

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 1, 2017

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

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 1604-1614 KING STREET (KING STREET
GATEWAY), BAR CASE # 2016-0419



BAR2016-00419



I. BACKGROUND

This is the third informal work session for the proposed King Street Gateway project at 1604-1614 King Street. At the first meeting on May 15, 2014, the Board supported the height, scale and mass of the proposed project, but found that the architectural character of the residential building was not sufficiently developed. At the second meeting on December 21, 2016, the majority of the Board reaffirmed their support for the height, scale and mass of the project, but asked for further refinements of the architectural character of the proposed building, although most Board members did agree that this particular location was appropriate for a more contemporary building.

In order to provide the applicant with sufficient feedback to move forward, the Chair took a number of informal polls in order to receive individual Board member feedback. Regarding height, scale and mass, five members were in support with one undecided and one against. All members thought that the King Street elevation warranted further study and there was discussion about the variety of architectural styles in Old Town and the mixed quality of nearby 20th century buildings in this particular area of upper King Street. The majority of the Board supported the design concept of a simple and clean glass building that would dematerialize and blend in with the sky but that what was presented did not yet accomplish that. It was noted that because of the location on upper King Street near larger contemporary buildings and because the project would be set back behind the existing townhouses, this was a location for a more adventurous design, even for a background building, provided that the design was less frenzied. Four of the board members favored the following design direction: quieter/calmer approach with a more formal composition (less random/disorganized, but some amount of whimsy would be appropriate) with glass as a predominant building material and masonry at the lower part, though one noted that the proposal had too much glass. Two of the board members favored the glass building with an organic/irregular design approach to add randomness and individuality. Two nearby property owners spoke at the meeting about their concern about the height of the building and that the contemporary architectural style did not relate to the townhouses on this site or the historic residential buildings in the immediate area.

With respect to the potential demolition of the townhouse at 1614 King Street, at least three members supported the deconstruction and reconstruction of the second floor of the townhouse in order to maintain the historic streetscape. Other members felt that alternatives to the demolition should continue to be explored, noting that the approach for this component might evolve as the overall project design progresses. Therefore, the BAR decided to defer direction on the end townhouse to allow for continued study.

II. SUMMARY

As a reminder, the BAR's purview in this concept review work session is limited to providing guidance to the Planning Commission and City Council on the height, scale, mass and general architectural character of the overall project under the BAR's Concept Review Policy. The applicant will ultimately return to the BAR for approval of a Certificate of Appropriateness for architectural details, materials and finishes for this project and for the associated Permit to Demolish after approval of the DSUP.

At the last meeting the applicant provided three alternatives for the treatment of the westernmost townhouse at 1614 King Street, ranging from full demolition to the retention, or reconstruction, of approximately half of the second floor of the townhouse. The current project description does not specify a preferred treatment for this townhouse, although the submitted materials show the retention and/or reconstruction of the second floor with a delicate iron gateway framing the pedestrian entrance to the residential building in the rear. The Board can expect to see the applicant's full proposal for the demolition and/or reconstruction of the second floor when the applicant returns for final approval of a Certificate of Appropriateness and Permit to Demolish.

Since the last information session, the applicant has held two meetings with the Upper King Street Neighborhood Association and the association is expected to separately submit written comments to the BAR prior to the hearing.

III. PROPOSAL

While the height, scale and mass of the project have remained nearly identical with each iteration of the project, the architect has continued to revise the architectural elevations of the building, and has produced an Option A (Figures 1 and 3) and Option B (Figures 2 and 4) for the Board to consider. The previous King Street elevation shown to the Board in December 2016 is provided below for reference (Figure 5).



