Docket Item # 22
BAR CASE # 2015-0269

BAR Meeting
September 16, 2015

ISSUE: New Construction: Building 3

APPLICANT: RTS Associates, LLC

LOCATION: 2 Duke Street

ZONE: W-1 / Waterfront

STAFF RECOMMENDATION

Staff recommends deferral of the application with the following items to revise and refine:

1. Make the hyphen between buildings 3 and 3A more distinct;
2. Continue to differentiate the eastern end of the building; and
3. Refine the stone work on the door surrounds on the north elevation

GENERAL NOTES TO THE APPLICANT

1. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.

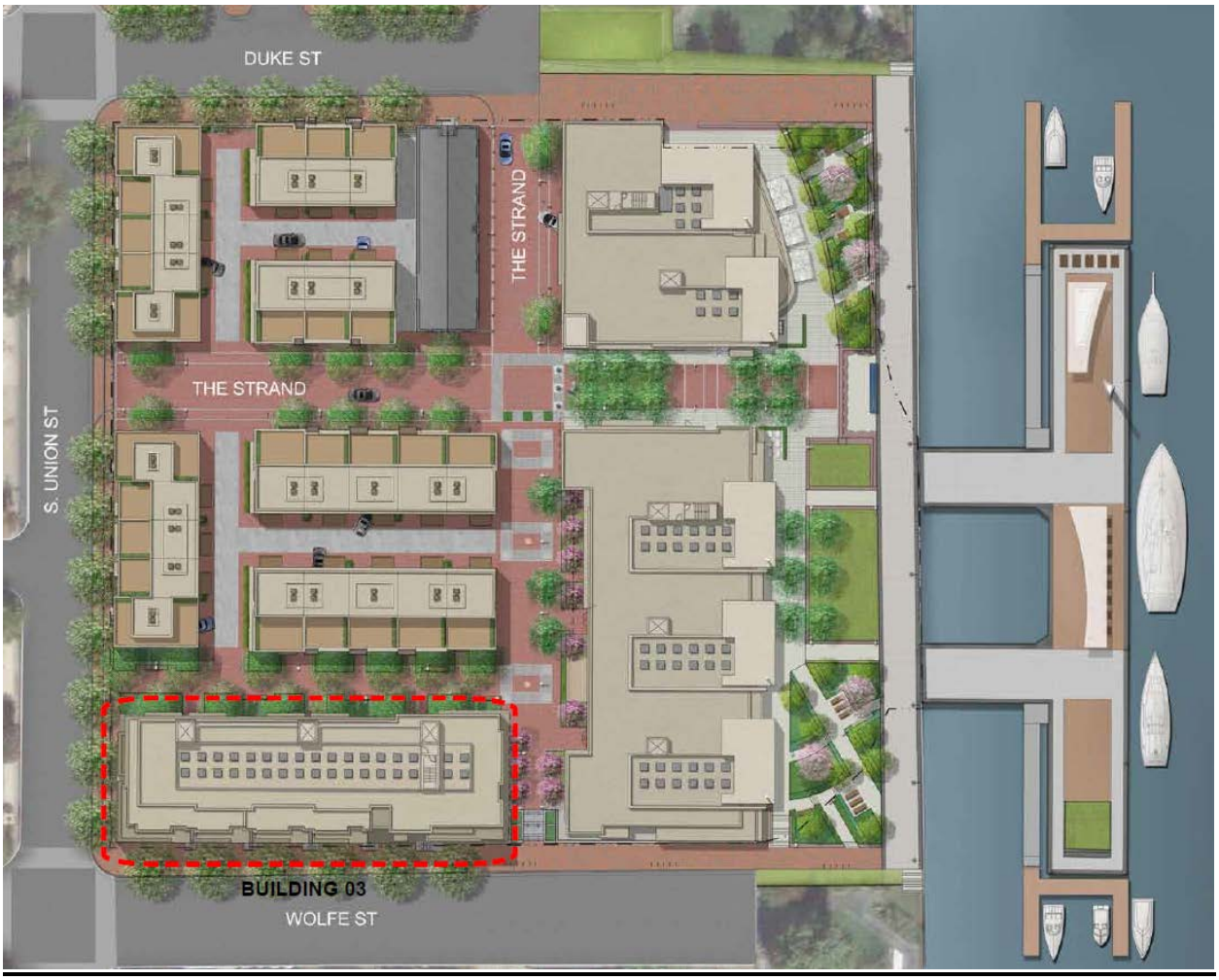
2. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.

3. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

4. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR 2015-0269

I. ISSUE

The application request currently before the BAR is for a Certificate of Appropriateness for the new construction of a multifamily building fronting Wolfe Street (Building 3) at the Robinson Terminal South site at 2 Duke Street.

Over the past year, the BAR has reviewed this redevelopment project at five separate Concept Review work sessions. As a first step, the BAR unanimously approved a Permit to Demolish for the existing non-historic buildings in December 2014. At the final work session, the BAR unanimously endorsed the height, scale, mass and general architectural character of the overall project, which provided guidance with respect to the general appropriateness of the overall project to Planning Commission and City Council. In April 2015, Planning Commission and City Council approved a Development Special Use Permit (DSUP 2014-00006) for the project. The approval of the DSUP confirmed the project's overall height, scale and massing, as well as specifics relating to parking, construction and the like, which are beyond the BAR's purview.

The applicant is now in the process of obtaining separate Certificates of Appropriateness for final architectural design of each building or building type based on the endorsed concept review designs previously presented to the BAR and Planning Commission and then approved by City Council. Toward that end, the BAR approved the demolition/deconstruction of 226 The Strand on June 17, 2015; the Board unanimously approved a Certificate of Appropriateness for alterations to the historic warehouse building at 2 Duke Street and deferred action on the design of buildings 1 and 2 on July 1, 2015; and the BAR held a work session on Site Elements and Historic Interpretation on July 15, 2015.

The proposed multifamily building features two distinct design approaches. The western portion of the building has four three-story townhouse-scale, red brick bay elements with setbacks on the floors above while the eastern portion (previously identified in the meetings as building 3A) has a small apartment building scale. The entire building is five stories though there are setbacks both at the fourth and fifth stories on South Union Street and Wolfe Street.

The proposed materials include: red and beige brick, stone, precast concrete, slate shingles, and metal. All of the units are proposed to have rooftop HVAC that will be screened with metal panels.

II. HISTORY

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

In April 2015, City Council approved a Development Special Use Permit (DSUP 2014-00006) to redevelop the site into a mix of townhouses, multifamily and retail/commercial.

III. ANALYSIS

During the course of the concept review work sessions, the BAR determined that the height, scale, mass and general architectural character were appropriate, with some specific recommendations for refinements when the buildings returned for a Certificate of Appropriateness. Additionally, the BAR, and later Planning Commission and City Council, found that the applicant's proposal was consistent with the Potomac River Vicinity Height District requirements. Therefore, at this time, the BAR will be reviewing the project's architectural details, materials and other refinements based on the designs already presented at numerous BAR work sessions as well as at Planning Commission and City Council public hearings. Staff generally finds that the design development has advanced in response to the BAR's prior comments and, therefore, the recommendations below relate to specific elements and requests for additional information.

The BAR struggled the most with the design of Building 3 during the work sessions, particularly with regard to the upper floor setbacks, finding an appropriate architectural vocabulary for this multifamily building and differentiating the eastern part of the building. At the fifth concept review, the BAR found that the applicant had achieved appropriate setbacks at the fourth and fifth floors and liked the general architectural direction of creating a distinct building form for the eastern element, termed Building 3A, to reduce the apparent size of the overall building. However, they advised the applicant to individualize and further strengthen the differentiation of the eastern element, and to use it as a transition element between the townhouse character forms to the west and the waterfront buildings to the east, before returning for a Certificate of Appropriateness.

