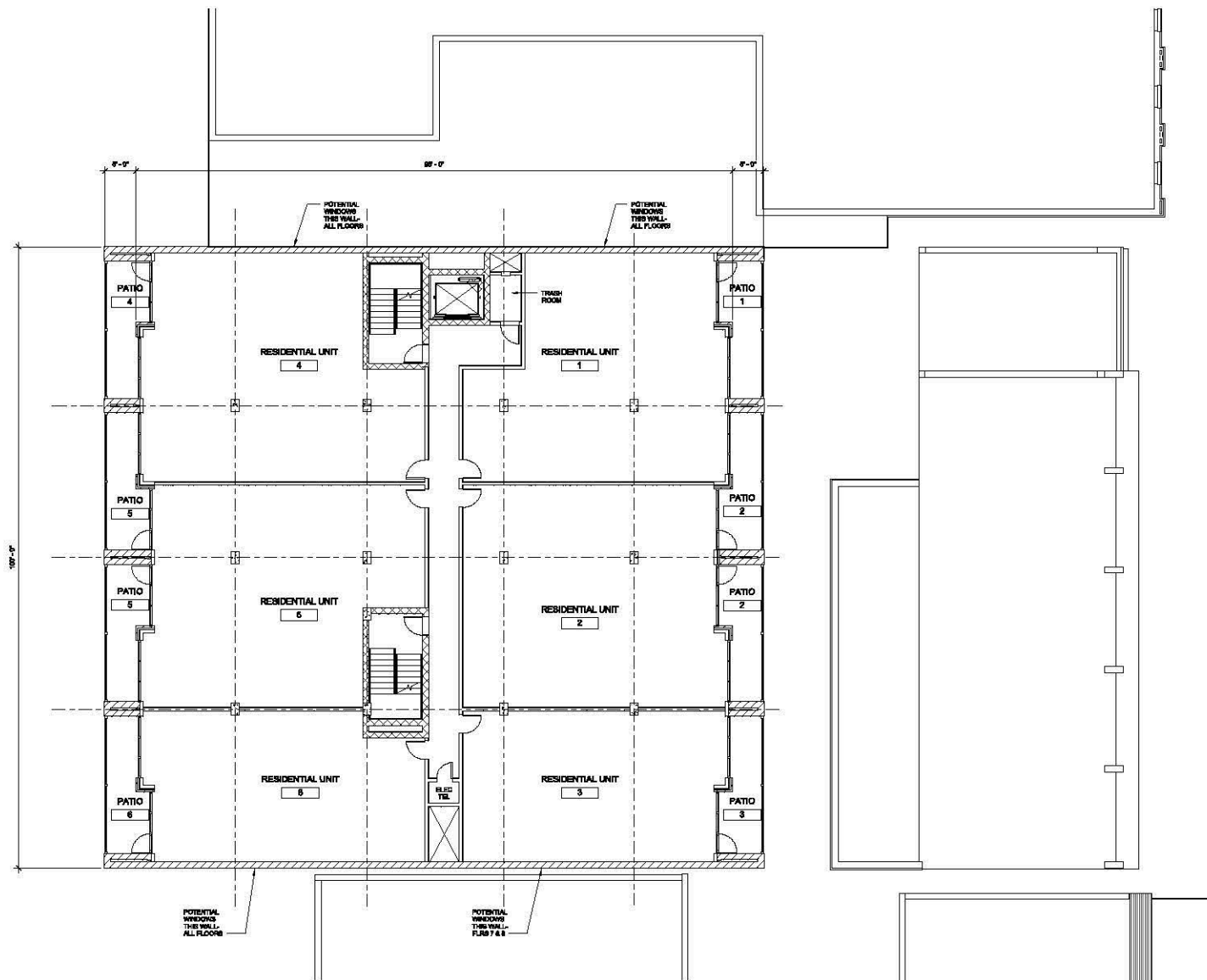
ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

Approved: Michael Hager		Project #	13085
Author	Michael Hager	Date Issued	12/1/13
Scale	1/8" = 1'-0"	Drawn	Michael Hager
Reviewed By	Michael Hager	Checked	Michael Hager
Plotted By	Michael Hager	Author	Michael Hager

TYPICAL FLOOR PLAN -  
OPTION 2

A106



Typical Floor Plan - 4th thru 8th  
(showing 6 units per floor)  
Scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



807 Chart Menden Drive  
Coram, NY 13821  
562.956.0241  
www.phzarch.com

Architect: Michael Register

Engineer: Michael Register

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED

NORTH

REVISED - 2013  
Date: 05/15/13

ISSUED AND REVISION NOTIFICATION

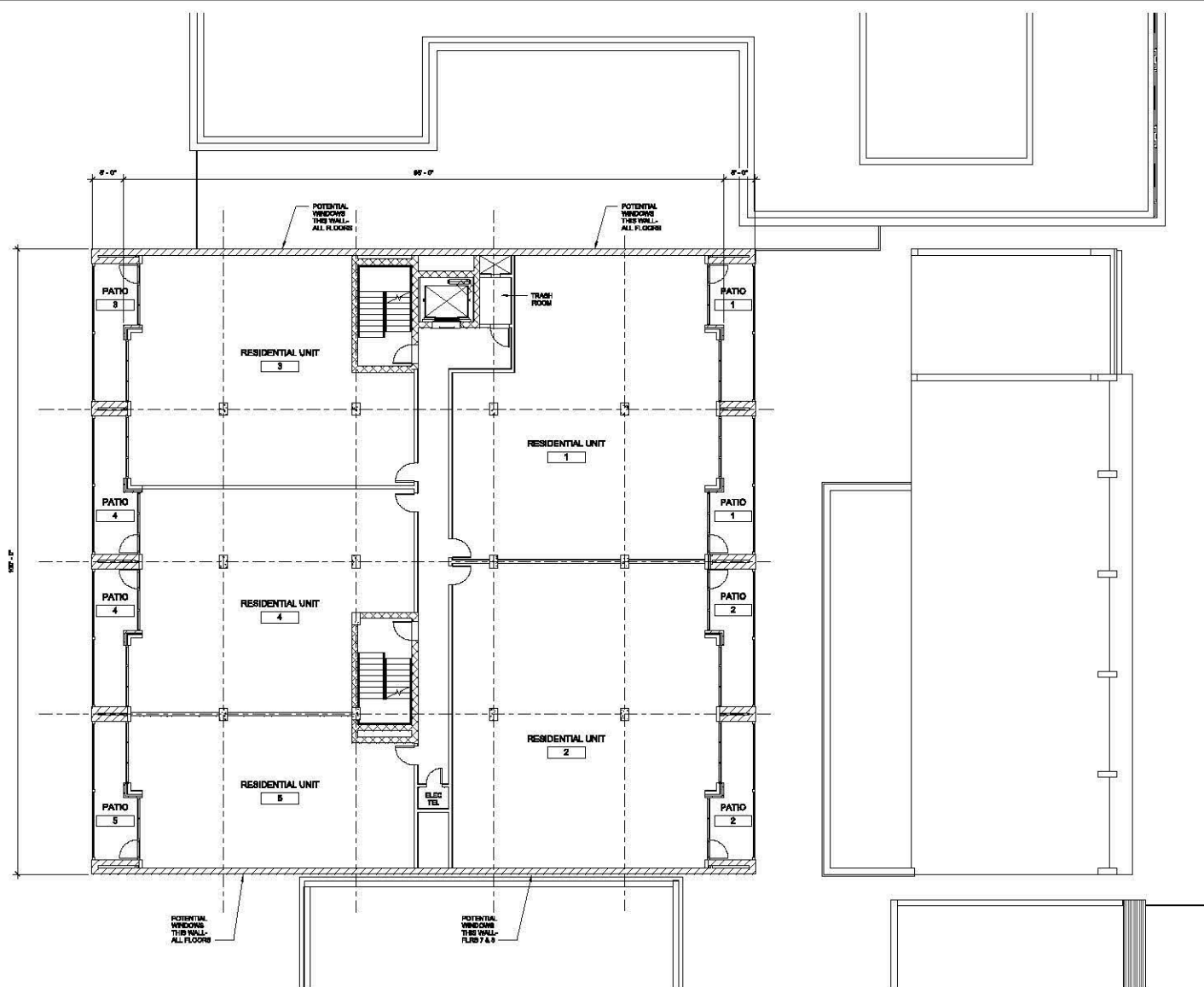
No.	Description	Date

Approved: Michael Register

Field	Value
Project No.	1313002
Issue No.	12/1/13
Scale	1/8" = 1'-0"
Rev. No.	
Rev. Date	
Rev. By	
Rev. Date	

Typical Floor Plan -  
OPTION 3

A107



Typical Floor Plan - 4th thru 8th  
(showing 5 units per floor)  
scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



