BAR Case # 2015-00180

ADDRESS OF PROJECT: 2 Duke Street, Alexandria VA

TAX MAP AND PARCEL: 075.03-04-01 **ZONING:** W-1

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: RTS Associates LLC (Contract purchaser)

Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300

City: Bethesda State: MD Zip: 20814

Phone: (301) 634-8600 E-mail: gshron@eya.com

Authorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____

Name: Attorney: Jonathan P. Rak
Architect: Patrick Burkhart

Phone: Attorney: (703)712-5411
Architect: (202)342-2200

E-mail: Attorney: jrak@mcguirewoods.com
Architect: pburkhart@sbarnes.com

Legal Property Owner:

Name: Graham Holdings Company

Address: 1300 17th Street North

City: Arlington State: VA Zip: 22209

Phone: (202)334-6000 E-mail: _____

☐ **Yes** ☒ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☒ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☒ **No** Is there a homeowner's association for this property?
☐ **Yes** ☒ **No** If yes, has the homeowner's association approved the proposed alterations?

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

BAR Case # 2015-00180

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

- [X] NEW CONSTRUCTION (Buildings 1 and 2)
- [X] EXTERIOR ALTERATION: *Please check all that apply.* 2 Duke Street
  - [ ] awning
  - [ ] fence, gate or garden wall
  - [ ] HVAC equipment
  - [ ] shutters
  - [ ] doors
  - [ ] windows
  - [ ] siding
  - [ ] shed
  - [ ] lighting
  - [ ] pergola/trellis
  - [ ] painting unpainted masonry
  - [ ] other _____
- [ ] ADDITION
- [ ] DEMOLITION/ENCAPSULATION
- [ ] SIGNAGE

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

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

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

BAR Case # 2016-00180

Buildings 1 and 2

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

N/A

- [x] [ ] 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.
- [x] [ ] FAR & Open Space calculation form.
- [x] [ ] Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- [x] [ ] Existing elevations must be scaled and include dimensions.
- [x] [ ] Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- [x] [ ] Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- [x] [ ] Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- [x] [ ] For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

N/A

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

2 Duke Street

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

N/A

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

BAR Case # 2015-00180

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

☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)

☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.

☒ I, the applicant, or an authorized representative will be present at the public hearing.

☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Jonathan Rak

Printed Name: Jonathan P. Rak

Date: June 5, 2015

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached disclosures		
2.		
3.		

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

Name	Address	Percent of Ownership
1. See attached disclosures		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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

June 5, 2015 — Date
Jonathan P. Rak — Printed Name
Jonathan Rak — Signature

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

Property Owner

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

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

Applicant

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

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

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

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

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

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

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(83% owner of RT Member LLC)
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ROBINSON TERMINAL SOUTH

Alexandria, VA

NO. 2 DUKE ST.

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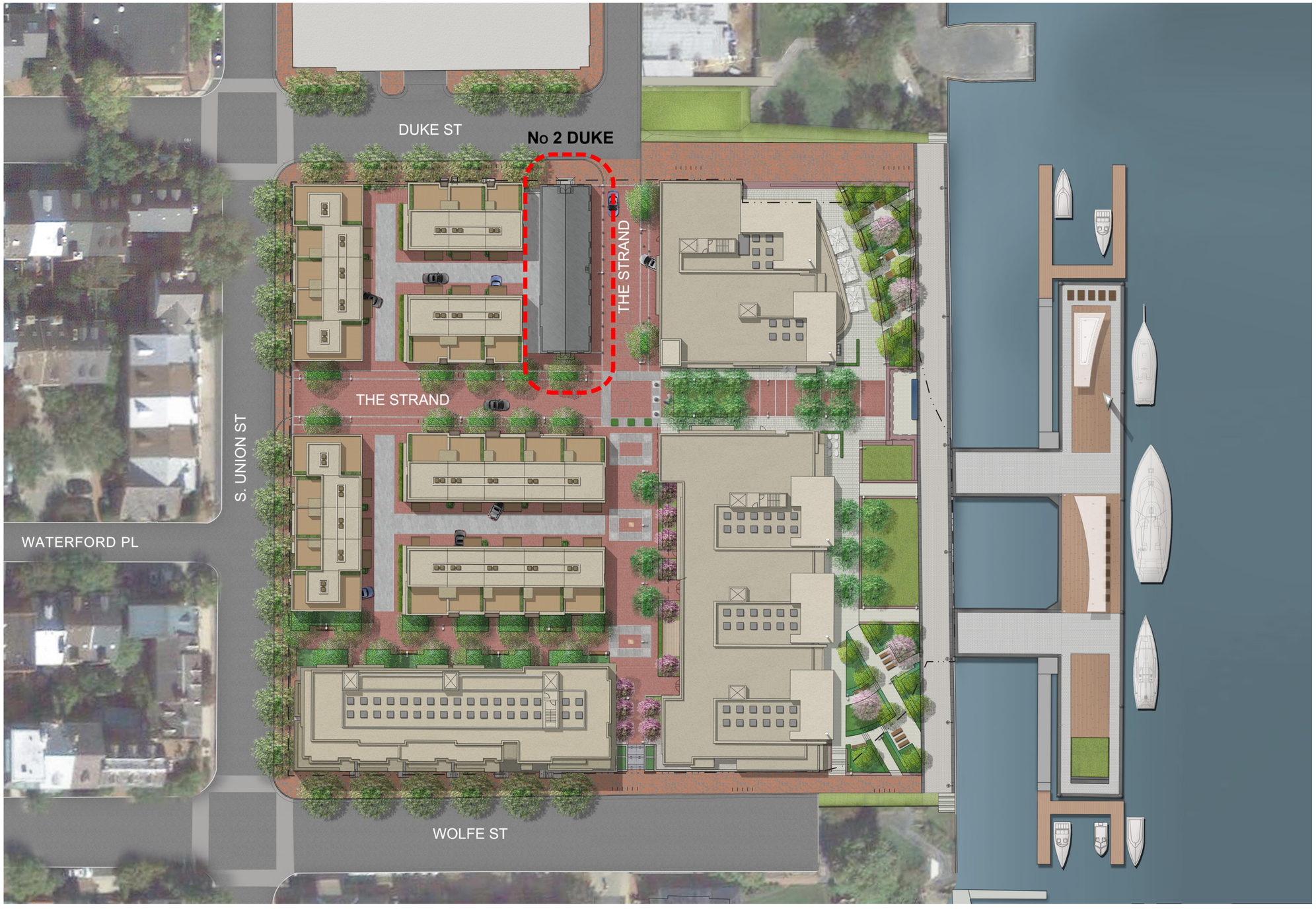
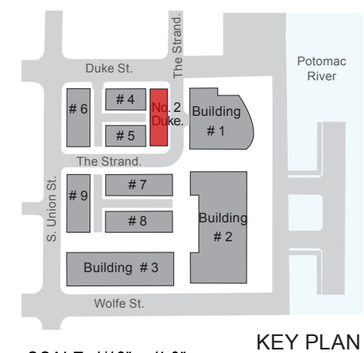
SITE PLAN





