

Docket Item # 5
BAR CASE # 2016-0114

BAR Meeting
July 6, 2016

ISSUE: Park improvements

APPLICANT: City of Alexandria Department of Project Implementation

LOCATION: 421, 500, 500A, abutting parcel south of 500A, 501, 520 & 600 S Union Street (Windmill Hill Park)

ZONE: WPR / Waterfront park and recreation

STAFF RECOMMENDATION

Staff recommends approval of the proposal with the following conditions:

1. Bridge Options 1 and 3 are both appropriate (not Option 2, matching the proposed pier), with final design details regarding an arch to be worked out with staff, incorporating any final design directions from the BAR at hearing.
2. The pier and bridge posts should be as small as structurally necessary to minimize their visual bulk.
3. Lighting fixtures and path materials, etc. shall be consistent with the Waterfront Common Elements to be approved in the fall of 2016.
4. Historic interpretation consistent with the Waterfront Common Elements should be included at this site in the future, particularly interpretation related to rail transportation and the industrial heritage of this portion of Old Town.

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.



BAR2016-00114



I. ISSUE

The City's Department of Project Implementation (DPI) is requesting approval of a Certificate of Appropriateness for a number of improvements associated with the shoreline reparation project for the portions of Windmill Hill Park on the east side of South Union Street. The applicant first came before the BAR on May 4, 2016 where the BAR provided several specific comments and had a number of questions regarding the proposed park improvements, causing the application to be deferred for significant changes and clarification. While there was strong support for the shoreline restoration and the Board thought that many of the items were headed in the right direction, many also expressed concern about the conceptual nature of the application materials and asked that the portion of the park on the west side of South Union Street also be included in the restudy materials for context. Based on those comments, the applicant requested deferral of the project for further study.

The BAR made the following comments to DPI on May 4, 2016:

- Provide background information on the overall park master plan, including the west side, specifically the playground. Integrate the design details of the east and west sides as one park.
- Base plan is generally successful, in concept
- Incorporate the stone walls and irregular flagstone pavers from the west side into the design on the east side to enhance the connection between the two areas.
- Remove the proposed gateway arches. While an entry feature in some form may be appropriate, the arches as designed are not appropriate/necessary.
- Prefer to see wood decking for the pier rather than concrete but concrete may be acceptable if color/treatment is improved
- Pursue a wood bridge option but the bridge should be of Old Town and not the same design as that used in the west end of the City
- Support for the raised intersection and use of the granite mounting blocks

The applicant returned to the BAR on June 15, 2016 with information describing the 20 year long history of the public master plan process for Windmill Hill Park. The revised application graphics included the portions of the park west of S Union Street although, except for replacement of an existing drinking fountain, this area is not part of the subject application. The BAR had additional comments and concerns, listed below.

The BAR made the following comments to DPI on June 15, 2016:

- Study an arched bridge option for the pedestrian bridge that is less utilitarian
- Lighten the posts on the piers and submit a sample of the proposed mesh guard
- Extend the stone veneer to sufficiently cover the internal CMU below grade (4-8") to avoid exposing the CMU at the base of the seat walls
- Consider a gazebo or feature element at the end of the north pier
- Provide plans of the proposed landscape plant materials for informational context

The proposed improvements currently include the following:

- Wood pedestrian pier with mesh side guards on the northern and southern shores
- Three options for the pedestrian bridge over the restored stream on the southern end
- Replacement lighting along northern path and new lighting in seating areas

- New bicycle parking, benches, trash receptacles and drinking fountains
- Raised intersection and crosswalk enhancements
- Granite mounting blocks on South Union Street (part of future Common Elements)
- Incorporation of irregular fieldstone pavers as found on the west side of the park into the east side park seat walls
- City standard metal water fountains with black finish

The applicant has made the following revisions since the June 15, 2016 BAR hearing:

- Three options for pedestrian bridge over restored stream
- Mesh sample to be provided at hearing
- Specification in bid requests to provide sufficient stone veneer so no CMU will be visible
- Response to request for a gazebo at the ends of piers
- Incorporation of the irregular fieldstone used on the west side of the park into the seat walls on the east side of the park

As noted previously, the primary purpose of the present application is the shoreline, marsh and stream restoration project. The temporary safety fence, approved by the BAR and installed in 2012, and the deteriorated bulkhead will be removed as part of the project. The existing failing bulkhead will be removed to a depth of two feet below the proposed finished grade and a living shoreline and upland/riparian area will be installed, as requested by the public and approved by City Council during adoption of the park master plan. Once this portion of the crumbling bulkhead is removed, select fill materials will then be used to backfill the area to meet the proposed finished grade and provide an appropriate planting medium for the living shoreline and upland/riparian areas.

DPI has held a number of community meetings to receive feedback on the improvements. This design was presented separately to the Environmental Policy Commission, the Parks and Recreation Commission and the Waterfront Commission. It has also been presented to City Council twice. It is anticipated that construction will begin in late summer 2016. The current proposal is consistent with the implementation of a more than twenty year master planning process for Windmill Hill Park. A number of action items for the overall park design have already been completed including the addition of wayfinding signage, the relocation of the volleyball and basketball courts, and various landscaping improvements. The project is before the BAR solely for review of the final design and materials of any permanent structures above grade.

II. HISTORY

Windmill Hill derives its name from a wind-powered mill constructed on the steep banks overlooking the Potomac River in this location in the 1840s. The area comprising Windmill Hill Park was an important Civil War logistics and railroad center, linking with the existing Wilkes Street Tunnel and the Hooff's Run bridge. The land where the dog park and present Ford's Landing townhouse development now sit was used in the 19th century as a shipbuilding site known as Keith's Wharf and later as a Ford automobile dealer make-ready facility. There were also fuel oil tank farms near on the west side of South Union Street in the mid-20th century. The area east of Union Street had small sheds used for storage and boats in the early 20th century and the bay was a private marina known as the Old Town Yacht Basin until the 1980s. The coal

fired Old Dominion power plant was demolished to construct the Harborside townhouses about that same time. Today, the park occupies land on both the east and west sides of South Union Street and features a basketball court, volleyball courts, a playground, a dog park and open lawn. The nearest historic buildings that remain today are on the west side of South Lee Street. The buildings to the north and south are all late 20th-century residential developments.

In 2012, the BAR approved the installation of a temporary fence around the crumbling and hazardous bulkhead until the improvements outlined in this application could be completed (BAR Case # 2012-0187). The case was appealed to City Council who overturned the BAR's approval of a certain fence design (split-rail). City Council approved a different fence design requested by the neighbors (nautical rope) and directed staff to bring forward the bulkhead and park improvements sooner. This is the subject of the present application.

III. ANALYSIS

The Windmill Hill park application does not propose a significant new landscape design, as it is primarily a naturalized shoreline, marsh and stream restoration project with accessory benches, lighting, a pier and a small bridge. At the previous meeting, several BAR members questioned why plant materials were not reviewed by the BAR and noted that Chapter 10 of the Zoning Ordinance, which covers the purpose of the BAR and historic districts, includes the responsibility in Sec. 10-101 to protect both "landscapes" and "settings" in addition to buildings, structures and others places of architectural, cultural or historical value.