3077 Clair Road Drive  
Columbia, KY 40301  
www.phzarch.com

Architect: Michael R. Hight

Architect: Michael R. Hight

Consultant: Architect

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED



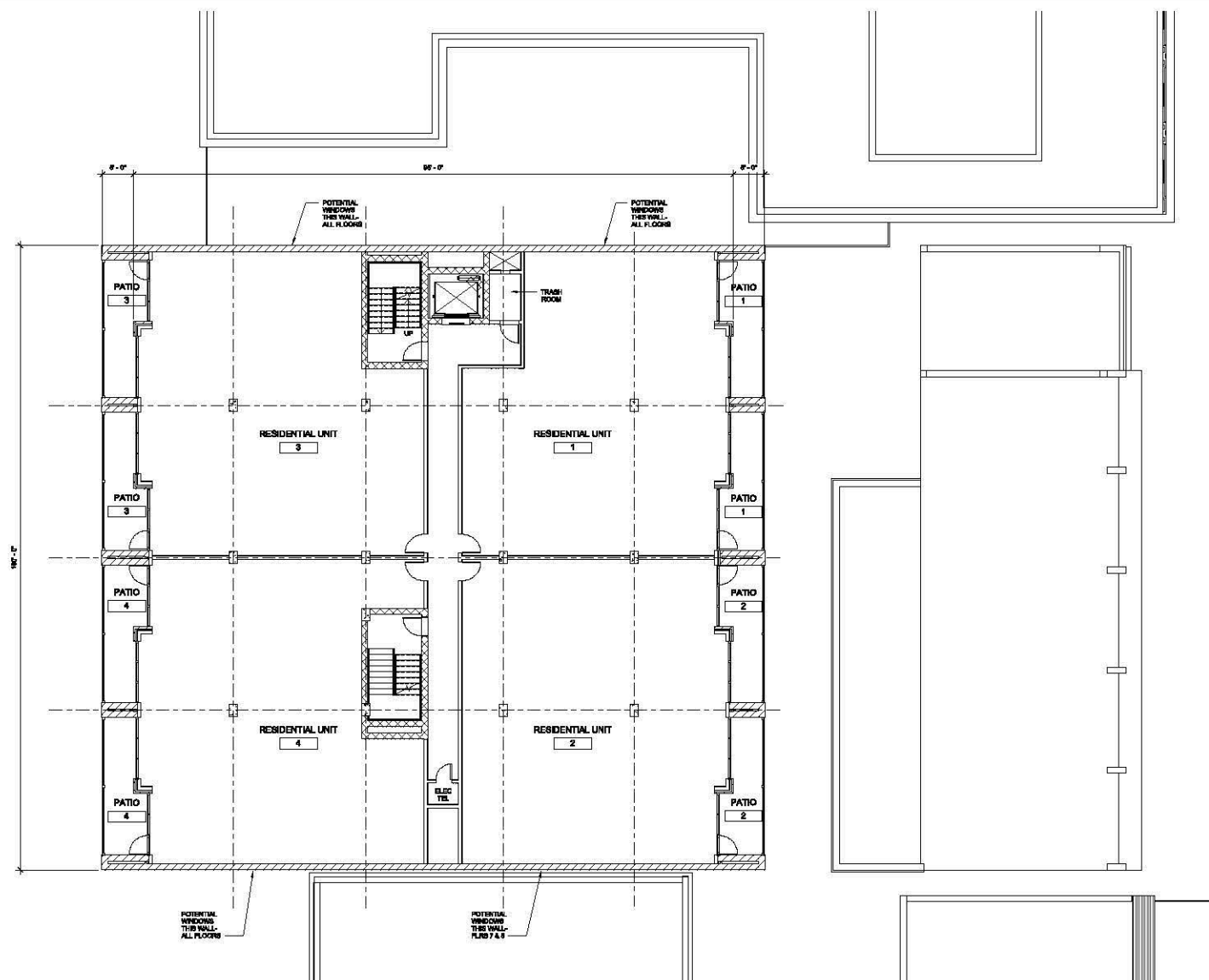
ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

Approved: Michael R. Hight		Print Project #	13085
Date Issued		Date	12/11/13
Scale		Scale	1/8" = 1'-0"
Architect		Architect	Michael R. Hight
Check		Check	Michael R. Hight
Print		Print	Michael R. Hight

TYPICAL FLOOR PLAN -  
OPTION 4

A108





Typical Floor Plan - 4th thru 8th  
(showing 4 units per floor)  
scale: 1/8" = 1'-0"

# PROJECT TITLE King Street Condo

1804-1814 King Street  
Alexandria, VA



307 Chart Madison Drive  
Corvallis, VT 05831  
360.956.4841  
www.phzarch.com

Architect: Michael Hightower

Consultant: Michael Hightower/Registered Engineer

Consultant: Architect

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED



## ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

<p>Approved: Michael Hightower/Registered Engineer</p>	
<p>Project No. 1313-002</p>	<p>Date Issued: 12/11/13</p>
<p>Scale: 1/8" = 1'-0"</p>	<p>File Name:</p>
<p>Revised By:</p>	<p>Checked:</p>
<p>Printed By:</p>	<p>Author:</p>

## TYPICAL FLOOR PLAN - OPTION 5

A109



 Roof Plan  
scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



807 Chart Windsor Drive  
Cortland, NY 13821  
360.996.4241  
www.phzarch.com

Architect: Michael Hightower

Engineer: Michael Hightower Registered Engineer

Consultant: Andrew

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REV PLAN



ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

 \*Approved Issued/Revision/Description/Date

Project #	13085
Date Issued	12/1/2013
Scale	1/8" = 1'-0"
File Name	
Revised By	Checker
Printed By	Author

Roof Plan

**A110**





DECHANTAL STREET



scale: 1/8" = 1'-0"

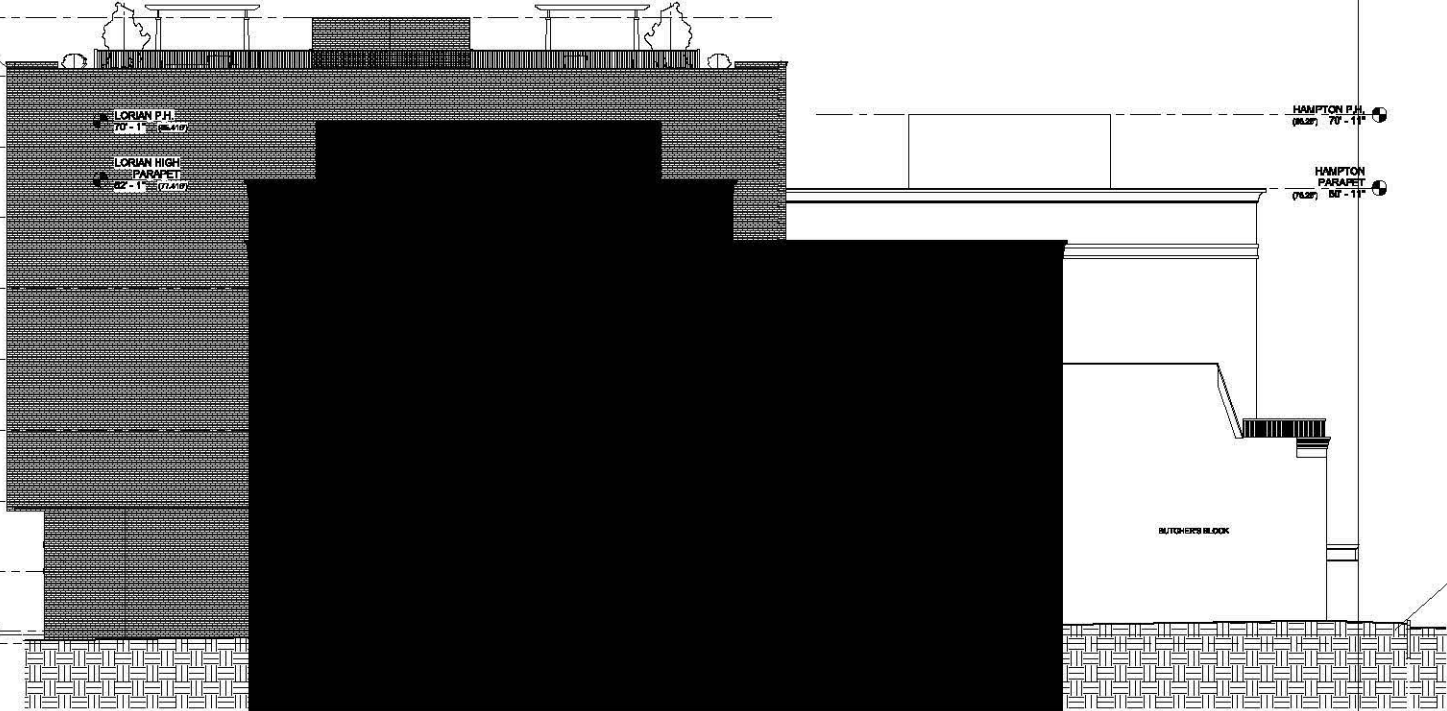
A202

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C:\PHZ\Architects\Projects\1313-000 King St Condo\exterior\exterior-base MODEL.rvt

- Top of Penthouse 64'-3" (PL0)
- Top of Parapet 77'-3" (PL0)
- ROOF 78'-3" (PL0)
- EIGHTH FLOOR 68'-7" (PL0)
- SEVENTH FLOOR 58'-11" (PL0)
- SIXTH FLOOR 47'-9" (PL0)
- FIFTH FLOOR 37'-7" (PL0)
- FOURTH FLOOR 27'-11" (PL0)
- THIRD FLOOR 18'-9" (PL0)
- SECOND FLOOR 9'-7" (PL0)
- Average Fin. Grade (PL0)
- Lobby 0'-0" (PL0)
- FIRST FLOOR 0'-0" (PL0)
- Dechanted St -1'-3" (PL0)