KEY PLAN

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

0' 5' 10'

N

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

THE NEIGHBORHOODS OF EYA life within walking distance® | McGUIREWOODS 1750 TYSONS BOULEVARD, SUITE 1800 TYSONS CORNER, VA 22102 P: 703-712-5000 | MPFP | MPFP LLC 41 East 11th Street New York, NY 10003 tele. 212. 477. 6306 fax. 212. 477. 6648 | HISTORYmatters INTEGRATING THE HISTORY OF PEOPLE & PLACE | Wetland Studies and Solutions, Inc.

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shalom baranes associates | architects

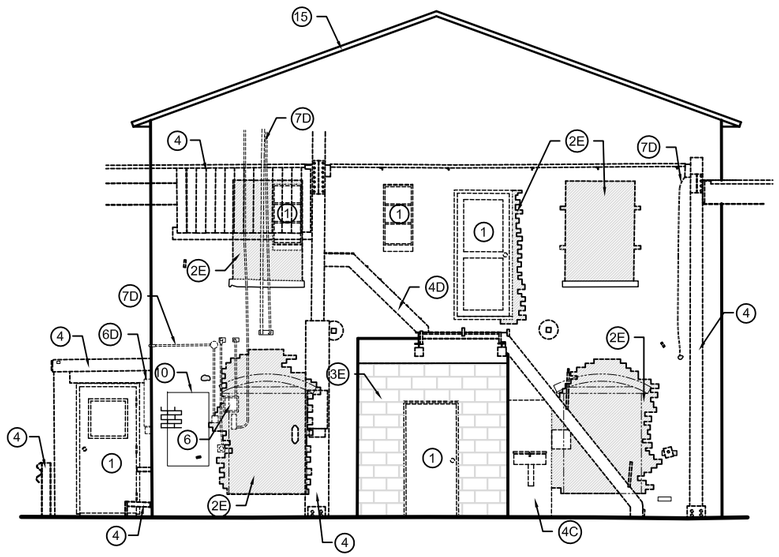
NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS

NORTH ELEVATION

SOUTH ELEVATION

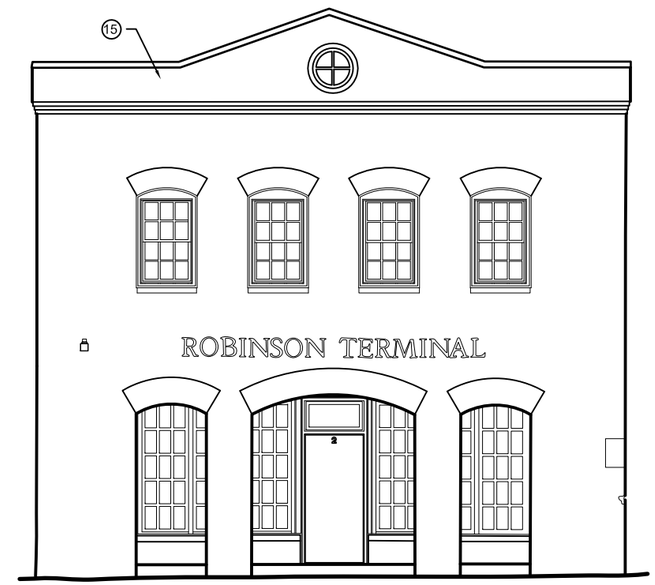
GENERAL NOTES:
1. NON-ORIGINAL MASONRY AREA.
2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.

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



SOUTH ELEVATION - DEMO (2)

SCALE: X" = X'-X"



NORTH ELEVATION - DEMO (1)

SCALE: X" = X'-X"

NOTES:

1. REMOVE EXISTING DOOR OR WINDOW.
2. REMOVE NON-MATCHING BRICK INFILL.
3. REMOVE EXISTING CMU INFILL.
4. REMOVE EXISTING STRUCTURE.
5. REMOVE EXISTING LIGHT FIXTURE.
6. REMOVE EXISTING ELECTRIC PANELS AND TELEPHONE SYSTEM.
7. REMOVE EXISTING ELECTRIC CONDUIT AND ALL ASSOCIATED FASTENERS.
8. REMOVE EXISTING EMBEDMENT.
9. REMOVE AC UNIT & SUPPORTS.
10. REMOVE PVC GUTTERS.
11. REMOVE EXISTING LADDER AND ALL ASSOCIATED FASTENERS.
12. REMOVE EXISTING VENT.
13. REMOVE EXISTING BARN DOOR SYSTEM.
14. REMOVE EXISTING SIGN.
15. DEMO WORK TO BE DETERMINED BY ARCHITECT.
16. REMOVE EXISTING CONCRETE PATCH.
17. REMOVE EXISTING PIPE.

SHEET NOTES:

A. ASSUME 1-4 FASTENERS.

B. ASSUME 4-10 FASTENERS.

C. ASSUME 10-20 FASTENERS.

D. ASSUME 20+ FASTENERS.

E. AREAS MARKED ON DRAWINGS AS BRICK OR CMU INFILL ARE REPRESENTATIONAL. ACTUAL AREAS COULD COVER MORE OR LESS THAN SPECIFIED ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND CONFIRM WITH ARCHITECT OR ARCHITECT'S REPRESENTATIVE FOR SPECIFIC AREAS.

