

BAR Meeting
July 1, 2015

ISSUE: New Construction: Buildings 1 and 2

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. Provide additional detailing and complete materials palette to convey richness and quality of project. This should include details relating to brickwork, joint work, reveals, metal panels, “mast” flag poles, glass transparency, and the like.
2. Where there is brick, all openings must have sufficient depth to convey load-bearing masonry construction and to avoid the appearance of being merely an applied brick façade.
3. Provide information about a coordinated sign plan that is integrated with the building design.
4. Increase the differentiation between Buildings 1 and 2.
5. At Building 1:
 - a. The restaurant section at Building 1 should relate more to the building’s stylistic vocabulary and be integrated with the overall design composition, as well as create a strong presence on the north elevation reflecting this significant project cornerstone.
 - b. Add more detailing and surface differentiation—such as banding applied with smooth cut stone—within the stone base to break up the solid two-story stone wall.
 - c. Select a stone lighter in color and with a more random rustic rubble configuration, similar to that at Fitzgerald’s Warehouse.
 - d. Remove the awnings above the garage doors and recess the garage and loading doors.
6. At Building 2:
 - a. Add brickwork and sunscreens to the south elevation to better relate to other elevations.
 - b. No residential doors are permitted at the first floor on the waterfront 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 2015-0189 & BAR 2015-0190

Note: *The reports for Certificates of Appropriateness for Building 1 (BAR Case #2015-0189) and Building 2 (BAR Case #2015-0190) have been coupled for discussion purposes.*

I. ISSUE

The application request currently before the BAR is for Certificates of Appropriateness for the new construction of two waterfront buildings (Buildings 1 and 2) at the Robinson Terminal South site at 2 Duke Street.

Over the past year, the BAR has reviewed this redevelopment project at five separate work sessions. In December 2014, the BAR approved a Permit to Demolish for the existing non-historic buildings. The BAR endorsed the height, scale, mass and general architectural character at these work sessions, 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. At this point, the applicant is now returning to the BAR for approval of separate Certificates of Appropriateness for each building or building type before any building permits can be issued.

The two waterfront buildings are each five stories in height with commercial space on portions of the first floor and residential on the upper stories. The buildings connect with the future waterfront park to the north and face the future promenade and public pier on the east side. The buildings feature a contemporary vocabulary with curved glass on the east elevations and more traditional masonry walls on the west side. The buildings include glass balconies, substantial glazing and character-defining flag poles to reference ship masts.

The proposed materials include: red brick, slate, dark ashlar stone, metal panels in a range of neutral colors, CorTen steel, and glass.

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 generally appropriate. 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 in anticipation of a Certificate of Appropriateness. Staff generally finds that the design development has certainly advanced and therefore the recommendations below relate to specific elements and requests for further information.

From the earliest work sessions, the BAR supported a contemporary approach to the two waterfront buildings, finding a glassy and transparent façade to be appropriate and acceptable on the east elevations of these two buildings in this complex. However, the BAR stated that the entire project must be buildings *of Alexandria*, meaning that while a contemporary style might be appropriate, the buildings should have materials, features or elements grounded in Alexandria's rich architectural heritage. The BAR advocated relating the new construction to Alexandria's built environment through the use of local materials including red brick and locally-sourced stone, the creation of clear entrances at the pedestrian level and well-composed façades.

Architectural Details and Materials

As noted above, while the BAR supported a contemporary approach for these buildings, they also noted that the design must be rich in detail and feature high-quality design and materials. The large elevations and perspectives, while providing architectural character and general information, do not yet fully convey the human scale details that will ensure a rich and well-articulated building. Therefore, as design development continues the applicant should provide these details to the Board.

For example, the flag poles are now an integral component of the waterfront elevations as they harken to ships' masts, reflecting our city's maritime heritage, but the applicant must provide details as to the dimensions and operability of these elements. It is imperative that this element continue to read as an interesting contemporary flag pole in a mast form rather than just an over-scaled flag pole. Another example relates to the use of glass, both for windows and the railings. The applicant must clearly explain where joints occur for the glass railings as well as to show the mullions for the large glass expanses—including the depth, profile, and color, as these smaller pieces help define the scale and proportion of the overall building. Further, the color and reflectivity of the glass is very important on the waterfront side and the BAR must review large samples.

Depth of Openings at Masonry Walls

One element that the BAR clearly found would contribute to the buildings being *of Alexandria* was to incorporate the use of red brick. The architect's proposal to use brick as accent fin walls on the waterfront side, and more significantly as building veneer on the west elevations, allows a generous amount of brick to be appropriately incorporated in a contemporary design. However, staff is concerned that in some instances, the perspectives show a "pasted-on" appearance because the walls do not show sufficient depth with respect to the window openings nor in junctures with wall surfaces of other materials. This is an incredibly important detail that, if properly executed, will convey the traditional use of load bearing masonry rather than a

wallpaper veneer. Therefore, staff recommends that the brick masonry return 8-12 inches for windows and 12-18 inches where the wall surface changes material.

Coordinated Sign Plan Integrated with Building Design

The BAR has reviewed numerous sign requests where it was challenging to find an appropriate design solution for signage that also satisfies the tenant because signs were not considered by the original building architect. Particularly with a contemporary design such as this, where a simple bracketed hanging sign would look silly and out of scale, it is critical to consider what signage might be appropriate and to present a holistic approach. Recognizing that there will be at least three retail/commercial establishments (restaurant and art gallery at Building 1 and café at Building 2), staff recommends that the applicant begin to present a coordinated sign plan for all of the retail locations, as well as directional signs throughout the complex.

Differentiation between Buildings 1 and 2

During the concept review phase, several BAR members, while supporting a contemporary approach to the design, stated a strong preference for a clear differentiation between Buildings 1 and 2. They did not want the two buildings to read as one massive complex. Rather, they advocated a design approach that shared common elements but were distinct, akin to the familial relationship of cousins. Staff finds that the current scheme is working toward this objective, but that greater differentiation could be achieved. The rear or west elevations are clearly distinct, and Building 1 proposes a signature northeast corner element, however staff recommends further study and refinement towards this end.

Refinements at Building 1

Throughout the concept review process, the BAR observed that Building 1 had the most prominent location on the entire block and would be highly visible from the future waterfront park and Fitzgerald Square, the new Carr hotel at 220 South Union Street, and the new site of the Old Dominion Boat Club. The BAR recommended that the applicant consider the prominence of the northeast corner in particular, noting that it could be the jewel of this development. Staff has consistently supported the placement of a restaurant with expansive glass as a way to provide an inviting and transparent entrance to the project site. While the main entrance to the restaurant has been located at the southeast corner of Building 1, given the prominence of the north elevation and the large size of this restaurant, staff recommends an enhanced entry to this space that clearly connects with the park to the north. One option would be to consider a secondary or bar entrance on the north elevation while keeping the south entrance as the main entrance. The floor plans indicate that the northwest corner of the building will house kitchen functions. Staff recommends increasing the visibility of the kitchen by providing more windows and transparency such as has been done at other restaurant sites in Old Town, such as at Bittersweet on North Alfred Street.

In addition, the BAR generally supported a curving glass form for the restaurant but wanted it to be more substantial, in order to be a signature feature and to read as a two-story space, reflective of the airy interior. The current design approach is capped by a heavy ribbed fascia band reminiscent of the Art Deco style that is somewhat foreign to the rectangular vocabulary of the rest of the building. Staff would prefer to see less of the ribbed metal banding and more glass, as the current proposal makes the restaurant's form seem like a disparate component that is not integrated with the overall design. Staff has no objection to the curved glass railing above the

fascia but finds that it will be better integrated if the area below has more glass and less metal panel. Such a change could also influence the east façade of the residential units above, further differentiating the waterfront elevations of Buildings 1 and 2.



Figure 1. Perspective rendering of north and east elevations of Building 1, looking southwest.

The concept of the substantial stone base at Building 1 is appropriate and represents a thoughtful response for how to design a contemporary building that is *of Alexandria*. However, as drawn, the stone element appears too dark in color and to be cut in a way that is foreign to Alexandria's historic building foundations. Staff recommends a local stone that reflects the colors found in the exposed foundation at Fitzgerald's Warehouse that are lighter and warmer, as well as with a more traditional fieldstone arrangement with natural stones set in a range of sizes. One way to then add a contemporary interpretation, as well as break up what is effectively a two-story stone wall in some parts, is to add one or two bands of a smooth cut stone that may be designed as a belt course or water table. Alignment of the stone belt course with the projecting canopy and lintels above the variety of openings at the first floor of the west elevation could also very subtly tie disparate openings together. Such an approach would combine the reference to historic materials but also acknowledge that this is a new approach and new building.

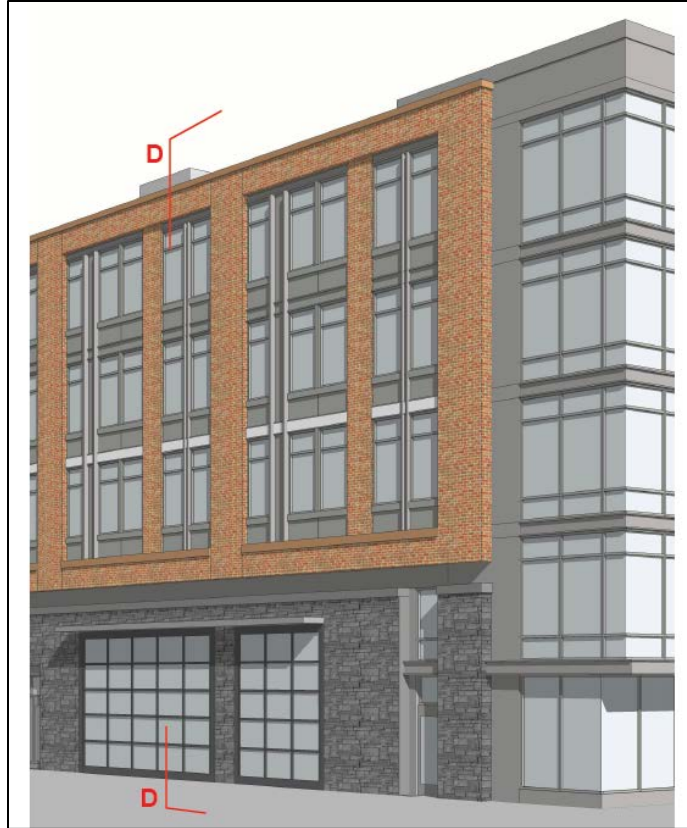


Figure 2. West elevation of Building 1 showing stone base, garage/loading doors and applied brickwork.

Building 1 is a building without a “back” as the west elevation is on The Strand and will be a significant walking street despite the locating of the garage entry and loading dock on this elevation. Staff recommends a clean approach to this area and advises removal of the small canopies and the use of translucent doors within a more pronounced recess to reflect that these are large openings within a masonry wall.

Refinements at Building 2

In general, Building 2 is quite successful and the applicant should continue in this design direction. While the rear elevation, which features substantially more brick than the other three elevations, may appear repetitive, staff notes that it will only be visible in relatively small segments through the various alleys and paths and will have meaningful streetscape improvements including street trees. However, the south elevation of this building needs further refinement. Staff notes that it is the only elevation of the two waterfront buildings without any brick. While not the sole cause, the lack of brick here does contribute to a stark appearance to this elevation. Therefore, in keeping with the other patterns of how brick is used on these two buildings, staff recommends that the wall immediately to the east of the central balconies be brick. Additionally, to soften this elevation and relate the residential character of this part of the building, a solid sunshade should be considered at the fifth story that would wrap around slightly to the waterfront. The addition of this element would further distinguish Building 2 from Building 1 while adding an interesting architectural feature.



Figure 3. Perspective rendering showing south elevation of Building 2.

In summary, the overall design development since the concept review discussion of Buildings 1 and 2 has progressed positively. The buildings retain the general architectural character presented and unanimously endorsed during the concept review process. At this time, some specific architectural refinements identified above and clear information about the detailing and materials are needed in order to approve a Certificate of Appropriateness. 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

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.

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.

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

Code Administration

- F-1 The following comments are for site plan review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Demolition, building and trades permits are required for this project. Five sets of *construction documents* 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.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

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

Open Space and Landscaping

1. In conformance with the Waterfront Small Area Plan and the work being done by the Olin team, 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. Prior to the Concept 2 submission, coordinate with staff to develop potential themes and locations for interpretive elements.

The applicant has hired History Matters and Thunderbird Archaeology as consultants for the interpretive issues.

Archaeology Comments

Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

Alexandria Archaeology is in conversation with the applicant's archaeological consultant, Thunderbird Archaeology, to develop a Scope of Work for an Archaeological Evaluation of the property.

1. 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. * (Archaeology)

Acknowledged by applicant

2. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Acknowledged by applicant

3. 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Acknowledged by applicant

4. The applicant 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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

Acknowledged by applicant

Archaeology Findings

F-1 The subject property is situated at one of Alexandria's most historic places, Point

Lumley, named for a ship's captain who frequented the area. When the City of Alexandria was formally established in 1749, Point Lumley formed the south end of the surveyed town. By 1752 Thomas Fleming established the city's first shipyard at Point Lumley, and the property continued from that point forward to be closely associated with shipbuilding, shipping, and other water-related industries. Fleming's shipbuilding business flourished throughout the 1760s, but began to decline by the early 1770s, perhaps due in part to a lack of raw materials and timber. In the 1770s Robert Townsend Hooe built a wharf on the property. In the process of extending his wharf into the Potomac River, Hooe fortified the marshy Point Lumley with soil, extending the shoreline and making it buildable land. Hooe then proceeded to build a large stone warehouse which functioned as one of Alexandria's most active shipping terminals. Hooe stored and sold copious amounts of goods that arrived from around the world. He also was elected Alexandria's first mayor in 1780. He knew George Washington well, dined often at Mount Vernon, and handled much of Washington's shipping from his wharf.

Hooe's heirs continued to operate the wharf and warehouse at Point Lumley well into the nineteenth century. In the mid-1850s the American Steam Flour Company built an enormous milling complex on the subject property known as Pioneer Mill. At six stories tall, Pioneer Mill was the tallest building in the city at the time. The complex could churn out 800 barrels of flour per day; grain was brought to it by rail. During the Civil War the Union Army used the facility as a commissary warehouse. After the war the mill was never able to return to its prewar luster. In 1897 a huge fire gutted the complex. Several decades later the block was purchased by the Robinson Terminal Warehouse Corporation. It is believed that some of the original Pioneer Mill structures were renovated and that portions of Robinson Terminal South date to the nineteenth century.

Acknowledged by applicant

- F-2 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.