By longstanding practice the BAR does not review plant materials or landscape plans and does not, of course, have purview over the use, environmental impact, parking, noise, hours of operation, or other park related activities regulated by the Park and Recreation Commission or City Council. The items before the BAR at this time are only the permanent landscape structures such as walls, fixed benches, lighting, permanent planters, and the like, consistent with the BAR's adopted policies and practices.

The BAR has never considered trees and shrubs a building or structure¹ requiring a Certificate of Appropriateness under Sec. 10-103 of the ordinance. The community and the BARs agreed during development of the *Design Guidelines* in 1992/1993 that living plant materials may increase in size and change shape when they grow and die and noted that there is no specific landscape architecture expertise required by the ordinance for members of the BAR. In addition, landscape designs frequently change as a matter of personal taste when residential properties change ownership and are generally easily reversible, much like paint colors. Therefore, no reference of any kind to landscape plant materials was included in the *Design Guidelines*. The BAR's *Design Guidelines* only include the chapters on Fences, Garden Walls and Gates, and Street Furniture. The BAR's *Waterfront Design Guidelines* chapter is not applicable in this case, as it almost exclusively addresses buildings.

The BAR practice related to plant materials was reaffirmed in 2011 when the BAR approved the following statement as part of the BAR Policies for Minor Architectural Elements: "By past

¹ *Structure*. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts jointed together in some definite manner. (Alexandria Zoning Ordinance, definition 2-197)

practice, some alterations do not require BAR or BAR Staff Administrative Approval, including: art, play equipment, paving not used for parking, **landscaping plant materials**, storm windows, and temporary or portable planters.”

Since the last submission, the DPI project team has made revisions and studied issues that directly respond to the BAR’s previous concerns. The current submission reflects the design evolution based on comments from the BAR at two separate hearings. As noted previously, the proposal is also now somewhat scaled down from the original design with the elimination of entry arches and the choice of a simpler pedestrian bridge, in addition to the incorporation of elements found on the west side of the park, such as the irregular flagstone seat walls, into the east side of the park. As the BAR supported many elements in the previous versions, the staff report will only focus on areas of discussion raised at the June 15th hearing.

Arched bridge option for the pedestrian bridge

While there are no specific *Guidelines* for a bridge, the general tenets of the *Guidelines* suggest that the proposed materials should be durable, high-quality natural materials found throughout the historic districts. Further, these elements should complement the historic character of this area rather than ostentatiously announce their presence. At the May 2016 hearing, the BAR expressed concern about the use of concrete decking and use of an industrial character bridge, seemingly because it was found in a park in another part of the City. At the June 2016 hearing, the BAR appreciated the study of a simpler wooden bridge that complemented the pier. However, many BAR members were underwhelmed by the design details and thought it was too utilitarian and did not seem to have an Old Town character. Several members suggested that an arched bridge form would be more appropriate and read as a pedestrian “bridge” rather than continuing the same vocabulary of the pier. At this time, DPI is bringing forward three bridge options:

1. Industrial metal bridge (first proposed conceptually in May 2016)
2. Simple wood bridge, similar to piers (proposed in June 2016)
3. Timber bridge with gentle arch

Because of the broadly stated purpose and standards in the zoning ordinance and function of the *Design Guidelines*, the BAR is reminded that there are often multiple *appropriate* design solutions. Staff continues to find that the first metal bridge, with a more industrial character and truss system, is appropriate for this previously industrial site. Staff thinks that such a design will reference the long-standing industrial and railroad uses found on this site and does not believe that just because the bridge has been used in one other location in the city, that it is inappropriate here. Additionally, DPI has noted that an arched form could be incorporated into this option, thereby making it more unique to this particular park in the City. This design also clearly reads as a bridge, much more so than the wood pier version of the bridge. The pier option of the bridge is the least successful, in staff’s opinion, taking a plainly utilitarian approach to what could be a feature element in the park. Staff also appreciates that DPI has continued to explore options for this element and submitted Option 3, a timber bridge than can either be flat or have a slight arch. Staff also supports this option, finding it to be compatible and appropriate as well. **Therefore, staff recommends that both Options 1 and 3 are appropriate and be included as options, with final design details to be worked out with staff following the Board’s input.**

Pier Posts and Mesh

While there are no specific *Guidelines* for these particular elements, the general tenets of the *Guidelines* suggest that the proposed materials should be durable, high-quality natural materials found throughout the historic districts. Further, these elements should complement the historic character of this area rather than ostentatiously announce their presence. Previously, the BAR expressed concern about the use of concrete decking. The BAR encouraged the use of a natural material like wood and a simple railing, consistent with other waterfront pedestrian piers. For the required railings, staff also recommends that the metal mesh have a matte, not shiny, finish and be consistent with the material sample provided at the hearing. **While the final construction drawings have not been developed, staff has added a condition that the posts be reduced to the minimum size necessary to visually lighten these components and therefore supports the pier posts and mesh.**

Stone veneer on the seatwalls

In response to the BAR's concern that the CMU substructure would be exposed over time, the applicant will revise the construction drawings to require that the stone veneer be installed at least 4-8 inches below grade to prevent exposure of CMU block. BAR staff will review compliance with this during building permit review.

Gazebo or feature element at the end of the piers

Some BAR members suggested that the ends of the piers should have a feature element, such as a gazebo, to provide a gathering space and shade. This park project has gone through an extensive community engagement process over the course of many years. The community has been extremely vocal that the ends of the piers in this location should not have any elements that would obstruct the views to the Potomac River. A shelter already exists on the end of the publicly accessible pier immediately to the north and that pier has better views up the river than this one would. Staff does not recommend a gazebo or shelter in this location.

Lighting

The programmatic requirements of the project scope require replacing existing streetlights on the northern path and installing limited new streetlights where there are seating areas for safety purposes. Staff finds this lighting scheme to be a modest level of illumination that will continue the natural feel of this particular park while providing appropriate lighting for overall safety. It should be noted that the specification of Gadsby streetlights in the park is an interim proposal until the Waterfront Common Elements palette is approved. Concurrently, the City is in the process of selecting an appropriate Gadsby Replacement Streetlight that will be more historically accurate, much more energy efficient, and substantially less cost to replace. As part of the Gadsby Replacement Streetlight project and the Waterfront Common Elements, there has been discussion and general consensus that the Gadsby Streetlights should be true streetlights and used only on streets. While the existing Gadsby Streetlights are found all over Old Town, and in some curious locations, it is quite likely that the intention going forward will be to be more conscientious in determining where they are installed. It is expected that the BAR will review the Waterfront Common Elements palette and replacement Gadsby streetlight for separate Certificates of Appropriateness in September 2016. Specific comments and design direction for these items should be made at that time.

The Waterfront Common Elements will include a unique promenade light that will be used to visually link the public path along the entire length of the waterfront. In the future, as each waterfront park is fully designed, there may be additional lighting options for other areas in the interior of the parks, street-end gardens and piers. Because the Gadsby Streetlights are by function and aesthetics a more traditional streetlight, staff recommends that an alternate light, consistent with the Waterfront Common Elements palette be used within Windmill Hill Park. The use of lights from the Common Elements for the pathway and seating area will also knit this particular park into the overall waterfront park program and further connections along the waterfront. Staff recommends that once the Common Elements are approved, the selected promenade light should be used in the limited lighting areas in Windmill Hill Park, adjacent to the path, as the character of this area is more similar to the park promenade in Founders Park and Oronoco Bay than an Old Town street. Should the final promenade light not be selected in time for the construction at Windmill Hill Park, the replacement Gadsby streetlight may be installed *only* as an interim condition.