LEGEND:

INFILL BRICK

CMU INFILL

AEON preservation services,llc

ROBINSON TERMINAL SOUTH
No. 2 DUKE STREET, ALEXANDRIA, VA

NORTH & SOUTH ELEVATIONS- DEMO

BY: ZG

DATE: 5-28-2015

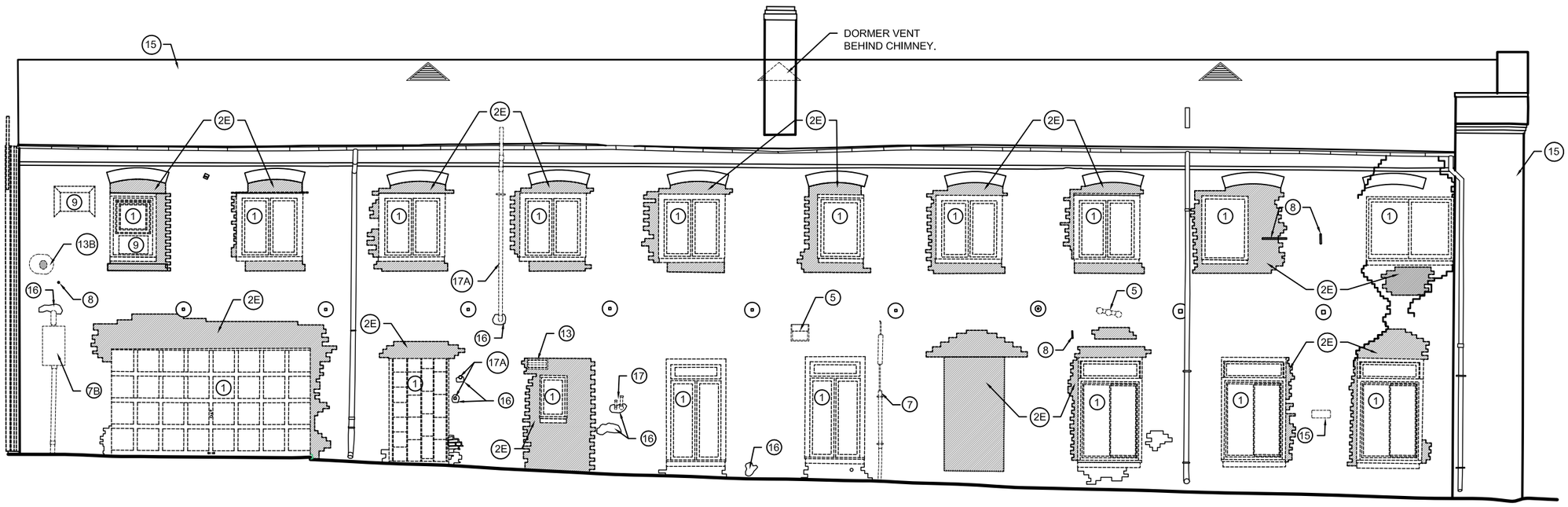
SHEET: XXX

NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS

EAST ELEVATION

GENERAL NOTES:
1. NON-ORIGINAL MASONRY AREA.
2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.

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



EAST ELEVATION - DEMO (1)

SCALE: X" = X'-X"

NOTES:

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3. REMOVE EXISTING CMU INFILL.
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LEGEND:

INFILL BRICK

AEON preservation services,llc

ROBINSON TERMINAL SOUTH
No. 2 DUKE STREET, ALEXANDRIA, VA

EAST ELEVATION- DEMO

BY: ZG

DATE: 5-28-2015

SHEET: XXX

NO. 2 DUKE - EXISTING SURVEYED ELEVATIONS

WEST ELEVATION

GENERAL NOTES:

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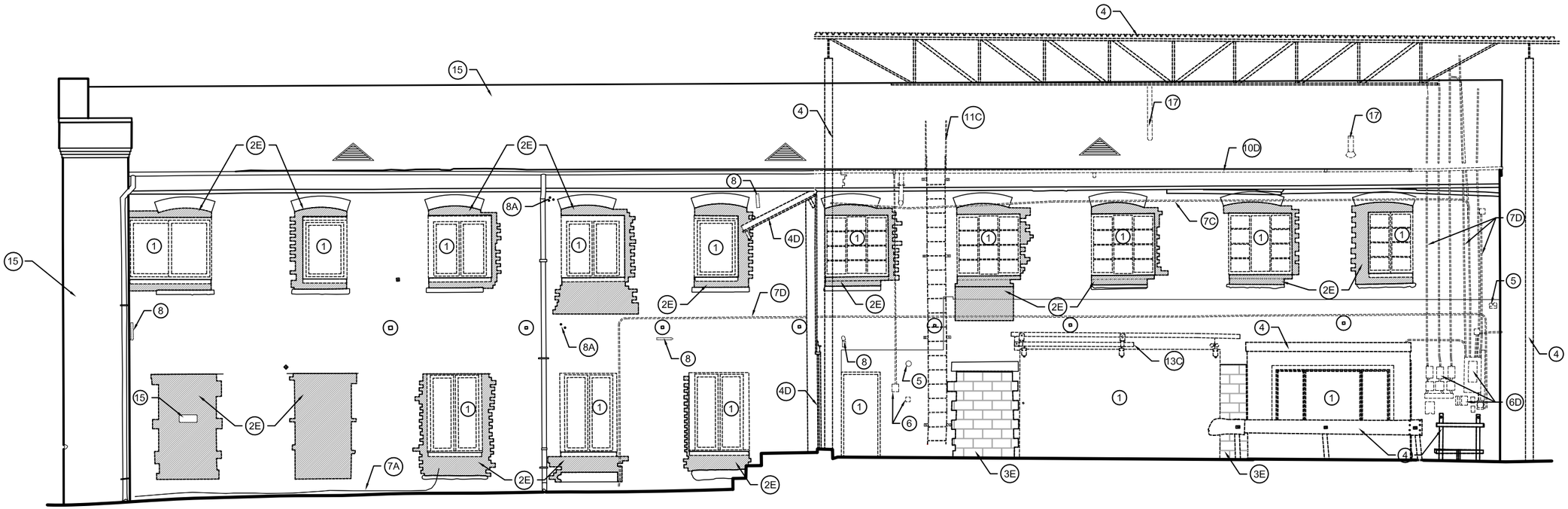
2. ORIGINAL BRICK TO BE 100% REPOINTED WITH MORTAR MATCHING COLOR OF ORIGINAL.