Staff finds that while there are two distinct design approaches, the differentiation of Building 3A should still be significantly strengthened. Staff also finds that design details will be important for promoting variety not just for this building but in relationship to the overall site.

Building 3A Differentiation

To break down the overall scale and mass of the building, Building 3 was designed to read as two separate buildings -- with a townhouse scale and increased setbacks on the upper stories on the western portion and a small apartment building approach to the eastern element (Building 3A). The applicant has worked toward that end but staff finds that substantially more differentiation is needed, both with respect to the architecture of the 3A section and the hyphen connection between the two elements (see the separate discussion below on the hyphen). Staff is not recommending that 3A be an entirely different architectural style than what is proposed, nor that it should feel foreign to the overall project but notes that there are refinements related to material selection and fenestration that would improve this differentiation. Selecting a distinctly different light configuration for the windows while maintaining the proposed solid-void ratio would likely contribute to an appropriate differentiation.

The applicant proposed slate for the most northern portion of 3A. While this is a material successfully proposed elsewhere in the development, it feels too stark across from the neo-traditional Harborside townhouses. Something with a more residential association, perhaps a

different color brick, may be more appropriate here. The northern façade of 3A is well proportioned and has an early Chicago School base, middle and top character that could be further emphasized and integrated around the corner on the west elevation. The windows could also have smaller glass panes like the historic steel sash windows. The applicant has agreed to continue these studies pending additional direction and feedback from the BAR.

Hyphen

As the BAR noted at the last hearing, a fully expressed hyphen connecting the two elements of Building 3 will also distinguish the two building segments and provide additional visual interest. Carrying the dark grey slate color used on the fifth story of the western element down through the hyphen would visually recess the hyphen further and function as a break between the two building elements, suggesting the historic service alleys found throughout Old Town. The use of the dark grey color combined with large glass windows will make this hyphen a distinct element. The removal of the pronounced mullions could also visually mark this as a connector between the two elements while making the hyphen appear more transparent. It may, or may not, be necessary to carry this design idiom through on the north elevation of Building 3, where the break is less integral to the design.

Figure 1. Hyphen element outlined in red box.

Materials

The applicant has proposed a mix of stone and brick for the pilasters and surround on the north elevation. However, the use of field stone, like one would see on a historic Alexandria building's foundation, is not appropriate for pilasters and an entrance surround. The use of stone, conceptually, is architecturally appropriate and identifies the importance of the entrance but staff recommends that the doorways be surrounded by a dressed and tooled, cut stone.

Summary

In summary, the overall design development for Building 3 since the concept review discussion has progressed positively and responds to previous comments made by the BAR at various work sessions. At this time, some specific architectural refinements identified above and additional information about the detailing and materials are still needed in order to approve a Certificate of Appropriateness. The applicant has met with staff a number of times since this application was submitted and will have additional sketches and images at the hearing which respond to

comments in this staff report. Therefore, staff recommends deferral with the recommendations for refinement discussed above.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

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

Zoning Comments

F-1 Staff has reviewed the preliminary site plan for a mixed use project consisting of 26 townhouse dwellings and 30 multifamily units, three new commercial buildings (consisting of residential, retail, and restaurants) and retention of one existing commercial building.

F-2 The applicant requests special use permits for private marina, restaurant, retail shopping establishment, building height increase, parking reduction, cluster development, development without public street frontage, transportation management plan and site plan modifications.

F-3 The project complies with the W-1, waterfront zone.

Code Administration

See DSUP2014-00006 for full comments.

Transportation and Environmental Services

R-1 Comply with all requirements of [DSP2014-00006] (TES)

R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

See DSUP2014-00006 for full comments.

V. ATTACHMENTS

1 – Supplemental Materials
2 – Application for BAR 2015-0269: 2 Duke Street (Building 3)

Attachment #1

ROBINSON LANDING

Alexandria, VA

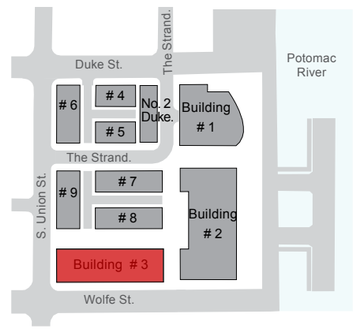
BUILDING 03

AUGUST 17, 2015

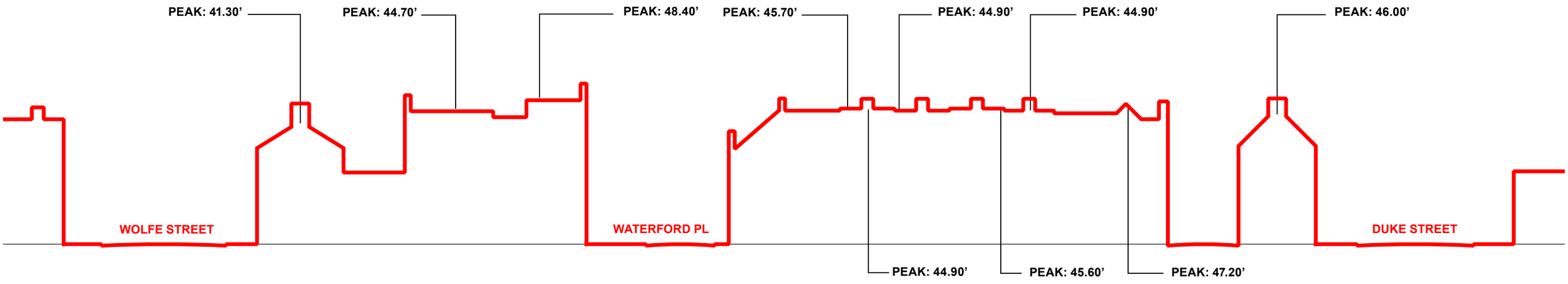
APPLICATION MATERIALS
2 Duke St
BAR2015-00269
8/17/2015