Figure 1: Current King Street elevation, Option A, showing the historic townhouses in foreground



Figure 2: Current King Street elevation, Option B, showing the historic townhouses in foreground



Figure 3: Option A, King Street elevation

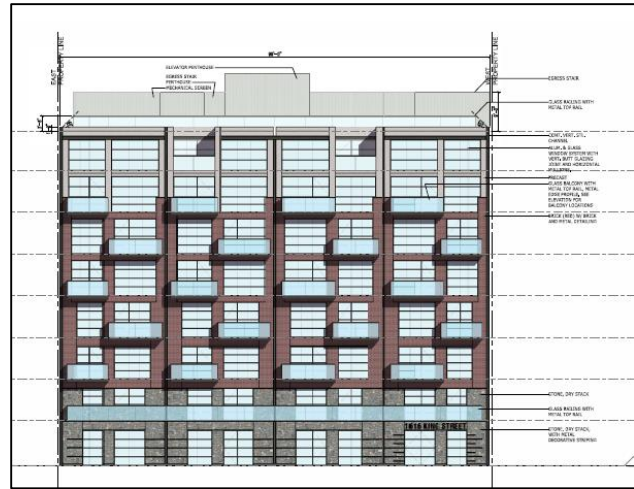


Figure 4: Option B, King Street elevation

The proposed new building elevations feature two major changes: the addition of two additional cladding materials (precast concrete and stacked stone) and a new multi-light window typology. The first two stories are clad with a stacked stone “base”, topped by four floors of brick pilasters and horizontal bands, a top defined by more delicate precast concrete framing. The amount of wall cladding gets progressively lighter and thinner as the building rises, giving the impression of a heavier base and a more transparent top. The only obvious difference between Option A and Option B is the width of the alternating projecting glass balconies, which remain relatively unchanged from the previous proposal except that they are more formally organized and less random.

The side and rear elevations of the building utilize the same proposed materials and design scheme, with no projecting balconies on the side elevations.



Figure 5: King Street building elevation, December 2016



Figure 6: King Street perspective, December 2016

IV. ANALYSIS

Following the last BAR hearing and the subsequent meetings with the Upper King Street Neighborhood Association, one of which was attended by BAR staff, staff had hoped that the building would move in a design direction that could be enthusiastically supported at this third information work session. Unfortunately, the architectural character of the building now appears to be even less compatible with the surrounding neighborhood. Staff has identified three primary areas of concern:

Windows

One of the features that staff, as well as some Board members, praised at the last meeting was the amount of glazing on the building. The latest elevations now show primarily horizontal-light windows where previously here were large glass areas with no mullions or muntins, giving the building a cleaner, lighter, and more transparent appearance. Staff understands that the applicant was encouraged by the neighbors to look at a warehouse style window. However, the horizontal mullion pattern does not seem to relate to anything on the building, except perhaps the horizontal glass balconies, and may not reflect actual conditions once doors, ventilation and structural elements are imposed on the wall system.

Materials

The applicant has indicated that they have looked to some of the more iconic Alexandria buildings for inspiration, including the early warehouse buildings near King and Union streets. While the use of gneiss fieldstone on the first two floors reflects this early building type in Alexandria, it is out of context on upper King Street, though it will be largely screened from view from King Street. Further, the use of precast concrete, while quite common on new construction and plainly visible in the King Street Metro neighborhood, only helps to draw more attention to the top of the building an area where the applicant previously stated that they wanted to visually minimize the height of the building to allow the top floors to dematerialize into the sky.

Irregularity

Staff supports the use of brick on the middle portion of the building to visually tie the building to its surroundings. However, the areas of brick that will be visible in perspective above the King Street townhouses is very limited, making the precast concrete and glass the most visible materials on the building. Likewise, although the projecting balconies have been somewhat regularized in the current plan, the use of precast concrete piers and the lack of balconies on the top two floors still create an irregular appearance on King Street that stands in stark contrast to nearby buildings. Staff freely acknowledges that there are no large buildings of historic merit nearby in this portion of the historic district to reference - -the nearest being, perhaps, the Art Deco styled Coca Cola building at 1500 King. In addition, BAR staff has much less concern about the Dechantal Street (south) elevation because it is effectively an alley that is used very little by the general public. The east and west sides of the building will be minimally if at all

visible from the public way. Therefore, staff's primary concern is the way the top two floors meet the sky on the north side of the building and its relationship to the townhouses on this project and on Harvard Street.