East Elevation  
scale: 1/8" = 1'-0"

LORIAN HOTEL & SPA

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



807 Chart Mason Drive  
Cortland, NY 13811  
315.495.4341  
www.phzarch.com

Architect: Michael R. Risher  
Architect: Michael R. Risher  
Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED



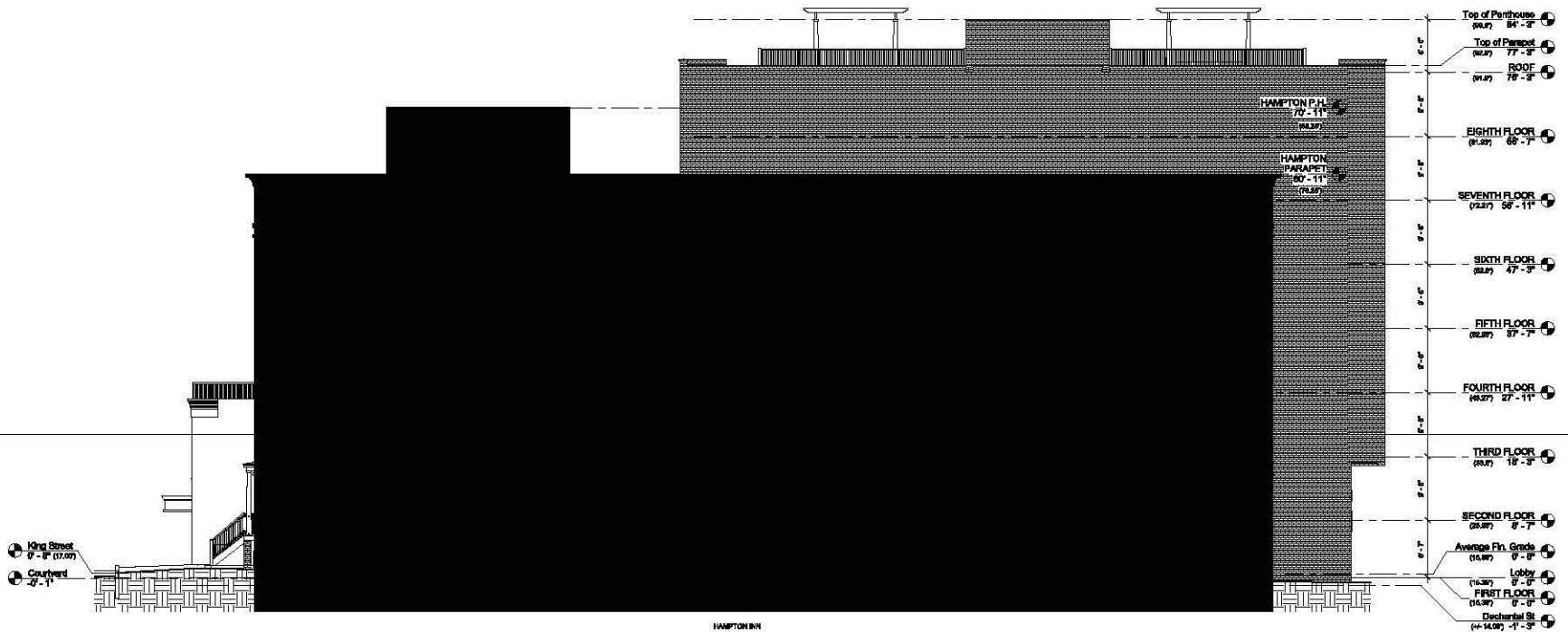
ISSUED AND REVISION NOTIFICATION

No.	Description	Date
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Approved: Michael R. Risher		Project No.	13085
Author	12/1/13	Scale	1/8" = 1'-0"
Checker		Plot Date	
Plotter		Plot Size	

EXTERIOR ELEVATIONS

A203



West Elevation  
scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



807 Chart Minder Drive  
Cortland, NY 13821  
360.956.4241  
www.phzarch.com

Architect: PHZ Architects

Engineer: Structural Engineering

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISIONS



ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

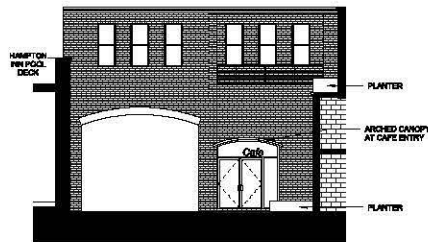
Approved: [Signature]

Project No.	1313-002
Issue No.	1/21/2013
Scale	1/8" = 1'-0"
Author	
Checker	
Printer	

EXTERIOR ELEVATIONS

A204





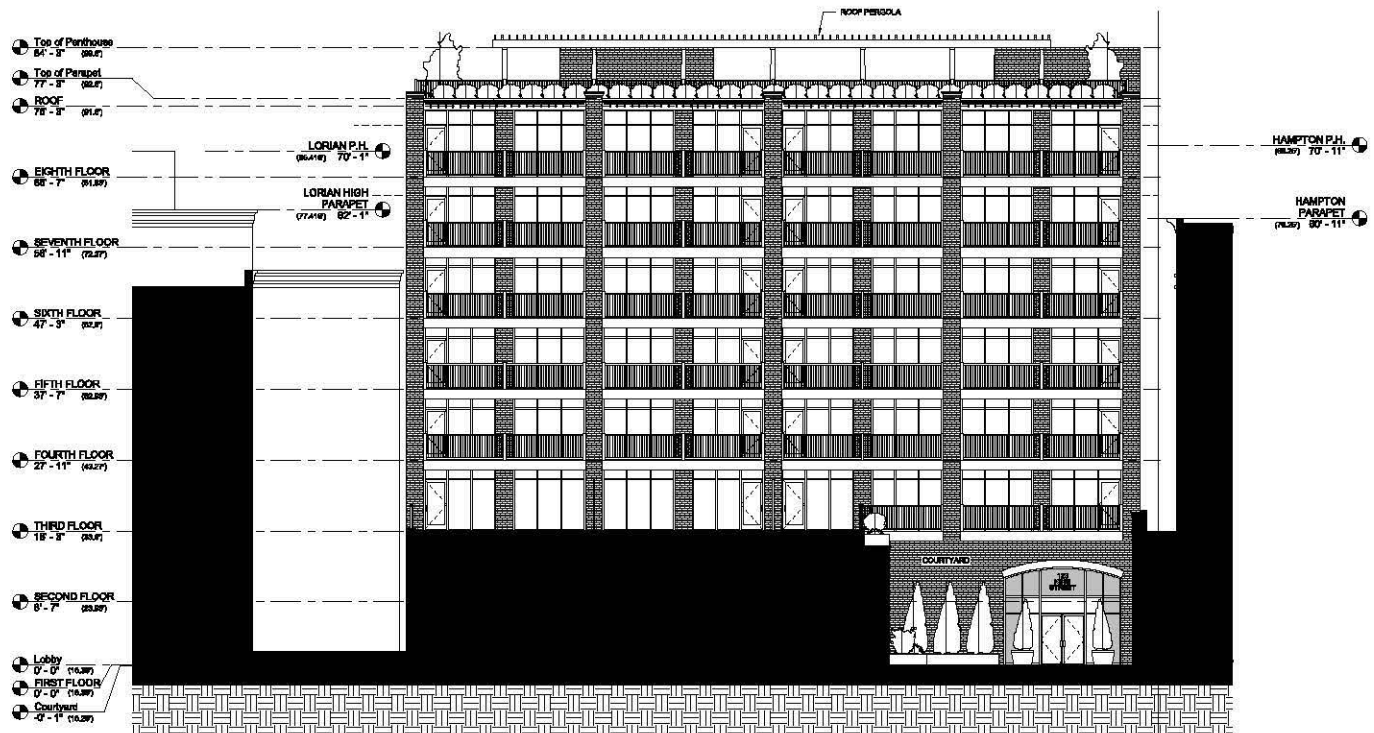
Courtyard Elevation Looking North

scale: 1/8" = 1'-0"



Courtyard Elevation/Section - Looking East

scale: 1/8" = 1'-0"



Courtyard Elevation - Looking South

scale: 1/8" = 1'-0"