Street Furniture

The proposed park benches, trash receptacles, bicycle racks and water fountains are the same Victor Stanley models that were previously approved by the BARs for the historic districts and which T&ES and RP&CA have adopted for use throughout the City to clearly identify public park spaces and to minimize purchase and maintenance costs. These elements are metal with a black powder coat finish and have proven to be durable everywhere and appropriate in a range of areas. Staff recommends approval of these elements, as submitted.

Street Improvements

This particular street area does not have historic granite curbs or cobblestones that the BAR would normally request to have preserved and enhanced. The proposed pedestrian improvements utilize a red brick sidewalk which is compatible with the historic district and the nearby streetscapes. Staff recommends approval of these elements as submitted. Any street improvements not specifically noted should comply with the future Waterfront Common Elements.

Historic Interpretation

The historic interpretation for this park is limited to the installation of granite mounting blocks and the use of materials found at the nearby Wilkes Street Tunnel. Staff notes that this park is an excellent opportunity to provide historic interpretation of the waterfront's industrial heritage as this present-day calm and serene park had been the site of heavy industrial operations for a significant period of time. Additionally, this site is an opportunity to expand the rail history interpretation through a visible and physical connection to the nearby Wilkes Street Tunnel and should be pursued in a subsequent phase. Once the Waterfront Common Elements are developed, staff strongly recommends that historic interpretation be pursued for this park, consistent with the overall Common Elements for historic interpretation.

Summary

In general, staff is highly supportive of the proposed Windmill Hill Park improvements and revised items, finding them appropriate and compatible with this area of the historic district. Staff has no objection to proceeding with the planning, bidding and construction of the improvements with the understanding that certain elements, such as the lighting, will be

consistent with the Waterfront Common Elements palette that will likely be approved in the coming months. Therefore, staff recommends approval with the conditions noted 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

Zoning Comments

No comments received.

Code Administration

C-1 An electrical permit, plan review and inspections are required for this site lighting proposed for this project.

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

No comments received.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR Case #2016-0114: 500A South Union Street

3 – June 15, 2016 report with materials

4 – May 4, 2016 report with materials





Windmill Hill Park

Shoreline Rehabilitation Project

July 6, 2016 – Old and Historic Alexandria District Board of Architectural Review