There are many ways to approach or design a building that makes for a successful project, and the BAR's *Design Guidelines* do not dictate the use of any particular architectural style. Given the location of the residential building, set back 75' from the front property line and 60' from the front façade of the King Street townhouses, the applicant has the opportunity to be more creative and contemporary than they might be the case if the building were fronting immediately on King Street. However, it must still be beautiful and this building is not yet there. The BAR's Design Guidelines state that:

“As a general rule, the Boards favor contextual background buildings which allow historic structures to maintain the primary visual importance. Singular buildings in the latest architectural vocabulary are generally discouraged. It is not the intention of the Boards to dilute design creativity in new commercial buildings. Rather, the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.” (New Commercial Construction, p.2)

The BAR found during the recent reviews of the new buildings on the waterfront that it was easier to make a building compatible with the neighborhood if it recalled some features of nearby buildings of historic merit -- in a fresh and contemporary way. As noted previously, staff supports the appropriate use of the modern glass storefront system, and does not suggest a massive brick building with small punched windows at this site, but strongly encourages the applicant to explore a more formal and regular façade so as to better relate to the uniform rhythm of the fenestration of historic buildings throughout the historic districts. With the comments provided above, staff looks forward to continuing to work with the applicant on the design of the proposed project.

V. STAFF RECOMMENDATIONS

Staff recommends that the Board *defer* the concept design for the proposed development so that the applicant can continue to refine the architectural character of the multi-story residential building.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

VI. ATTACHMENTS

1 – 2/15/17 application materials for 1604-1614 King Street Concept Review

Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1 6 0 4 - 1 6 1 6 KING STREET

ALEXANDRIA, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

02/15/2017 BAR CONCEPT II SUBMISSION

Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS
MICHAELWINSTANLEY.COM
107 N. WEST STREET
ALEXANDRIA, VA 22314
(703) 519-8061

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2016.



REGISTRATION:

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A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