Acknowledged by applicant

Code

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

Acknowledged by applicant

V. ATTACHMENTS

1 – Supplemental Materials

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

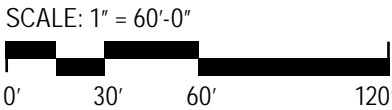
ROBINSON TERMINAL SOUTH
Alexandria, VA

BUILDING 01 & 02

SITE PLAN

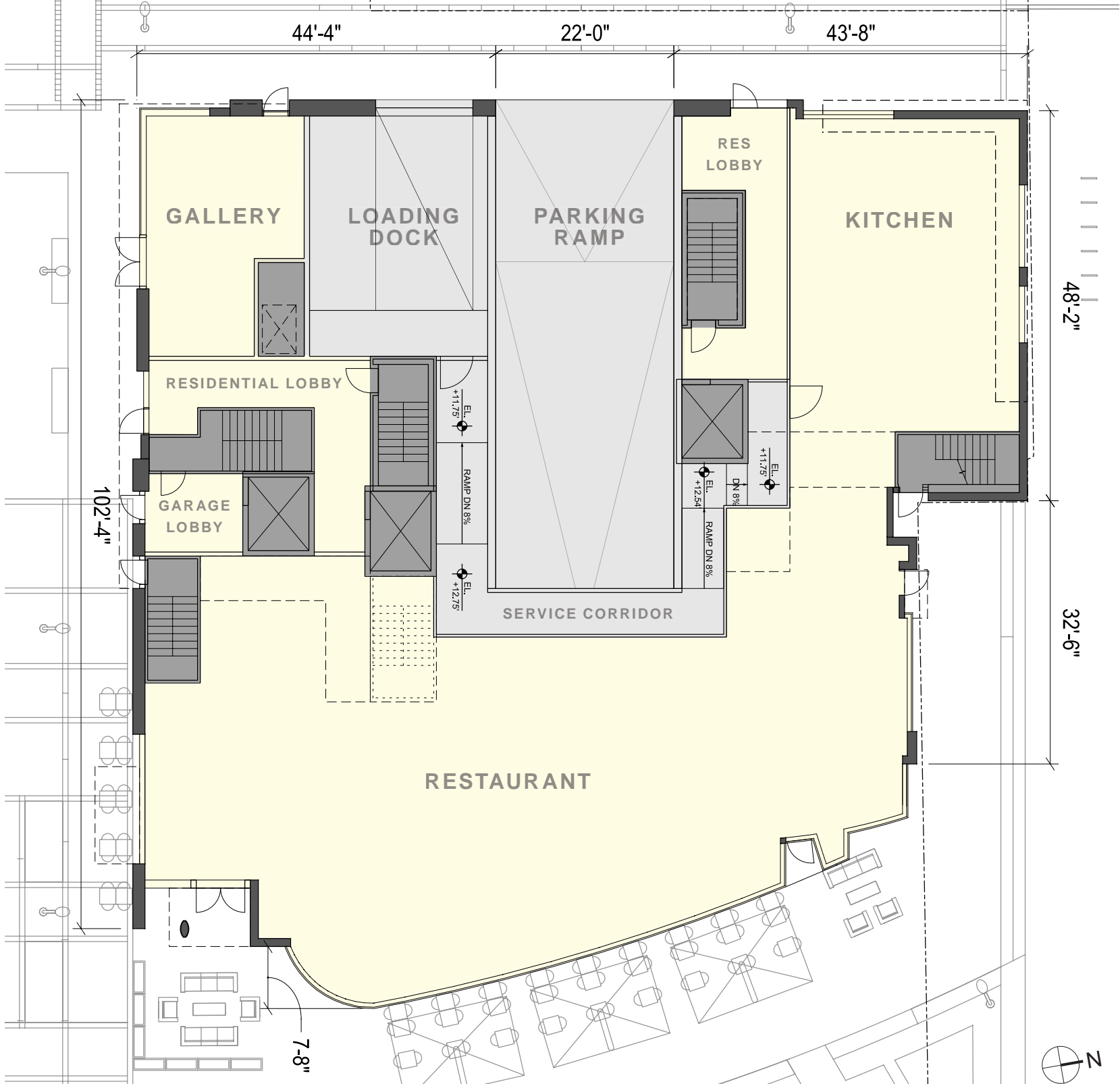


KEY PLAN



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

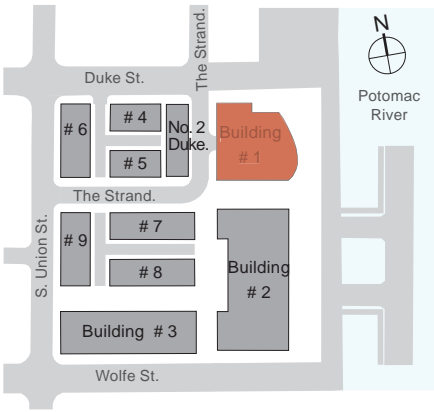
BLDG 01 - GROUND FLOOR PLAN



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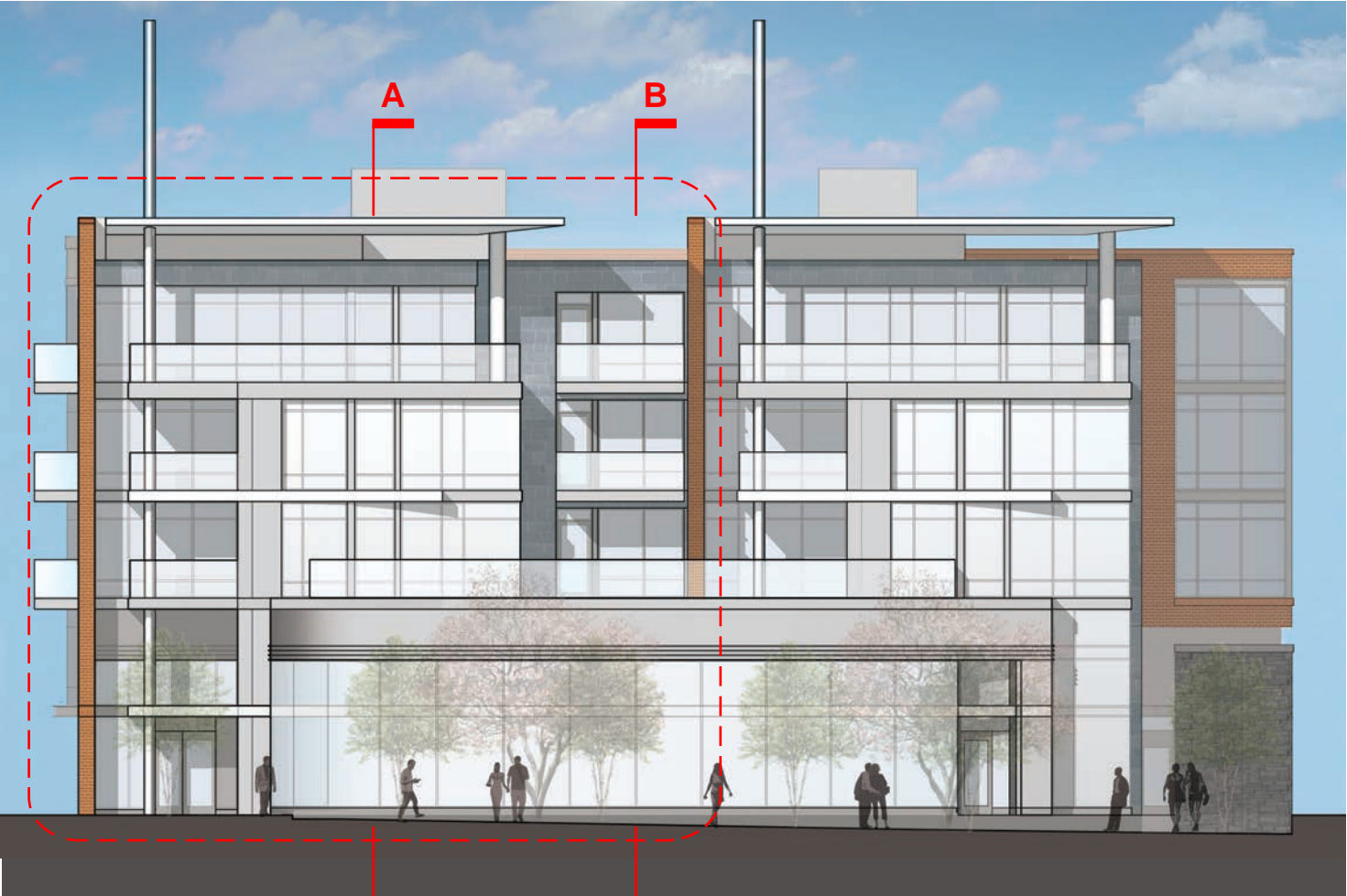


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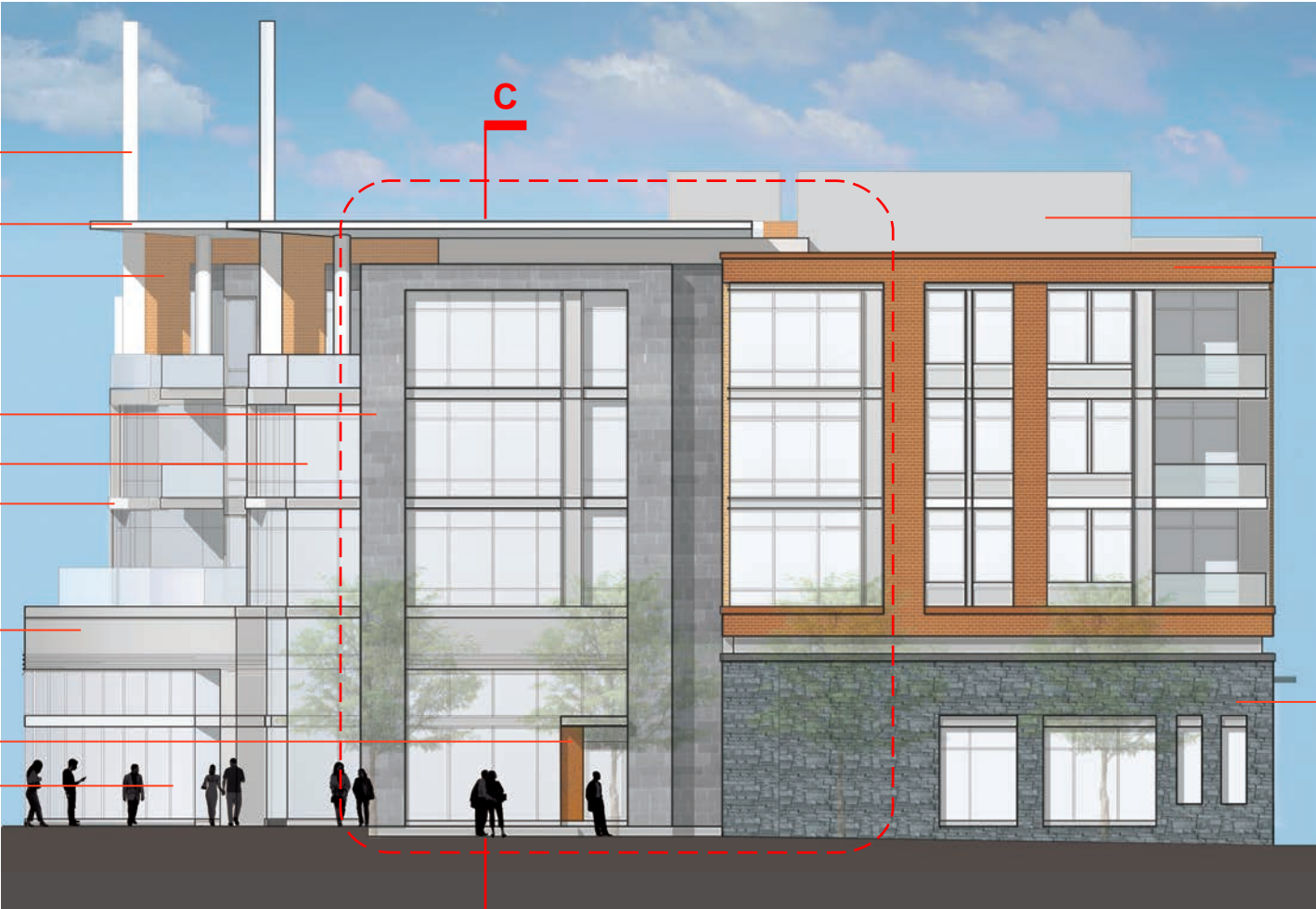


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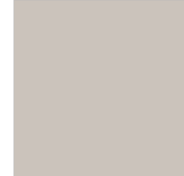
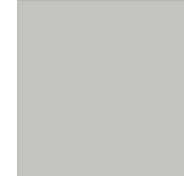
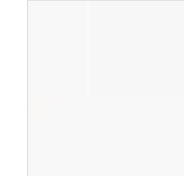



BLDG 01 - OVERALL ELEVATIONS



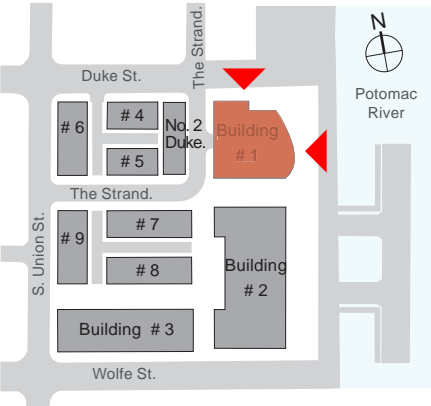
EAST ELEVATION




NORTH ELEVATION

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KEY PLAN



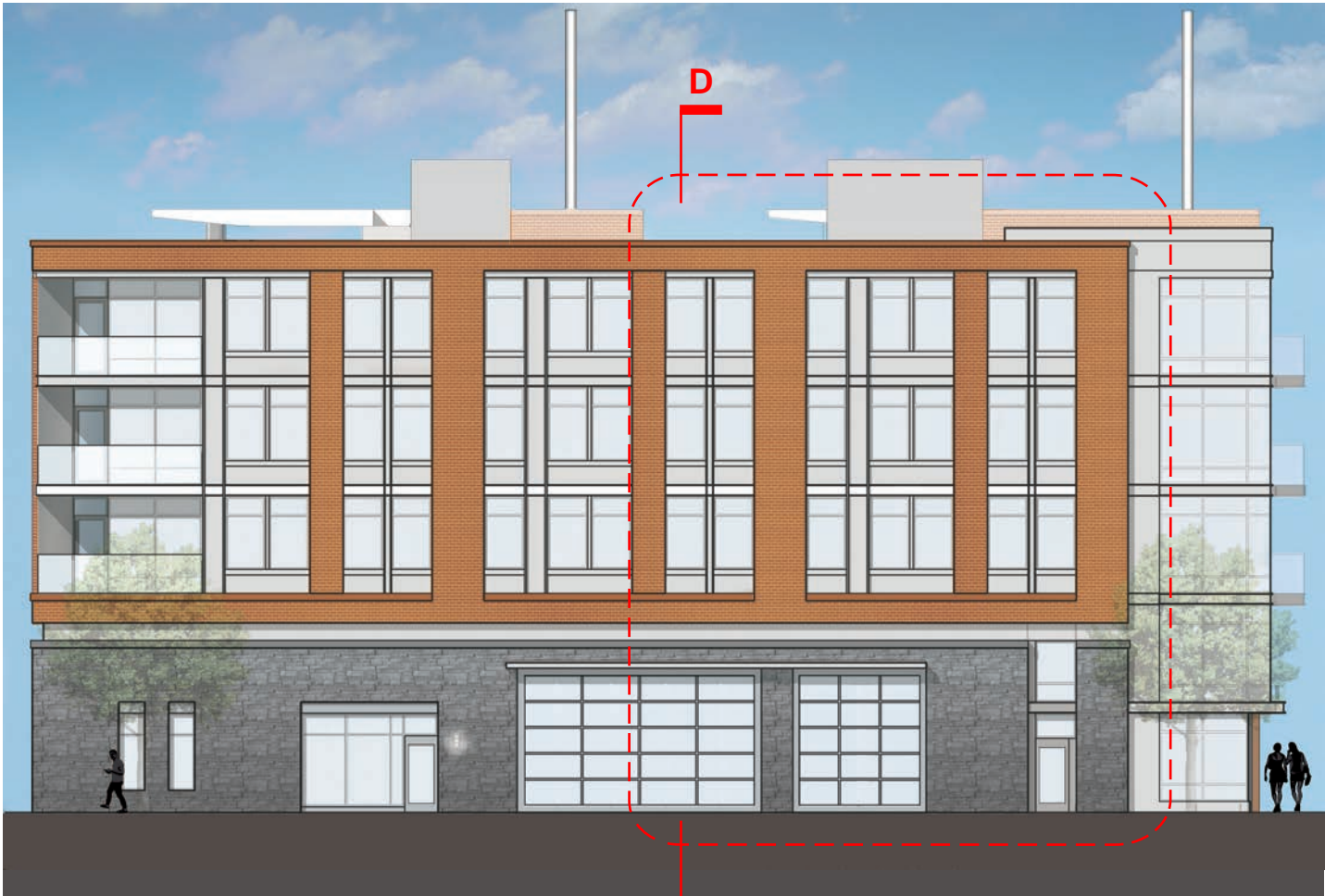
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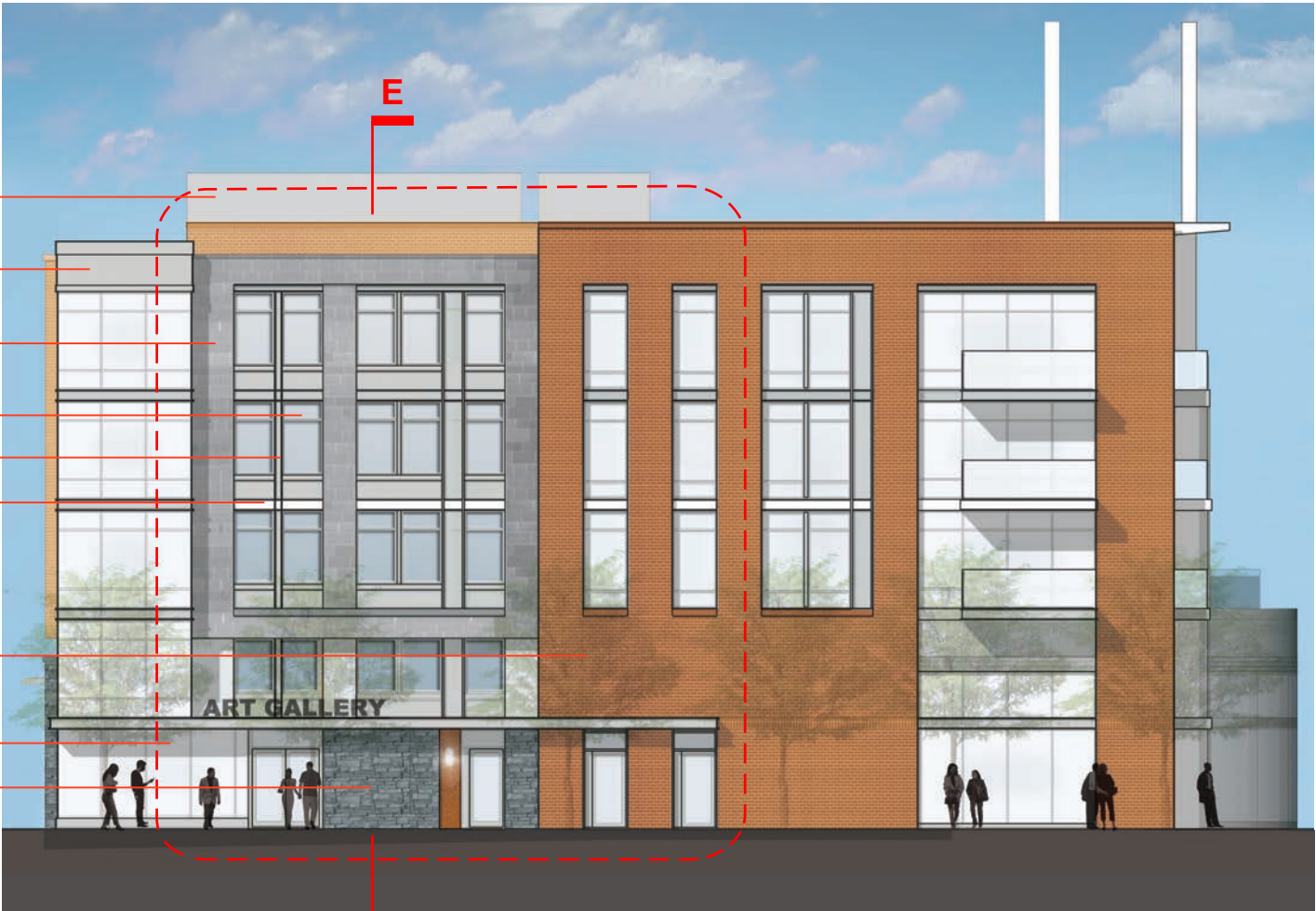
ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS




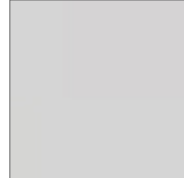
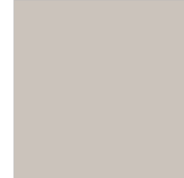
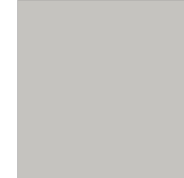
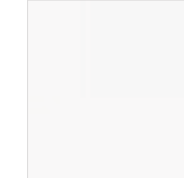