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
Alexandria, VA



807 Chart Winder Drive  
Cortlandt, NY 13811  
360.956.4241  
www.phzarch.com

Architect: Michael R. Hager

Engineer: Michael R. Hager

Consultant: None

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISIONS



ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

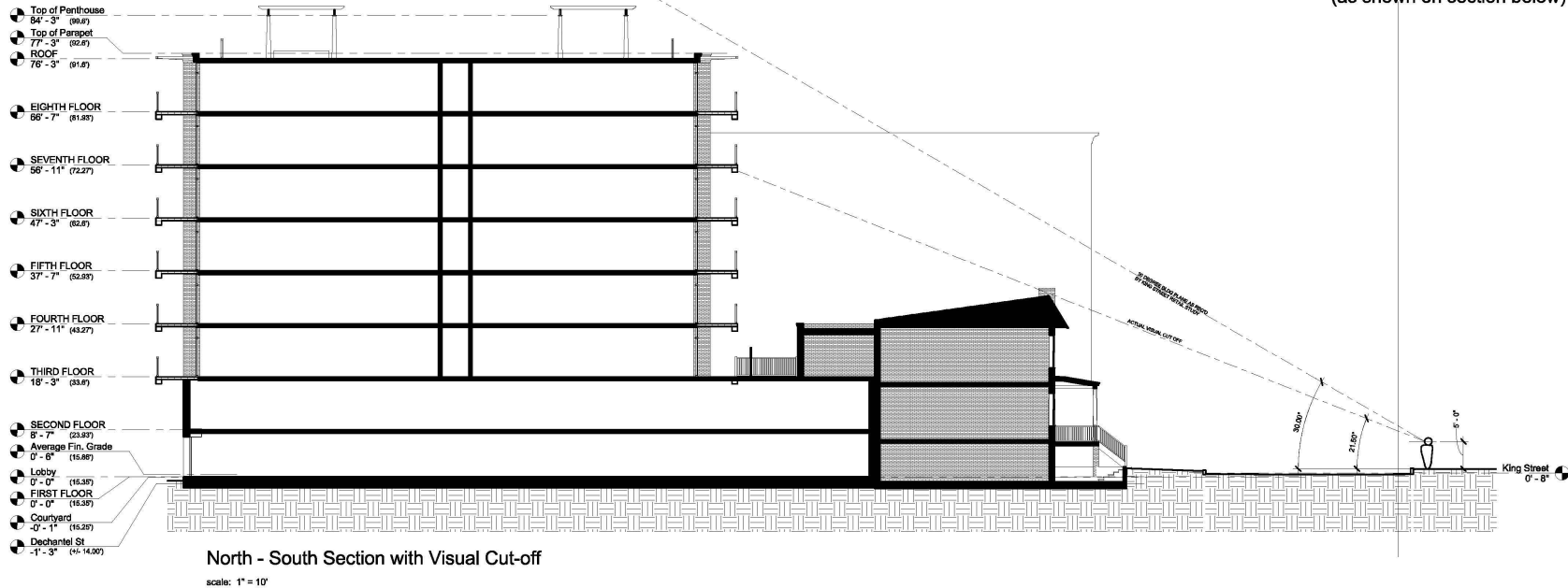
Approved: Michael R. Hager		Project #	13005
Author	12/1/13	Scale	1/8" = 1'-0"
Checker		Project #	
Author		Project #	

COURTYARD ELEVATIONS

A205



View From King Street  
(as shown on section below)



PROJECT TITLE:  
King Street Condo

1604-1614 King Street  
Alexandria, VA



5547 Chapin Road Drive  
Crestview, NY 13021  
315.526.4321  
www.phzarch.com

Consultant: Structural Engineer

Consultant: Mechanical/Plumbing/Electrical Engineer

Consultant: Architect

CONSULTANT INFORMATION

CONSULTANT INFORMATION

KEY PLAN

NORTH



SECTION 1000

Scale: 1/8" = 1'-0"

ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

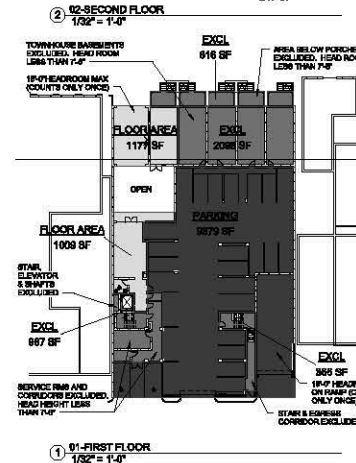
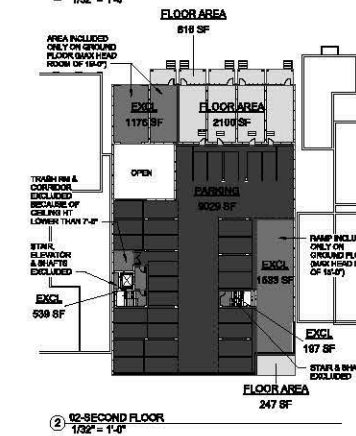
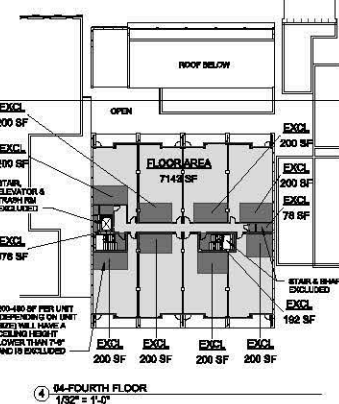
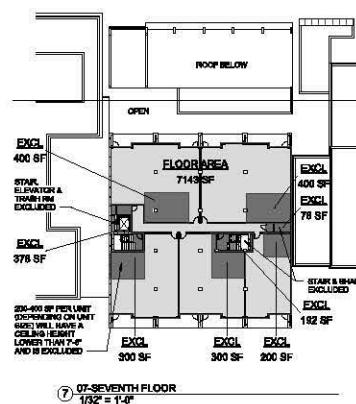
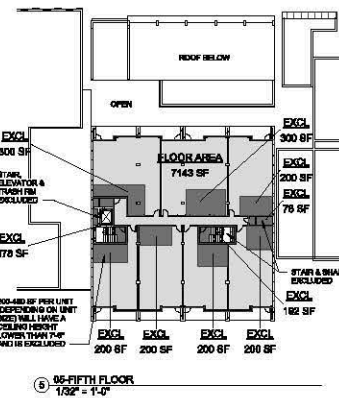
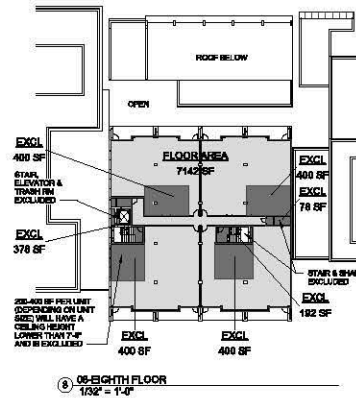
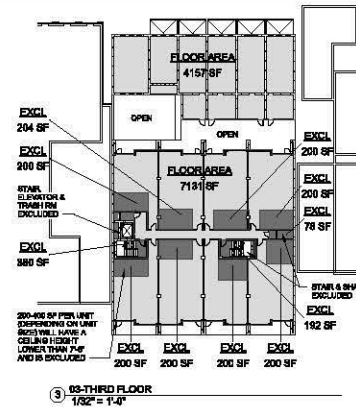
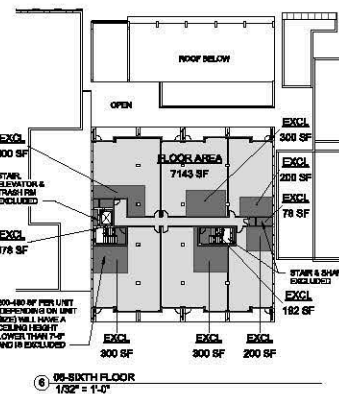
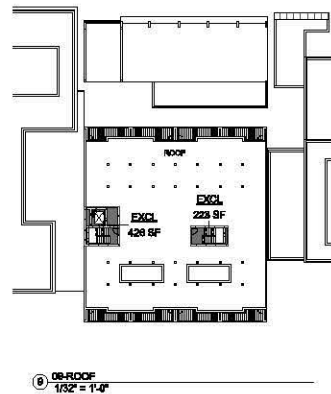
Symbol indicates Revision Issued

PHZ Project #	13006
Date Issued	12/16/13
Scale	1" = 10'-0"
File Name	
Reviewed By	Checker
Date	Author

SECTION & VIEWS

SECTION NO.

A301



GROSS FLOOR AREA INCLUDED IN NET FLOOR AREA		
NAME	LEVEL	AREA
FLOOR AREA	FIRST FLOOR	2187 SF
FLOOR AREA	SECOND FLOOR	2963 SF
FLOOR AREA	THIRD FLOOR	11288 SF
FLOOR AREA	FOURTH FLOOR	7148 SF
FLOOR AREA	FIFTH FLOOR	7143 SF
FLOOR AREA	SIXTH FLOOR	7143 SF
FLOOR AREA	SEVENTH FLOOR	7143 SF
FLOOR AREA	EIGHTH FLOOR	7142 SF
Grand total		62181 SF

GROSS FLOOR AREA EXCLUDED FROM NET FLOOR AREA		
NAME	LEVEL	AREA
EXCLUDED	FIRST FLOOR	4047 SF
EXCLUDED	SECOND FLOOR	3448 SF
EXCLUDED	THIRD FLOOR	2253 SF
EXCLUDED	FOURTH FLOOR	2248 SF
EXCLUDED	FIFTH FLOOR	2248 SF
EXCLUDED	SIXTH FLOOR	2248 SF
EXCLUDED	SEVENTH FLOOR	2248 SF
EXCLUDED	EIGHTH FLOOR	2248 SF
EXCLUDED	ROOF	848 SF
Grand total		21854 SF

PARKING AREA EXCLUDED FROM NET FLOOR AREA		
NAME	LEVEL	AREA
PARKING	FIRST FLOOR	9379 SF
PARKING	SECOND FLOOR	9029 SF
Grand total		18408 SF