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

0' 5' 10'



WEST ELEVATION - DEMO (1)

SCALE: X" = X'-X"

NOTES:

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CMU INFILL

AEON preservation services,llc

ROBINSON TERMINAL SOUTH
No. 2 DUKE STREET, ALEXANDRIA, VA

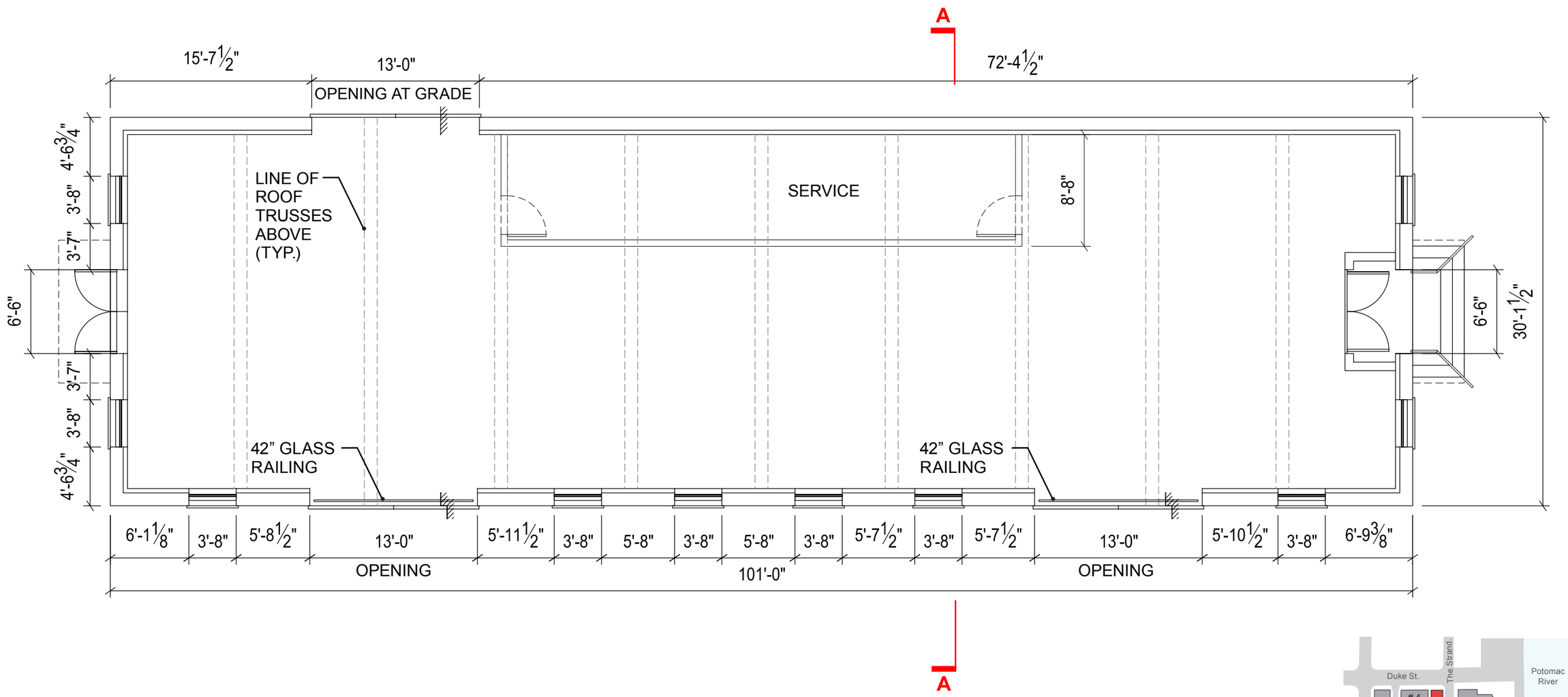
WEST ELEVATION- DEMO

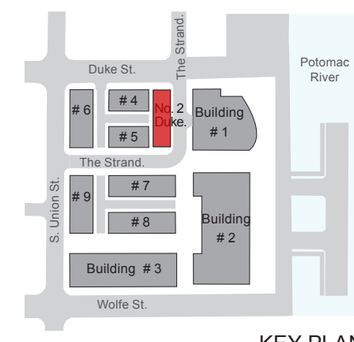
BY: ZG

DATE: 5-28-2015

SHEET: XXX

NO. 2 DUKE - GROUND FLOOR PLAN





KEY PLAN

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

0' 5' 10'

N

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

4

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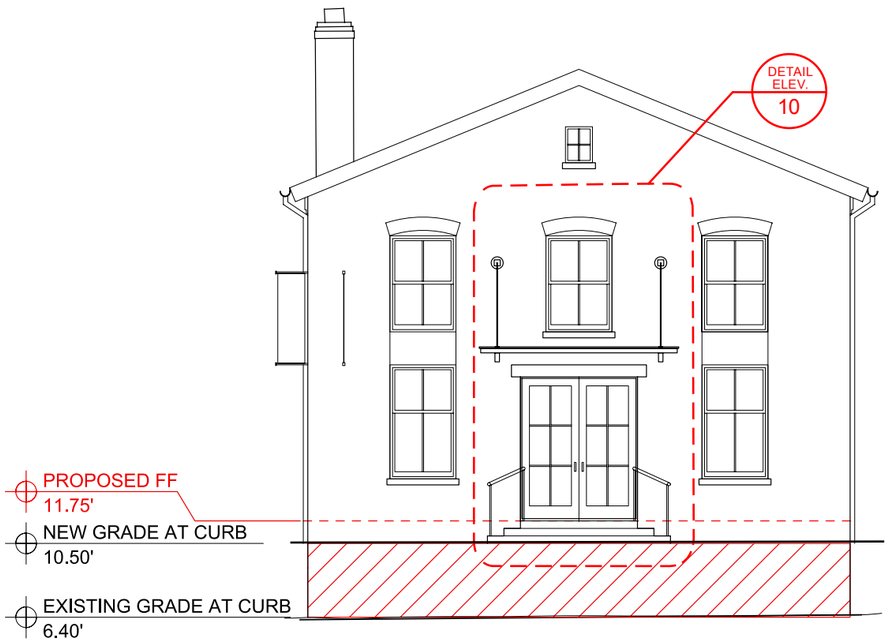
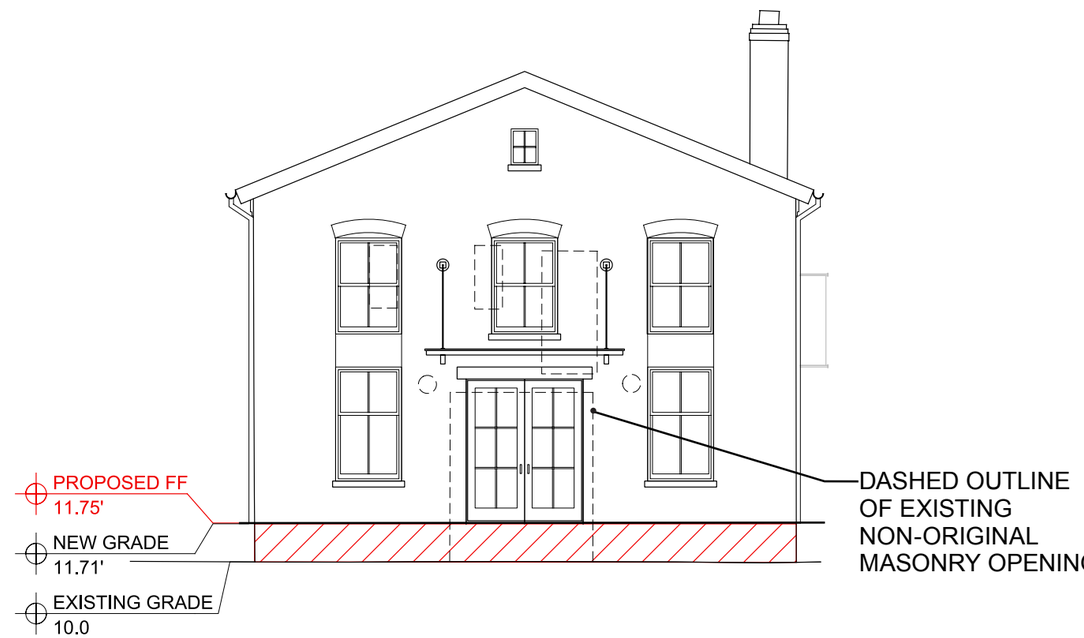
NO. 2 DUKE - ELEVATIONS