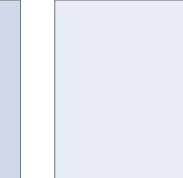
BLDG 01 - OVERALL ELEVATIONS

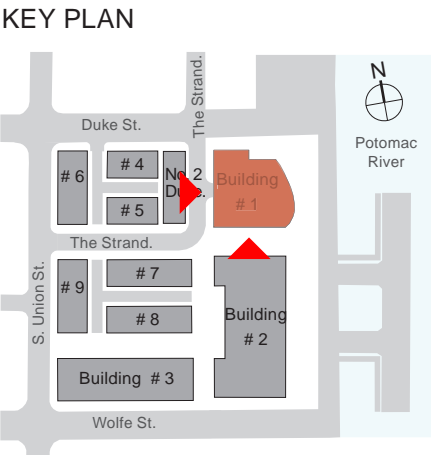


WEST ELEVATION



SOUTH ELEVATION

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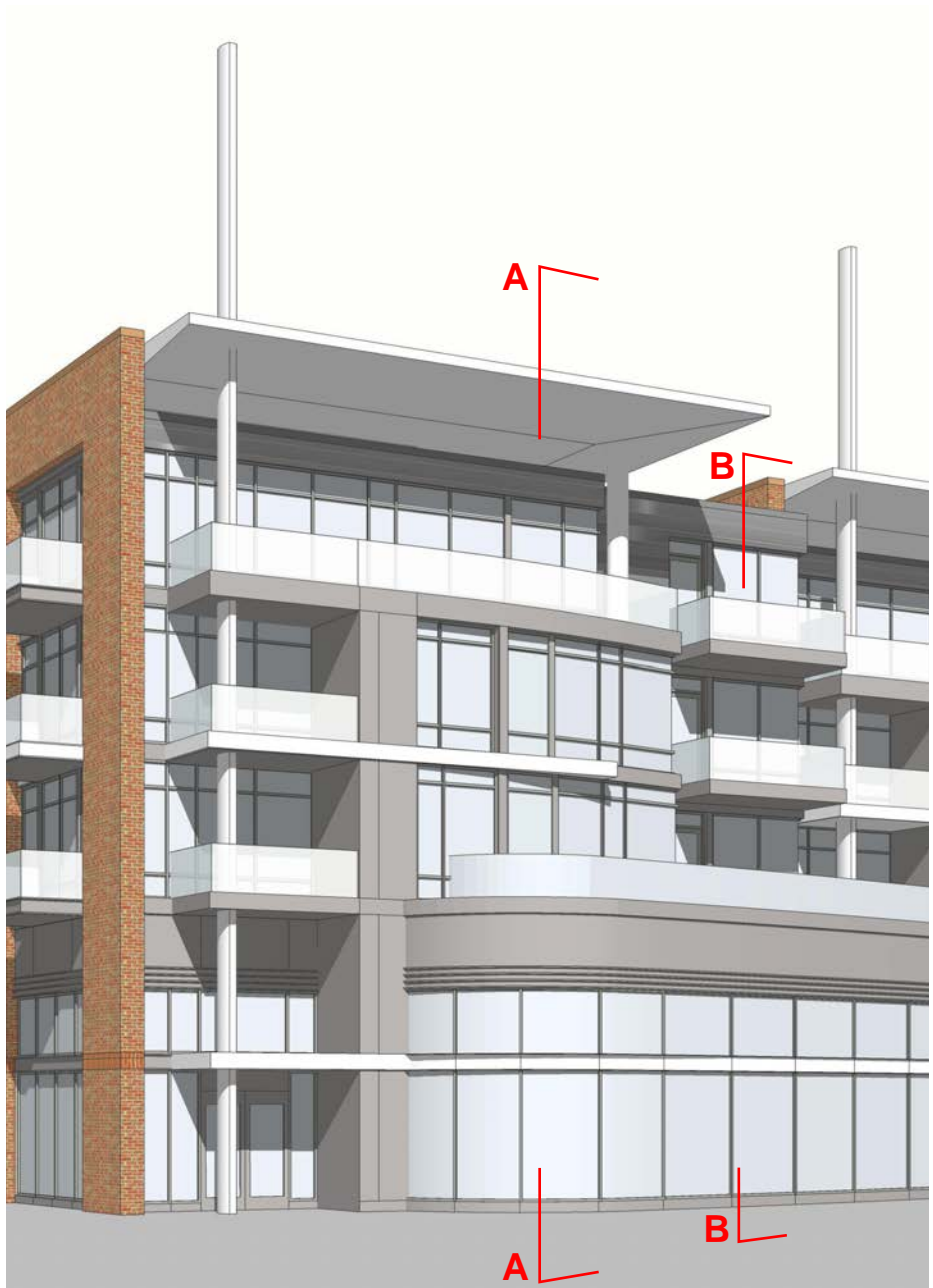
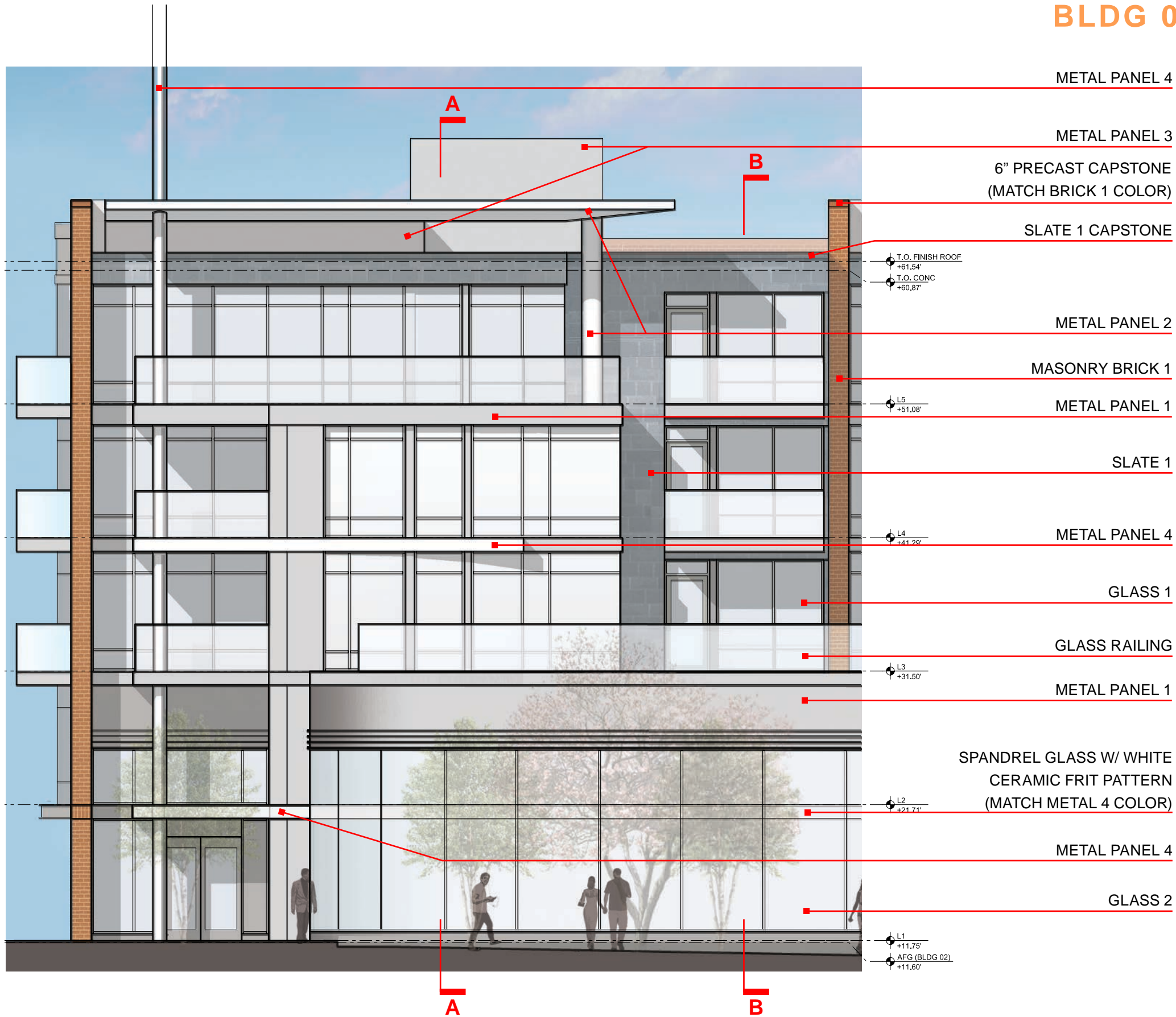


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ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BLDG 01 - ENLARGED EAST ELEVATION



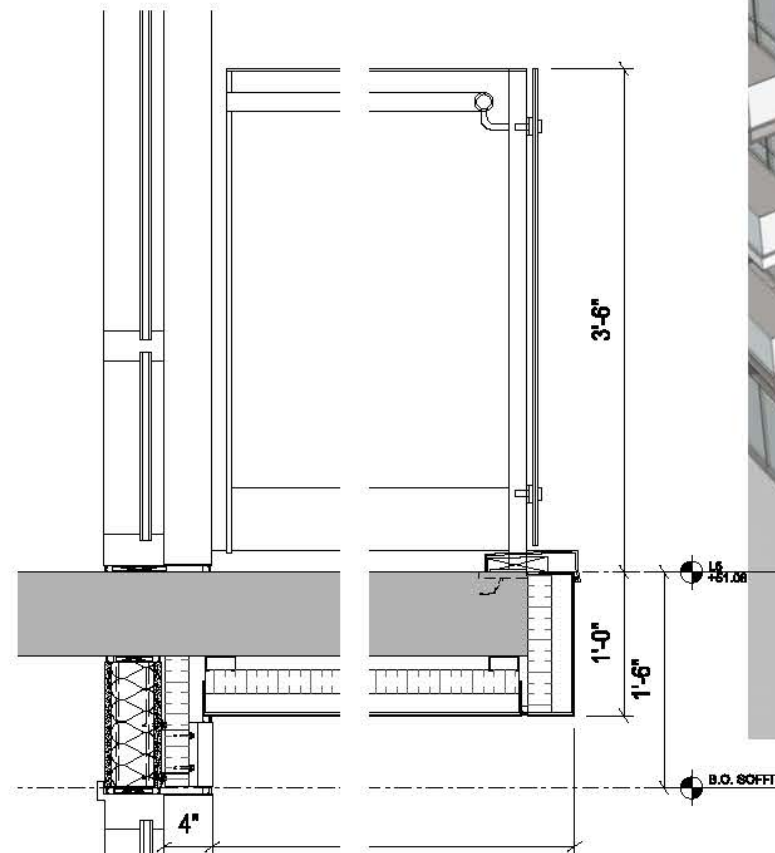
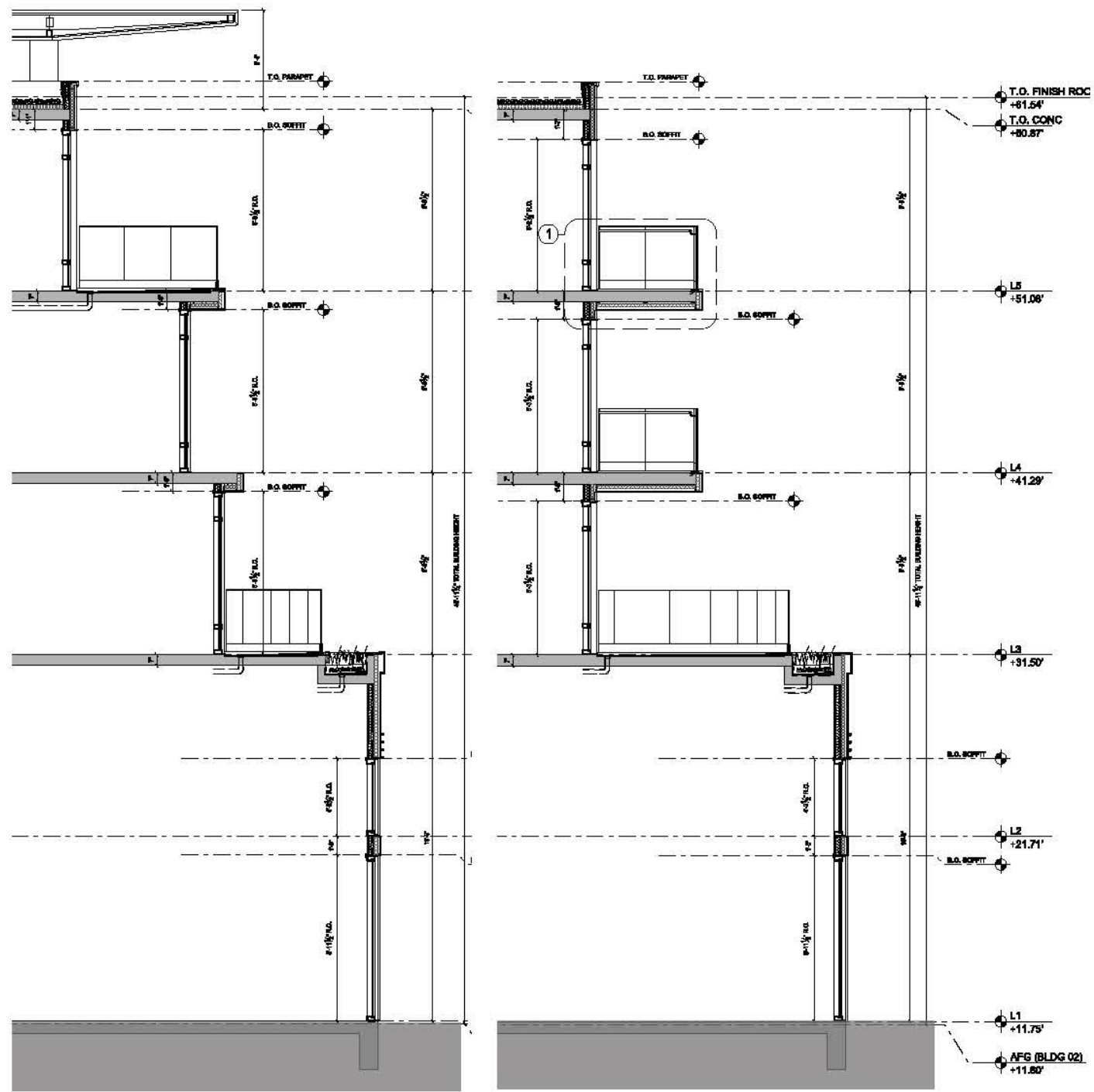
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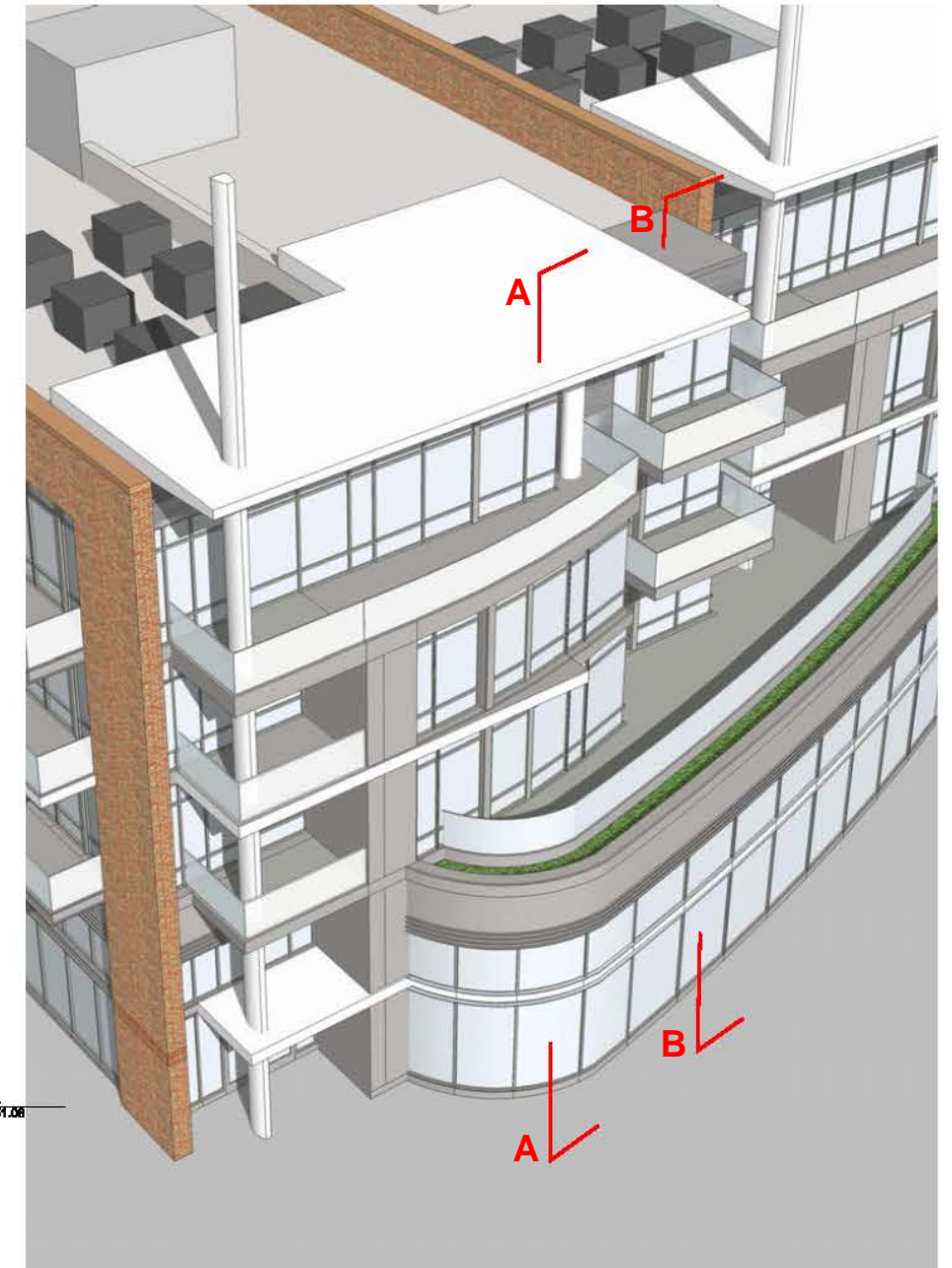
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ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BLDG 01 - EAST 3D ELEVATION & WALL SECTIONS



1. DETAIL



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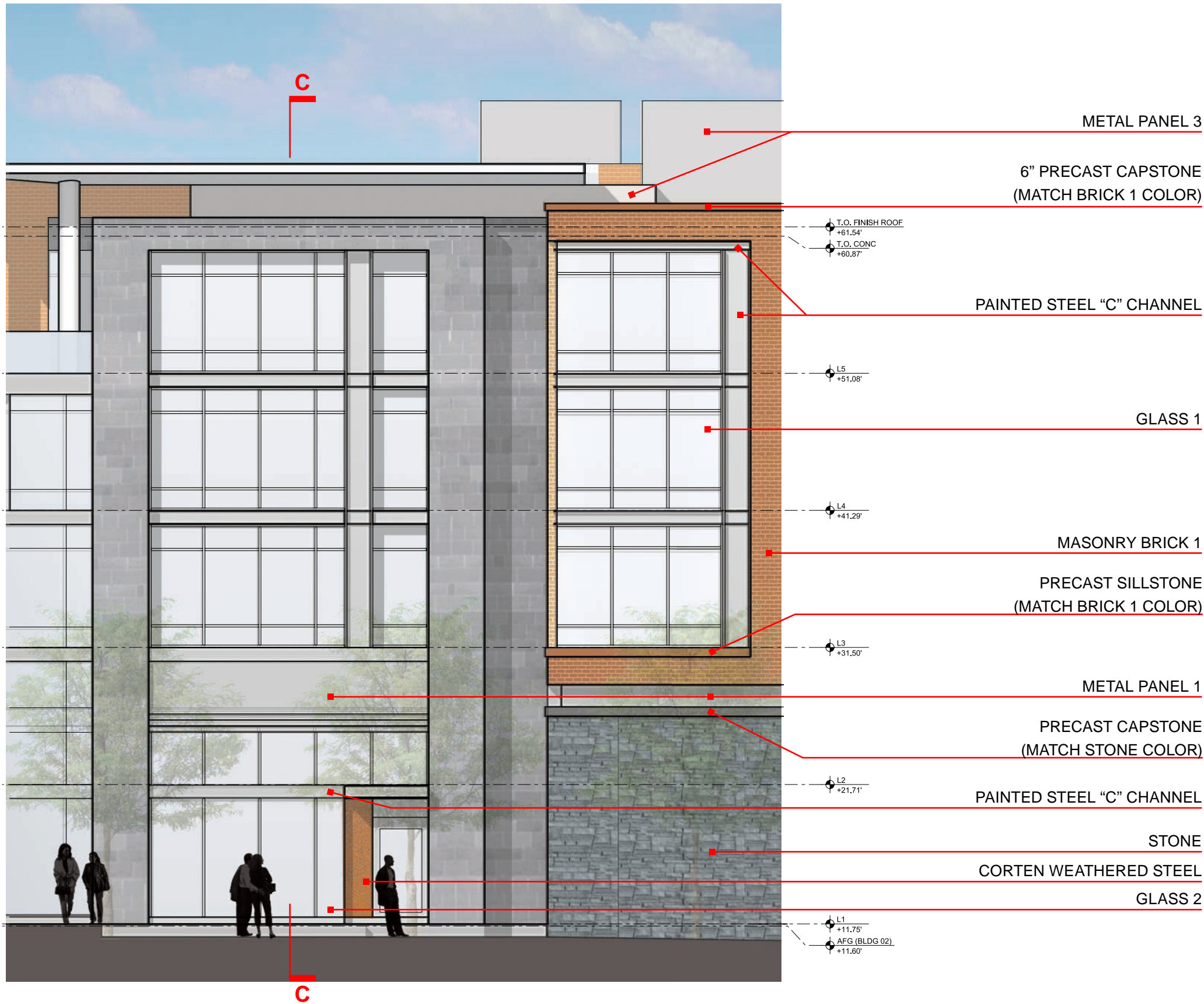


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ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BLDG 01 - ENLARGED NORTH ELEVATION