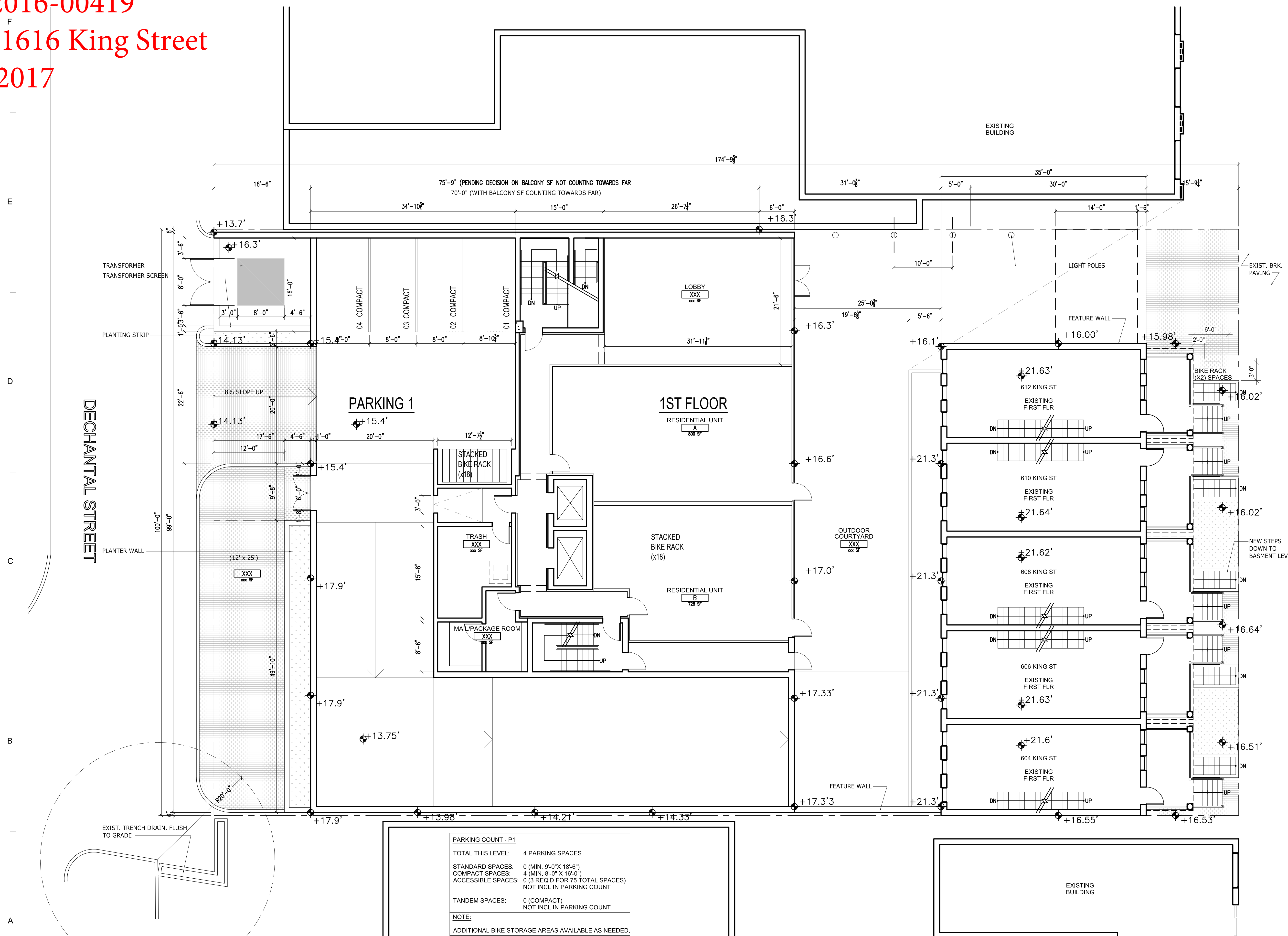
0 4' 8' 16' PROJECT
SCALE : 1/8" = 1'-0"
VIRGINIA
STATE GRID
NORTH
NAD 83/93

ARCHITECTURAL SITE
PLAN

SHEET NUMBER:

A-101

Original drawing is 24" x 36". Scale entities accordingly if reduced.



Parking Level 1/ 1st Floor Plan

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

Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017



D1 EXTERIOR ELEVATION - NORTH
OPTION A
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
OPTION B
SCALE: 1/8" = 1'-0"

1604-1616 KING STREET,
Alexandria, Virginia

MICHAEL WINSTANLEY
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MICHAELWINSTANLEY.COM
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EXTERIOR ELEVATION
- NORTH (KING
STREET)

SHEET NUMBER:

A-201

Original drawing is 24" x 36". Scale entities accordingly if reduced.

Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

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EXTERIOR ELEVATION
- NORTH (KING
STREET): OPTION A

SHEET NUMBER:

A-201A

Original drawing is 24" x 36". Scale entities accordingly if reduced.



Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

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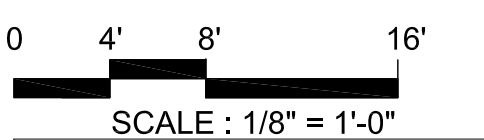
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EXTERIOR ELEVATION
- NORTH (KING
STREET): OPTION B

SHEET NUMBER:

A-201B

Original drawing is 24" x 36". Scale entities accordingly if reduced.



Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

The logo for Michael Winstanley Architects & Planners. It features the name "MICHAEL WINSTANLEY" in a large, bold, blue sans-serif font. Below this, "ARCHITECTS & PLANNERS" is written in a smaller, blue sans-serif font. The text is arranged in a grid-like fashion with thin blue lines separating the words and the company name from the address below.