Windmill Hill Park Limits





Shoreline Rehabilitation Project – Limit of Work



Civic Engagement

Feb. 12, 2015 – Community meeting

April 13, 2015 – Community meeting

May 18, 2015 – Environmental Policy commission

May 19, 2015 – Waterfront commission

May 21, 2015 – Parks and Rec. commission

June 13, 2015 – City Council

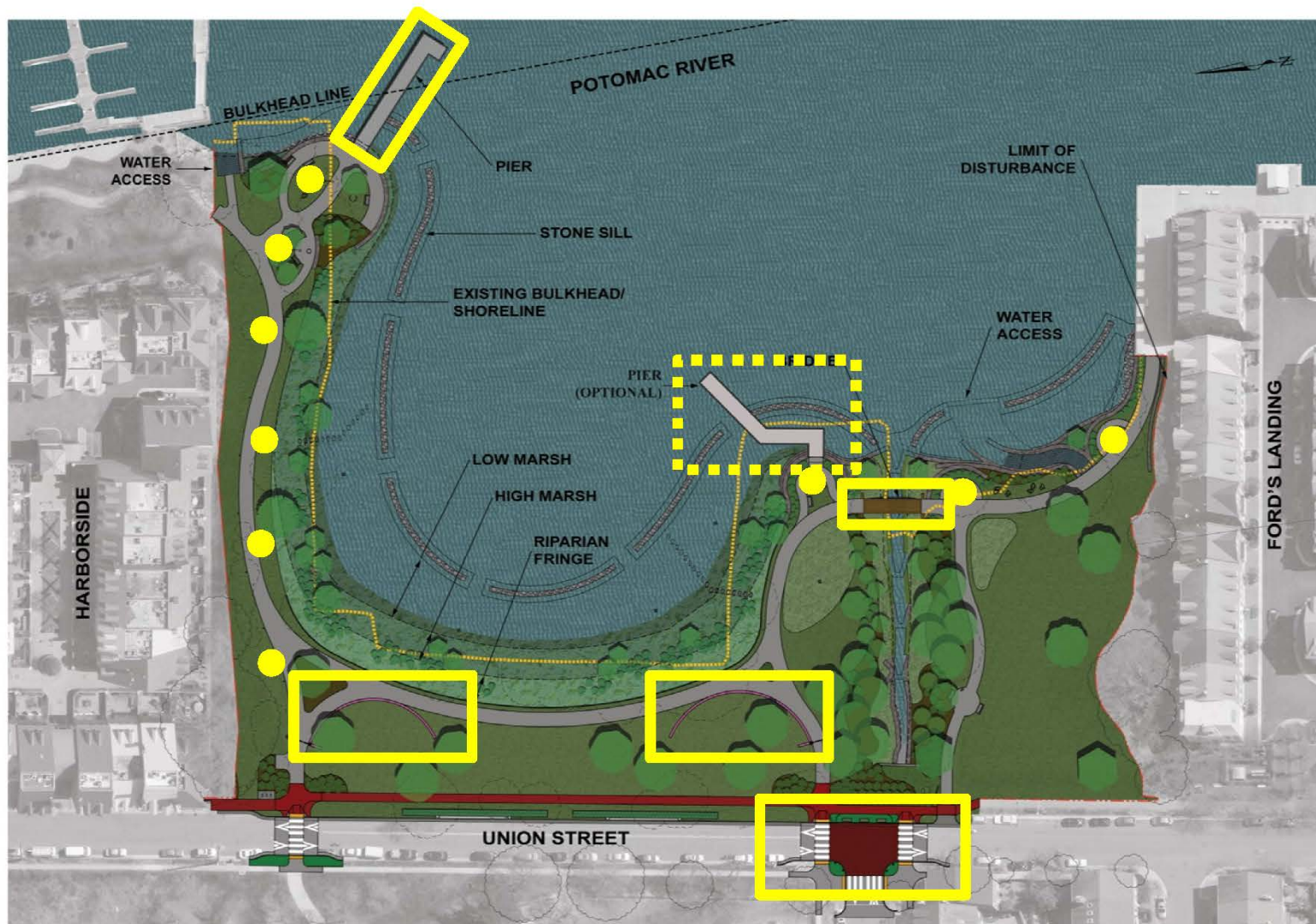
Dec. 10, 2015 – Community meeting

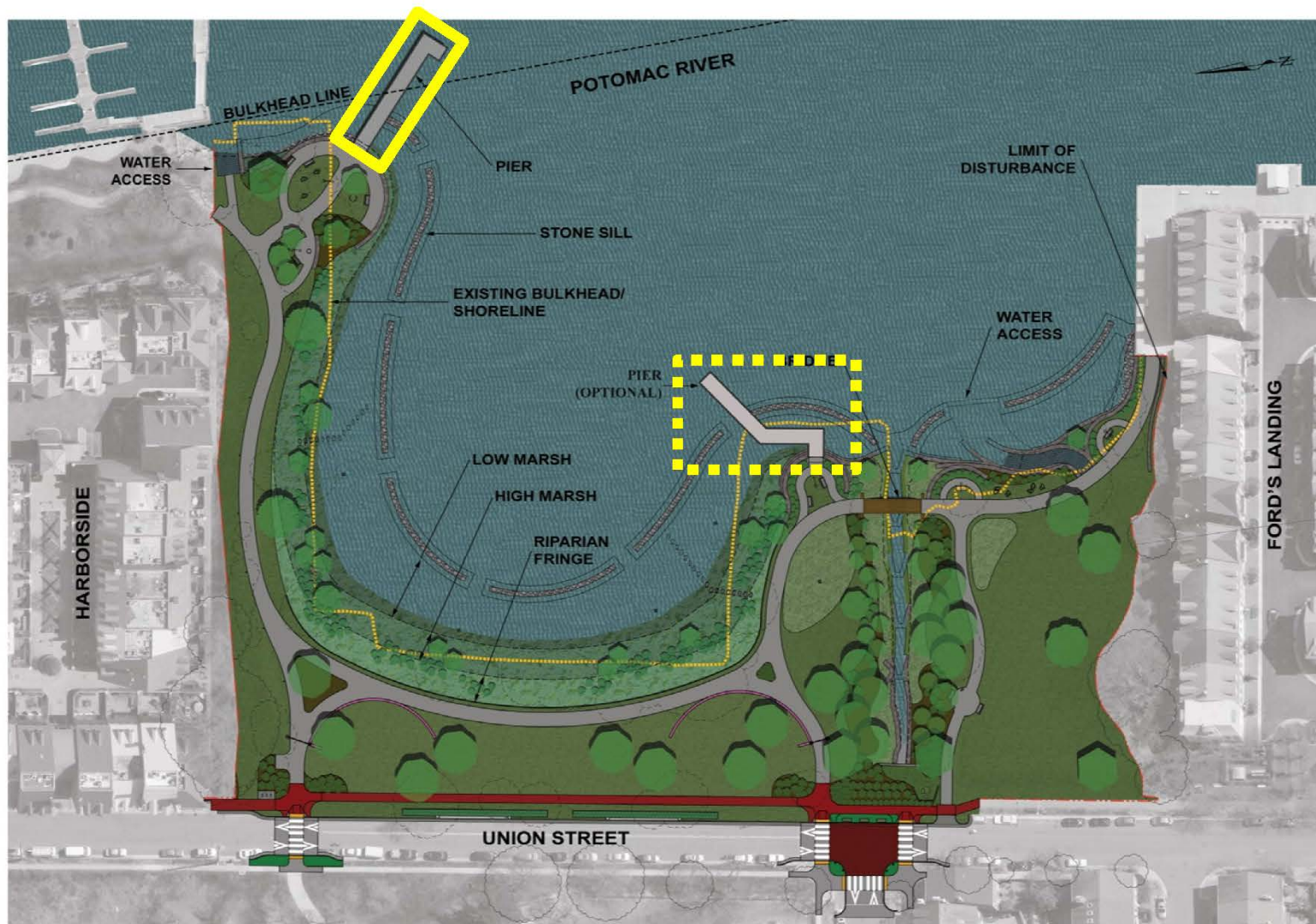
Feb. 27, 2016 – Community meeting