## NOTE:

1. QUANTITY AND LAYOUT OF RESIDENTIAL UNITS WILL BE DETERMINED AS THE PROJECT IS FURTHER DEVELOPED. LAYOUTS SHOWN REPRESENT POSSIBLE OPTIONS.
2. FLOOR AREA FOR ABOVE GROUND PARKING IS EXCLUDED FROM THE FLOOR AREA FOR F.A.R. CALCULATION.
3. PER SECTION 2-145 OF THE ZONING ORDINANCE, THE FOLLOWING SPACES HAVE BEEN EXCLUDED FROM THE FLOOR AREA FOR F.A.R. CALCULATION:
  - STAIRS
  - ELEVATORS
  - MECH ROOMS / SHAFTS NOT OCCUPABLE
  - SPACES WITH HEADROOM LESS THAN 7'-0"
  - BASEMENTS (NONE IN THIS PROJECT)
  - SPACES WITH HEADROOM UP TO 10'-0" ARE ONLY COUNTED ONCE; SPACES WITH HEADROOM GREATER THAN 10'-0" ARE COUNTED TWICE

## FLOOR AREA RATIO (FAR)

TOTAL FLOOR AREA = 52,200 SF  
 SITE AREA = 100' X 174.8' = 17,480 SF

FAR = 2.99  
 (3.0 ALLOWED WITHIN 1,000 FT OF METRO WITH SUP)

## Building Area Legend

- FLOOR AREA
- EXCLUDED
- PARKING

PROJECT TITLE  
King Street Condo

1804-1814 King Street  
 Alexandria, VA



507 Clair Madison Drive  
 Columbia, KY 40301  
 502.976.4241  
 www.phzarch.com

Architect: Michael Hightower

Consultant: Michael Hightower / Michael Hightower &amp; Hightower

Consultant: Michael Hightower

CONSULTANT INFORMATION

CONSULTANT INFORMATION

REVISED

NORTH

1/32" = 1'-0"

## ISSUED AND REVISION NOTIFICATION

No.	Description	Date
1	Issued for Review	12/11/13
2	Revised	1/22/14
3	Revised	1/22/14
4	Revised	1/22/14
5	Revised	1/22/14
6	Revised	1/22/14
7	Revised	1/22/14
8	Revised	1/22/14
9	Revised	1/22/14
10	Revised	1/22/14
11	Revised	1/22/14
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43	Revised	1/22/14
44	Revised	1/22/14
45	Revised	1/22/14
46	Revised	1/22/14
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93	Revised	1/22/14
94	Revised	1/22/14
95	Revised	1/22/14
96	Revised	1/22/14
97	Revised	1/22/14
98	Revised	1/22/14
99	Revised	1/22/14
100	Revised	1/22/14

GROSS & NET AREA  
BUILDING FLOOR PLANS

A901

## KING STREET COURT HISTORIC PRESERVATION PROJECT

<u>ADDRESS</u>	1604-1610 KING STREET, ALEXANDRIA, VA. 22314
<u>PARCEL SIZE</u>	17,480 SQ FT.
<u>PROPOSED DEVELOPMENT</u>	UP TO 48 RESIDENTIAL CONDOMINIUMS IN NEW BUILDING SET BACK FROM KING STREET TOWNHOUSES  5 RESTORED RESIDENTIAL TOWNHOUSE UNITS AND COMMUNITY/CONDO SPACE ON KING STREET
<u>PARKING</u>	STRUCTURED PARKING: 48 PARKING SPACES, 6-7 TANDEM PARKING SPACES LOADING OR SERVICE AREA AND HANDICAPPED VAN AND AND HANDICAPPED CAR SPACE AT GRADE
<u>OWNER</u>	DECHANTAL ASSOCIATES, LLC 703-408-4932 <a href="mailto:pclabovitz@gmail.com">pclabovitz@gmail.com</a>

## NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT OF 1604-1614 KING STREET

One of the last sites for new development near the King Street Metro, the owners of this site have tried a number of times in the past to create a feasible development plan that meet the difficult site, planning and zoning conditions of this 17,480 square foot site. On the south side of the 1600 block of King Street, between the Lorian Hotel and the Hampton Inn Hotel, fronting also on Dechantal Street, and within 1000 feet of the metro site, a development of this site, involving preservation of the existing townhouse fronting on King Street, can be a major addition to the vitality of the King Street area.

### Preservation of the Townhouse frontage on King Street

Since the early-2000's, and the King Street Retail Study, the City has been committed to preservation of the 1910-era townhouses that front on King Street. The site was added to the Old and Historic District in about 2007. While the townhouse at 1614 King Street, built at a later date than the others, was destroyed by an arsonist's fire in 1999, its reconstruction in an appropriate design, can provide a primary entrance to the development of the back of the site. While the townhouses have limited potential for most retail uses, as noted in the King Street Retail Study, they have and can continue to serve for residential use as originally intended and possibly for some office, home office or retail uses, even if portions of the rear of the structure are not retained.

### Use Alternatives and Market Feasibility

Over the last several decades various uses have been considered for the site including office, hotel and residential uses. Because of the construction of two hotels flanking the site, another being built at Prince Street and Diagonal, and others in the area, a hotel use is not considered feasible at this time. The current market for office space in the King Street area does not seem likely in the near future to support additional high-rise office space on the site. After several years in which the economic recession has made it impossible to obtain development financing for this site, now, a residential use, condominiums or rental apartments, does appear to be potentially financeable and marketable. This use also will provide a much-needed component to the mix of uses in the area and the most contribution to the street life and economic and social viability of the area.

### Flood Plain Considerations

The recent Flood Plain ordinance has created additional restrictions of the site's development in particular by prohibiting below-grade parking for residential use. As a result, the owner's have had to completely redesign its development proposal to provide suitable parking above grade. The parking required for residential units that was originally planned to be below grade must now be above grade, necessitating that the new condominium building located behind the existing townhouses to be 8 stories (2 parking and 6 residential). With above grade parking as required, in order to provide the needed distance for the parking ramp, regulation aisles and to meet parking requirements, the rear "ells" of the townhouses must be removed.

### Planning and Zoning Conditions

The site permits, by SUP, a development of up to 3.0 FAR. The overlay height district applicable to the site permits a building of 77 feet above finished grade. The parking requirement is one space per residential unit (25 percent full-sized spaces) plus handicapped space

### Proposed Development

The proposed development meets the planning and zoning conditions and all of the other City code requirements with only a few minor exceptions: for setbacks from Dechantal St., crown coverage requirements, and encroachments over the Dechantal St. sidewalk of balconies. To provide above grade parking, 2 levels of parking structure are required. Residential condominiums are proposed in six stories above the parking. A 30 foot setback is maintained between the townhouses and the condominiums permitting a landscaped open space area that serves the adjacent units and provides an attractive, green view for all north-facing units. A spacious courtyard featuring water elements, landscaping, seating areas and public art is proposed to provide an attractive open space available to the public. 1612 is proposed as a community space fronting on the entryway with the courtyard and entryway space available for outdoor dining.

Most of the existing townhouse row is to be preserved and restored to maintain the historic streetfront. The condemned building at 1614 is to be replaced with a new restoration that along the lines of Norfolk Court, on Cameron Street opposite City Hall, providing at sidewalk grade an entryway to the courtyard and condominium on the rear of the site.

### Responding to BAR concerns.

This proposal is made after preliminary consultation with BAR staff, in particular with reference to concerns about the treatment of the building at 1614 King Street, which cannot be retained and has to be rebuilt, but is part of the historic streetscape fabric. All parties have agreed on the need to retain the front and major areas of the existing five other townhouse, but the flood plain ordinance requirements makes it impossible to provide the parking for a feasible development without removing the rear extensions of the townhouses.

The necessary reconstruction of the 1614 unit which is structurally unsound, provides the opportunity to incorporate the necessary entrance to the open space and the new condominium building at the street level of a rebuilt townhouse. A treatment like that used at the "Norfolk Court" building on Cameron Street, opposite City Hall, is proposed.

As the new flood plain requirement for above grade parking, made the full retention of these townhouses impossible in any residential development (due to parking requirements and the configurations necessary for a parking lot as noted above), sizable publically accessible open courtyard area has been proposed to offer an amenity for the community

Treatments of the exteriors of the buildings, both the townhouses and the new condominium building that are shown in the plan submissions are illustrative, only. Proposed treatments will be developed after consultation with the BAR and its staff.