SITE PLAN

KEY PLAN



S. UNION STREET - WEST ELEVATION



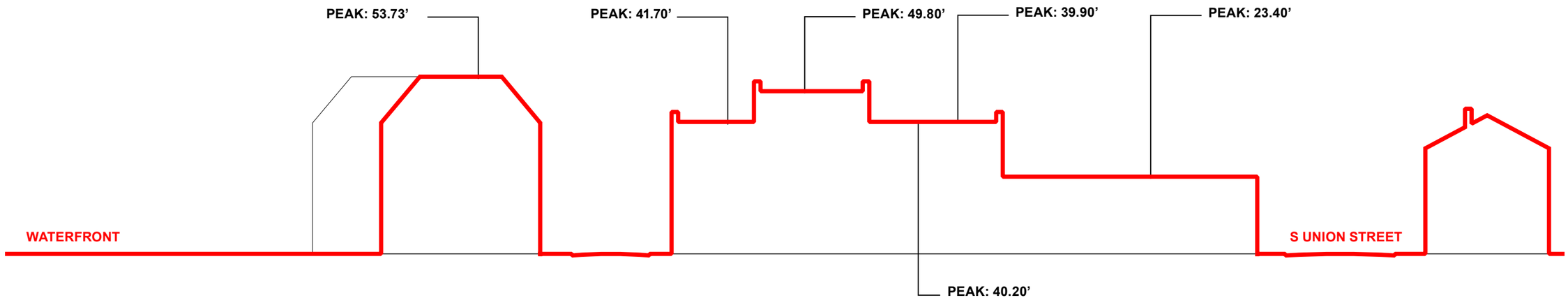
SILHOUETTE

PHOTO-MONTAGE

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

KEY PLAN

WOLFE STREET - SOUTH ELEVATION

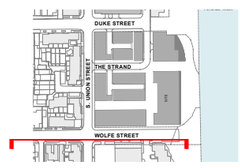


SILHOUETTE

PHOTO-MONTAGE

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

KEY PLAN



SITE ELEVATIONS

SOUTH UNION STREET

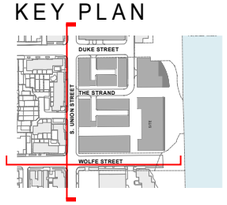
WOLFE STREET

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

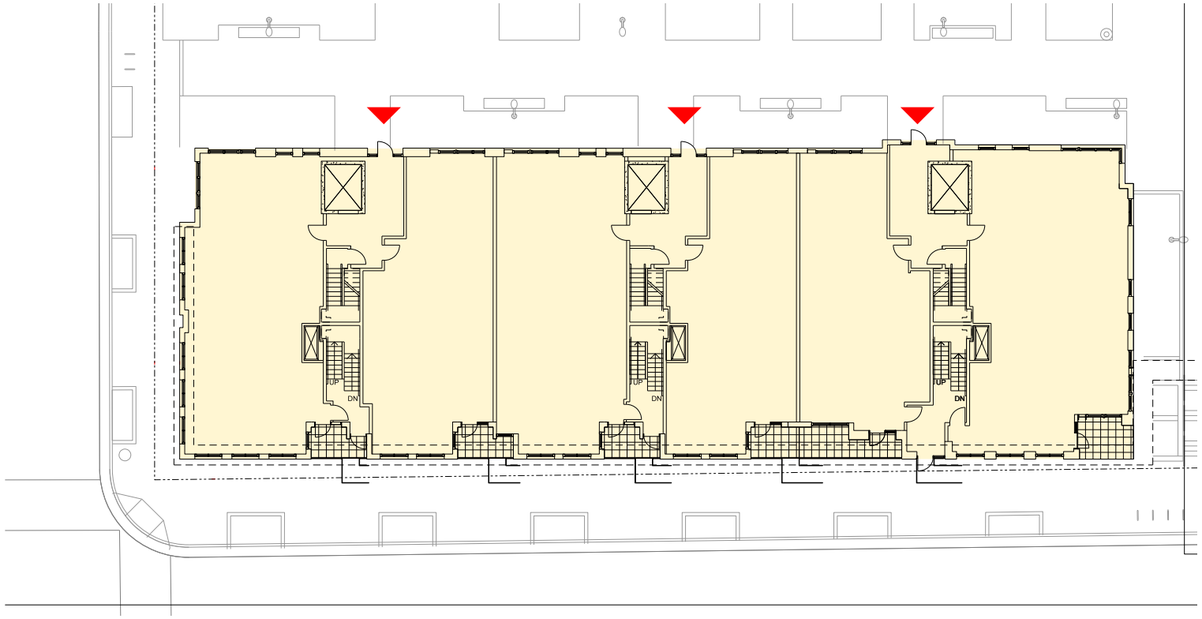
SCALE: 1" = 50'-0"

0' 25' 50'

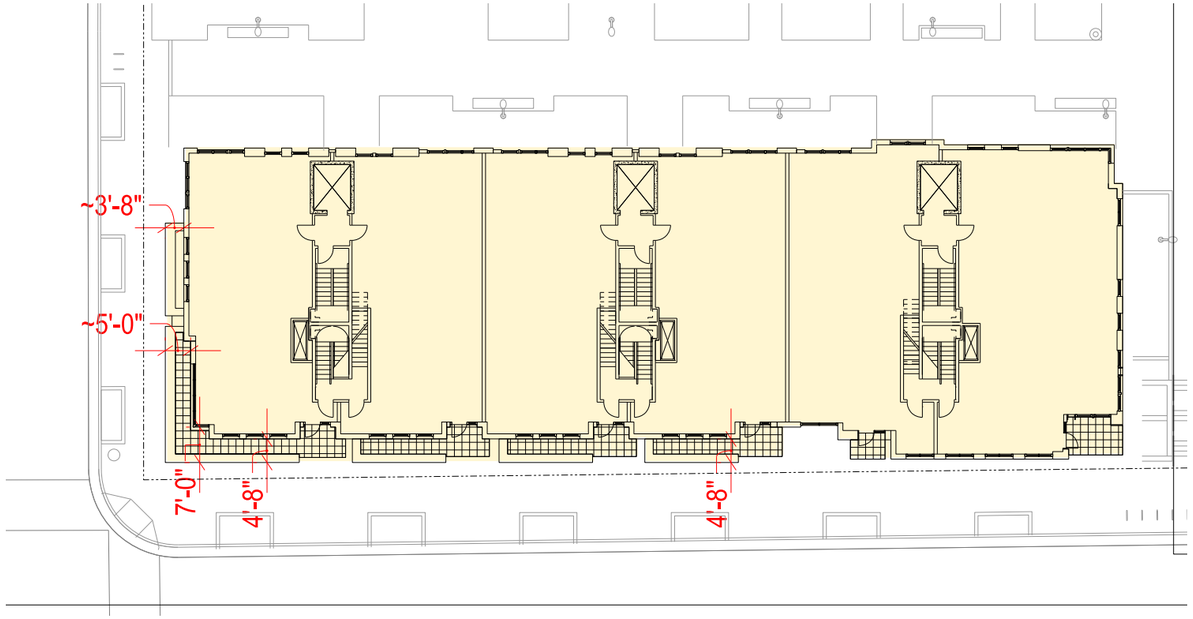
KEY PLAN



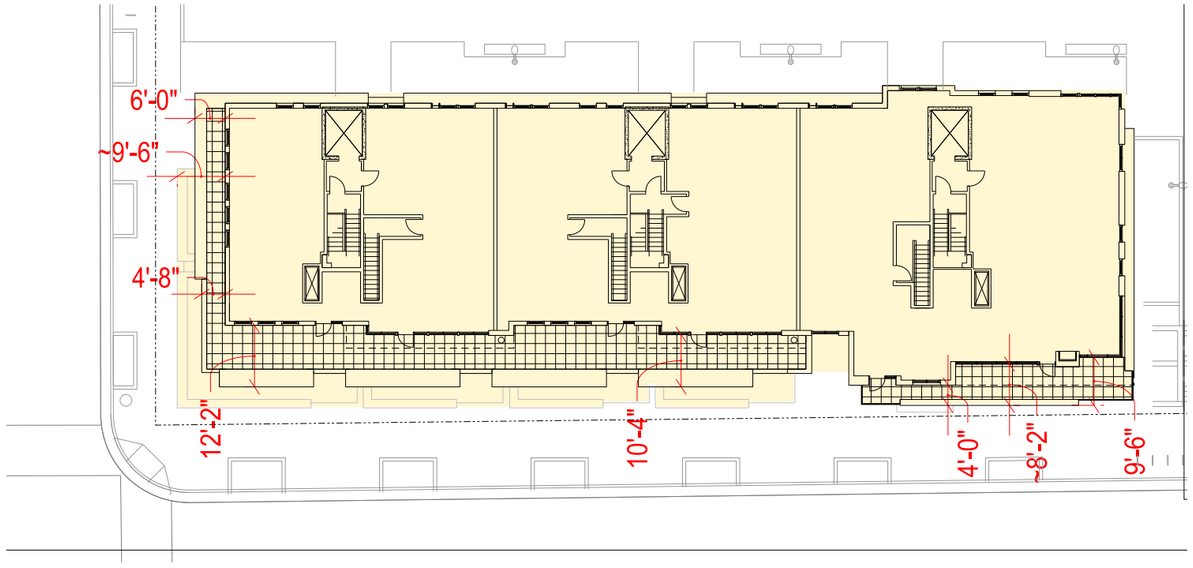
BUILDING SETBACK PLANS



GROUND FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN

SCALE: 1" = 15'-0"