NORTH ELEVATION

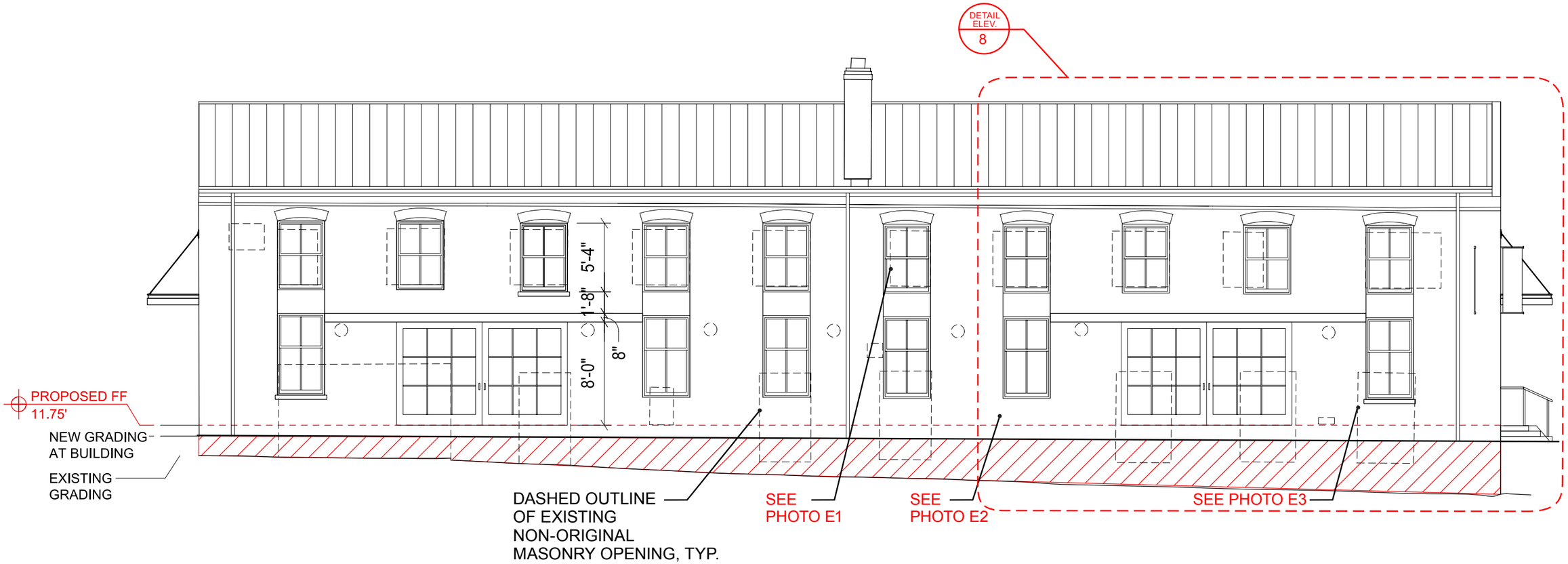


SOUTH ELEVATION

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

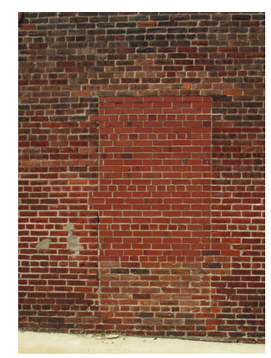
0' 5' 10'