Professional Certification.
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CHECKED BY:

EXTERIOR ELEVATION
- SOUTH (DECHANTAL
STREET)

SHEET NUMBER:

A-202

Original drawing is 24" x 36". Scale entities accordingly if reduced.



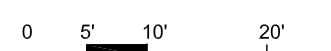
EXTERIOR ELEVATION - SOUTH
OPTION A



EXTERIOR ELEVATION - SOUTH
OPTION B

A1

SCALE: NTS



Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

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EXTERIOR ELEVATION
- SOUTH (DECHANTAL
STREET): OPTION A

SHEET NUMBER:

A-202A

Original drawing is 24" x 36". Scale entities accordingly if reduced.



Application Pacakage
BAR2016-00419
1604-1616 King Stree
2/15/2017

1604-1616 KING STREET,
Alexandria, Virginia

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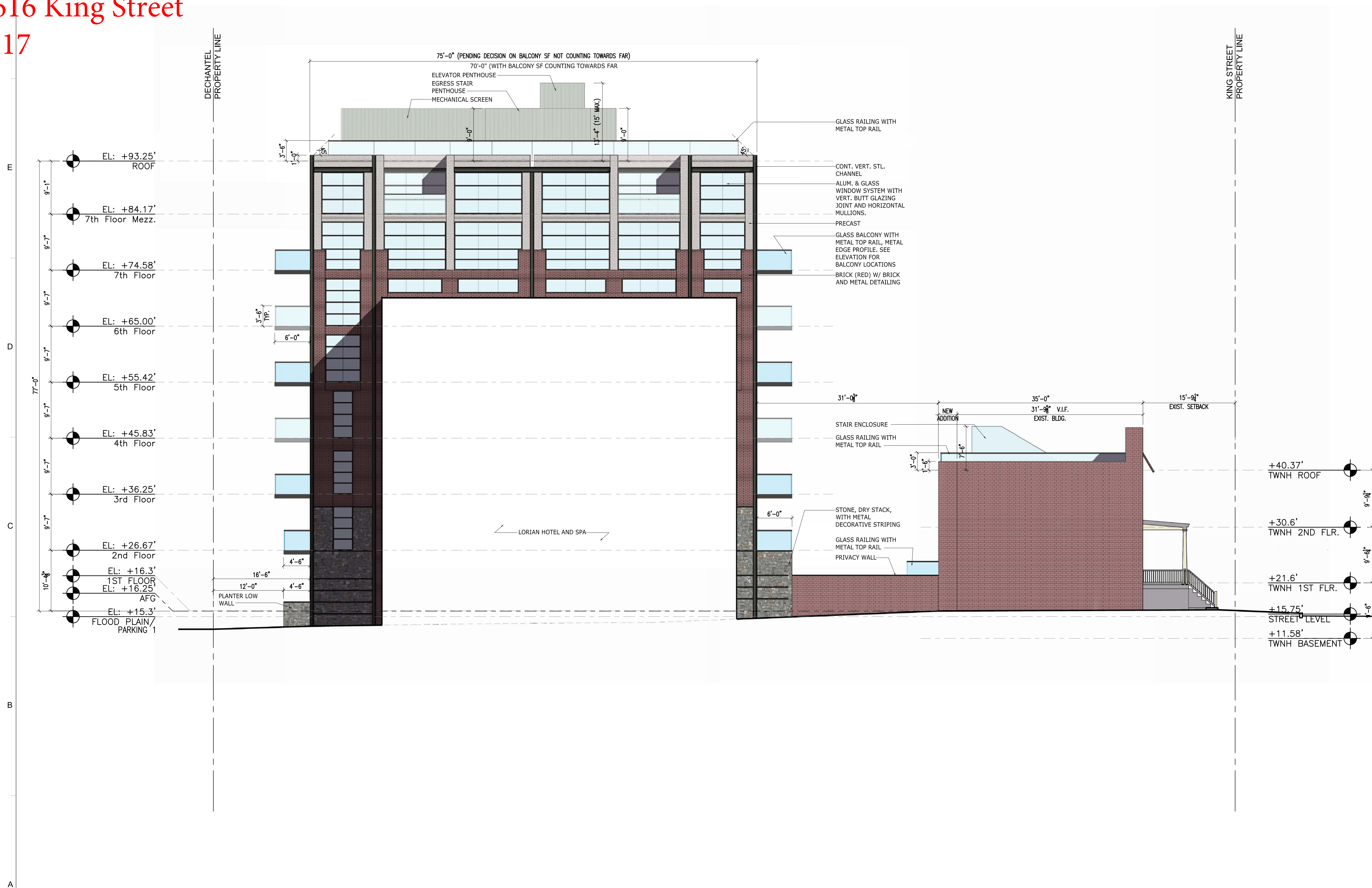
EXTERIOR ELEVATION
- SOUTH (DECHANTAL
STREET): OPTION B