0' 15'

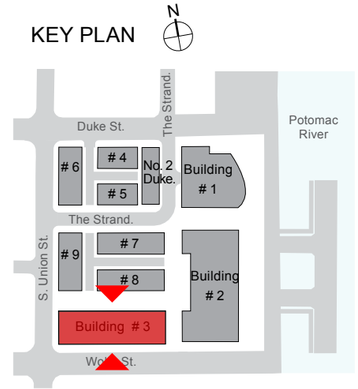
N

OVERALL ELEVATIONS

SOUTH ELEVATION

NORTH ELEVATION

KEY PLAN



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

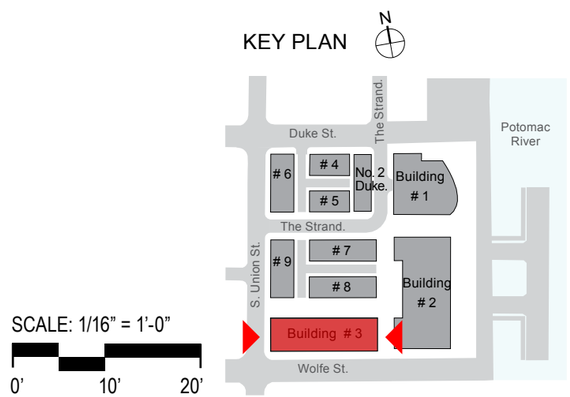
0' 10' 20'

OVERALL ELEVATIONS

EAST ELEVATION

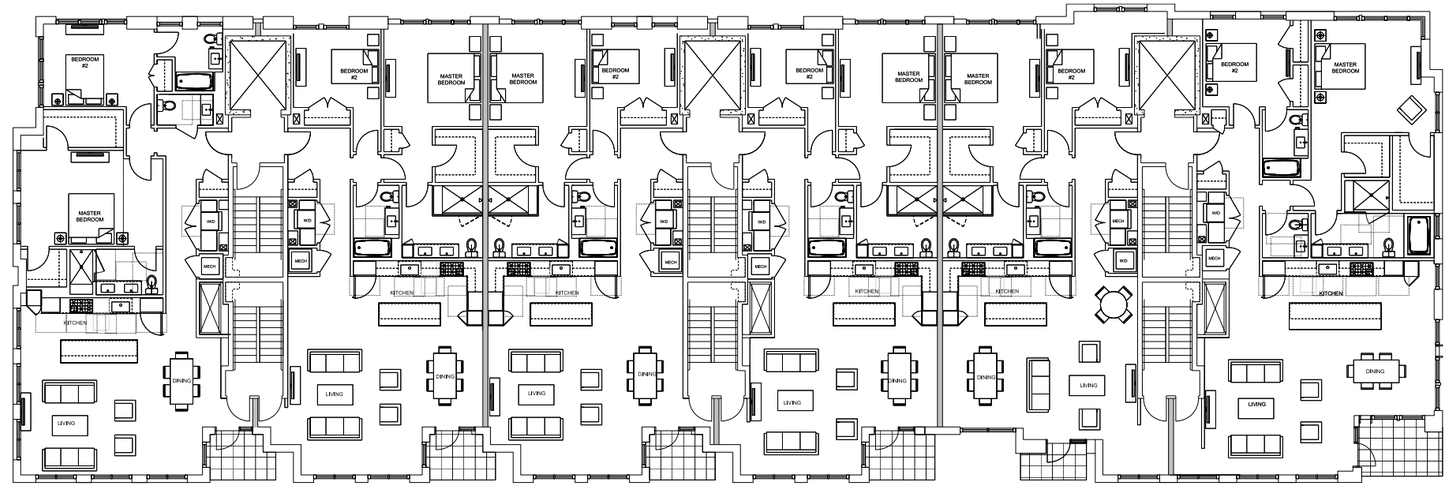
WEST ELEVATION

KEY PLAN

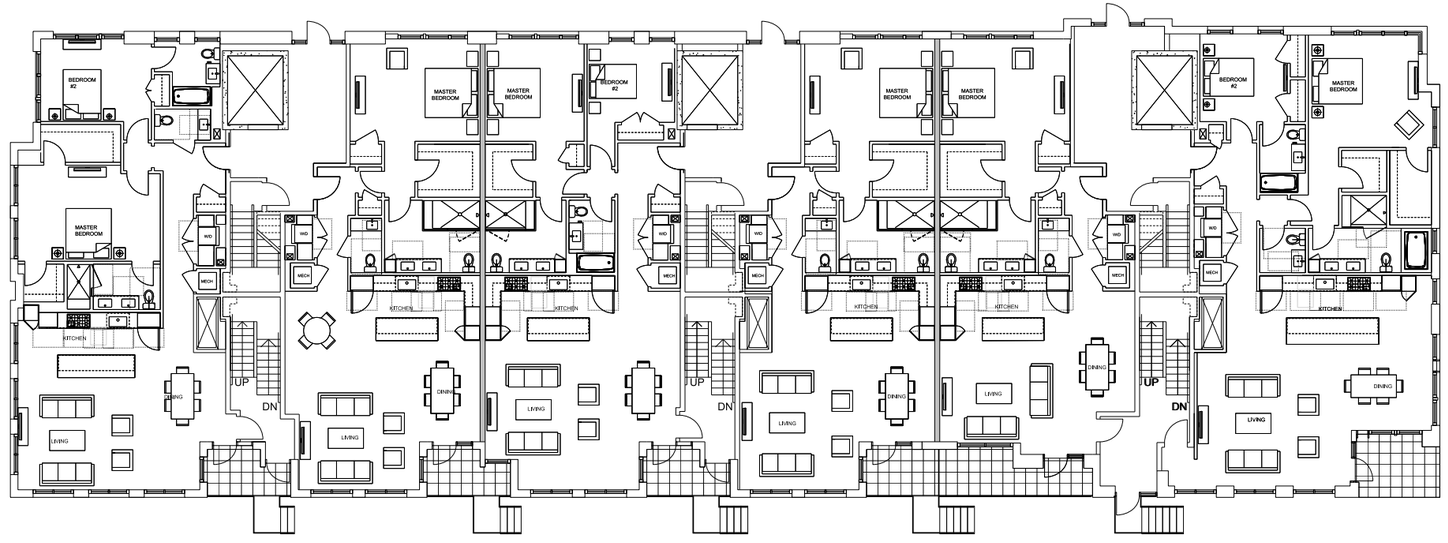


SCALE: 1/16” = 1’-0”

0’ 10’ 20’