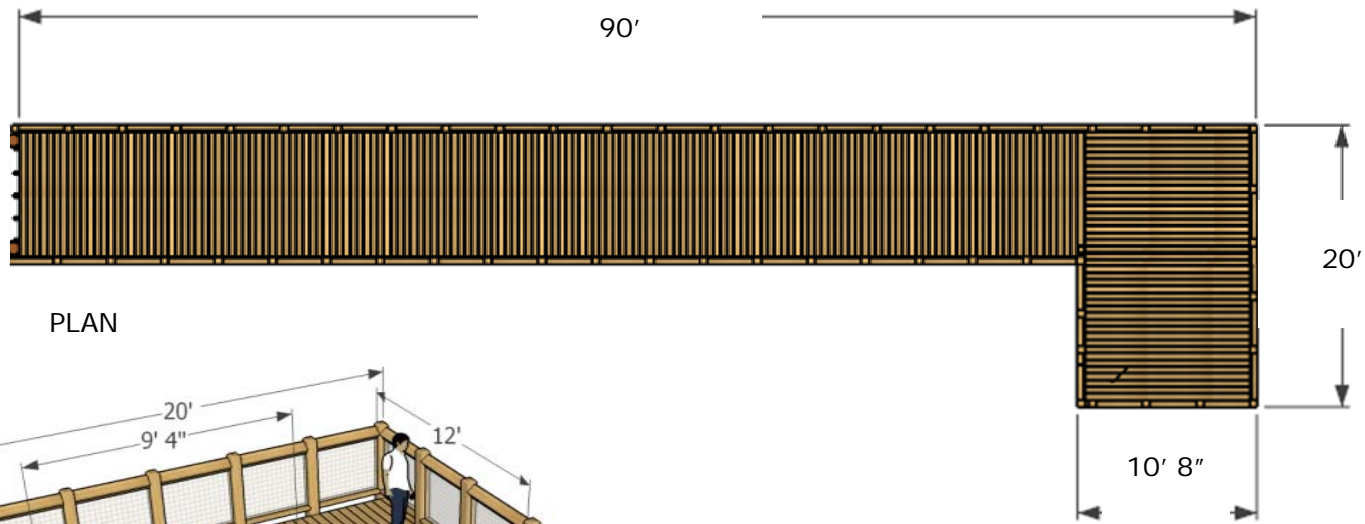
May 4 ,2016 – BAR

June 15, 2016 – BAR

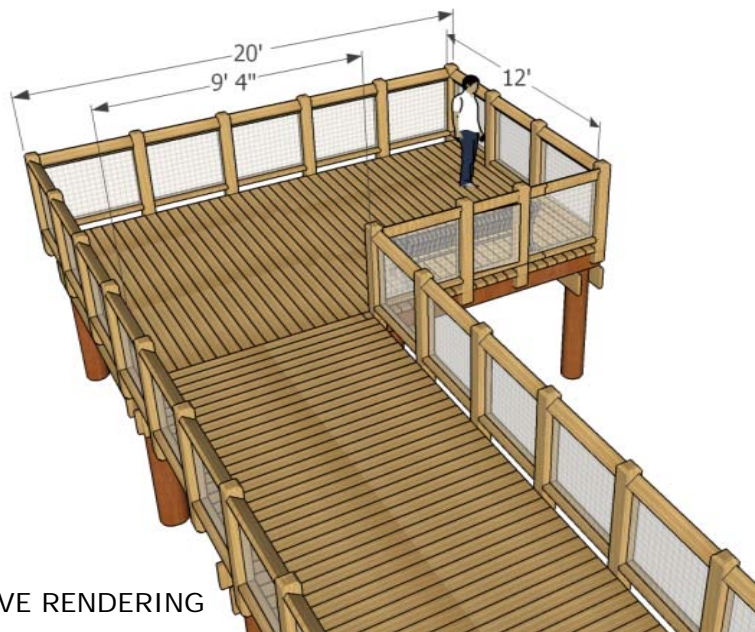
July 6, 2016 – BAR



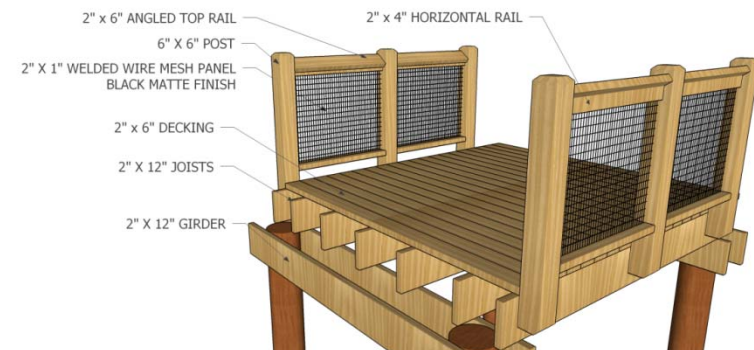




PLAN

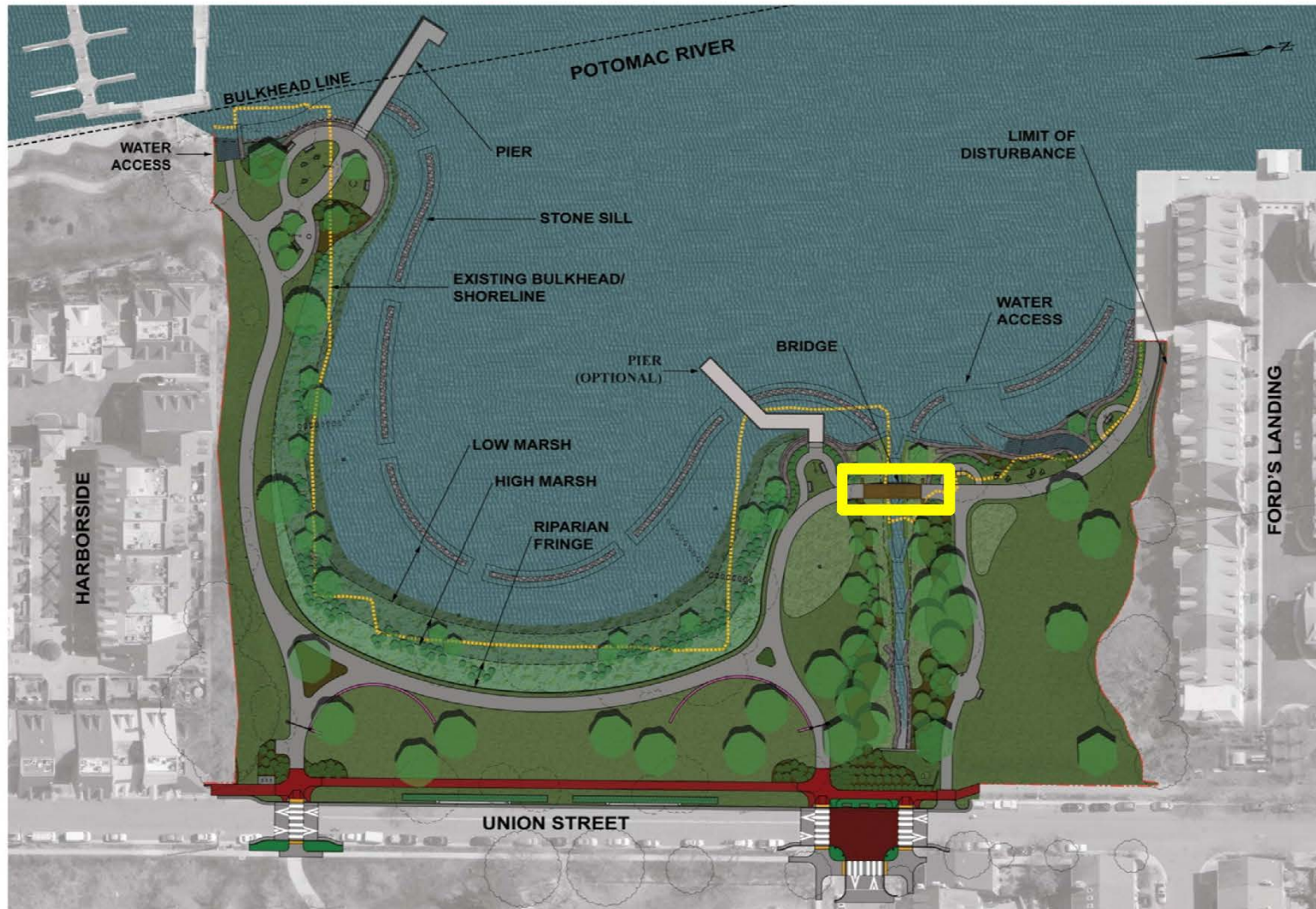


PERSPECTIVE RENDERING



PERSPECTIVE RENDERING

Pedestrian Pier

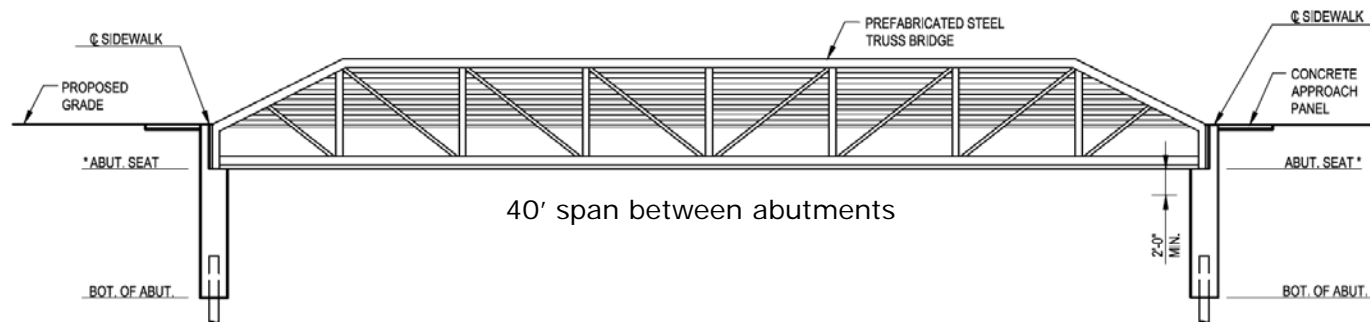




Excel Bridge Company –
Weathered Steel Pratt Truss



Steadfast Bridge Company –
Weathered Steel Pratt Truss