## KING STREET COURT HISTORIC PRESERVATION PROJECT

### SUMMARY

ADDRESS	1604-1610 KING STREET, ALEXANDRIA, VA. 22314
PARCEL SIZE	17,480 SQ. FT.
PROPOSED DEVELOPMENT	UP TO 53 TOTAL RESIDENTIAL CONDOMINIUMS UP TO 48 UNITS (DEPENDENT ON MIX OF UNIT SIZES) HISTORIC RESTORATION OF KING STREET FACADES 5 TOWNHOUSE UNITS TO BE RESIDENTIAL (OR POTENTIAL LIVE/WORK OR OFFICE/RETAIL) WITH PORCHES AND REAR TERRACES COMMUNITY OR CONDO SPACE OF ENTRYWAY, COURTYARD SPACE FOR 20 OUTDOOR SEATING, MOST COVERED COVERED PEDESTRIAN ENTRANCE FROM KING STREET SIGNAGE ON KING STREET, BUILDING COURTYARD ENTRANCE AND DECHANTAL STREET
PARKING	48 STRUCTURED PARKING SPACES (33 COMPACT, 15 FULL-SIZED SPACES), 6-7 TANDUM SPACES LOADING SPACE, HANDICAPPED VAN AND HANDICAPPED CAR SPACES AT GRADE
RESIDENTIAL UNITS	
MAIN PEDESTRIAN ENTRY	1614 KING STREET THROUGH COVERED ENTRY WAY/ LANDSCAPED COURTYARD
PARKING/ PEDESTRIAN ENTRY	DECHANTAL ST.
UNITS	UP TO 48 UNITS WITH BALCONIES OR TERRACES IN NEW BUILDING 5 RESIDENTIAL 2 BEDROOM TOWNHOUSE UNITS (4@ 2 STORY UNITS WITH PORCHES AND REAR TERRACES AND 1 WALK-UP ON SECOND FLOOR EXTENDING OVER ENTRYWAY MIX OF FLOOR PLANS TBD BALCONIES OR TERRACES FOR ALL UNITS 1 PARKING SPACE PER UNIT IN PARKING GARAGE PROVIDED BY 48 CODE PARKING SPACES AND 6-7 TANDUM SPACES POSSIBLE STORAGE CUBICALS IN TOWNHOUSE BASEMENT (POTENTIAL FOR ADDITIONAL CUBICLES IN GARAGE AREA) TRASH CHUTE ALL FLOOR OF TOWER, TRASH STORAGE AREA FOR EACH TOWNHOUSE EXERCISE ROOM PLUS OTHER AMENITIES AND COMMON AREAS-TBD
BUILDING HEIGHT	NEW BUILDING: 6 STORIES OVER 2 LEVELS OF PARKING TOWNHOUSES: 2 STORIES OVER ENGLISH BASEMENT

### DESCRIPTION

NEW BUILDING	2 LEVELS OF ABOVE GRADE STRUCTURED PARKING LOBBY AT 1ST FLOOR LEVEL EXERCISE OR COMMON ROOM, UTILITY ROOMS, TRASH ROOMS, ETC.- TBD RESIDENTIAL FLOOR PLATE OF APPROX. 96' X 100' PLUS BALCONIES BALCONIES OR WALK-OUT TERRACES FOR ALL UNITS FRENCH DOORS FROM LIVING ROOM AND BEDROOM IN ALL UNITS LUXURY LEVEL FINISHES AND APPLIANCE PACKAGE MAIN ENTRY AT 1614 KING STREET COVERED ENTRYWAY AND LANDSCAPED COURTYARD
PARKING	48 PARKING SPACES, 7 ADDITIONAL TANDEM SPACES. 2 HANDICAPPED SPACES PER CODE 23 SPACES AT GRADE- 1ST FLOOR (LOBBY LEVEL): 19 COMPACT, 4 FULL-SIZE SPACES 25 PARKING SPACES 2ND PARKING FLOOR-14 COMPACT AND 11 FULL-SIZED SPACES, 6-7 TANDUM SPACES 1 HANDICAPPED VAN AND 1 HANDICAPPED PARKING SPACE AT GRADE
TOWNHOUSE PRESERVATION, RESTORATION, RECONSTRUCTION AND ADDITIONS	
1614	REMOVE FIRE-DAMAGED BUILDING AND REPLACE WITH OPEN ENTRYWAY AT FIRST FLOOR, RESIDENTIAL 2ND FLOOR UNIT ENTERED BY STAIRS FROM 1612 PORCH
1612	REMOVE 1ST FLOOR AND MAKE ENTRY AND WINDOWS TO COMMUNITY/CONDOMINIUM SPACE FROM COVERED ENTRYWAY AT 1614 AND COURTYARD
1604-1610	RESTORATION OF FRONTS OF TOWNHOUSES NO REAR WINDOW ON 1ST FLOOR, ADDITIONS ON SECOND FLOOR, ADA ACCESS TO FIRST FLOOR FROM GARAGE
1604-1610	4 ENGLISH BASEMENTS POSSIBLY CONVERTED INTO STORAGE AREAS OF APPROX. 5' X 6' WITH ACCESS FROM GARAGE
OPENSOURCE	
COURTYARD AT 1612-1614	34 X 30' WALLED GARDEN COURTYARD OPEN TO PUBLIC OUTDOOR SEATING IN COVERED ENTRYWAY AND COURTYARD FOUNTAIN, FIGURATIVE SCULPTURE, SITTING AREAS, OUTSIDE DINING, ETC. WALLSCAPING WITH VINES, DECORATIVE LIGHTING, ETC.
NEW BUILDING	LANDSCAPED ROOFTOP TERRACE EACH OF UP TO 48 RESIDENTIAL UNITS WITH BALCONY OR TERRACE (WALK-OUT LANDSCAPED TERRACE FOR 4 UNITS ON 1ST RES. FLOOR ON NORTH SIDE) OVER PARKING GARAGE FOR UNITS FACING NORTH (TOWARD KING ST.)
1604-1612	PORCHES AND PLANTING AREAS IN FRONT OF UNITS WALK-OUT REAR TERRACES FOR 4 TOWNHOUSES AT 2ND FLOOR POTENTIAL VIEW GARDEN OF EVERGREENS AND ESPALLIED VINES OF 32' X 100' ON TOWNHOUSE ROOF

KING STREET COURT HISTORIC PRESERVATION PROJECT  
1604-1614 KING STREET

11/12/2013

ZONING TABULATION

1. ZONING: CURRENT: KR/KING STREET URBAN RETAIL ZONE AND OCH (OFFICE COMMERCIAL HIGH)				
PROPOSED: KR/KIN G STREET URBAN RETAIL ZONE				
2. EXISTING USES: OFFICE, RESIDENTIAL, RETAIL				
3. TOTAL LOT AREA = 17,480 S.F. OR 0.401 ACC.				
4. PARCELS:				
	corrected land area (tax map incorrect)			
TM 063.04.09.07	3496 1614 KING STREET	ZONE: KR	USE: VACANT/CONDEMMED	
TM 063.04.09.08	2796.8 1612 KING STREET	ZONE: KR	USE: RESIDENTIAL	
TM 063.04.09.09	2796.8 1610 KING STREET	ZONE: KR	USE: OFFICE	
TM 063.04.09.10	2796.8 1608 KING STREET	ZONE: KR	USE: OFFICE/RETAIL	
TM 063.04.09.11	2796.8 1606 KING STREET	ZONE: KR	USE: OFFICE	
TM 063.04.09.12	1596.8 1604 KING STREET	ZONE: KR	USE: OFFICE	
TM 063.04.09.18	1200 1604 DECHANTAL STREET	ZONE: OCH	USE: PARKING	
	<u>1604 Dechantal is subject to verification</u>			
	17,480 TOTAL SQ. FEET			
5. PROPOSED # OF RESIDENTIAL UNITS = UP TO 53	DEPENDING ON FINAL RES. UNIT CONFIGURATION			
6. DENSITY: UNITS PER ACRE: 53/0.401 =	UP TO 132	DEPENDING ON FINAL RES. UNIT CONFIGURATION		
7. G.SF.	TOTAL GROSS SQUARE FEET	89,184 S.F.		
	NEW BUILDING RESIDENTIAL/COMMON	81,695 S.F.		
	(INCLUDES PARKING, TRASH, EXER, UTIL, STAIRWLL,ELEVATOR, CORRIDORS,LOBBY AND RELATED AREAS)			
	TOWNHOUSE RESIDENTIAL OR	7,489 S.F.		
	TOWNHOUSE OFFICE/RETAIL OR RESIDENTIAL			
	(INCLUDES PORCHES AND COVERED AREAS BELOW PORCHES)			
	AND BASEMENT STORAGE			
8. TOTAL NET FLOOR AREA =	52,151 S.F. PROPOSED			
	52,440 S.F. MAXIMUM PERMITTED			
9. F.A.R	EXISTING = 0.7 (FROM TAX RECORDS)			
	PROPOSED = 2.983467			
	MAXIMUM = 3.0			
10. OPEN SPACE	REQUIRED =	6,992 S. F. (40% OF LAND AREA)		
	PROVIDED =	8,088 S.F.		
		945 TERRACE ABOVE GARAGE		
		1020 COURTYARD		
		5750 ROOFTOP USABLE OPEN SPACE		
		343 OPEN SPACE AT1614 KING STREET		
		CONTRIBUTING OPEN SPACE (NOT INCLUDED ABOVE)		
		608 COVERED ENTRYWAY		
		773 LANDSCAPED AREA IN FRONT OF TOWNHOUSES		
		OTHER (NOT INCLUDED ABOVE)		
		580 TOWNHOUSE PORCES		
		580 COVERED AREAS UNDER TOWNHOUSE PORCHES		
		TOWNHOUSE ROOF PLANTING AREAS (TBD)		
		BALCONIES		
11. AVERAGE FINISHED GRADE	15.86'			
12. FLOOD PLAIN ELEVATION	15.30' APPROXIMATLY			
	GROUND FLOOR PARKING GRADE TO BE 15.35' ABOVE 15.30' 100 YEAR FLOOD PLAIN			
	APPROX 1.5 FT. ABOVE CURRENT GRADE OF PARKING LOT			
	AT DECHANTAL STREET (CORNERS= 13.78'AND 13.81')			
13. BUILDING HEIGHT	MAX PERMITTED IN K.P. ZONE WITH SPECIAL HEIGHT OVERLAY: 77 FT. (WITHOUT BONUS			
	FOR RETAIL KING STREET FRONTAGE)PER: 6:405 KING STREET METRO STATION HEIGHT DISTRICT			