2ND & 3RD FLOOR PLAN

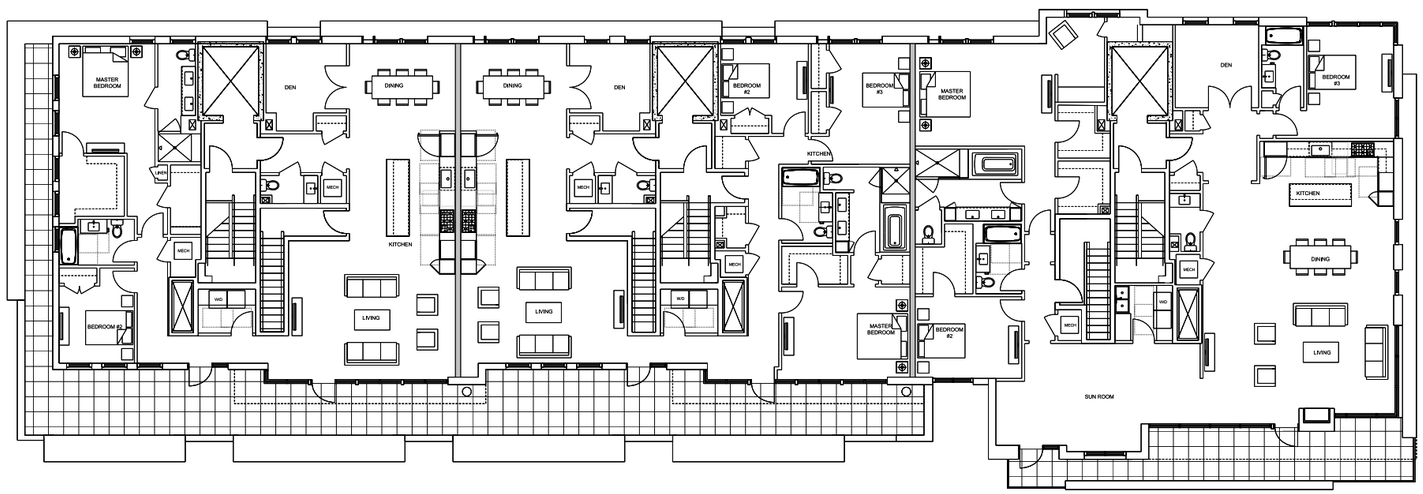


GROUND FLOOR PLAN

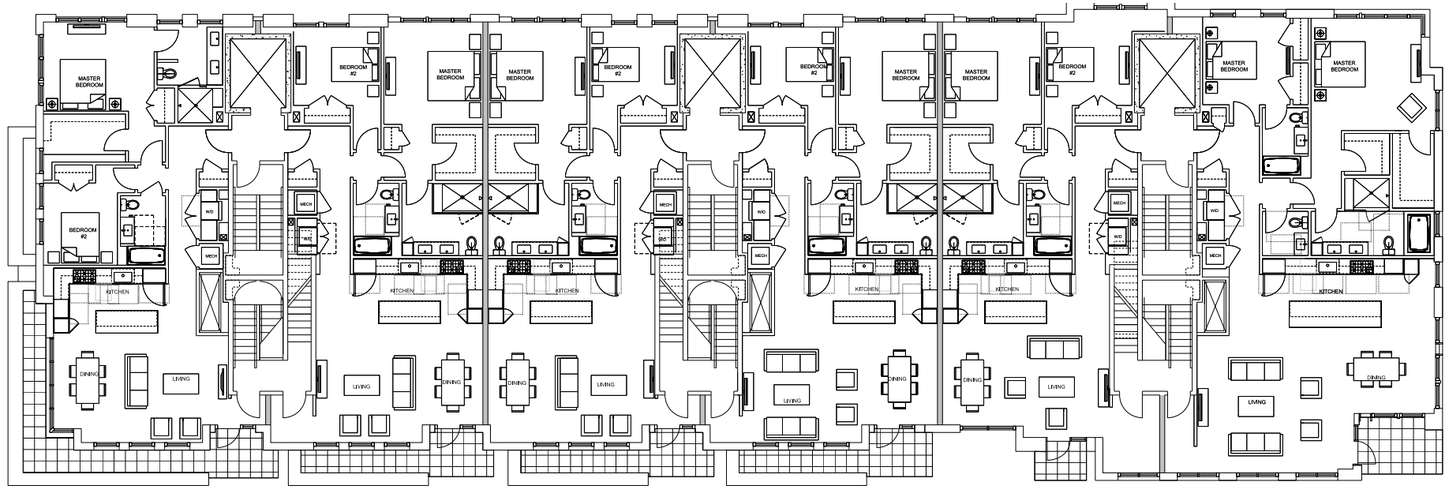
SCALE: 1" = 20'-0"

0' 20'

N



5TH FLOOR PLAN



4TH FLOOR PLAN

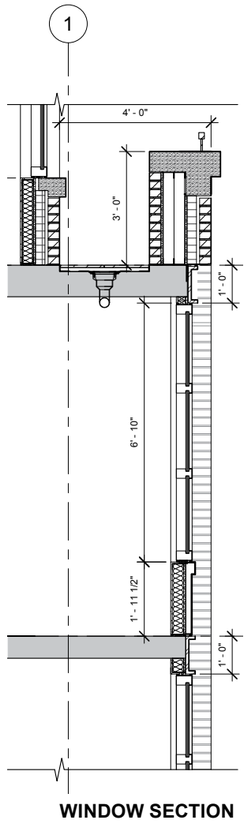
SCALE: 1" = 15'-0"

0' 15'

N

A.

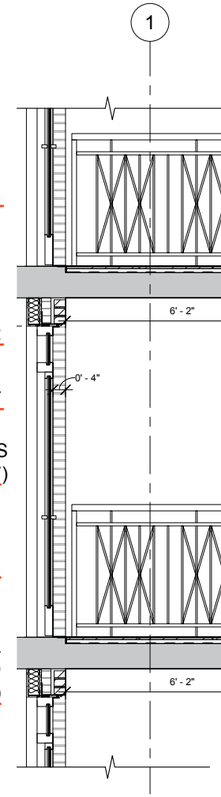
WINDOW ELEVATION



WINDOW SECTION

B.