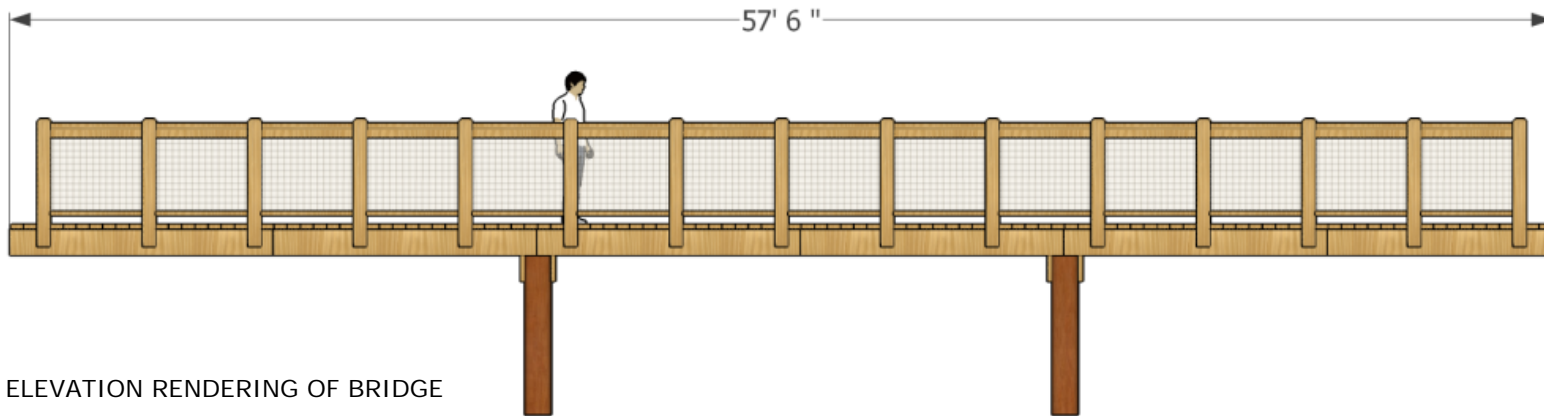


Bridge Elevation, as previously submitted, can be modified to incorporate arched truss, per BAR comment.

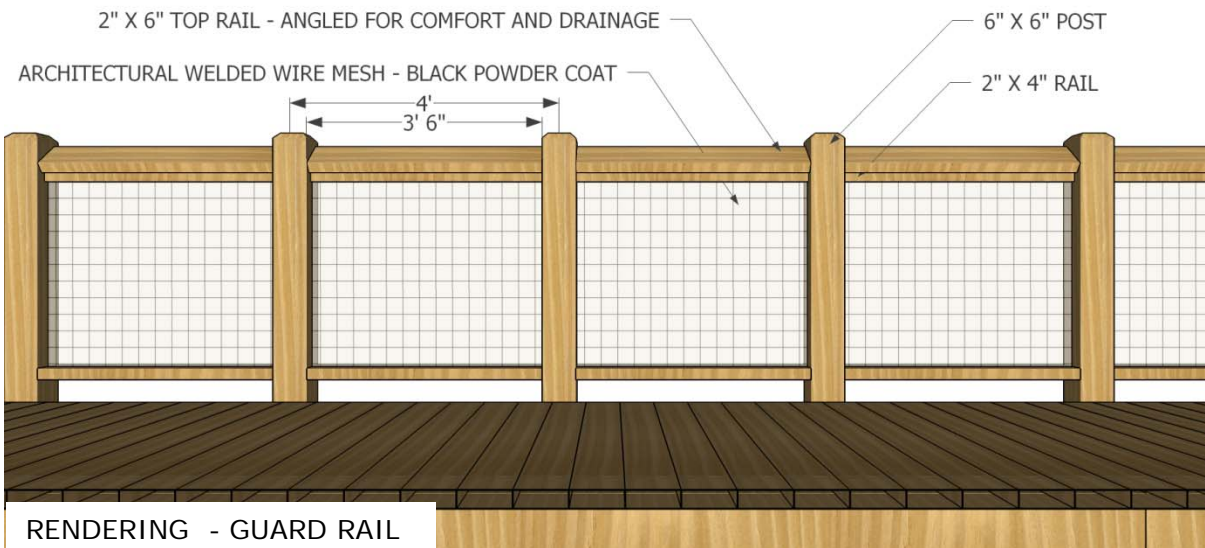
The materials, architecture, and aesthetic of the weathered steel bridge evoke the industrial heritage and extensive railroad history of the early Alexandria Waterfront and Windmill Hill Park.

**Pedestrian Bridge –
Option 1**





ELEVATION RENDERING OF BRIDGE



(SECTION TO MATCH PIER)