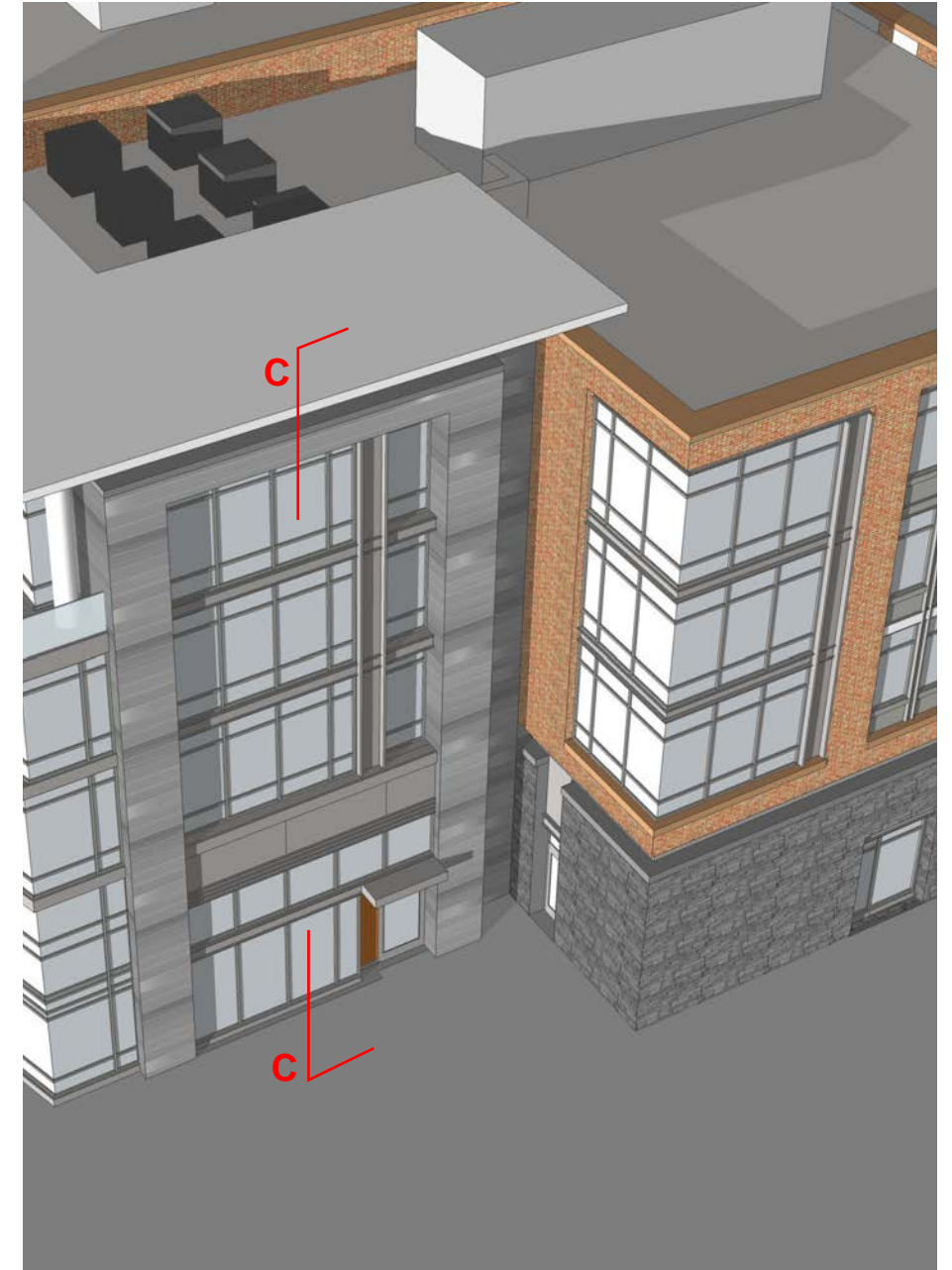
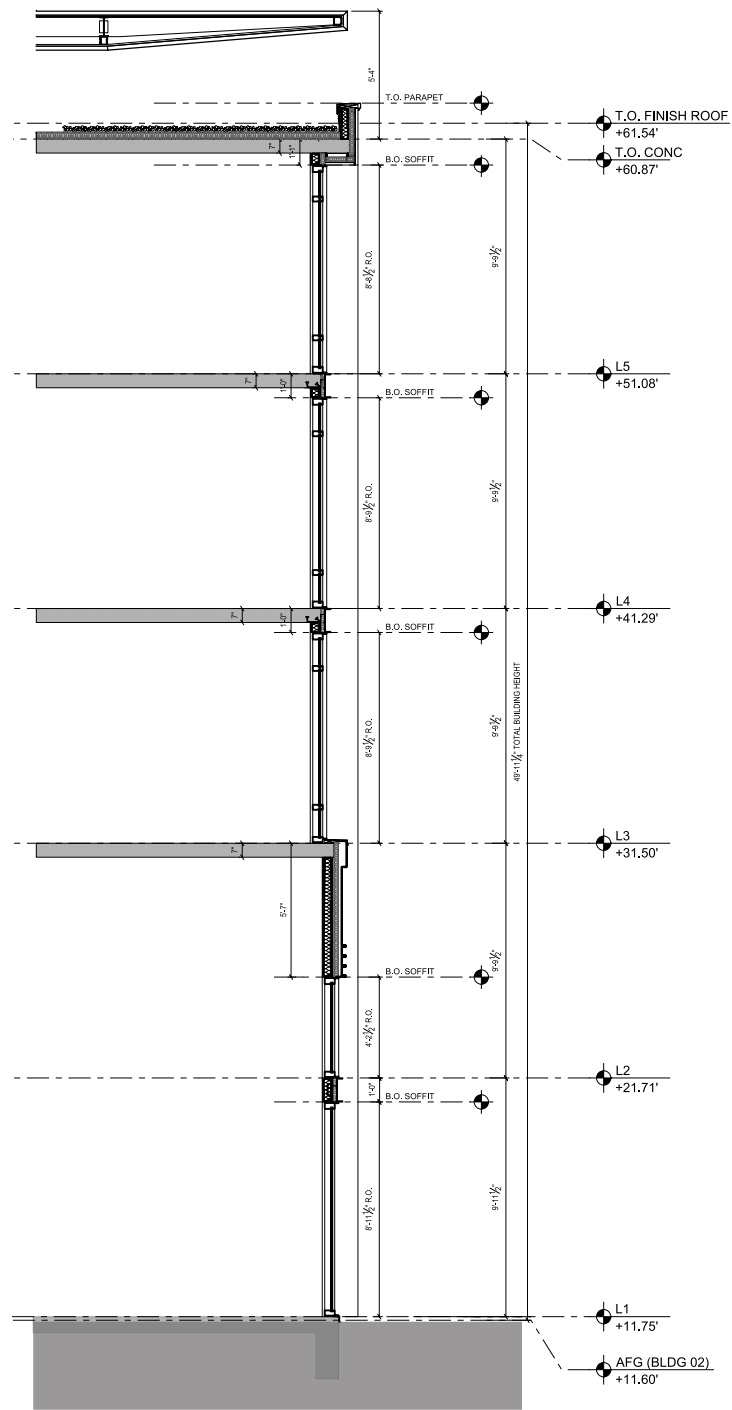
ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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



7

BLDG 01 - NORTH 3D ELEVATION & WALL SECTION



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

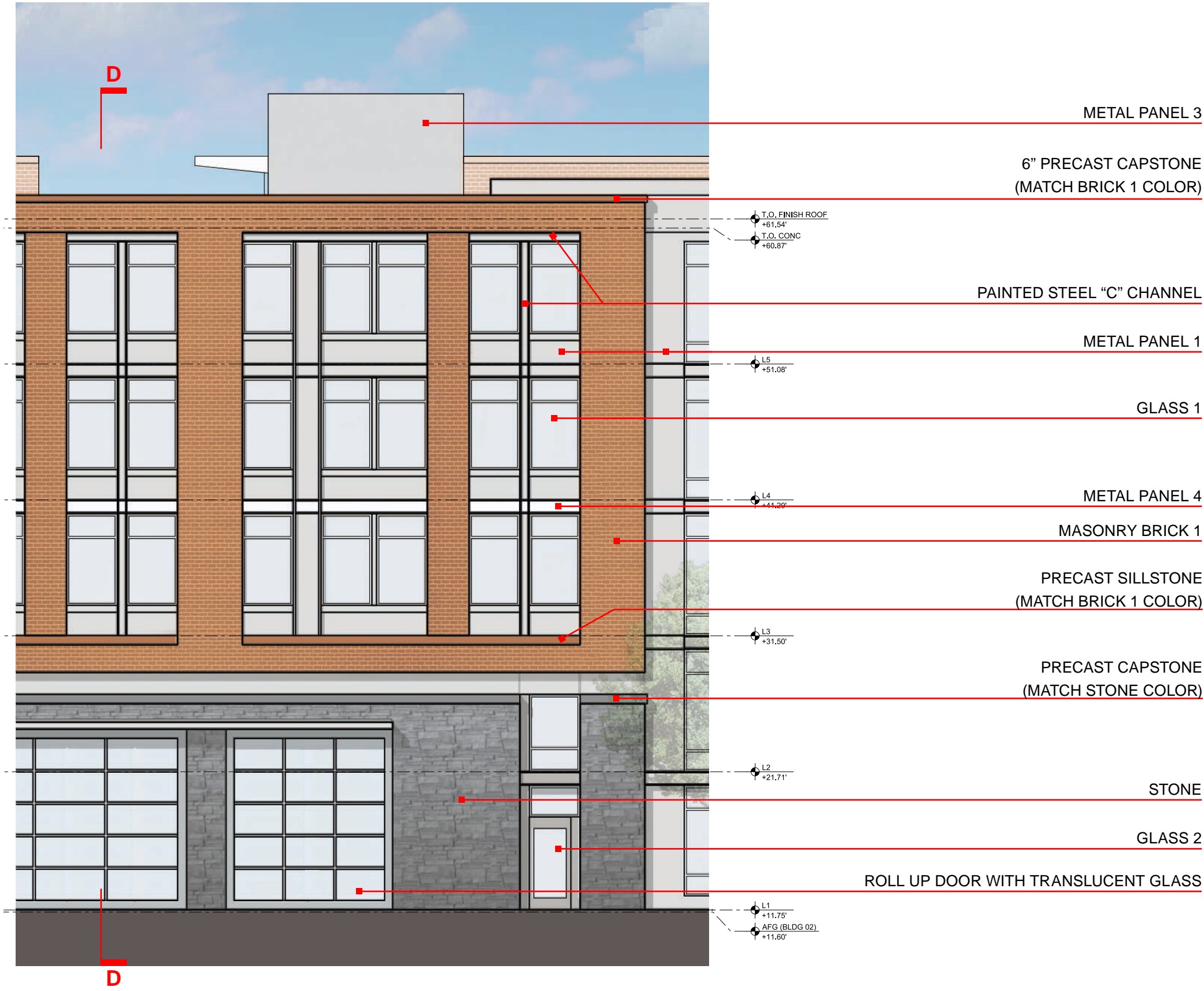
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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



8

BLDG 01 - ENLARGED WEST ELEVATION

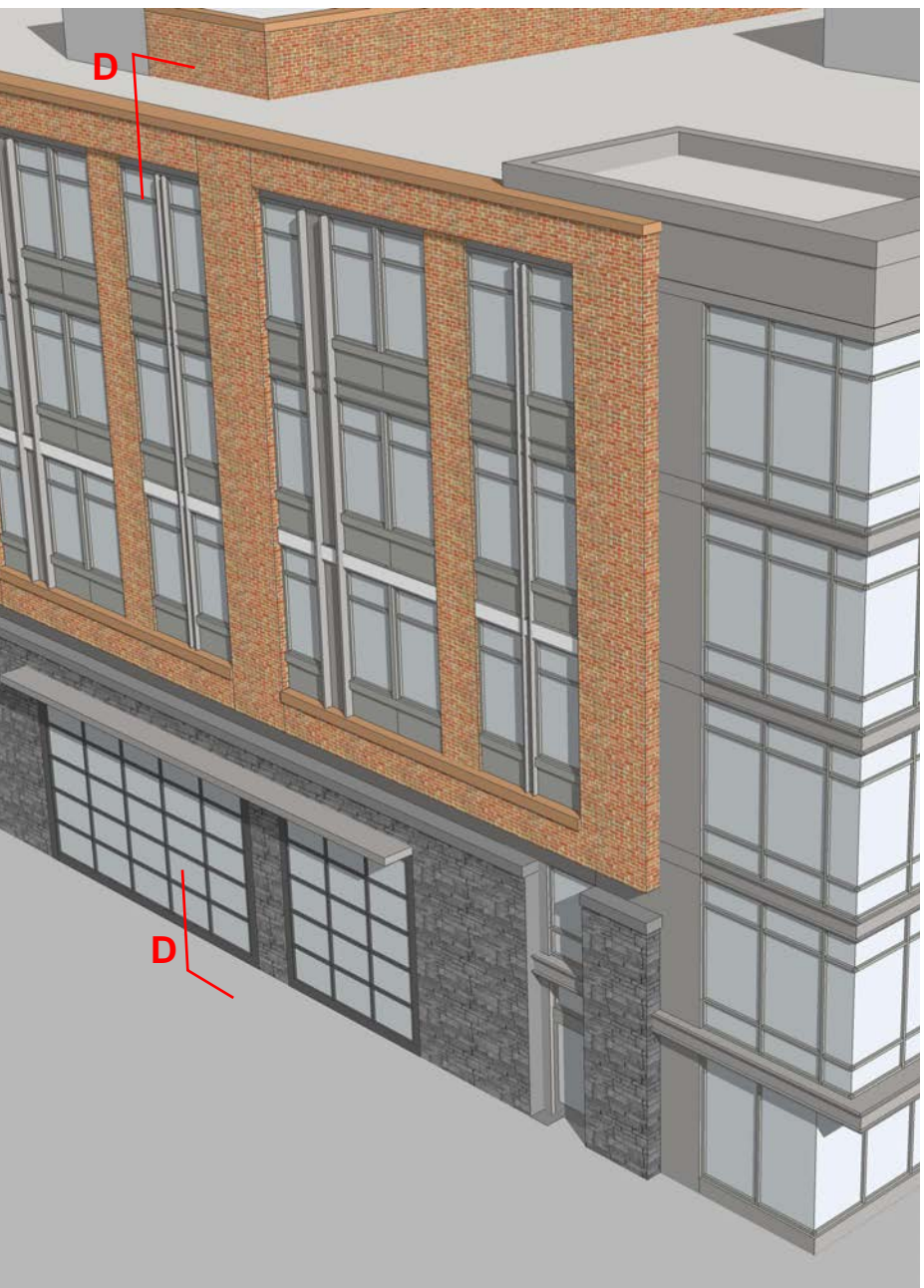
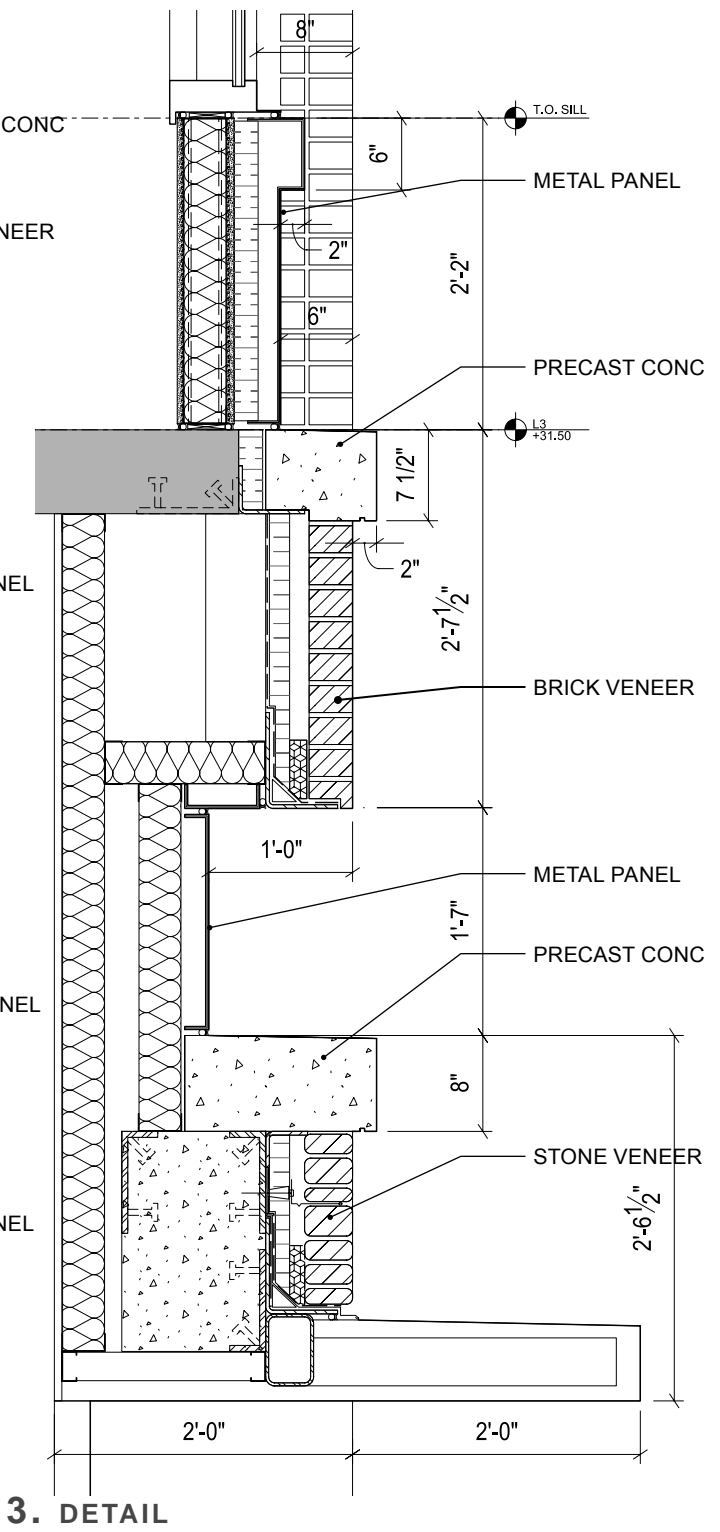
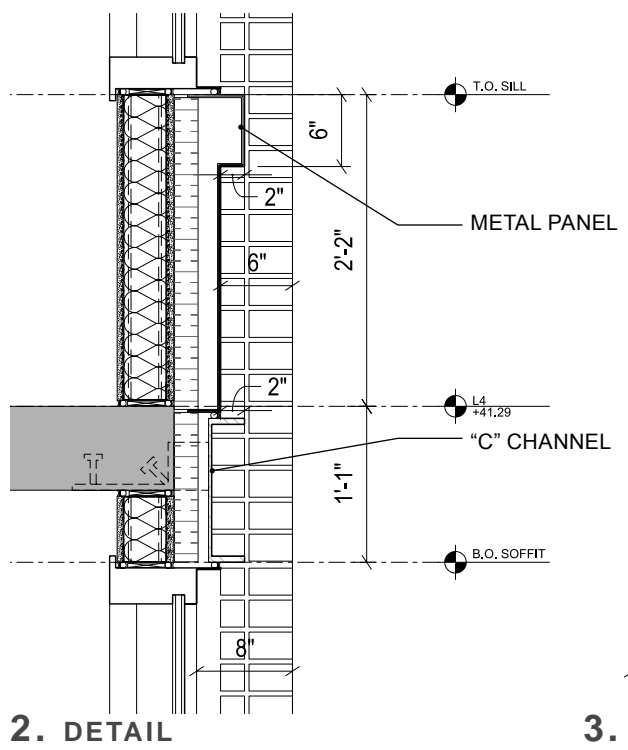
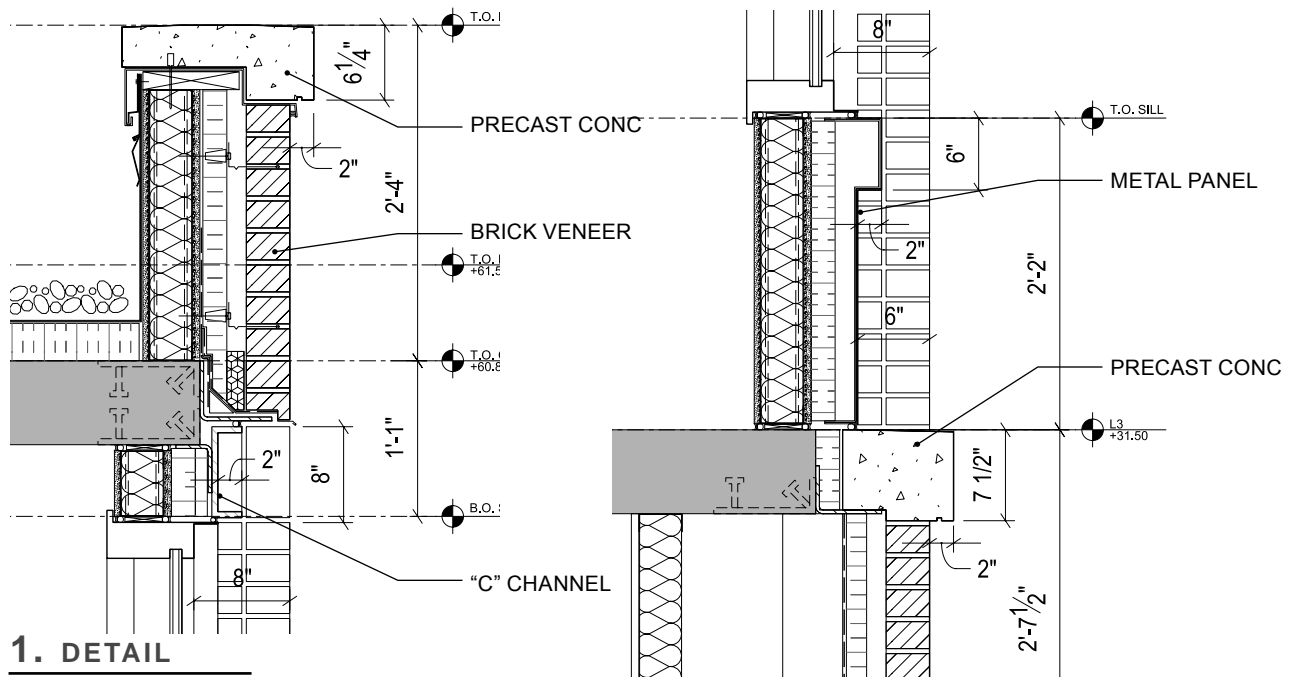
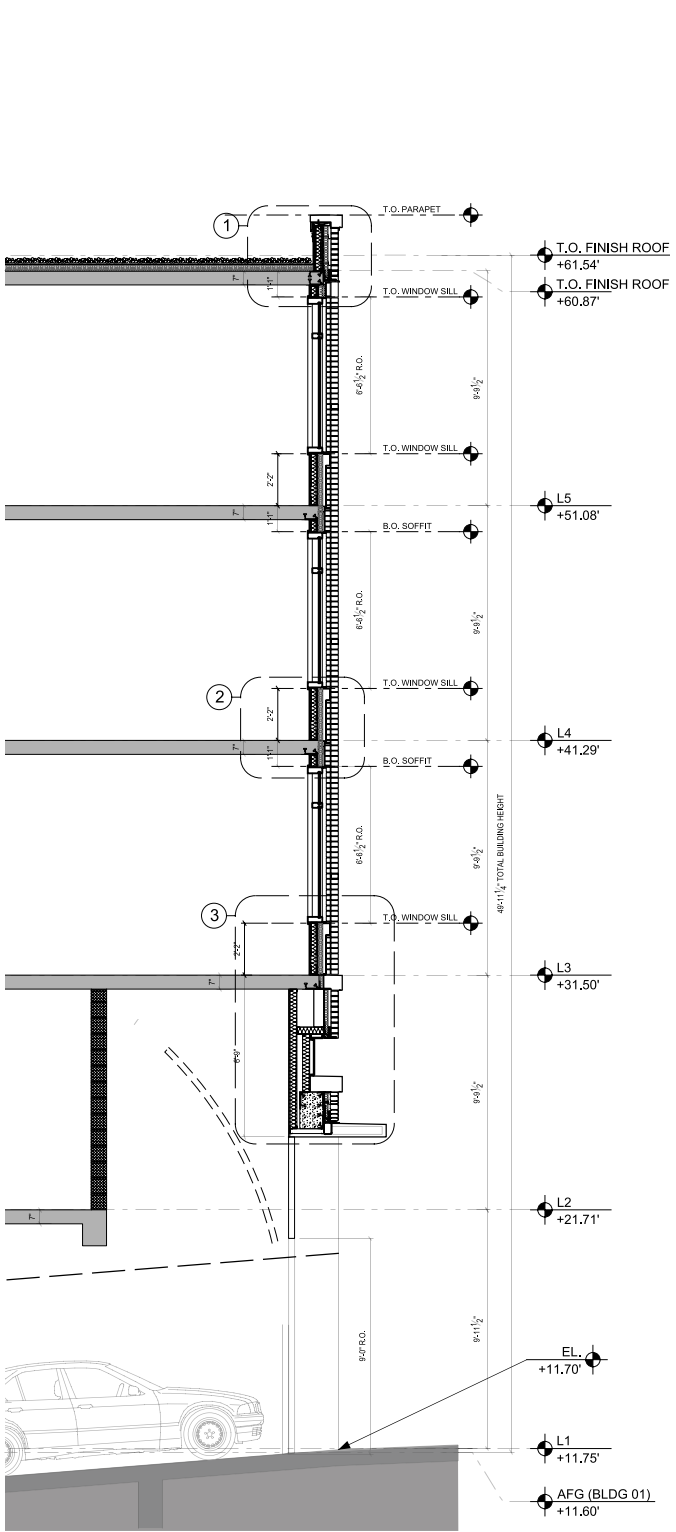


ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

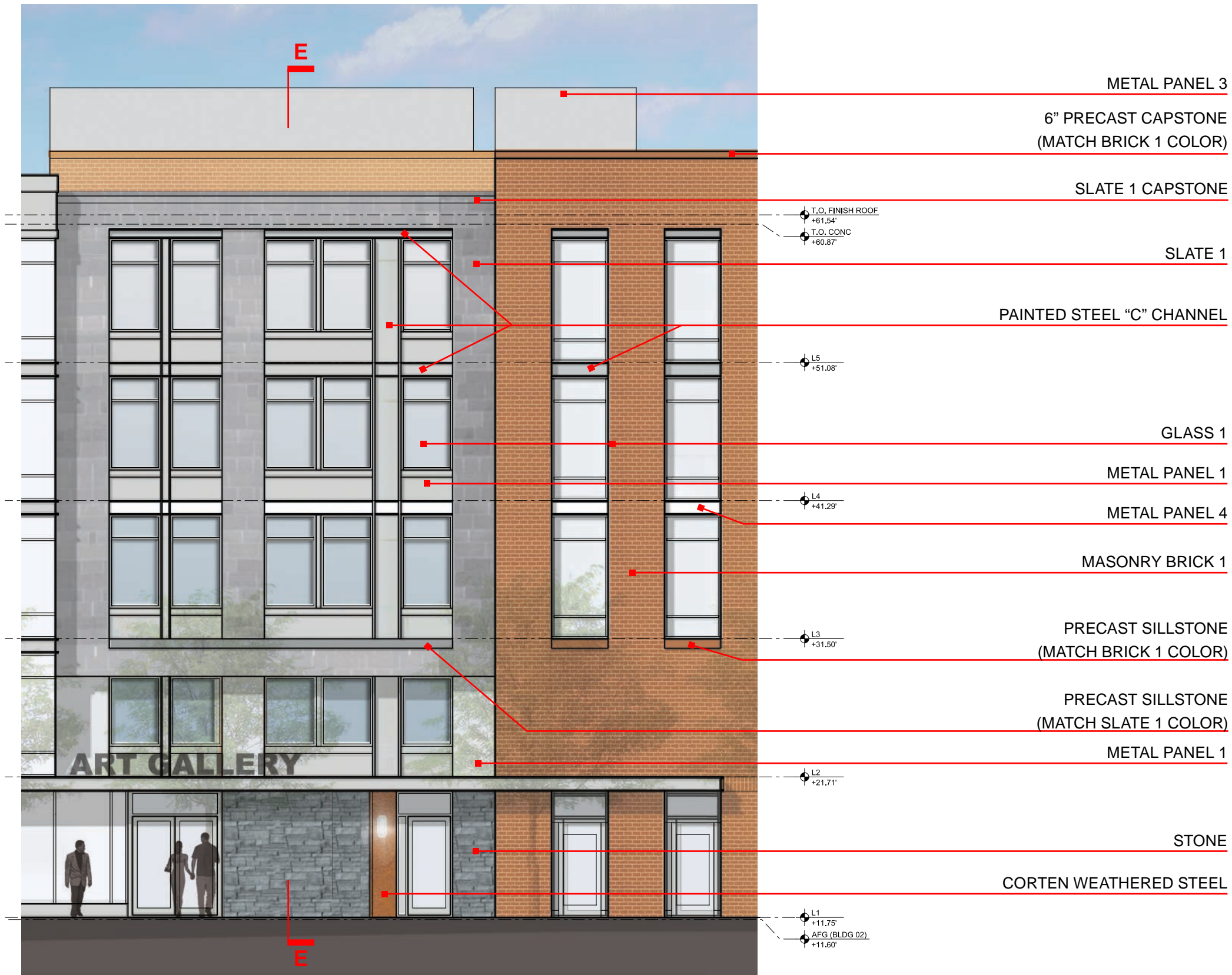
SCALE: 1/8" = 1'-0"



BLDG 01 - WEST 3D ELEVATION & WALL SECTION



BLDG 01 - ENLARGED SOUTH ELEVATION



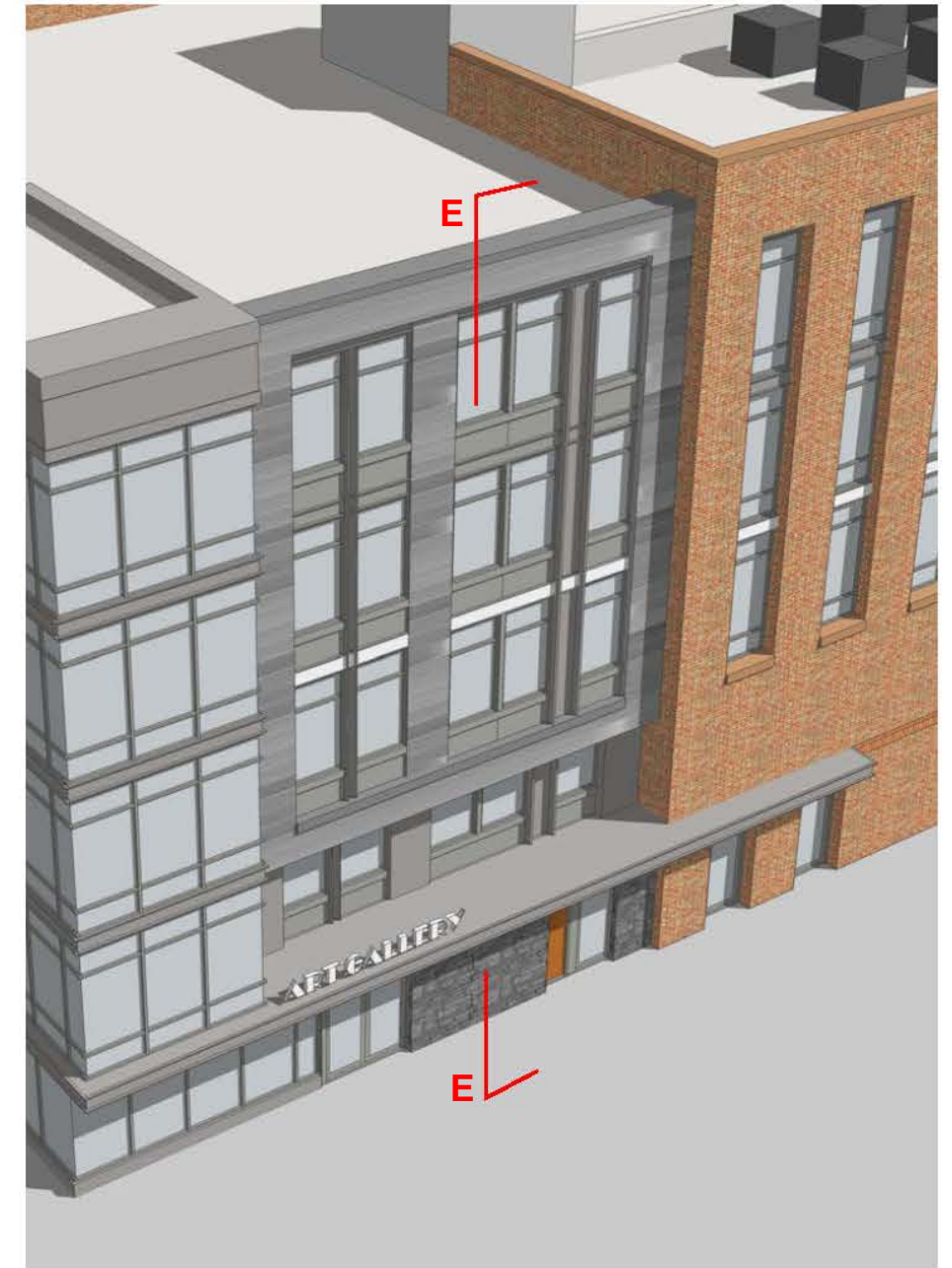
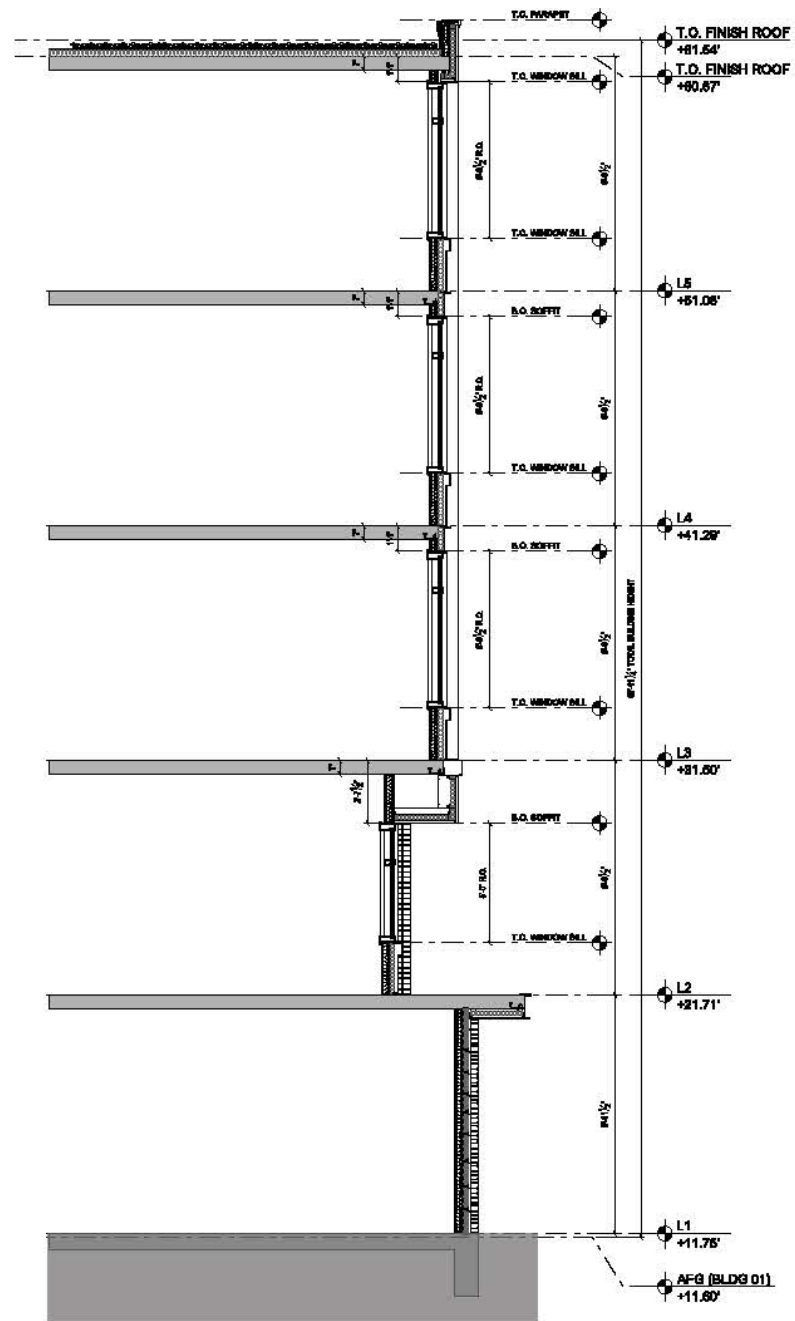
SCALE: 1/8" = 1'-0"



11

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

BLDG 01 - SOUTH 3D ELEVATION & WALL SECTION



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

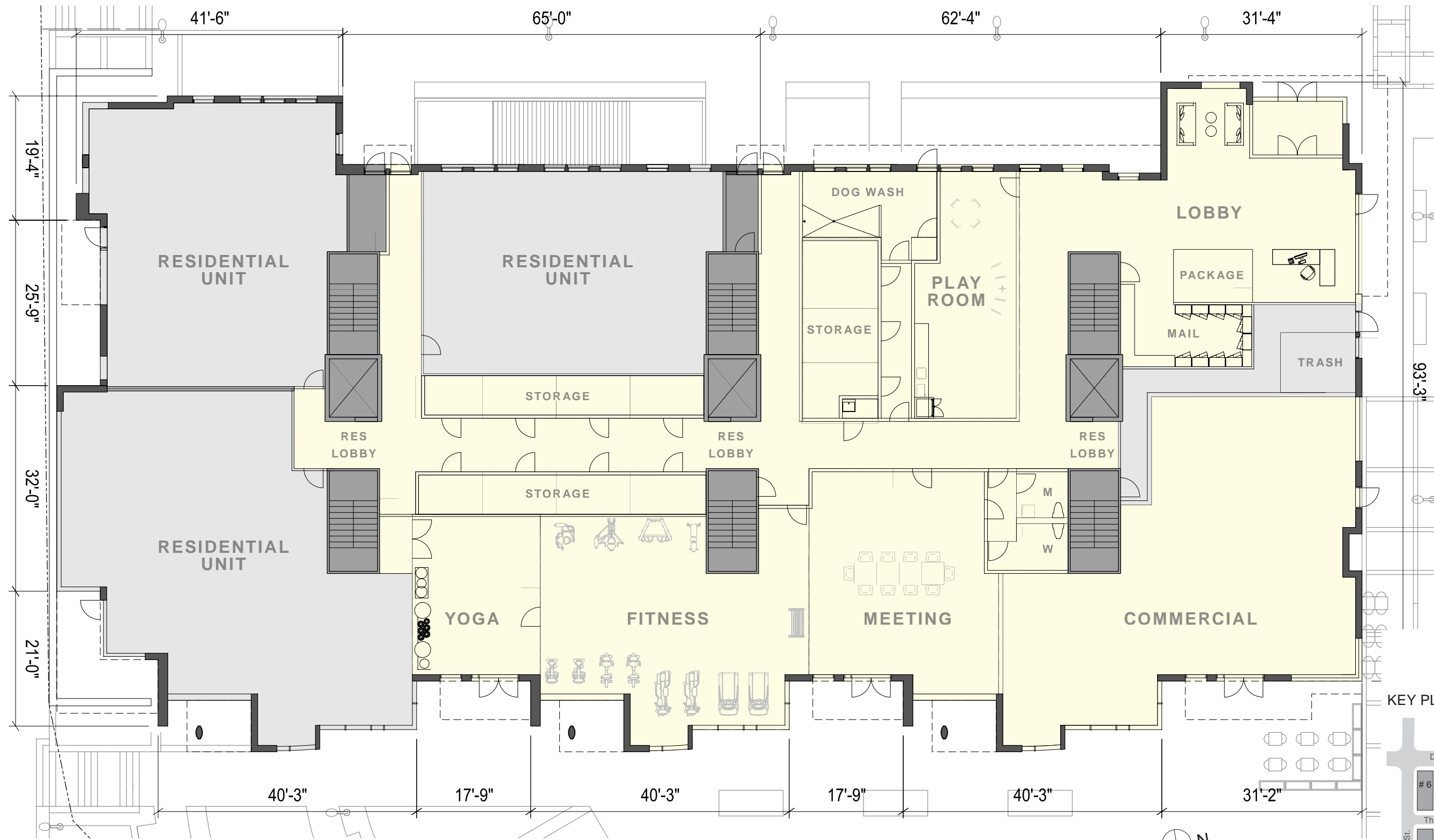
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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