BALCONY ELEVATION



BALCONY SECTION


BRICK 2

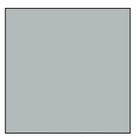

BRICK 2A

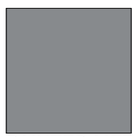

BRICK 2B


BRICK 4A


SLATE 1


STONE 1


PAINTED METAL 3 - DOVE GRAY


PAINTED METAL 5 - SLATE GRAY


PAINTED METAL 6 - MIDNIGHT BRONZE

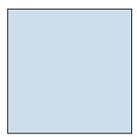

PAINTED METAL 7 - BLUE ZINC


PAINTED METAL 8 - CRYSTAL ZINC


PRECAST 1 - BUFFSTONE


PRECAST 2 - COMMONWEALTH

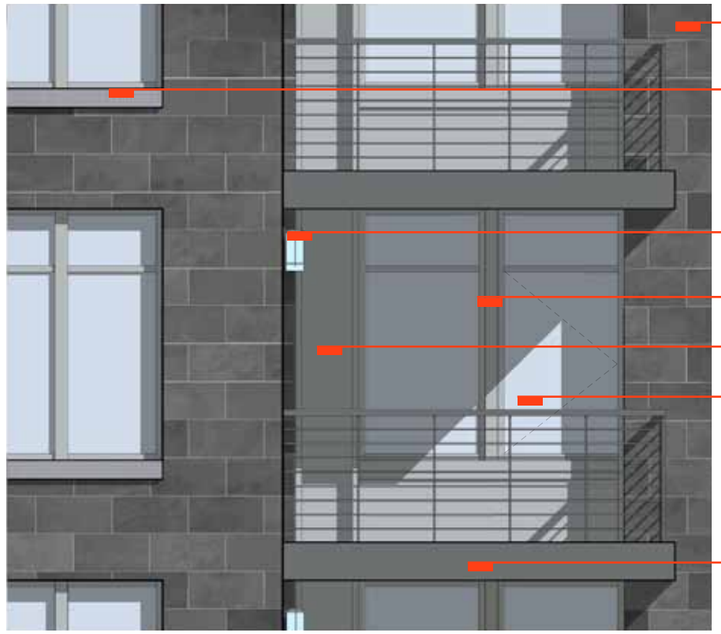

PRECAST 3 - CREAM GRAY


GLASS 1

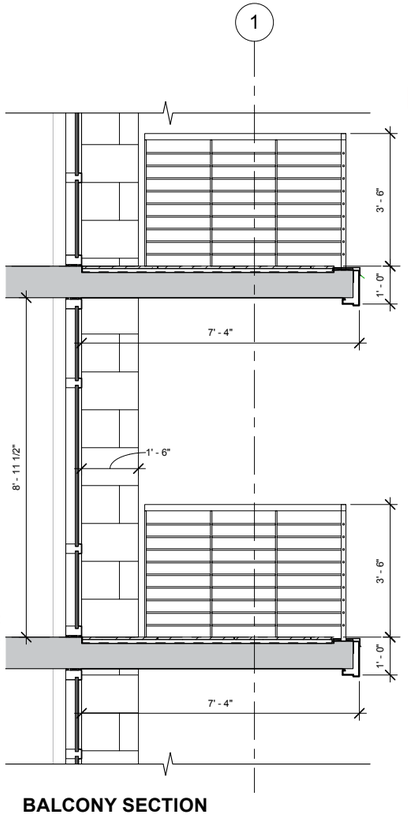
SCALE: 1/4" = 1'-0"

0' 5'

C.



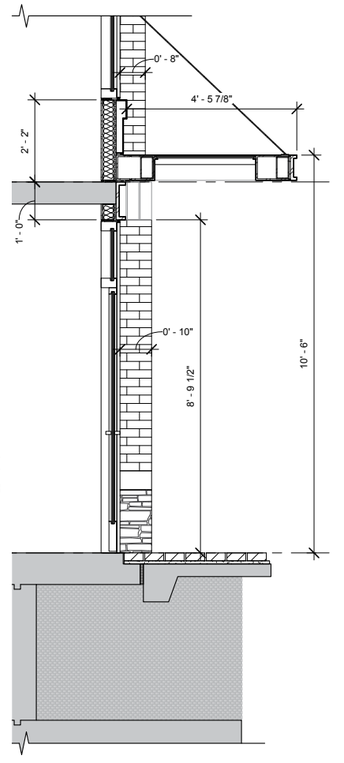
BALCONY ELEVATION



BALCONY SECTION

D.

ENTRANCE ELEVATION



WINDOW SECTION


BRICK 2

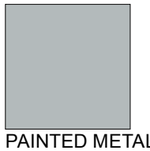

BRICK 2A


BRICK 2B


BRICK 4A


SLATE 1


STONE 1


PAINTED METAL 3 - DOVE GRAY


PAINTED METAL 5 - SLATE GRAY


PAINTED METAL 6 - MIDNIGHT BRONZE

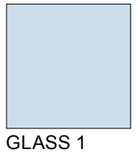

PAINTED METAL 7 - BLUE ZINC


PAINTED METAL 8 - CRYSTAL ZINC


PRECAST 1 - BUFFSTONE


PRECAST 2 - COMMONWEALTH

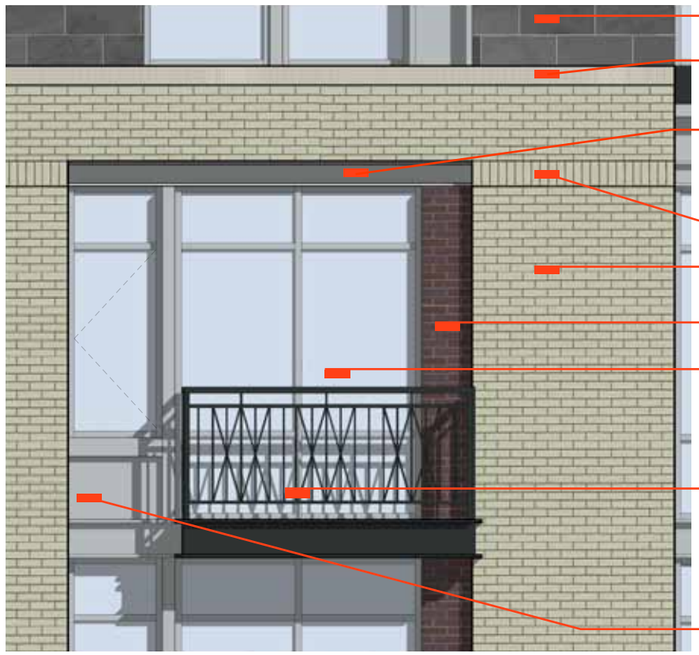

PRECAST 3 - CREAM GRAY


GLASS 1

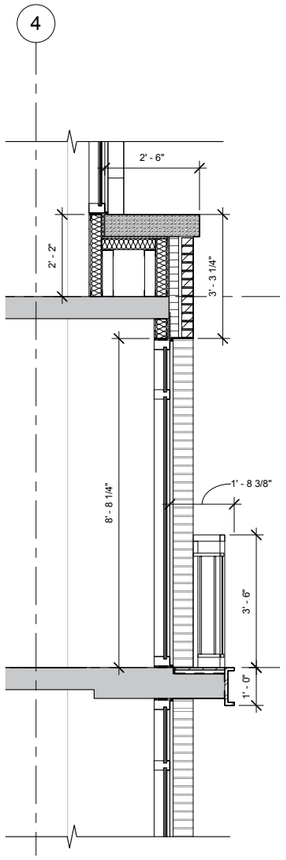
SCALE: 1/4" = 1'-0"

0' 5'

E.

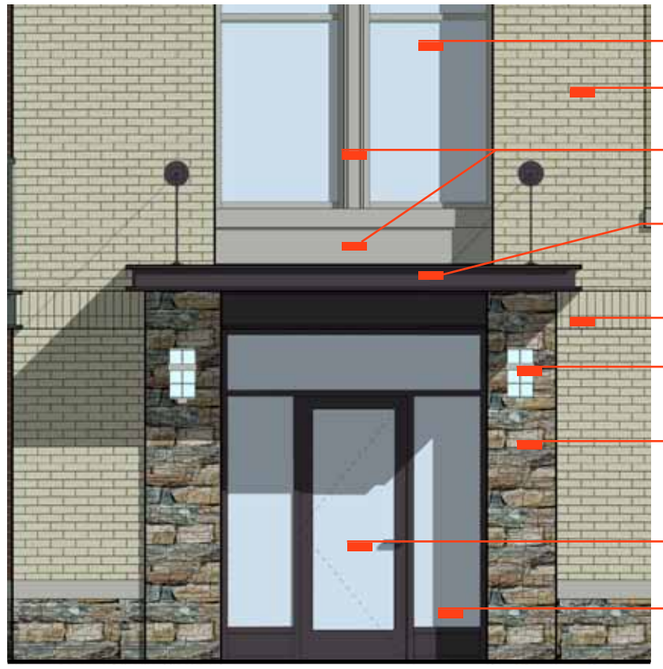


WINDOW AND BALCONY ELEVATION

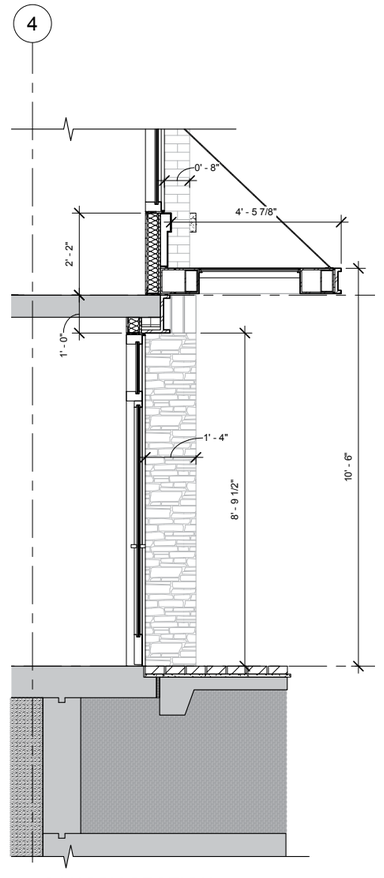


WINDOW AND BALCONY SECTION

F.