SHEET NUMBER:

A-202B

Original drawing is 24" x 36". Scale entities accordingly if reduced.

Application Pacakage
BAR2016-00419
F
1604-1616 King Street
2/15/2017



1604-1616 KING STREET,
Alexandria, Virginia

MICHAEL	WINSTANLEY
	ARCHITECTS & PLANNERS
	MICHAELWINSTANLEY.COM 107 N. WEST STREET ALEXANDRIA, VA 22314 (703) 519-8081

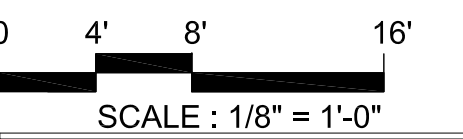
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REGISTRATION:

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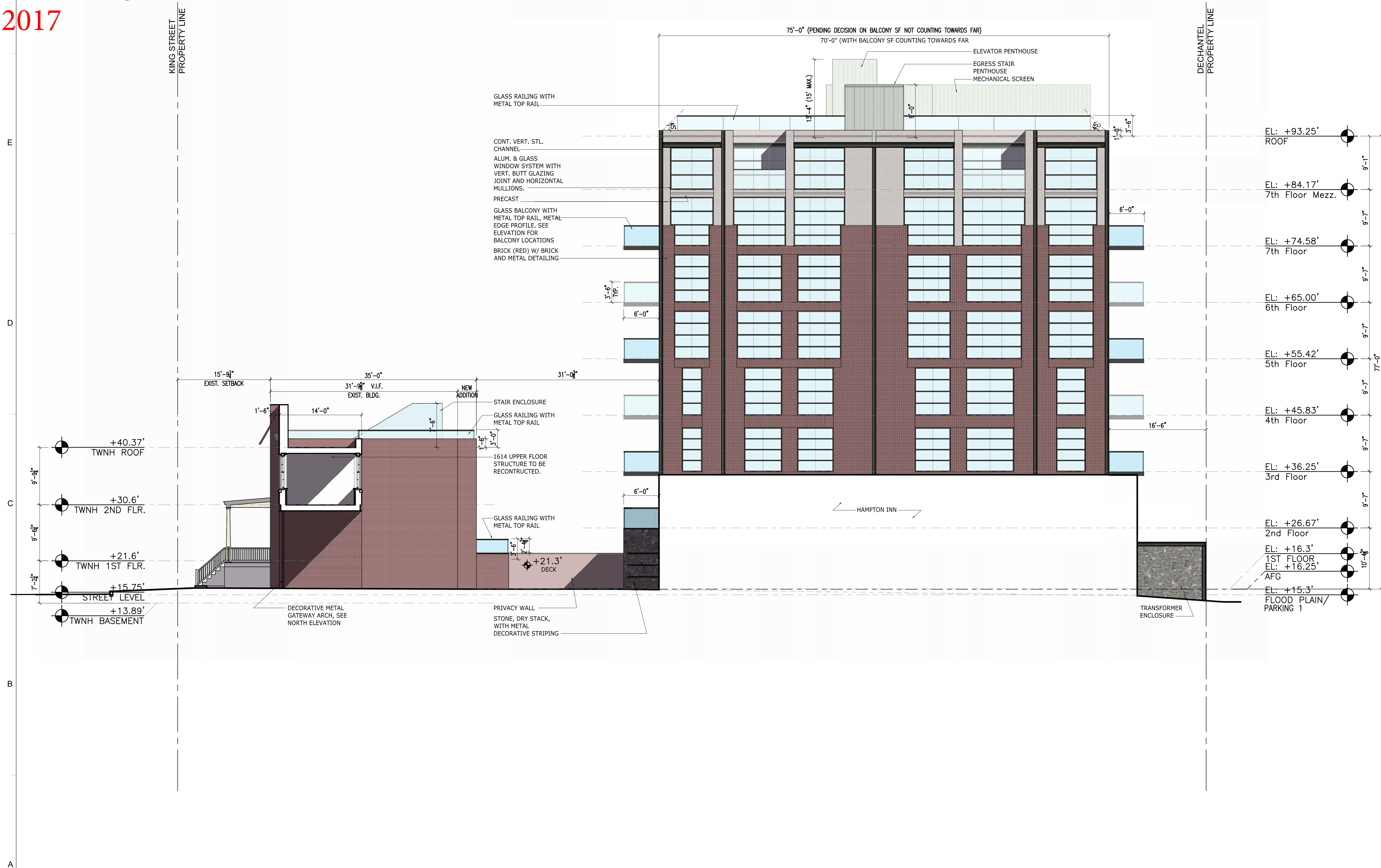