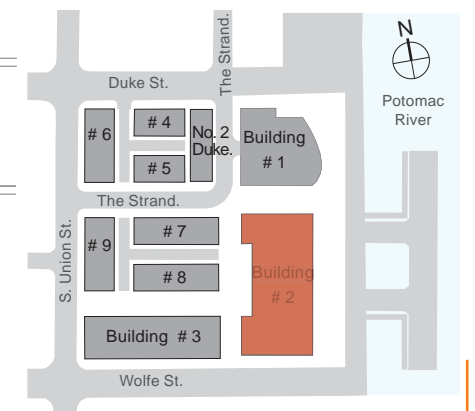


12

BLDG 02 - GROUND FLOOR PLAN



KEY PLAN



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



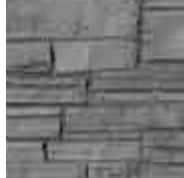
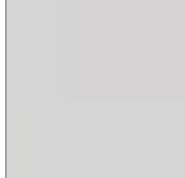
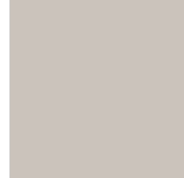
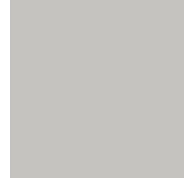
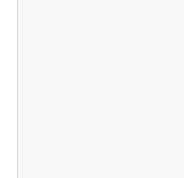

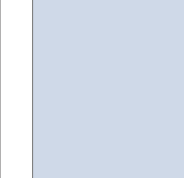
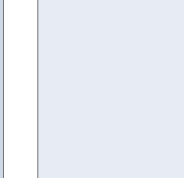


ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

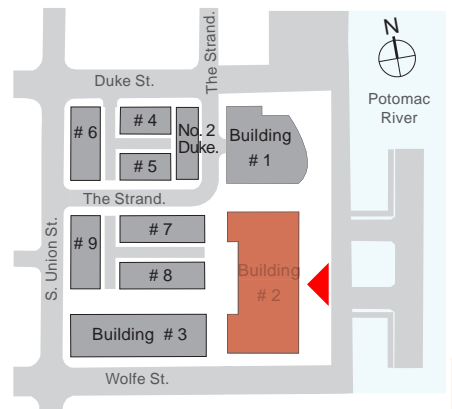
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BLDG 02 - OVERALL EAST ELEVATION



- | | | | | | | | | | |
|--|---|---|---|--|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|  |  |  |  |  |  |  |  |  |  |
| RED BRICK | SLATE | STONE | METAL PANEL 1 (WALL) | METAL PANEL 2 (CORNICE) | METAL PANEL 3 (PENTHOUSE) | METAL PANEL 4 (ACCENT) | TRIM COLOR 2 (CORTEN) | GLASS 1
RESIDENTIAL
(CLEAR LOW-E) | GLASS 2-CLEAR
COMMERCIAL
(LOW IRON) |

KEY PLAN



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



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS


BLDG 02 - OVERALL NORTH & SOUTH ELEVATIONS





NORTH ELEVATION

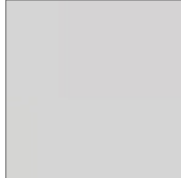


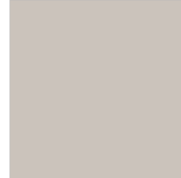
SOUTH ELEVATION

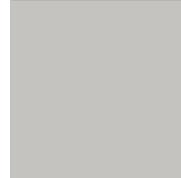
1.

RED BRICK

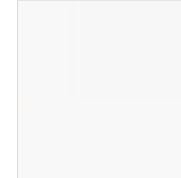
2.

SLATE


3.

STONE


4.

METAL PANEL
1 (WALL)

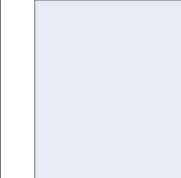
5.

METAL PANEL
2 (CORNICER)

6.

METAL PANEL
3 (PENTHOUSE)

7.

METAL PANEL
4 (ACCENT)


8.

TRIM COLOR
2 (CORTEN)

9.

GLASS 1
RESIDENTIAL
(CLEAR LOW-E)

10.

GLASS 2-CLEAR
COMMERCIAL
(LOW IRON)



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






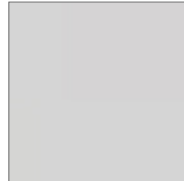


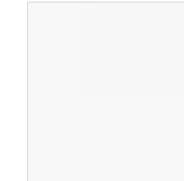
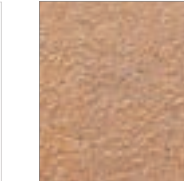

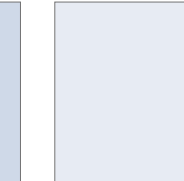
ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

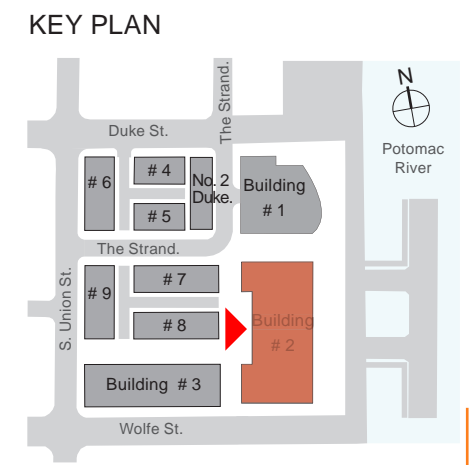
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

BLDG 02 - OVERALL WEST ELEVATION



WEST ELEVATION

- | | | | | | | | | | |
|--|---|---|---|--|---|---|---|---|---|
| 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|  |  |  |  |  |  |  |  |  |  |
| RED BRICK | SLATE | STONE | METAL PANEL 1 (WALL) | METAL PANEL 2 (CORNICE) | METAL PANEL 3 (PENTHOUSE) | METAL PANEL 4 (ACCENT) | TRIM COLOR 2 (CORTEN) | GLASS 1
RESIDENTIAL
(CLEAR LOW-E) | GLASS 2-CLEAR
COMMERCIAL
(LOW IRON) |

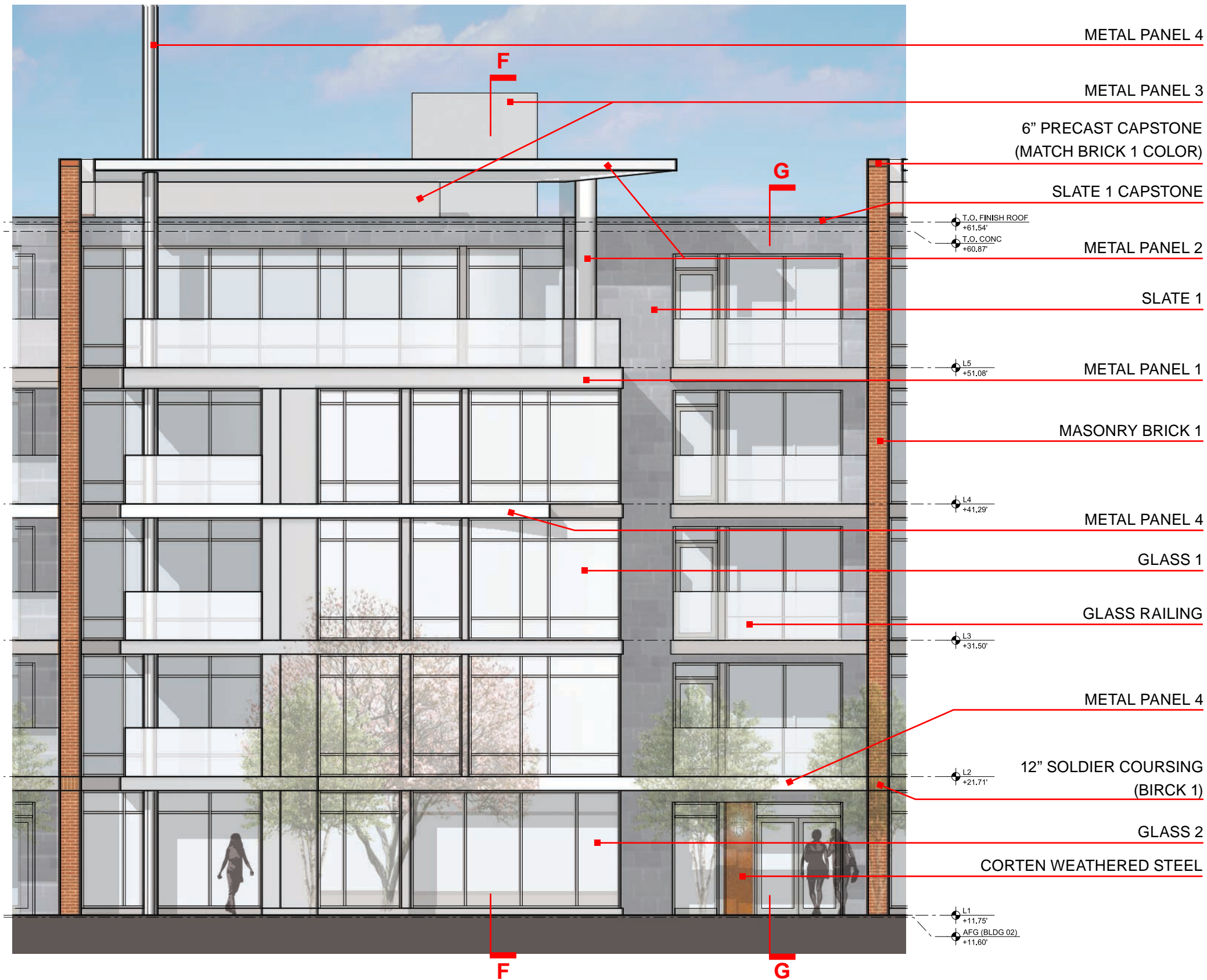


SCALE: 1/16" = 1'-0"

0' 5' 10'

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

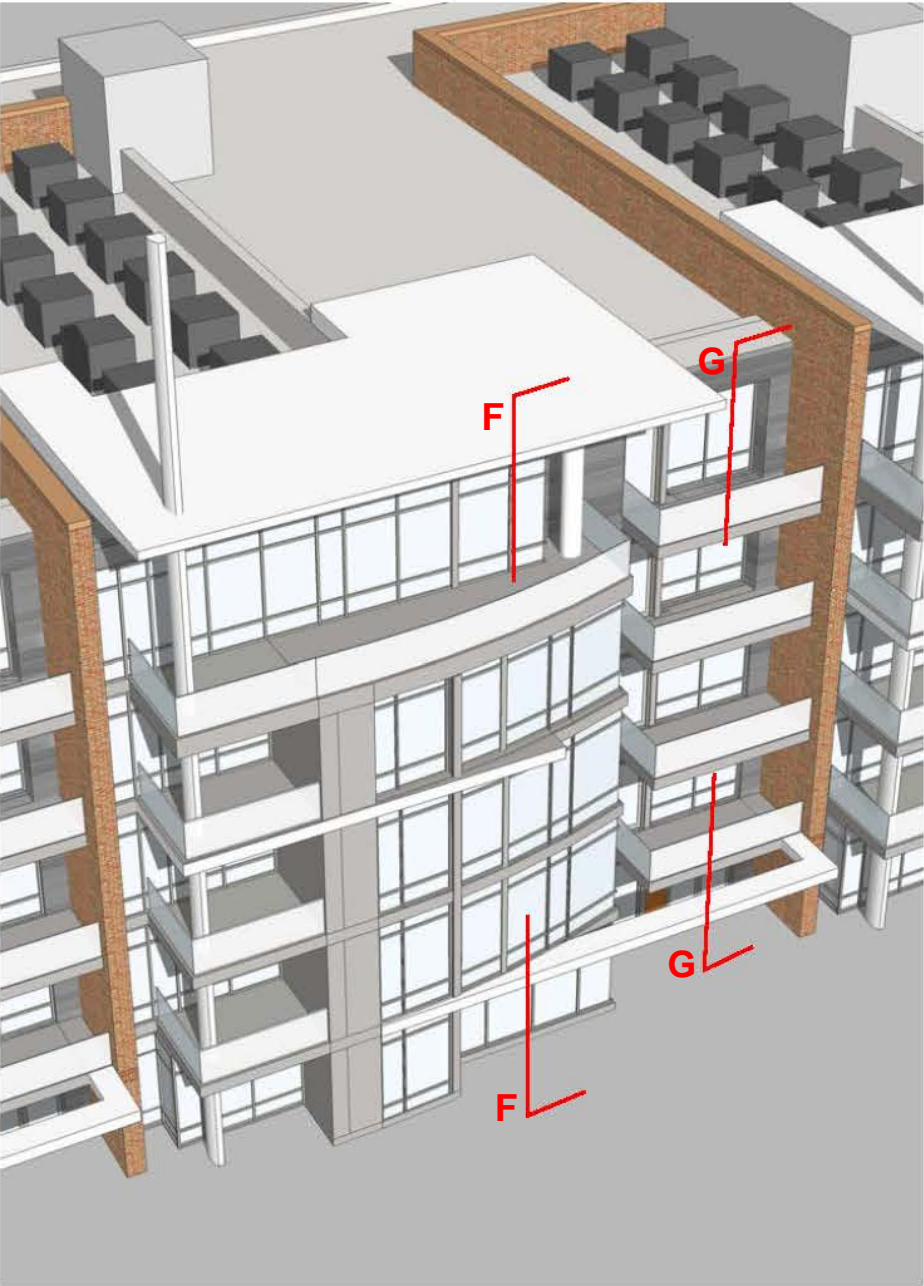
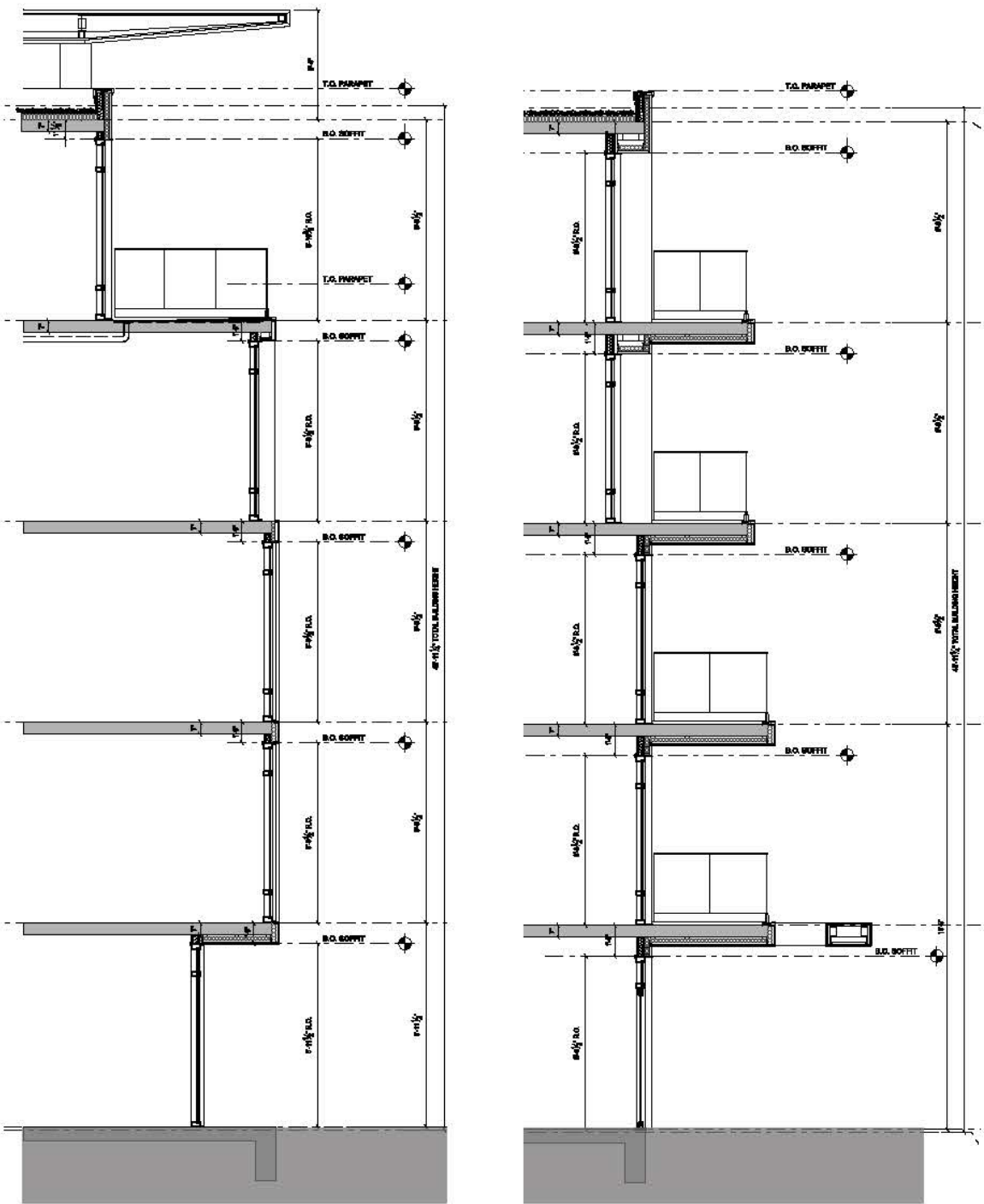
BLDG 02 - ENLARGED EAST ELEVATION