CANOPY ELEVATION



CANOPY SECTION


BRICK 2

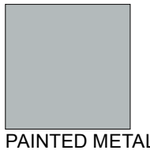

BRICK 2A


BRICK 2B


BRICK 4A


SLATE 1


STONE 1


PAINTED METAL 3 - DOVE GRAY


PAINTED METAL 5 - SLATE GRAY


PAINTED METAL 6 - MIDNIGHT BRONZE

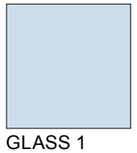

PAINTED METAL 7 - BLUE ZINC


PAINTED METAL 8 - CRYSTAL ZINC


PRECAST 1 - BUFFSTONE


PRECAST 2 - COMMONWEALTH

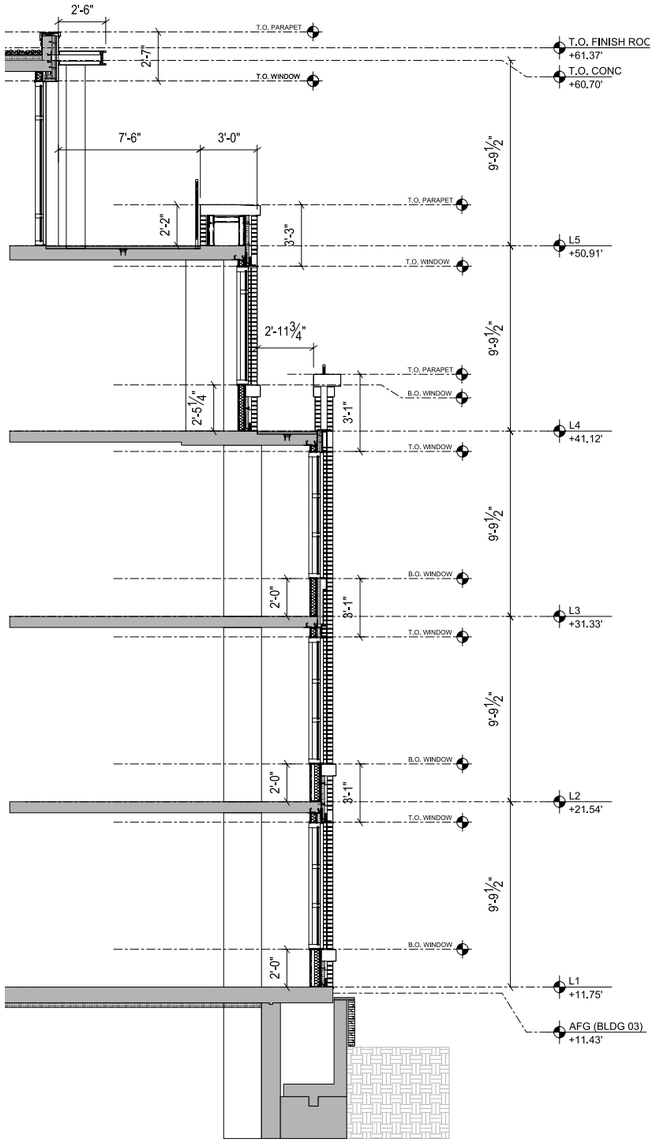

PRECAST 3 - CREAM GRAY


GLASS 1

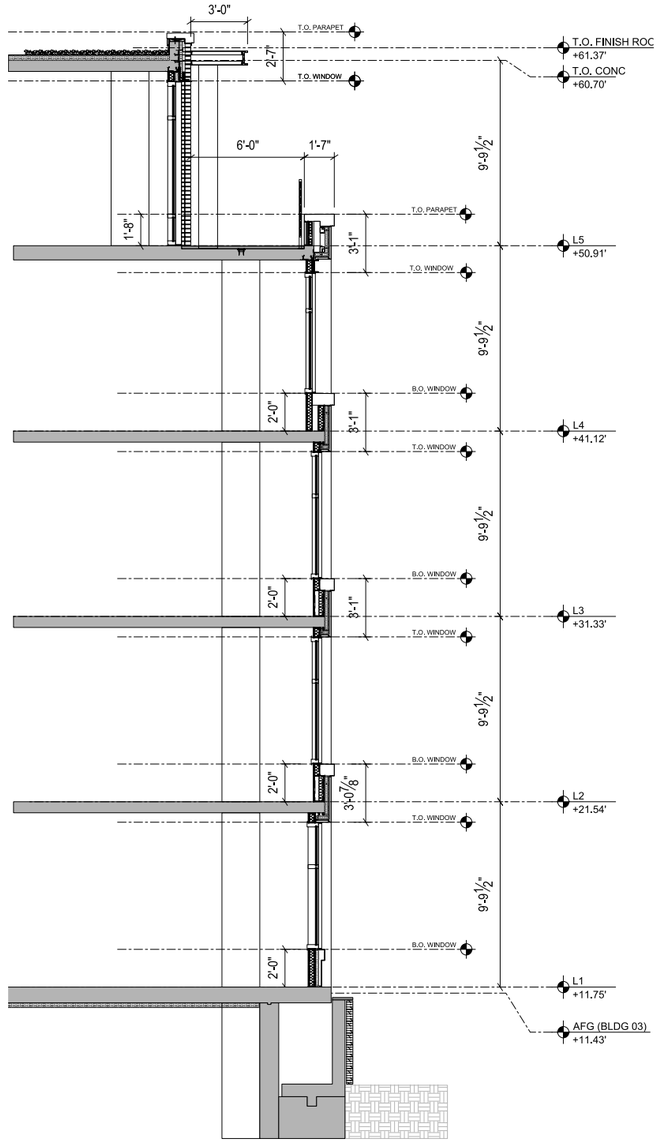
SCALE: 1/4" = 1'-0"

0' 5'

WALL SECTIONS



1. WALL SECTION 1/4”=1’-0”



2. WALL SECTION 1/4”=1’-0”

WALL SCONCE 1

ZOOM

Finish Options

SATURN 1904MT-GU24

Dimensions + Resources | View Full Collection

1904MT-GU24

Width:	8.0"
Height:	16.0"
Weight:	9.0 lbs
Material:	Solid Brass
Glass:	Etched Opal
Backplate Width:	4.8"
Backplate Height:	12.0"
Socket:	1-18w GU24
Extension:	9.5"
TTO:	9.0"
Certification:	C-US Wet Rated
Voltage:	120v
UPC:	640665090420

View Less (-)

RESOURCES

+ Find a Local Showroom
+ Print Lighting Made Simple Worksheet
+ Order a Finish Sample
+ Print Spec Sheet
+ Print Assembly Instructions
+ Share with a Friend

+ Add To Compare | + Add to Wishlist

WALL SCONCE 2

BUCKTOWN COLLECTION

ONE LIGHT OUTDOOR WALL LANTERN

BLACK FINISH
SATIN ETCHED GLASS

PRODUCT #:	8622401-12
MSRP:	$180.04
DIMENSIONS:	W: 6 3/4" H: 13 1/2"
LAMPING:	1 Medium A19 100w Max. Available in ENERGY STAR
LISTING:	Safety Listed for Wet Locations
WARRANTY:	1-Year Warranty