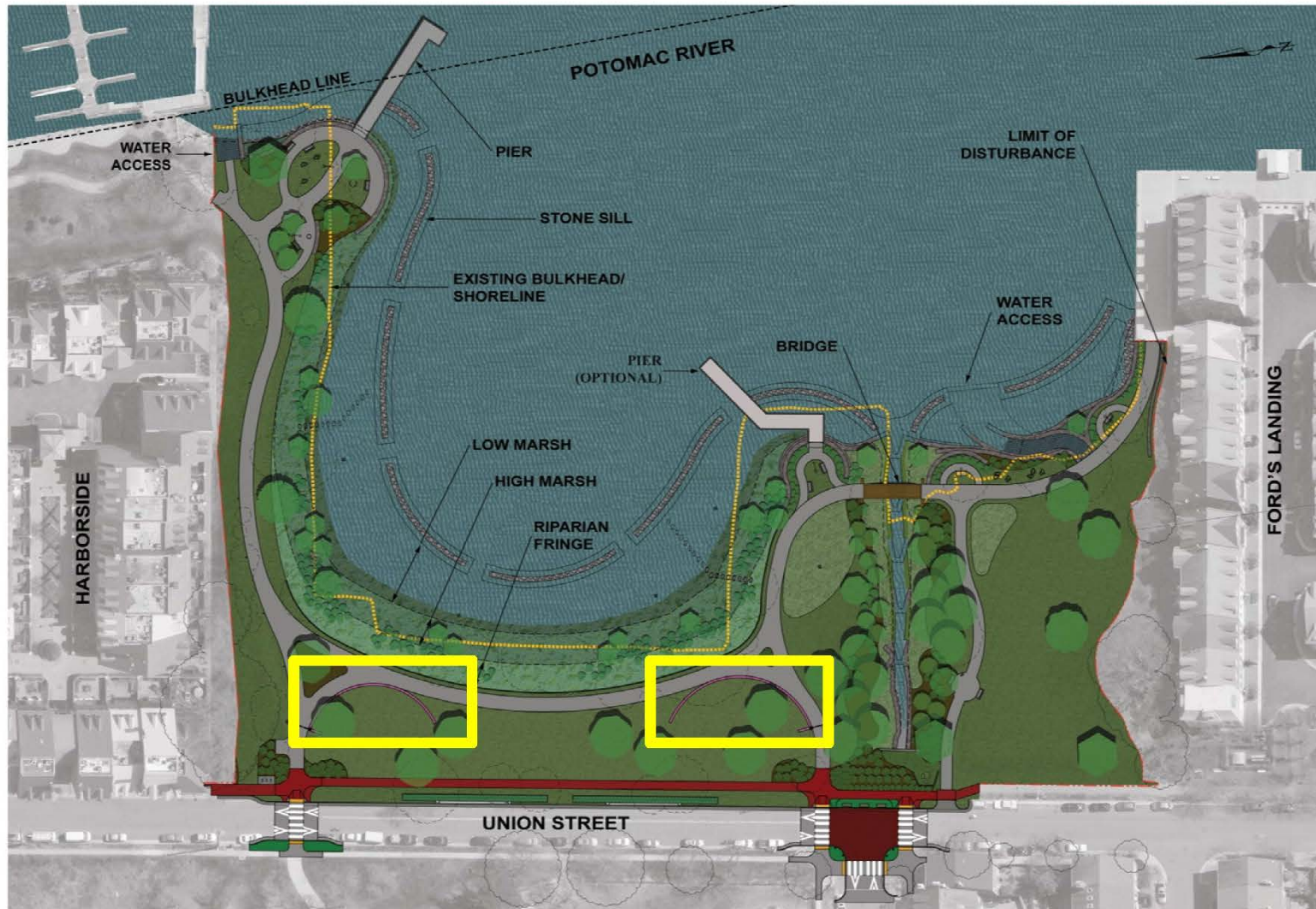
Pedestrian Bridge –
Option 2



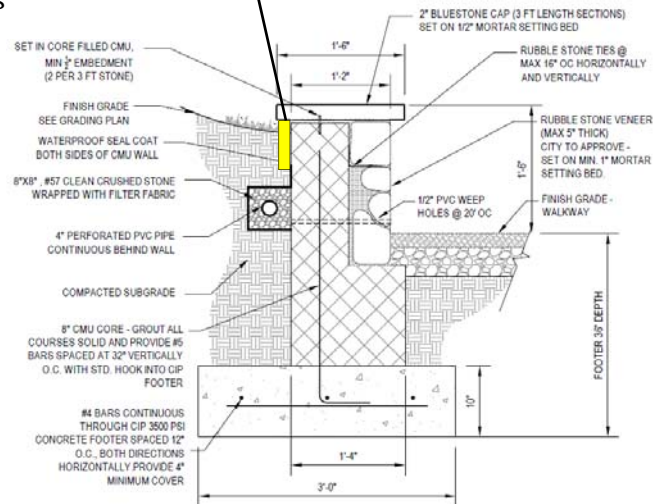
Bella Terra Model – Western Wood Structures
Glulam Timber - Side Girder Wood Bridge

Pedestrian Bridge –
Option 3

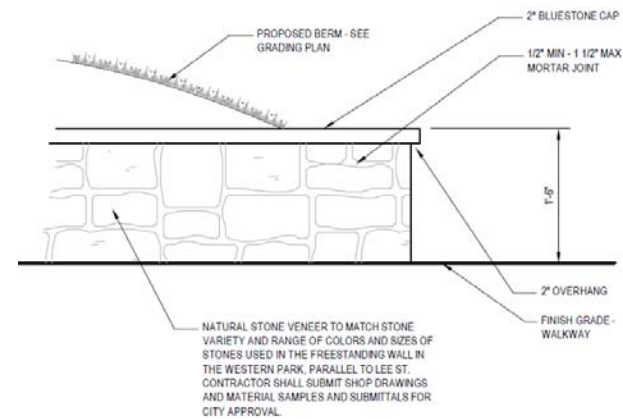




Added single course of stone veneer,
per BAR comments



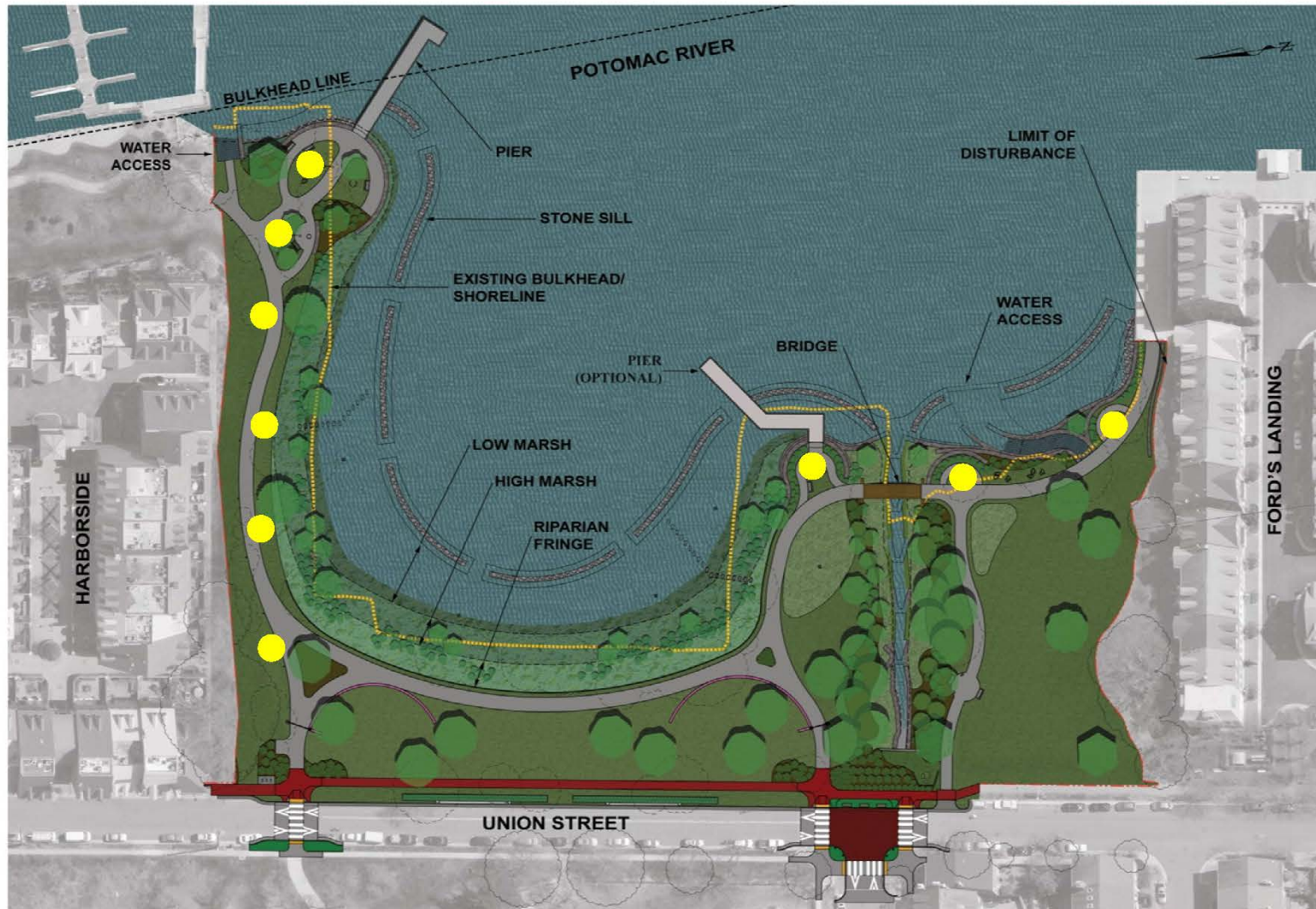
1 OPTION #1 : SEAT WALL & BERMS
SCALE : 1"=1'-0"