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



BLDG 02 - EAST 3D ELEVATION & WALL SECTIONS



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

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

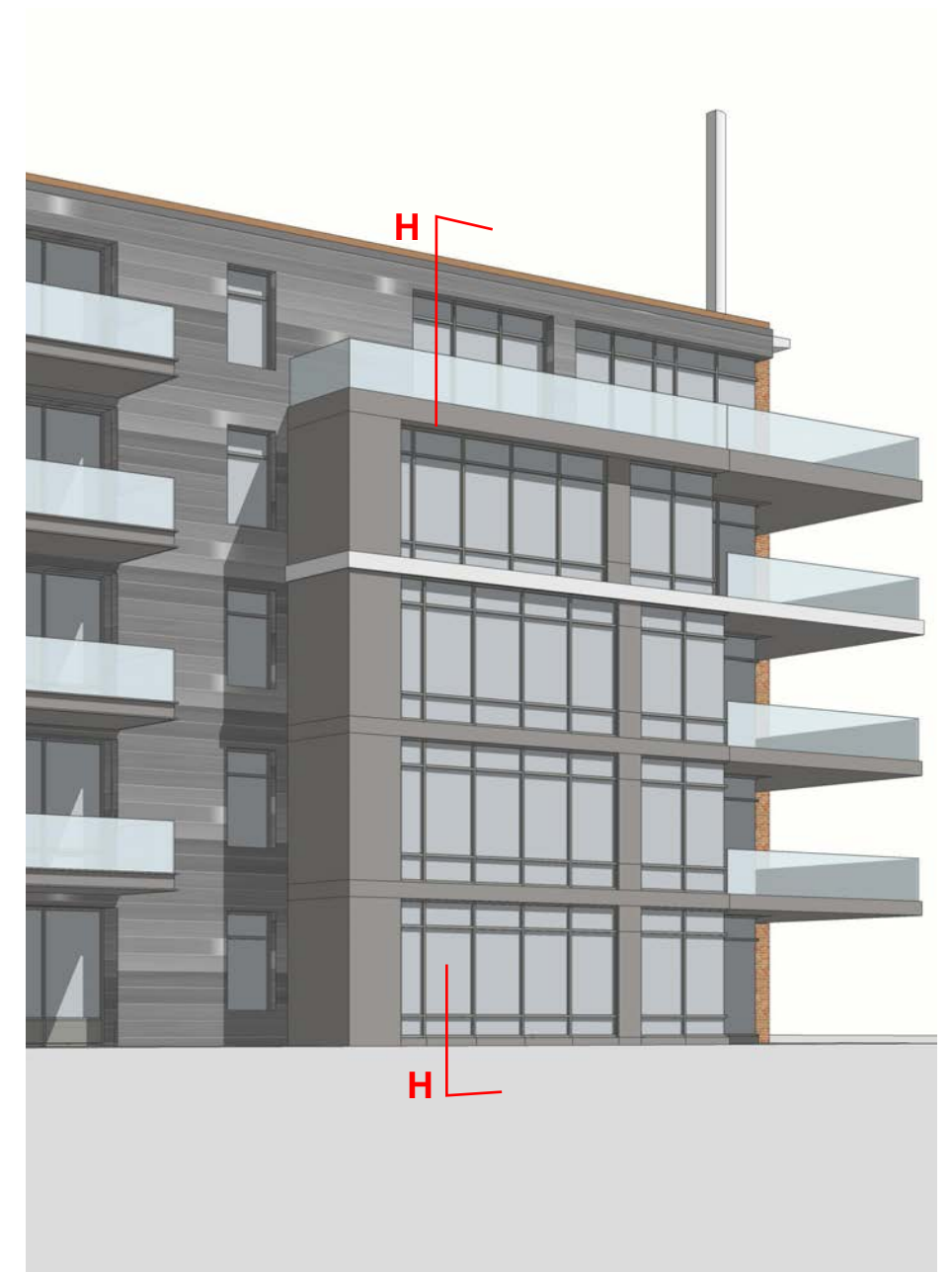
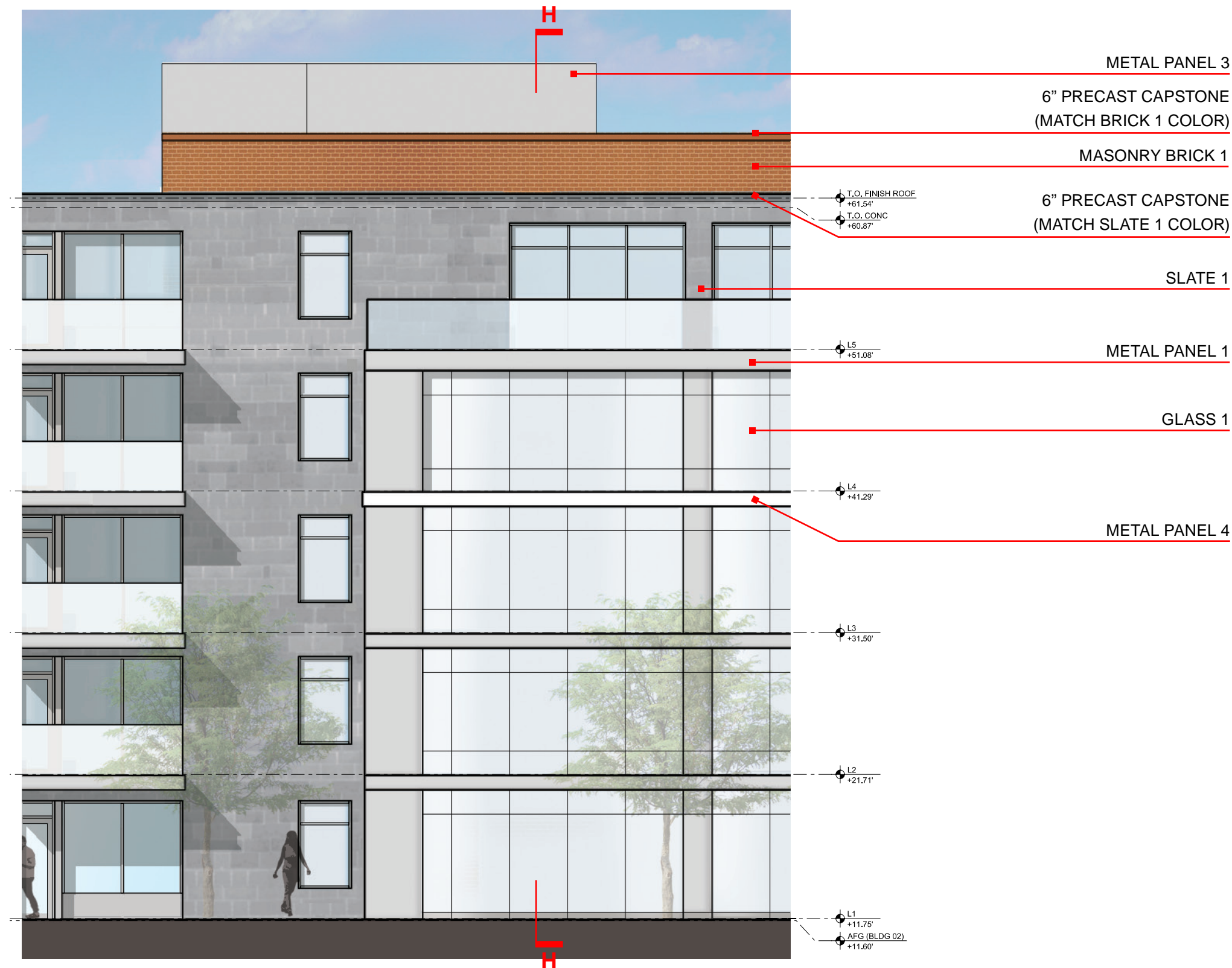


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BLDG 02 - ENLARGED NORTH ELEVATION



BLDG 02 - ENLARGED SOUTH ELEVATION



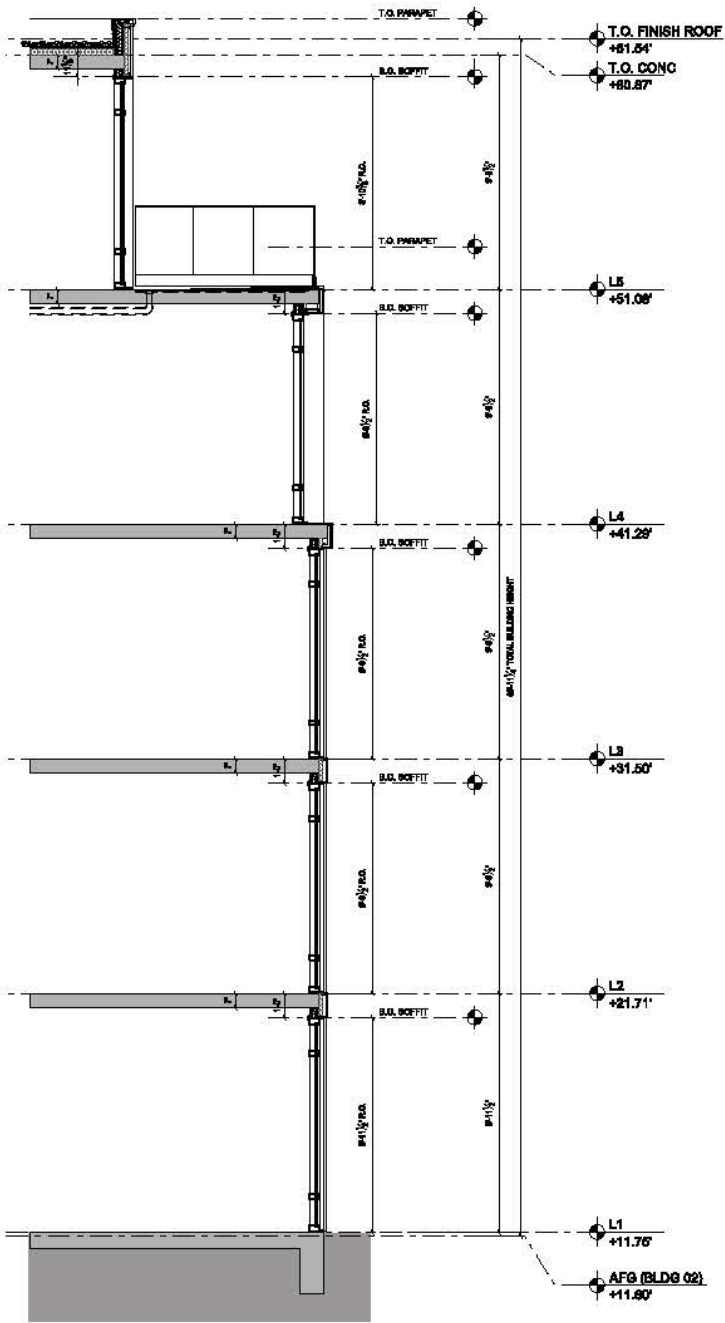
ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

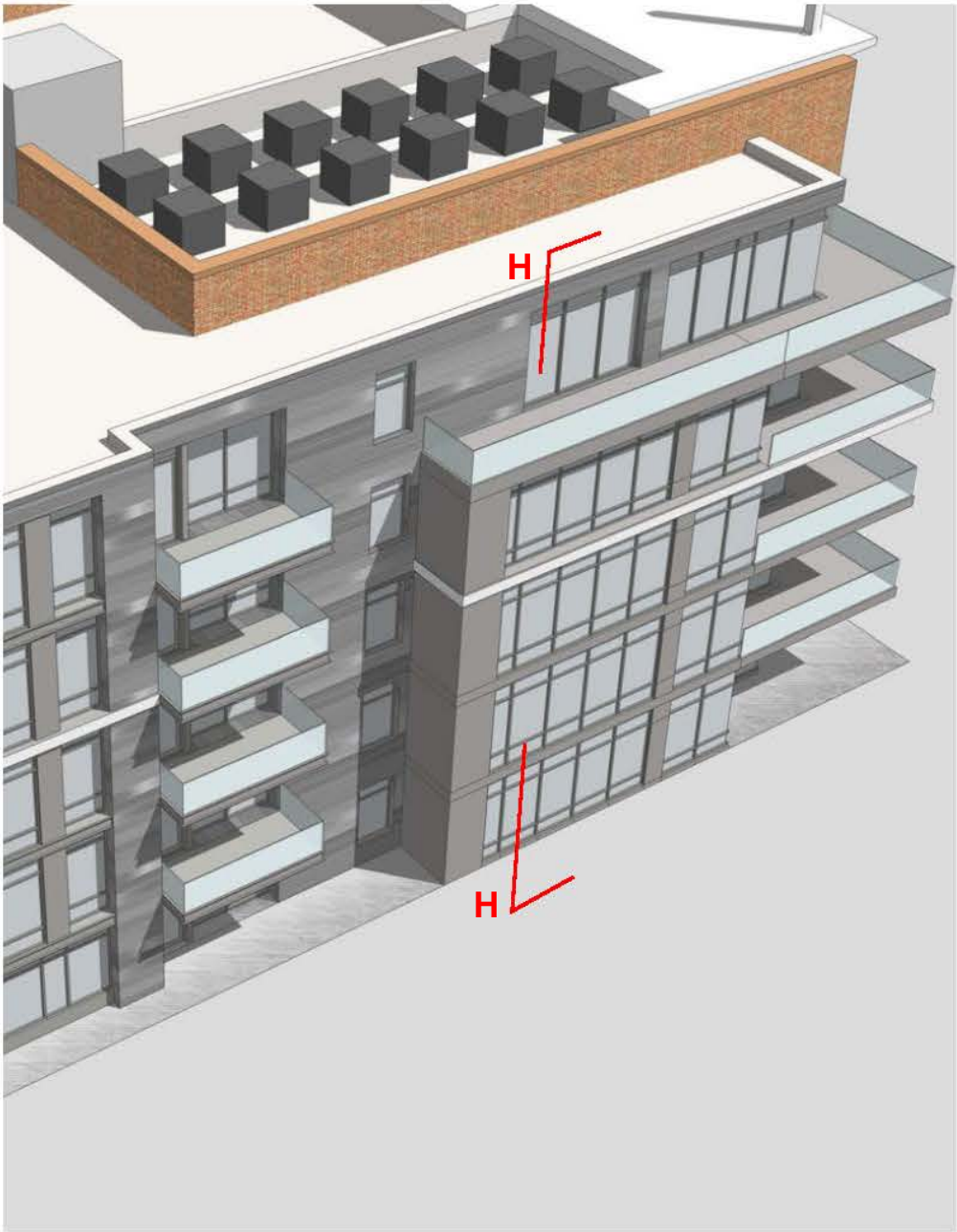
SCALE: 1/8" = 1'-0"



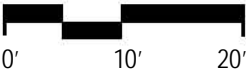
BLDG 02 - SOUTH 3D ELEVATION & WALL SECTION



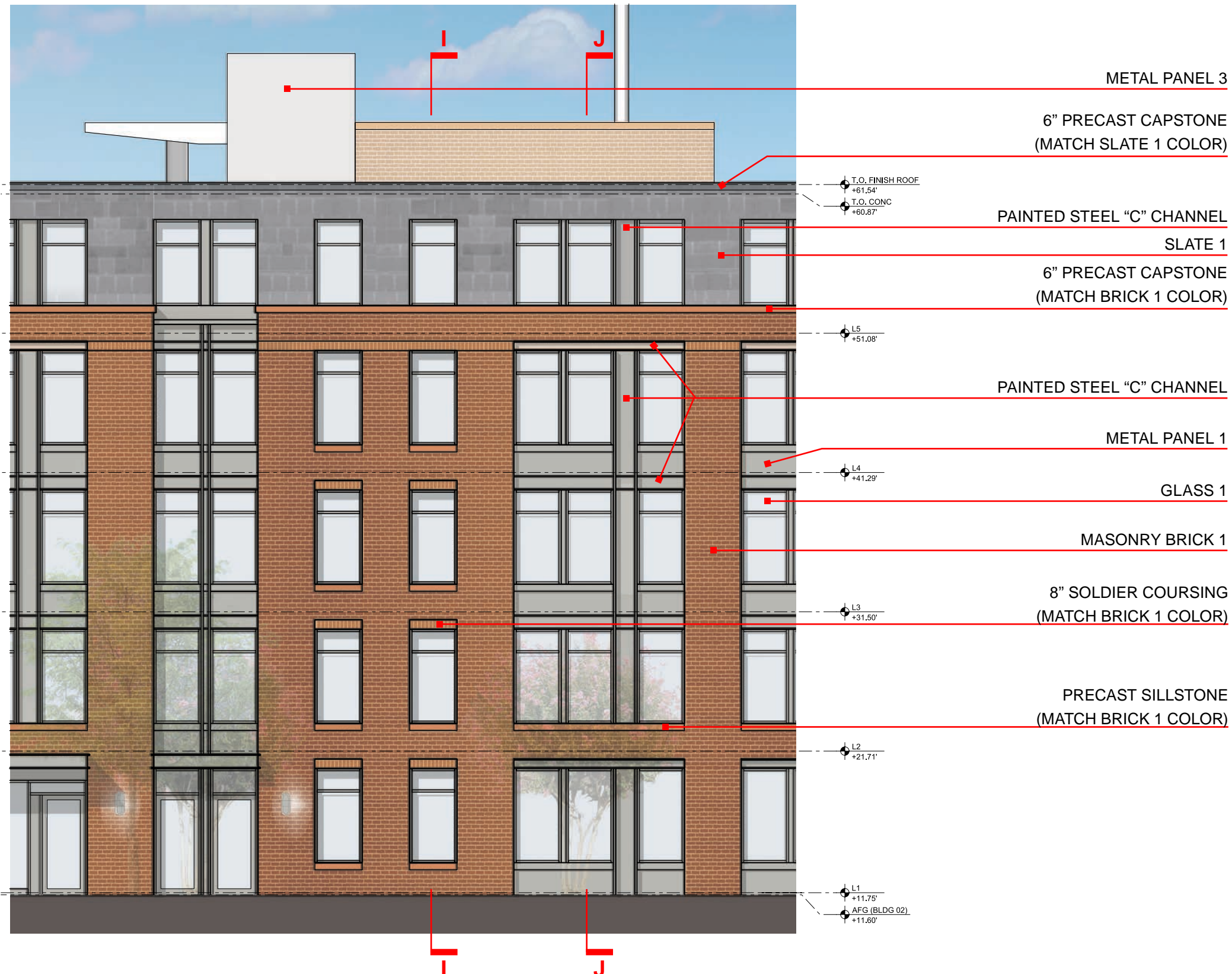
4. WALL SECTION @ BLDG 02 SOUTH FACADE
SCALE: 1/2" = 1'-0"