LED CONVERTIBLE WET RATED

360° Showroom Tour

BUY LOCAL BUY ONLINE WISH LIST | COMPARE

SHARE

Pin it Add Tweet

DETAILS

- Extends: 7 1/2"
- Supplied with 8" of wire
- Backplate: Diameter: 5"
  Center of outlet box down: 11"

DOWNLOADS

ALL IMAGES SPEC SHEET
INSTALL TRILINGUAL (ENGLISH, SPANISH, AND FRENCH)

VIEW HTML SPEC SHEET - VIEW PRODUCT IN 2014 CATALOG

OTHER FINISHES

WEATHERED PEWTER

Peerless G251/G261

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

BENEFITS

ARCHITECT

Energy Savings
- Unique .363/.349 (251/261) U Value for an AW casement window
- Less than many aluminum thermal casement windows

Third Party Certifications
- AAMA – certified window for performance
- IGCC – certified insulating glass for long life

Design Flexibility
- Unique frame design allows for multiple selection of glass types to meet low U values

Finish and Color Choices
- Exterior and interior colors can be different
- Standard or anodize paint colors

BUILDING OWNER

Building Security
- One handle engages all vent perimeter locks
- Optional key-operated handle equals no opening

Low Maintenance
- Vent hardware easy to adjust, if necessary
- Durable metal handles and hinges for long life

INSTALLER

Frame Choice
- Continuous head/sill/jamb eliminate mullions
- Flange designs can eliminate field trimming

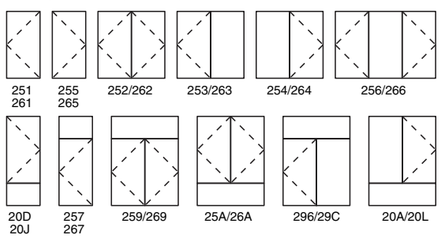
Field Labor Reductions
- Easy-to-remove glass film keeps glass clean
- Dry exterior gaskets ensures interior reglazing

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

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

TYPICAL CONFIGURATIONS

For Casement Windows



Peerless GTD2

Thermal Aluminum Outswing/Inswing Terrace Door

AW-PG100-ATD

French Doors Shown

BENEFITS

ARCHITECT

Energy Savings
- Unique .365 U Value for an AW terrace door
- Less than many aluminum terrace doors

Third Party Certifications
- AAMA – certified window for performance
- IGCC – certified insulating glass for long life

Design Flexibility
- Unique frame design allows for multiple selection of glass types to meet low U values

Finish and Color Choices
- Exterior and interior colors can be different
- Standard or anodize paint colors

INSTALLER

Pre-hung unit
- Installs easily with factory-set panel alignment
- Reduces on-site adjustment of hardware

Field Labor Reductions
- Easy-to-remove glass film keeps glass clean
- Dry exterior gaskets ensures interior reglazing

BUILDING OWNER

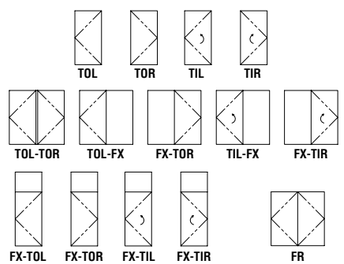
Building Security
- One handle engages all panel perimeter locks
- Optional key-operated handle equals no opening

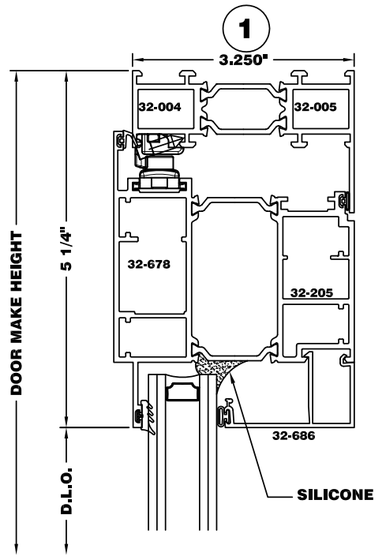
Low Maintenance
- Panel hardware easy to adjust, if necessary
- Durable metal handles and hinges for long life

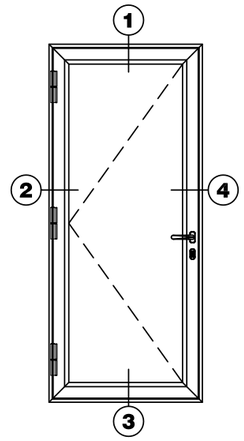
CERTIFICATION	GTD2
AAMA standard/specification	A440-08
Minimum test size	48" x 96"
Air infiltration rate @6.24 psf	.1 cfm/sf
Water test pressure	12psf
Structural load test pressure	150 psf
* U Value	.365

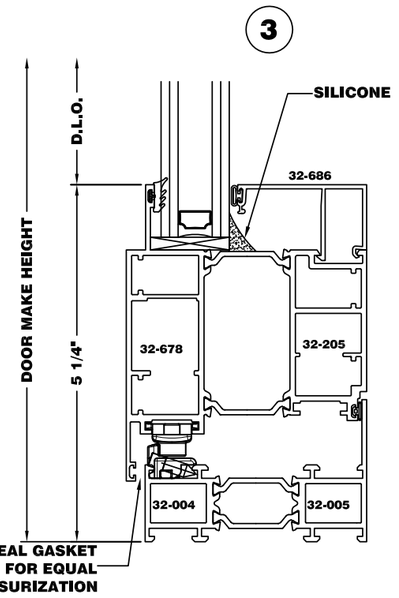
*Test glass – 1/4" soft Low E x Argon x 1/4"

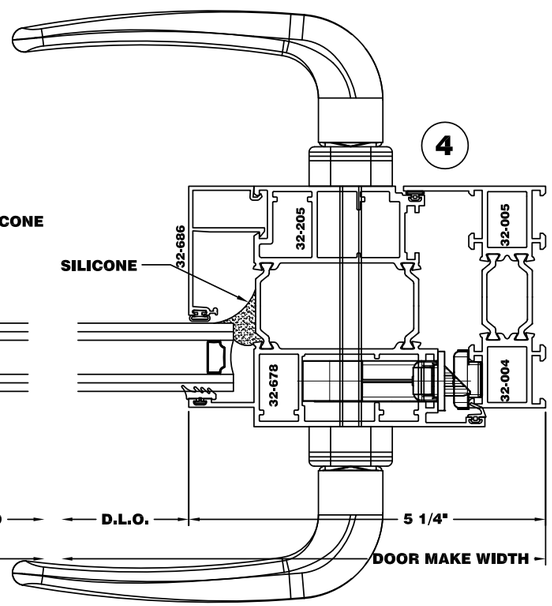
TYPICAL CONFIGURATIONS











ATTACHMENT #2

BAR Case # 2015-00269

ADDRESS OF PROJECT: 2 Duke Street

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
Attorney: 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 # 2015-00269

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

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

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

New construction of Building 3 of the Robinson Terminal South project approved by City Council under DSUP 2014-0006.

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 # 2015-00269

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

	N/A	
☐	☒	Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment. (See plans submitted with DSUP #2014-0006)
☐	☒	FAR & Open Space calculation form. (See plans submitted with DSUP #2014-0006)
☐	☒	Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. (See photos submitted with DSUP #2014-0006)
☐	☒	Existing elevations must be scaled and include dimensions.
☒	☐	Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
☒	☐	Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
☒	☐	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
☐	☒	For development site plan projects, a model showing mass relationships to adjacent properties and structures. (Previously provided)

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.

BAR Case # 2015-00269

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 P. Rak

Printed Name: Jonathan P. Rak

Date: August 17, 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		
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		
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		
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.

August 17, 2015 Jonathan P. Rak _____
Date Printed Name Signature

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

Property Owner

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

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

Applicant

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

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

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

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

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