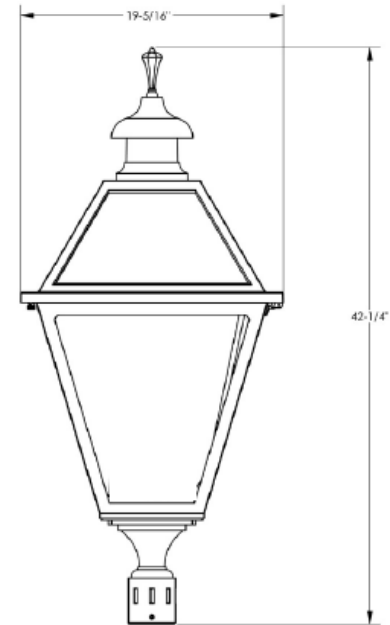
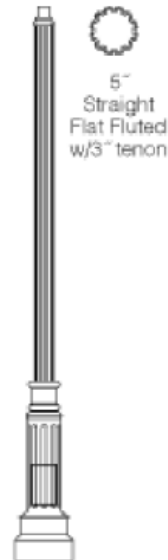
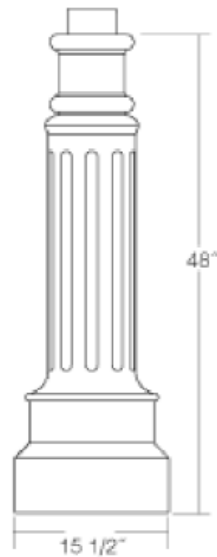
2 OPTION #1 : SEAT WALL & BERMS
SCALE : 1"=1'-0"



Stone Seat Walls



Site Lighting – Gadsby Pole Replacement
Interim light pending W.F. Common Elements light selection.



Fixture: Hadco VX671 1-80 LED, opaque panels.
Pole model: Phillips Hadco P4465 – 12' pole, black with 5" to 4" tapered shaft.

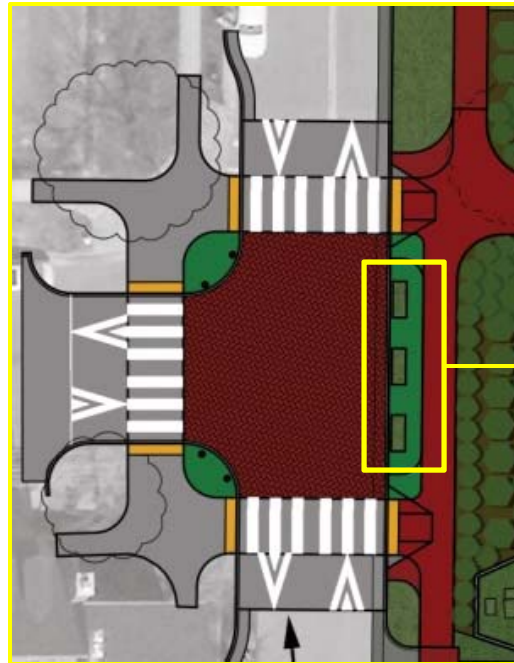
Gadsby Pole replacement model shall be used as an interim condition until Waterfront Common Elements are finalized and lighting master plan is complete.

Light fixture





Granite Mounting Block – Per Water Front Common Elements



Notes:

1. Materials and shop drawings will be coordinated with BAR staff for approval.
2. Materials shall also be coordinated with Waterfront Common Elements, as appropriate.
3. Raised intersection has been previously presented to the BAR as part of the Union Street Corridor Study.

Granite Mounting Block

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Replacement for West Side of Park – 440SM



Drinking fountains to match RPCA Park Standards:

MFG: Most Dependable Fountains, Inc.

- Model 440SM
- Model 410 SMSS with Optional Pet Fountain
- Black powder coat finish

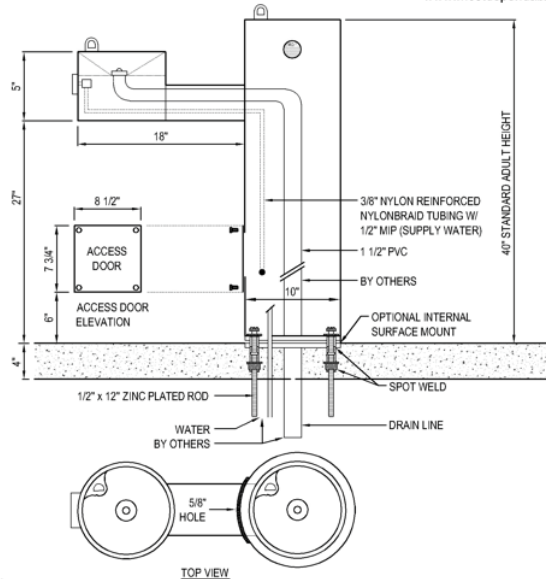
Proposed East Side of Park– 410 SMSS

Drinking Fountains





MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com



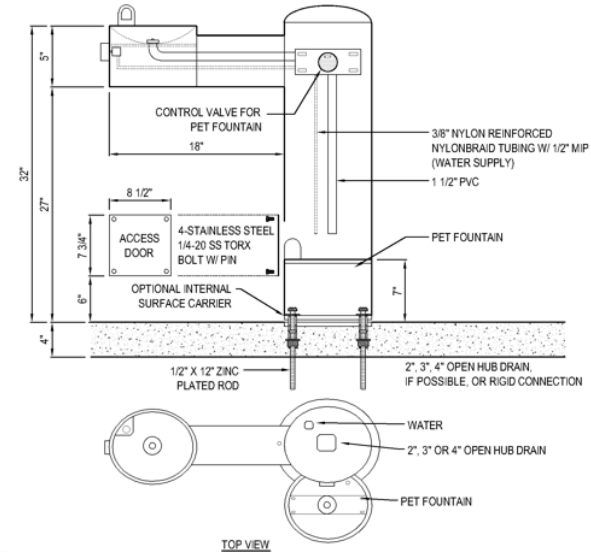
- NOTES:
1. MEETS ADA REGULATIONS.
 2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. DO NOT SCALE DRAWING.
 5. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 7. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.5.



Replacement - West Side of Union St



MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
TOLL FREE: 1-800-552-6331
PHONE: (901) 867-0039
FAX: (901) 867-0159
www.mostdependable.com



- NOTES:
1. MEETS ADA REGULATIONS.
 2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
 3. SHOWN WITH OPTIONAL 10 SS SURFACE CARRIER, ATTACHED PET FOUNTAIN.
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 5. DO NOT SCALE DRAWING.
 6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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 8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.32.



(Dog park)



Drinking Fountains

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Certificate of Appropriateness Requests

1. Approval of pier design as submitted.
2. Selection of bridge option as presented, or approval to work with staff to select final bridge.
3. Approval of seat walls as submitted.
4. Approval of park lighting subject to common elements.
5. Approval of granite mounting blocks subject to common elements.
6. Approval of drinking fountains as submitted.

BAR Case # BAR2016-00114ADDRESS OF PROJECT: 500A S Union Street Alexandria, VA 22314TAX MAP AND PARCEL: 081.01-03-04 ZONING: WPR**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: City of Alexandria - Department of Project ImplementationAddress: 301 King Street, Room 3200City: Alexandria State: VA Zip: 22314Phone: 703-746-4054 E-mail: mitchell.bernstein@alexandriava.govAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Department of Project ImplementationName: Mitchell Bernstein, Acting Director Phone: 703-746-4054E-mail: mitchell.bernstein@alexandriava.gov**Legal Property Owner:**Name: City of Alexandria

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ 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
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> awning | <input checked="" type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input checked="" type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Please refer to Attachment 1.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 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.
- ☐ ☒ 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.

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: Mitchell Bernstein, Acting Director

Date: 4.4.2016