NO. 2 DUKE - ELEVATIONS



EAST ELEVATION

E1



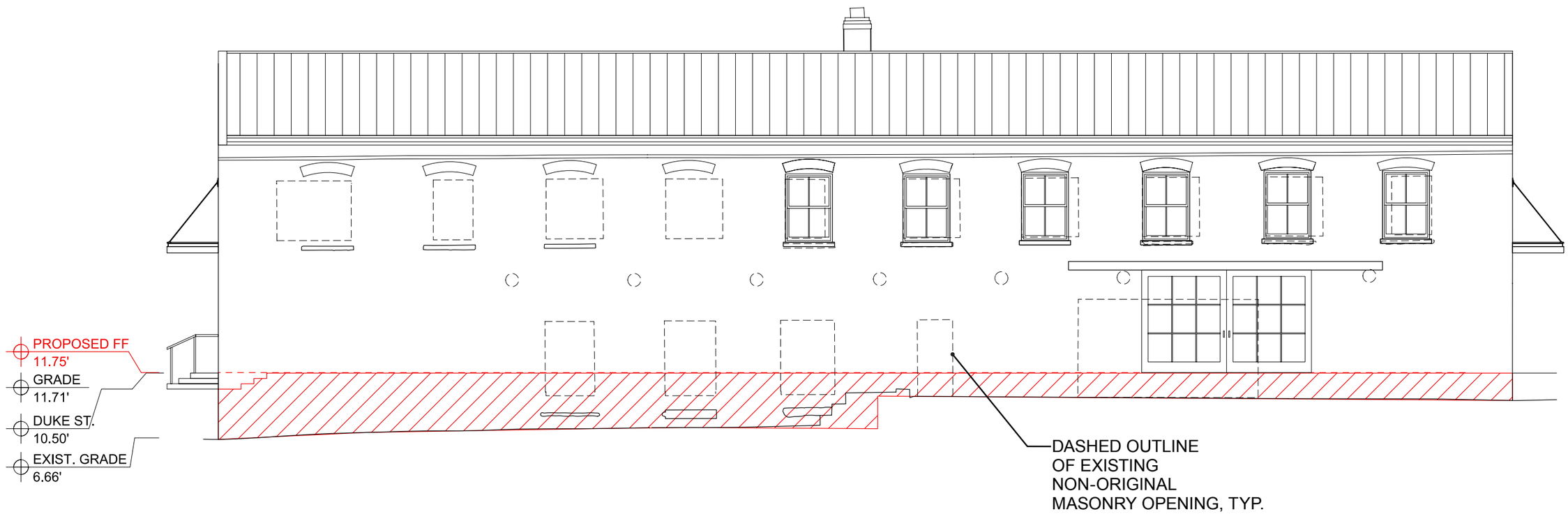
E2

E3

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

0' 5' 10'

NO. 2 DUKE - ELEVATIONS



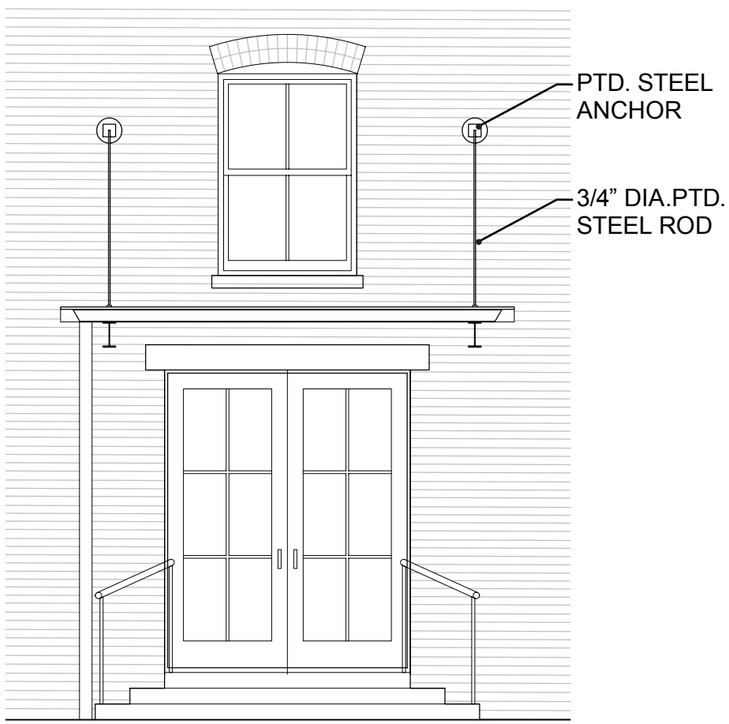
WEST ELEVATION

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

0' 5' 10'

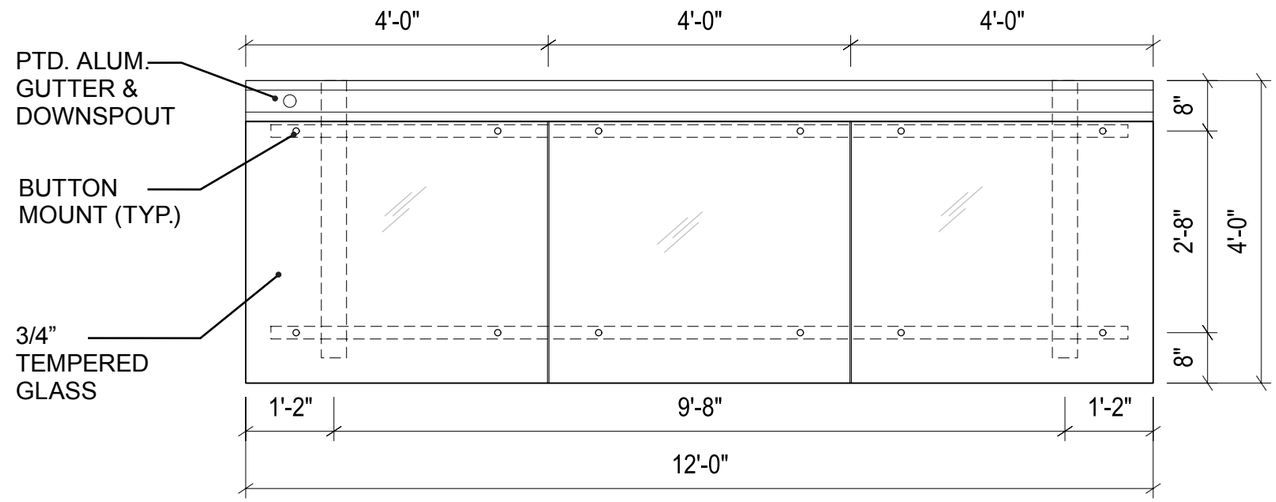
NO. 2 DUKE - CANOPY / OTHER DETAILS

PRECEDENT IMAGE



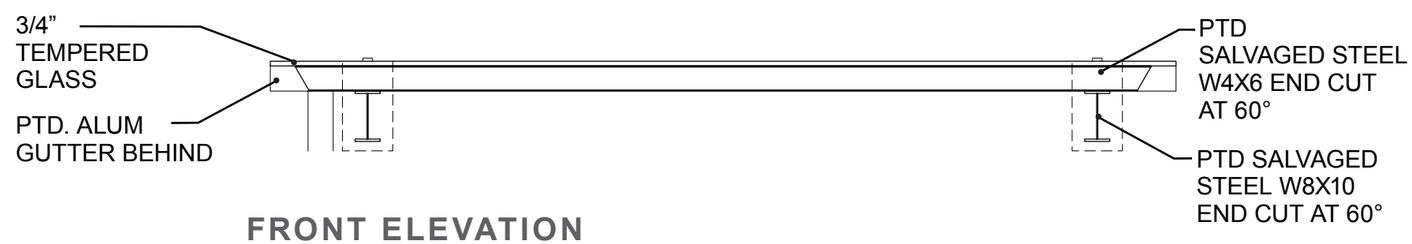
ENLARGED NORTH ELEVATION

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



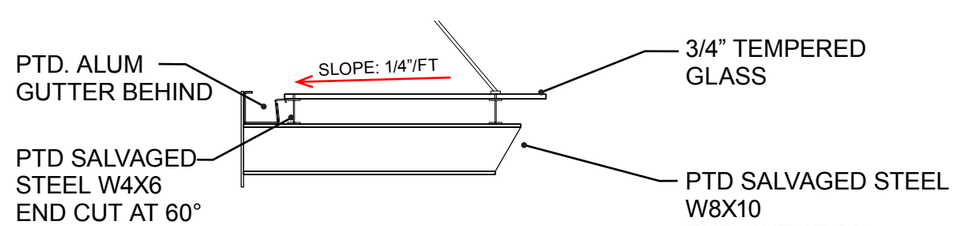
PLAN

SCALE: 1/2" =1'-0"