14. BUILDING SETBACKS	FRONT SETBACK = 7.77 FEET REAR SETBACK = 0 FEET		
15. FRONTAGE	REQUIRED :	N.A.	
	PROPOSED:	N.A.	
16. PARKING :	<u>PARKING REQUIRED</u>	PARKING DISTRICT 6 - KING STREET METRO PARKING DISTRICT	
	RESIDENTIAL:	UP TO 53 UP TO 53	
	TOTAL REQUIRED PER ZONING CODE: (1.0 SPACE PER UNIT)		
VISITOR:	TOTAL REQUIRED RESIDENTIAL SPACES:	0 RESIDENTIAL	
	REQUIRED: 0	48	
MAXIMUM TOTAL PROPOSED:	PARKING SPACES PER CODE	6 TO 7	
	ADDITIONAL TANDEM PARKING		
PARKING REQUIREMENTS FOR FULL-SIZED/ COMPACT	25%	STANDARD (9' X 18.5") =	14
	75%	COMPACT (8.5*16")	40
ADDITIONAL PARKING REQUIREMENTS FOR HANDICAPPED SPACES			2 FOR TOTAL OF 50 SPACES OR LESS
	HANDICAPPED(1 STANDARD, 1 VAN) =2 SPACES	3 FOR TOTAL OF 51 OR MORE TOTAL SPACES	
	(IBC 2003 2% REQ. PARKING SPACES FOR R-2 USE GROUP)		
<u>PARKING PROVIDED</u>	STANDARD (9" X 18.5")	15	
	COMPACT (8.5*16")	33	
	HANDICAPED (STANDARD, VAN)	2	
	TOTAL CODE PARKING PROVIDED	50	
	II(INCLUDING 2 HANDICAPPED)		
ADDITIONAL PARKING OR OTHER SPACE PROVIDED	TANDEM COMPACT SPACES	6 TO 7	
	LOADING OR SERVICE AREA	1 (NOT COUNTED AS PARKING)	
	PROPOSED PARKING VARIATION TO LOWER PARKING REQUIREMENT TO 48		
	PARKING SPACES FOR RESIDENTIAL UNITS WITH 6 TANDUM SPACES TO BE AVAILABLE FOR ADDITIONAL RESIDENTIAL PARKING		
17. TRIP GENERATION:	CURRENT	88 DAILYTRAFFIC (WEEKDAY) ITE METHOD 9TH ED.	
	PROPOSED	222 DAILY TRAFFIC (WEEKDAY) ITE METHOD 9TH ED. ( ASSUMES MAXIMUM TRAFFIC GENERATING USES: 53 RES. UNITS)	
18. LOADING SPACES	REQUIRED: NONE		
	PROVIDED: ONE FULL-SIZED SPACE PROVIDED FOR LOADING AND SERVICE USE.		
19. SMALL AREA PLAN	KING STREET METRO/EISENHOWER AVENUE		
20. RPA	NO RPA LOCATED ON SITE		
21. DISTANCE TO METRO	LESS THAN 1,000 FEET		
22. IMPERVIOUS SURFACE	EXISTING: 16,707 15.F. OR 0.3835 ACRES PROPOSED: 16,547 S.F. OR 0.3799 ACRES		
23.AREA OF DISTURBANCE DURING CONSTRUCTION	14,920 S.F.		

## KING STREET COURT HISTORIC PRESERVATION PROJECT

### PRELIMINARY PROJECT DESCRIPTION, MEASUREMENTS AND CALCULATIONS NEW BUILDING AND RENOVATED TOWNHOUSES

#### NEW BUILDING

BUILDING HEIGHT: 77 FT. HEIGHT ABOVE CURRENT AVERAGE FINISHED GRADE OF 15.86.  
(FLOOR OF P-1 TO BE ABOVE THE GRADE OF DECHANTAL STREET OF APPROX. 13.75'-14.0' IN ORDER TO BE ABOVE 100 YEAR FLOOD PLAIN OF APPROX. 15.30')

FLOOR PLATES FOR TOWER: 9,508 SQ. FEET FOR RESIDENTIAL FLOORS 3-8.,  
12,675 FOR PARKING LEVELS P-1 AND P-2.

FLOOR TO FLOOR HEIGHTS IN NEW BUILDING  
9'6" FOR RESIDENTIAL UNITS AND CORRIDORS IN NEW BUILDING. RAISED CEILING FOR LOBBY.

STRUCTURE CONSTRUCTION TYPE  
POST-TENSION 7" SLAB.  
WINDOW-WALL FAÇADE WITH DETAILING OF COLUMNS AND RAILINGS  
POROUS METAL BALCONY FLOORING

RESIDENTIAL UNITS: 3RD TO 8TH FLOORS UP TO 48 UNITS, 8 UNIT PER FLOOR

PARKING: 48 CODE PARKING SPACES, 1 LOADING, SERVICE AREA, 6- 7 TANDEM SPACES, AND 2 HANDICAPPED SPACES.  
P-1 LEVEL HAS 23 SPACES PLUS 1 LOADING, SERVICE AND 2 ACCESSIBLE, HANDICAPPED SPACES..  
P-2 LEVEL HAS 25 SPACES AND 6-7 TANDEM SPACES.  
TOTAL PARKING: 15 FULL-SIZE SPACES, 33 COMPACT SPACES, 6-7 TANDEM SPACES,  
1 HANDICAPPED SPACE AND 1 HANDICAPPED VAN SPACE.

#### TOWNHOUSES

1604-1614 KING STREET EXTERIORS:  
RESTORATION OF FRONT EXTERIOR AND PORCHES.  
REMOVE REAR ADDITIONS AND "ELL" EXTENSIONS OF 1604-1612 UNITS.  
REBUILD REAR WITH SECOND STORY ADDITIONS TO 1604-1610 UNITS.  
REMOVE 1614 KING STREET. REBUILD AS PASSAGEWAY AT GROUND LEVEL,  
REBUILD 1612-1614 AS WALK-UP RESIDENTIAL UNIT FROM 1612 PORCH, 1 LEVEL UNIT ON 2ND FLOOR OF 1612-1614 EXTENDING OVER ENTRYWAY.  
ENTRYWAY WITH 14'11" CEILING AT 1614.  
1612 GROUND FLOOR UNIT WITH 14'1' CEILINGS. ENTRY OFF ENTRYWAY AND COURTYARD.

TOWNHOUSE INTERIORS: 4 RENOVATED 2 BEDROOM RESIDENTIAL UNITS OF 32' X 16',  
WITH 2ND FLOOR ADDITIONS OF 15' X 16'.  
EACH WITH 7.5 X 16 TERRACE. PASSAGEWAY ENTRY TO CAFÉ SPACE (APPROX. 14' CEILINGS)  
ADA ACCESS FROM 2ND PARKING LEVEL.  
POSSIBLE USE OF TOWNHOUSE ENGLISH BASEMENTS AS STORAGE CUBICLES (APPROX 5 X 6 SQ. FT.) IN BASEMENT OF TOWNHOUSES. ADA ACCESS FROM 1ST PARKING LEVEL.

#### OPEN SPACE

TOWER ROOFTOP OPEN SPACE, BALCONIES,  
ROOFTOP DECK OF GARAGE BEHIND TOWNHOUSES, TOWNHOUSE  
ROOF GARDENS, COURTYARD, KING STREET PORCHES AND PLANTING AREA ALONG KING ST.

<b><u>NO. OF UNITS</u></b>		
TOTAL RESIDENTIAL UNITS IN NEW BUILDING	UP TO 48	TBD
RESIDENTIAL UNITS IN HISTORIC TOWNHOUSES (2 STORY) WITH POTENTIAL FOR LIVE- WORK, OFFICE OR RETAIL USE	4	TBD
1612 2ND LEVEL RESIDENTIAL UNIT (WITH POTENTIAL FOR LIVE-WORK OR OFFICE	1	
<b><u>GROSS SQ FT</u></b>		
TOTAL GROSS SQ. FT.	89,184	
RESIDENTIAL TOWER (FLOORS 3-8) INCLUDING LOBBY AND RELATED SPACE, UTILITY,STAIRWELLS,ELEVATOR, CORRIDORS, ROOF STRUCTURES,ETC.	61,236	
PARKING (FLOORS 1-2)	18,408	
TOWNHOUSE UNITS INCL. 2ND FLOOR 1614	6,257	
TOWNHOUSE PORCHES	616	
TOWNHOUSE COVERED AREA BELOW PORCHES	616	
TOWNHOUSE BASEMENTS	<u>2051</u>	
SUBTOTAL TOWNHOUSES WITH PORCHES AND BASEMENTS	9,540	
<b><u>BELOW GRADE</u></b>		
NOT IN GROSS SQ. FT. OR FLOOR AREA ELEVATOR PIT, METER ROOM, ETC.	1,380 APPROX.	
<b><u>BALCONIES</u></b>		
NOT IN GROSS SQ. FT. OR FLOOR AREA (DOES NOT INCLUDE ROOF DECK TERRACE)	7,254	
<b><u>NET FLOOR AREA</u></b>		
<u>NET FLOOR AREA AVAILABLE PER ZONING</u>		
TOTAL FAR AVAILABLE	52,440	
LAND AREA	17,480	
MAXIMUM FAR	3	
<u>NET FLOOR AREA PROPOSED</u>		
NEW BUILDING: RESIDENTIAL FLOORS, LOBBY,SUPPORT AREAS	45,278	
BALCONIES	NOT IN FAR	
TOWNHOUSES	6,257	
TOWNHOUSE PORCHES	616	
TOTAL FAR SQ. FT	<u>52,151</u>	
<b><u>RATIOS</u></b>		
<u>TOTAL GROSS (INCL. PARKING) TO TOTAL NET FLOOR AREA</u>	1.71	
<u>TOTAL GROSS (EXCLUD. PARKING) TO NET FLOOR AREA</u>	1.36	
<u>GROSS TO NET FLOOR AREA FOR SPACE IN NEW BUILDING</u> (INCLUDING LOBBY AND SUPPORT AREAS)	1.35	
<u>GROSS TO NET FLOOR AREA FOR TOWNHOUSES</u>	1.39	
<u>NET FLOOR AREA TO GROSS FLOOR AREA FOR NEW BUILDING</u> (INC. LOBBY AND SUPPORT AREAS)	0.74	
<u>NET FLOOR AREA TO GROSS FLOOR AREA FOR TOWNHOUSES</u>	0.72	