EXTERIOR ELEVATION
- EAST

SHEET NUMBER:

A-203

Application Pacakage
BAR2016-00419
1604-1616 King Street
2/15/2017



1604-1616 KING STREET,
Alexandria, Virginia

MICHAEL WINSTANLEY
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REGISTRATION:

[illegible]

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:



EXTERIOR ELEVATION
- WEST

SHEET NUMBER:

A-204

ADDRESS OF PROJECT: 1604-1614 King Street

TM

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TAX MAP AND PARCEL: 09.11,09.18

ZONING: KR AND OCH

APPLICATION FOR: (Please check all that apply)

X INFORMAL CONCEPT REVIEW☐ 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: X**

Property Owner

Business (Please provide business name & address)

Name: Dechantal Associates, LLC

Address: 510 Wolfe Street



City: Alexandria

VA

2231
4

Phone: 703-684-3975

E-mail: pclabovitz@gmail.com

Authorized Agent (if applicable): ☐Consultant and Real Estate
Broker

Name: Peter C. Labovitz

E-mail: pclabovitz@gmail.com

Legal Property Owner:

Name: Dechantal Associates, LLC

Address: 510 Wolfe Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703-684-
3975

E-mail: pclabovitz@gmail.com

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

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

Application Package
BAR2016-00419
1604-1616 King Street
2/15/2017

NATURE OF PROPOSED WORK: Please check all that apply

X NEW CONSTRUCTION



EXTERIOR ALTERATION: Please check all that apply.



awning



fence, gate or garden wall



HVAC equipment

shutters

☒ Doors



windows



siding



shed

☒ lighting



pergola/trellis



painting unpainted masonry



other rowhouse exterior



☒ other Steps, Porch, elements



ADDITION



DEMOLITION/ENCAPSULATION



SIGNAGE

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

See Narrative Attached

SUBMITTAL REQUIREMENTS:

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

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions.

All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation :

Electronic copies of submission materials should be submitted whenever possible.

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:*

This is an application for informal Concept Review. Appropriate submission material has been provided.