FRONT ELEVATION

SCALE: 1/2" =1'-0"



SIDE ELEVATION

SCALE: 1/2" =1'-0"

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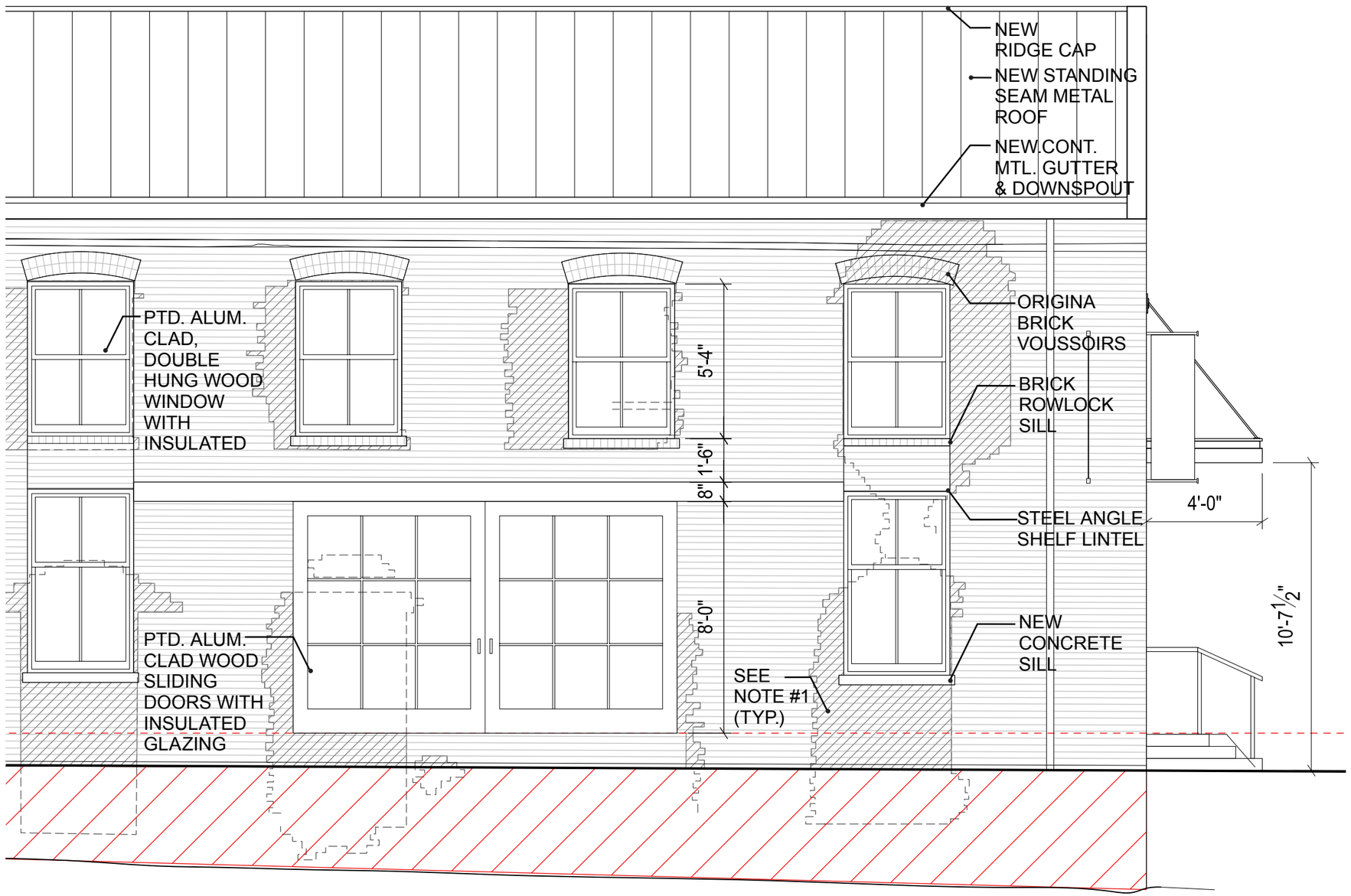
NO. 2 DUKE - DETAIL ELEVATION



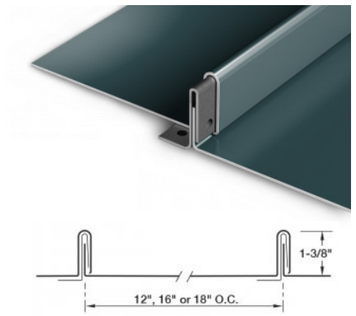
NORTH CORNER OF EAST ELEVATION

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

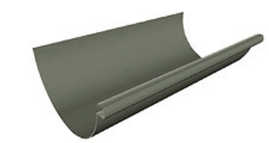
GENERAL NOTES:

1. EXISTING NON-ORIGINAL MASONRY AREA TO BE REBUILT WITH BRICK TO MATCH ORIGINAL.

MATERIALS:



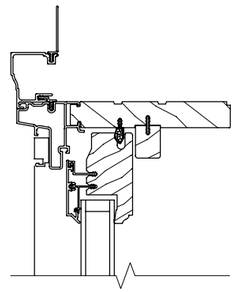
STANDING SEAM METAL ROOF (16" O.C.)
COLOR: "MUSKET GRAY"



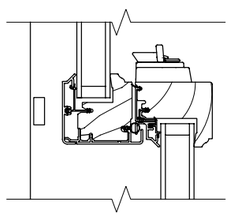
ALUMINUM HALF ROUND STYLE GUTTER (5" / 6")
COLOR:"WEATHERED COPPER"

PTD. ALUMINUM CLAD DOUBLE HUNG WOOD WINDOW WITH INSULATED GLAZING
COLOR: "BRONZE"