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



BLDG 02 - ENLARGED WEST ELEVATION



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

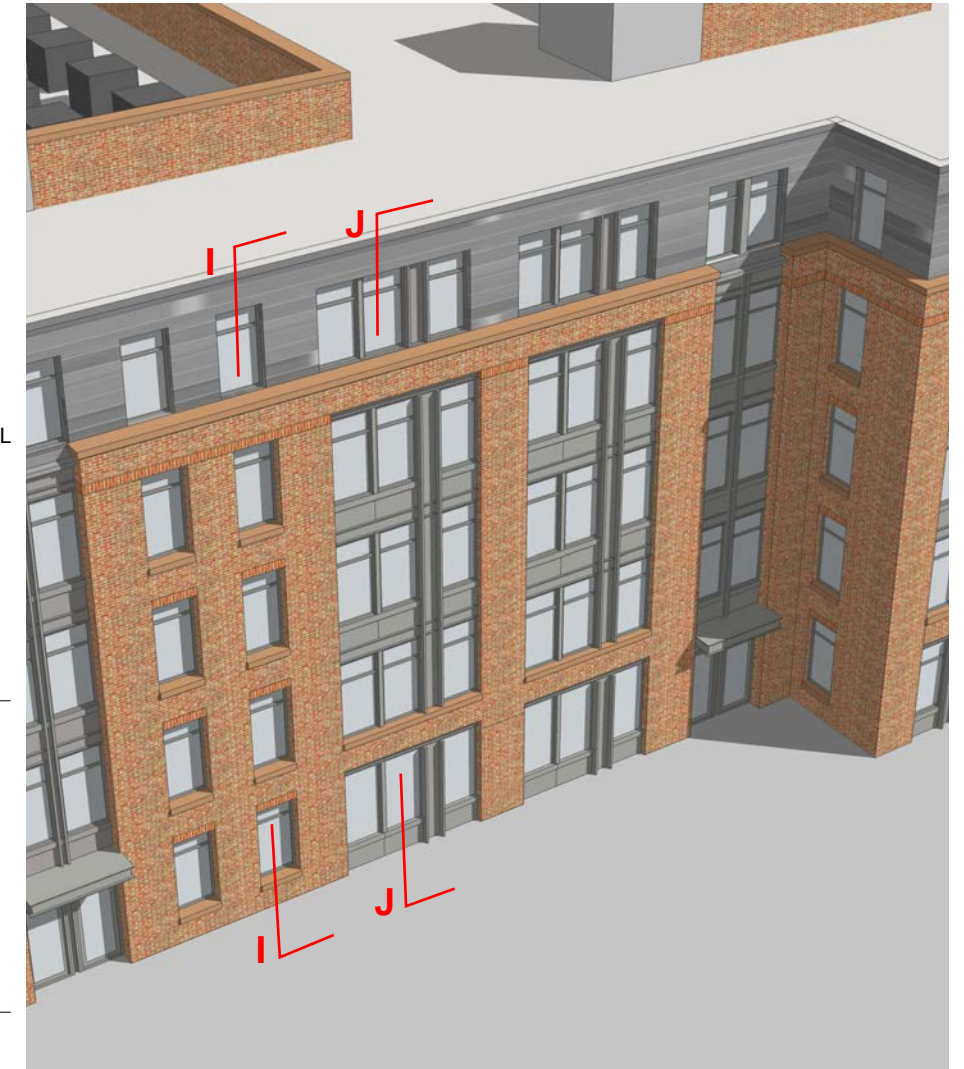
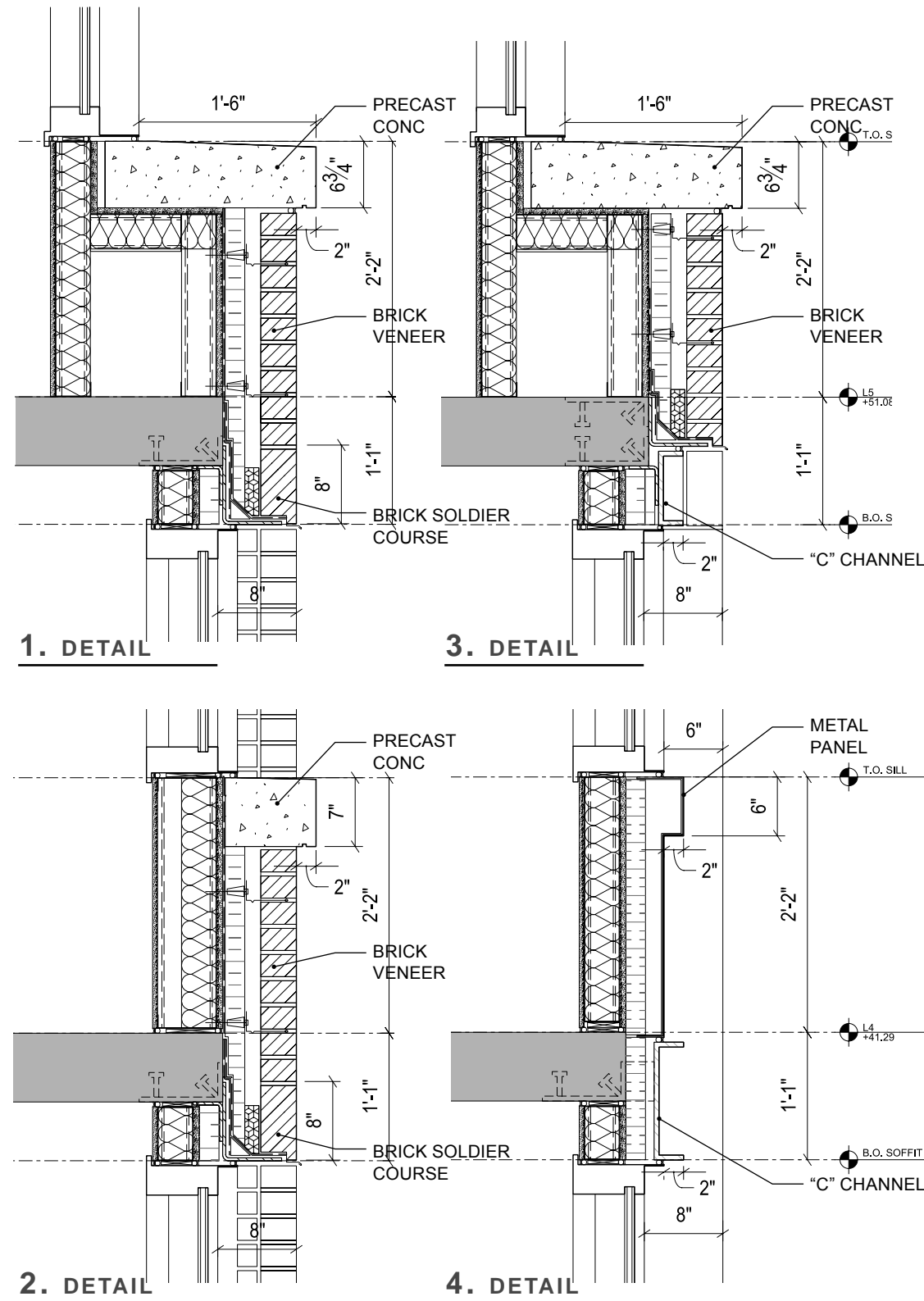
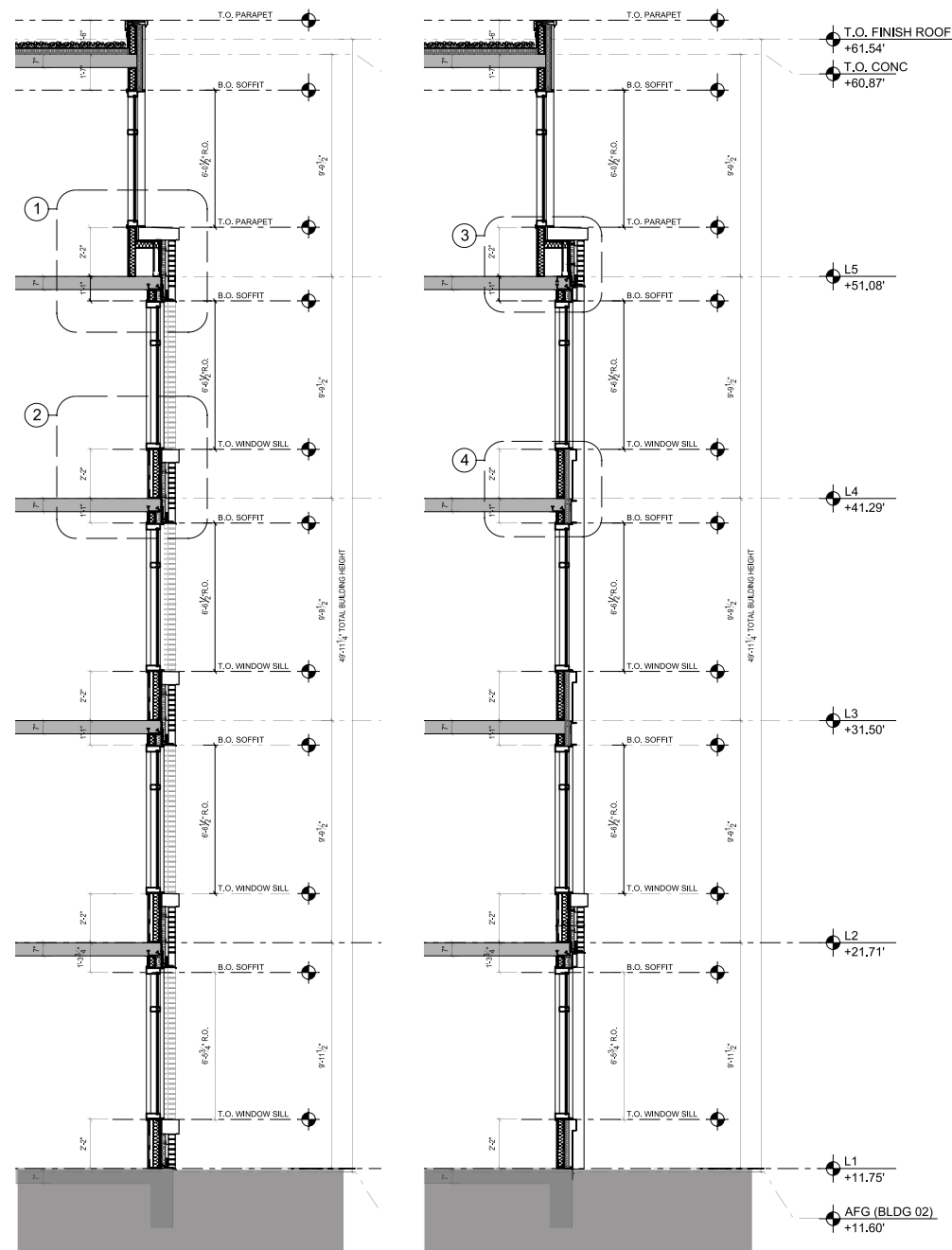
BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

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



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BLDG 02 - WEST 3D ELEVATION & WALL SECTION



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

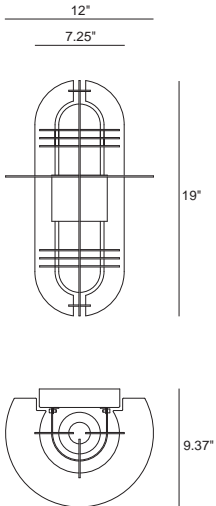
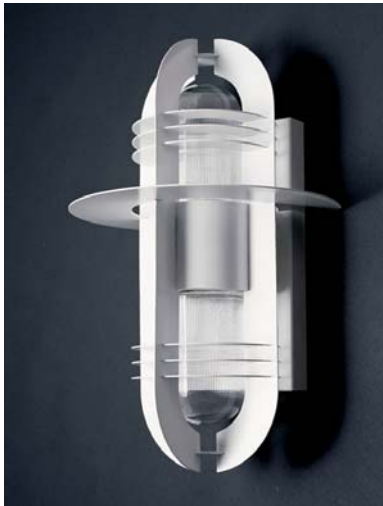
SCALE: 1/8" = 1'-0"



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WALL SCONCE OPTION 1

REBELLE
ARCHITECTURAL
LIGHTING



Saturna 4012LED Mini Wall Back Mount Sconce

EXTERIOR

MODEL	LED	COLOR TEMPERATURE		VOLT	OPTIC	OPTIONS	COLOUR	
4012	2x22L <small>LED module 22 watt</small>	41*	4100K <small>1400 lumens</small>	120*	PR* <small>clear prismatic</small>	PC <small>button type photocell</small>	WT	<small>white texture</small>
				208	RF <small>frost</small>		BT	<small>black texture</small>
				240			SM	<small>silver metallic</small>
				277			AN	<small>aluminum natural</small>
				347			BZ	<small>bronze</small>
							GM	<small>gunmetal</small>
							WS	<small>white satin</small>
							BM	<small>black matte</small>
							RAL	<small>specify no.</small>

*Standard configuration unless otherwise specified

SAMPLE CATALOG NUMBER: 4012 - 2x22L - 41 - 120 - PR - WT
Using this catalog number would order 1 model 4012 wall back mount sconce with 2 x 22 watt, 4100K, 1400 lumen light engines wired to 120 volts, with clear prismatic globes and painted with white texture polyester powder coat.

CONSTRUCTION	MOUNTING	OPTICAL	PROTECTION
Materials Driver housing with LED assembly: Heavy gauge aluminum. Gasket: EPDM rubber. Strut and disk assembly: Heavy gauge aluminum. Globe fitter: Die cast aluminum. Lens/diffuser: Threaded, tempered prismatic glass. Fasteners: Stainless steel. LED Components Driver: Constant current, 700ma. Light Engine: 1400 lumens. Thermal storage design.	Luminaire is designed to mount over a centrally located recessed 4" octagon j-box. Four mounting holes are provided to attach luminaire to the wall. Sealant should be applied across the top of the backplate and down the sides to exclude water entrance. Mounting bracket attaches to the wall and strut/disk assembly hooks on top and is secured with stainless steel set screws.	Luminaire features prismatic, tempered glass threaded globes. Optional frost globe finish is also offered. Strut and disk assembly provide a decorative appearance while providing glare control and light direction.	The Saturna mini wall sconce is listed for use in wet locations to UL and CSA Standards. LED life: 50,000 hours minimum, L70 @ 25°C.

WALL SCONCE OPTION 2



Shown in bronze.

STARBOARD SCONCE WITH SHADE

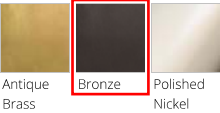
With a pedigree from the British Royal Navy, this once color-coded lamp was used to communicate with other Allied ships and aircraft during wartime. Discovered after more than 50 years in storage, it's meticulously reproduced and polished to shipworthy perfection.

Show product details...

DIMENSIONS
Small: 8¼"W x 9¾"D x 10¾"H; 5.5 lbs.
Large: 10½"W x 12¼"D x 14½"H; 7.5 lbs.



Finish Options



STARBOARD SCONCE WITH SHADE
~~\$329 - \$399~~ **Special \$259 - \$359**

SIZE

Choose Size

FINISH

Choose Finish

PRICE

QUANTITY

0

• GARAGE AND LOADING DOCK DOOR

Major League Ballparks & Sports Stadiums

Automotive Showrooms

Car Care Centers

Parking Garages

Service Stations

Loading Docks

Cafes/Restaurants

Greenhouses

Fire Houses

Hospitals

Car Washes

Residential

Interior Partitions

08 36 13/ARM
BuyLine 0796

www.arm-r-lite.com

ALUMINUM OVERHEAD SECTIONAL DOORS

Arm-R-Lite Aluminarc Model
U.S. Patent No. D498303, Installed by Edison Overhead Door, Edison Fire Department, N.J.

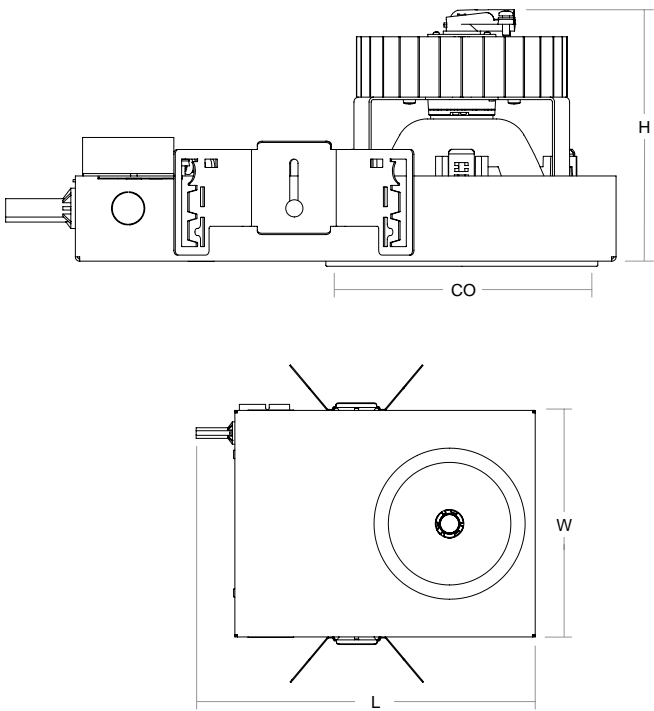
Photo by Grant Mudford for the New York Times

Private Residence of Barton Myers, Architect
Montecito, CA.

Titan® Model
BJ's Wholesale Club, N.J.

• CANOPY DOWN LIGHT

621 Recessed LED Downlights - 4"



Dimensions			
CO	H	L	W
4-3/4"	5-3/4"	11-3/4"	7-7/8"
[119mm]	[147mm]	[299mm]	[200mm]

Housing
Recessed housing of modular construction consists of ceiling fitting plate assembly with integral junction box from 16-gauge steel, integral driver, and quick connect whip. Can be installed independent of lamp socket housing module to allow finishing / closing of ceiling construction. 27" long steel mtg. bars (MB27) are supplied as standard.

MS-3 Mounting System
Patented 3-point bayonet latch mounting system consists of die-cast magnesium trim ring and mounting ring with adjustable throat to accommodate up to a 2" ceiling thickness. Mounting ring incorporates integral yoke and socket box from 16-gauge steel for easy optical assembly.

Reflector
Downlights are provided with computer designed, lamp specific, post Alzak anodized reflectors of pure aluminum (99.98%). Available in Diffused aluminum (DA), Specular aluminum (SA), Semi-Specular aluminum (SSA), or White (WH) to provide glare and iridescence free performance.

LiteOptics
Optical attachments are based on the patented MS-3 mounting system allowing for tool-less access to LED components and reflector. Ease of maintenance with field interchangeable optics when performance variations and lighting requirements of the space change.

Electrical / LED Driver
Electronic multi-voltage (120V or 277V driver). Replaceable LED module with quick disconnects. Extruded aluminum heat sink. Junction box listed for (8) eight #12 AWG 90° C conductors and feed through wiring. Dimming must be specified 120V/277V, 3-wire Hi-Lume control and EcoSystem control for Lutron, Mark 7, 0-10V, for Advance.

Listings
ETLus Listed to UL1598 (Type Non-IC, suitable for dry and damp locations)
cETL Listed to CSA C22.2 #250.0
Made in the USA - meets the requirements of the Buy American provision within the ARRA.

Applications
The LEDRA 621 recessed LED downlight with Chroma technology provides energy efficient light using a cold remote phosphor module by XICATO®. Multiple reflector beam spreads, finishes and LiteOptics allow for creative lighting solutions to illuminate architectural spaces.

LED Performance			
	lumens	+82 CRI	+97 CRI
LED: Patented Cold Remote Phosphor, XICATO®			
SDCM: 1 x 2 MacAdam Elipse, +/- 50 Kelvin	700 lm	12W	15W
CCT: 2700k, 3000k, 3500k, or 4000k	1000 lm	15W	22W
CRI: >80 - typically 82, >95 - typically 97	1500 lm	25W	32W
LIFE: 85% at 50k hrs based on LM-80 testing 5 year "no color shift" warranty	2200 lm	32W	

BAR Case # 2015-00189/00190

ADDRESS OF PROJECT: 2 Duke Street, Alexandria VATAX MAP AND PARCEL: 075.03-04-01ZONING: W-1APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: RTS Associates LLC (Contract purchaser)Address: c/o EYA, Inc., 4800 Hampden Lane, Suite 300City: Bethesda State: MD Zip: 20814Phone: (301) 634-8600 E-mail: qshron@eya.comAuthorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ _____Name: Attorney: Jonathan P. RakPhone: Attorney: (703) 712-5411Architect: Patrick BurkhardtArchitect: (202) 342-2200E-mail: Attorney: jrak@mcguirewoods.comArchitect: pburkhart@sbarnes.com

Legal Property Owner:

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

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

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

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

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

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

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

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

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

1 and 2

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

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

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

2 Duke Street

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

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

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Jonathan P. 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 the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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

June 5, 2015
Date

Jonathan P. Rak
Printed Name


Signature

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

Property Owner

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

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

Applicant

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

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

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

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

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