**KING STREET COURT HISTORIC PRESERVATION PROJECT**

PARKING REQUIREMENTS AND PARKING PROVIDED FOR  
48 RESIDENTIAL UNITS IN NEW BUILDING  
WITH RESIDENTIAL USE OF TOWNHOUSES (5 UNITS)

	<u>Parking Required</u>	<u>Parking Provided</u>
Full-size Parking Spaces	14	15
Compact Parking Spaces	39	33
Handicapped Parking Spaces	3 *	2
Tandem Parking Spaces		6-7
Total	<u>56</u>	<u>56-57</u> WITH TANDEM

VARIANCE REQUIRED: PARKING REQUIREMENT REDUCED WITH TANDEM PARKING  
TO BE USED AS ADDITIONAL PARKING

\*ADDITIONAL HANDICAPPED PK. SPACE REQ. PER BUILDING CODE IF TOTAL SPACES ARE OVER 50.

BAR Case # 2014-00129

ADDRESS OF PROJECT: 1604-1614 KING STREET

TAX MAP AND PARCEL: TM 063.018.09.07 ZONING: KR + OCH

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS - WORK SESSION☐ 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: DECHANTAL ASSOCIATES, LLC

Address: 510 WOLFE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-634-3975 E-mail: pclabovitz@gmail.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ REAL ESTATE BROKER

Name: PETER C. LABOVITZ

Phone: 703-634-3975

E-mail: pclabovitz@gmail.com

Legal Property Owner:

Name: DECHANTAL ASSOCIATES, LLC

Address: 510 WOLFE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-634-3975 E-mail: pclabovitz@gmail.com

- ☐ 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  
☐ EXTERIOR ALTERATION: *Please check all that apply.*  
☐ 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).*

SEE NARRATIVE ATTACHED

**SUBMITTAL REQUIREMENTS:**

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 5 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions. PHOTOS + DRAWINGS
- ☐ ☒ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations. CONCEPT DRAWINGS
- ☐ ☒ 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. CAD DRAWINGS

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

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

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

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



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

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 5 sets of revised materials.

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: \_\_\_\_\_

Date: \_\_\_\_\_



# 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. SHARON M. LABOVITZ TRUST NO. 1	510 WOLFE ST. ALEXANDRIA, VA	50%
2. SHARON M. LABOVITZ TRUST NO. 2	510 WOLFE ST. ALEXANDRIA, VA	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1604-1614 KING ST (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. SHARON M. LABOVITZ TRUST NO. 1	510 WOLFE ST. ALEXANDRIA, VA	50% OF DECHAYAL ASSOC
2. SHARON M. LABOVITZ TRUST NO. 2	"	50% OF DECHAYAL ASSOC
3. DECHAYAL ASSOC, LLC	"	

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. NONE		
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.

4/16/12  
Date

PETER L. LABOVITZ  
Printed Name

[Signature]  
Signature

## BAR Concept Review

5/3/00

Since 1988, the Alexandria Zoning Ordinance has expressly required the "height, mass and scale of buildings or structures" to be a factor used by the Board of Architectural Review in passing on the appropriateness of proposed construction. The Board has since that time -- by unwritten policy -- reviewed projects requiring Planning Commission review of a new building or significant additions under what has been called "Conceptual Review". Applicants requesting conceptual review are docketed for public hearing at a regular session of the Board. In this review, the Board determines whether the "scale, mass and architectural character" of a proposal is appropriate within the historic district. The Board determines in this preliminary review whether the size and architectural style of the building is generally appropriate in relation to its surroundings. For projects on Washington Street or within the Potomac River Vicinity the Board also makes a formal finding of compliance with the additional standards listed in the Zoning Ordinance, to the extent that this is possible without final architectural details.

Detailed design elements: colors, signs, window details, etc. are deferred for restudy and final approval of a Certificate of Appropriateness if, and when, the project is approved by Planning Commission or City Council. The applicant thus avoids spending substantial additional money for design fees to develop architectural details and the Board does not spend time reviewing the details of a project which may not receive approval of, or which may be modified by, Planning Commission or City Council. The applicant is also able to determine early in the review process whether the BAR feels the building envelope is appropriate and can verify the project proforma prior to a large expenditure of professional fees.

Staff then forwards the Board's findings regarding the appropriateness of a proposed project's scale and mass in the staff report to Planning Commission and, in the case of a Development Special Use Permit, to City Council. However, no Certificate of Appropriateness is granted until after the project receives zoning approval by Planning Commission or Council, responds to any revisions required by these other bodies and the applicant returns to the Board for approval of the final design details. However, if a project requires major zoning modifications, staff routes projects to the Planning Commission first based on the presumption that if a project is not legally buildable, then the BAR should not be spending time on design review.

It has been recommended by the Washington Street Task Force that the Board cease the practice of Conceptual Review. While some Board members have been uncomfortable with appearing to approve a project without full knowledge of the architectural detailing, staff believes that there are some significant advantages to the community, the applicant and the Board in continuing Conceptual Review.

If a project is taken to Planning Commission and City Council for approval first, then detailed illustrative drawings of the building will have been presented to citizen associations, City staff, Planning Commission and City Council who will rely on these representations in their approval. For projects in the Potomac River Vicinity or on Washington Street, the Planning Commission

and City Council will necessarily become the bodits required to make a finding of compliance with the additional standards before the project may proceed. In addition, a project of any size requires approval of a Preliminary Site Plan, which involves numerous detailed engineering drawings of the building site. In effect, the entire building will have been designed in some detail and these drawings will form the basis for neighborhood and Council approvals. Design revision by the BAR may require re-approval by all of these groups. Further, the applicant will have invested tens of thousands of dollars in attorney, engineer and architects fees and will be very reluctant to make meaningful changes to the building design. Finally, there would be no benefit for the BAR to deny final approval of a project when the applicant can appeal to City Council -- who would already have approved the project.

Unfortunately, attorneys frequently represent before the Planning Commission and Council that projects which have received only concept review have been "approved" by the BAR. In addition, citizens may not be aware of the BAR public hearing or assume the BAR will deny a request and are then upset that the building envelope has been approved before they have had an opportunity to comment on the size of the project.

Therefore, the Washington Street Task Force has recommended abolishing conceptual review by the BAR and substituting a joint, informational work session of the Planning Commission and BAR for all new buildings within a block of Washington Street. While this proposal has some merit and would allow FAR and traffic impacts to be discussed at the same time that the interrelated subject of building mass and scale is being reviewed, it also has the potential to dilute any real discussions on design because of the practical amount of time this will consume and the difficulty of gathering two boards together for a presentation with public comment. Concept review for major projects today frequently extends over two or three BAR meetings. BAR members often request that certain elements be restudied or simply want to revisit the site and reflect on the applicant's presentation or public comments received. On the other hand, the number of potential development projects requiring this joint review is relatively small, perhaps twice per year.

Staff recommends that the Board continue the practice of conceptual review but incorporate it *as a* formal step in the BAR's Certificate of Appropriateness process for relevant projects throughout the historic districts. The Board would be required to make a formal finding of appropriateness of the scale, mass and architectural character of any new building prior to its review by Planning Commission and Council. The expanded Washington Street standards recommended by the Task Force will provide additional guidance from City Council regarding community expectations for this street. A written policy should also be established so that the BAR, applicants, Council and the public understand exactly what is (and is not) being approved in conceptual review and why. Staff believes that the BAR is the most qualified body to review and comment on design issues and should avoid being drawn into work sessions where traffic, density and use are the primary concerns.

## **CONCEPTUAL BAR APPROVAL POLICY**

1. **BAR concept approval is required in the following cases:**
  - a. The proposal requires an SUP for additional density or height;
  - b. The proposal requires Planning Commission review for a new building;
  - c. Staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.
  - d. The only exception to the above will be when the zoning approval needed by the Planning Commission or Council is so uncertain and so critical to the basic format of the proposal, that, in staff's opinion, changes to the application are likely and review by the BAR would have to be repeated.
2. **In a case before it for conceptual approval, the BAR shall make findings on the following issues:**
  - a. Appropriateness of scale, mass and general architectural character;
  - b. Additional standards where applicable (such as Washington Street or the Potomac River Vicinity) have been met.