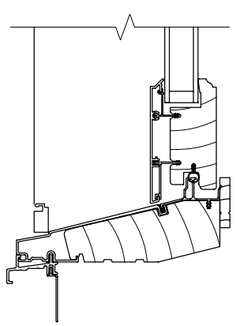
NO. 2 DUKE - SECTIONS & DETAILS



HEAD



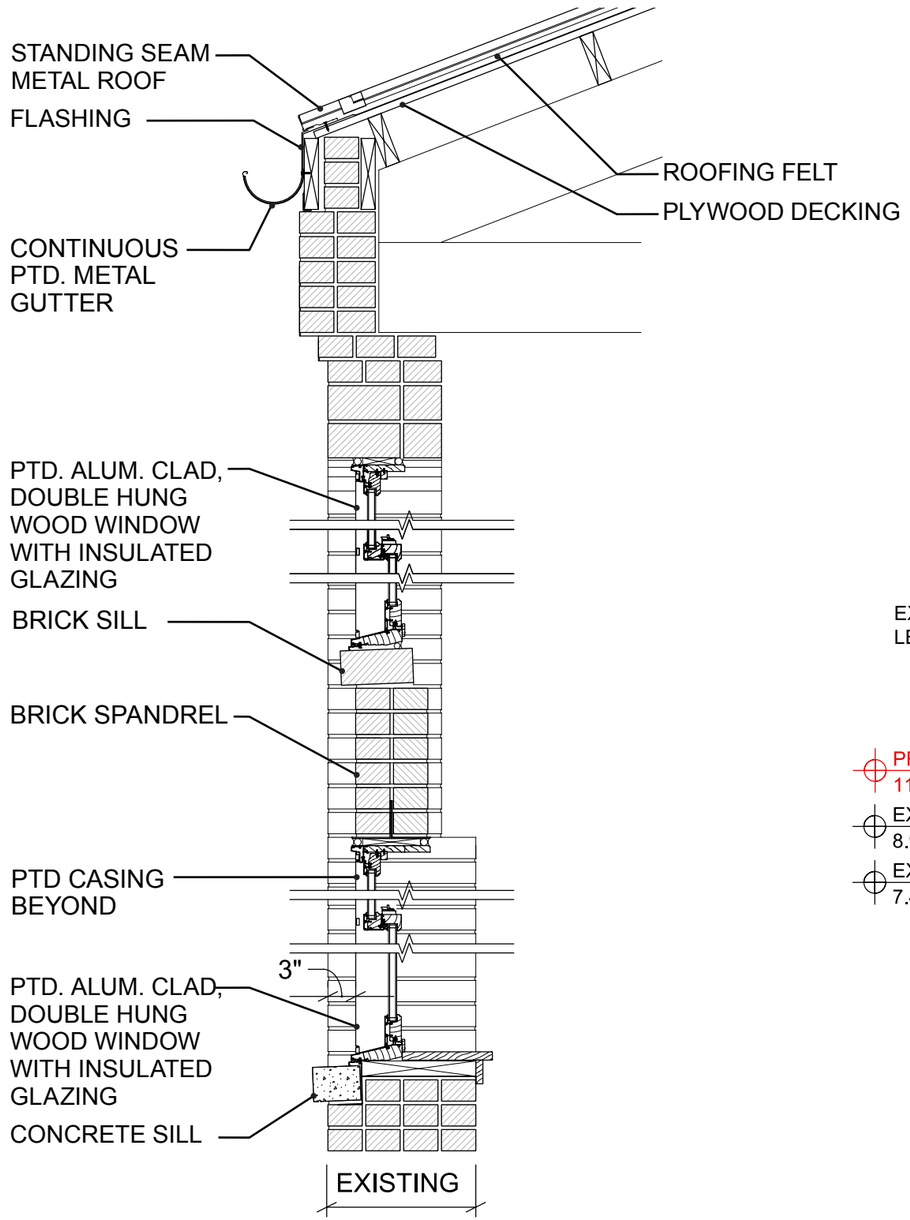
CHECK RAIL



SILL

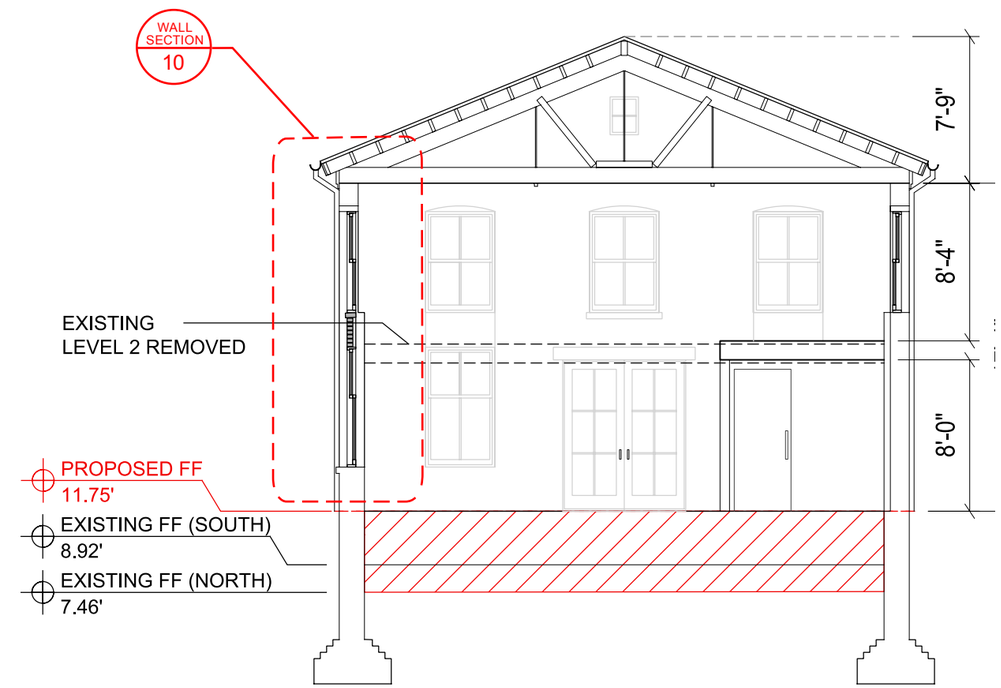
WINDOW DETAILS

SCALE: 3" =1'-0"



WALL SECTION

SCALE: 3/4" =1'-0"



SECTION A-A

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

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