☐ 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.) **Not Required.**

X ☐ 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. **Not required, but I will provide voluntary notice.**

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

x ☐ 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. **If applicable.**

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: Peter C. LabovitzDate: November 23, 2016

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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Sharon M. Labovitz Trust No.	1 510 Wolfe Street Alexandria, VA 22314	50%
2. Sharon M. Labovitz Trust No.	21 510 Wolfe Street Alexandria, VA 22314	50%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _1604-1614 King Street, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Sharon M. Labovitz Trust No.	1 510 Wolfe Street Alexandria, VA 22314	50% of Dechantal Ass., LLC
2. Sharon M. Labovitz Trust No.	2 510 Wolfe Street Alexandria, VA 22314	50% of Dechantal Ass., LLC
3. Dechantal Associates, LLC	1 510 Wolfe Street Alexandria, VA 22314	100%

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. NONE		
2.		
3.		

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

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

Peter C. Labovitz



Application Pacakage

BAR2016-00419

1604-1616 King Street

2/15/2017

11/24/2016

NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT OF 1604-1614 KING STREET

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

On the south side of the 1600 block of King Street, between the Lorian Hotel and the Hampton Inn Hotel, fronting also on Dechantal Street, and within 1,000 feet of the metro site, the development of this site, involving preservation of the existing townhouse fronting on King Street, will be a major addition to the vitality of the King Street area.

Preservation of the Townhouse frontage on King Street

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

Use Alternatives and Market Feasibility

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

Flood Plain Considerations

The Flood Plain provisions added to the Zoning Ordinance in 2011 created additional restrictions of the site's development in particular by prohibiting below grade parking for residential use. As a result, the owner's have had to completely redesign its development proposal a number of times to meet the flood plain restrictions. The current proposal involves a multi-step process of obtaining FEMA approval to remap the parcel.-which is only impacted currently by the last one foot of a projected 100 year flood. This will require that that all of the buildings and parking be out of the revised 100 year flood plain line after the building is built. In addition, the building must provide a barrier to flood waters at above the

100 year level. In order to provide the distance required for parking ramp to below-grade parking required by the city, the rear “ells” of the townhouses must be removed.

Planning and Zoning Conditions

The site permits, by SUP, a development of up to 3.0 FAR. The overlay height district applicable to the site permits a building of 77 feet above finished grade. The parking requirement is .68 per residential unit bedroom (25 percent of which must be full-sized spaces) plus 3 dedicated handicapped spaces. Up to 3 parking levels are proposed to provide adequate parking for the development. Other City code requirements apply to the site.

Proposed Development

The proposed development meets the planning and zoning conditions and all of the other City code requirements (such as open space) with only a few minor exceptions: setbacks from Dechantal St., crown coverage requirements, etc. It is within the height limits permitted for the site. Vehicular access is from Dechantal Street. Although not required by the ordinance for this use, a loading space has been provided off of Dechantal Street.

Residential condominiums are proposed in a new structure above the parking with the top residential level including a mezzanine. An approximately 30 foot setback is maintained between the townhouses and the condominiums permitting a landscaped open space area that serves both the adjoining units and all the residents and provides an attractive, green view for all north-facing units. An entryway courtyard featuring landscaping, seating areas and public art is proposed to provide an attractive open space visible and available to the public. A one-story pavilion building is proposed to serve as a lobby or common area off the entryway courtyard and connected to the new structure.

Most of the existing townhouse row is to be preserved and restored to maintain the historic street front. The condemned building at 1614 is to be removed—as it is not structurally sound enough to be retained, but other options are also presented for BAR consideration—to rebuild it with either a contemporary second floor over an entryway, or the retention or reconstruction of the 2nd story façade of the existing rowhouse over an entryway. The entryway proposed for these options will be along the lines of Norfolk Court on Cameron Street opposite City Hall, provide access at sidewalk grade from King Street to the courtyard and condominium on the rear of the site.

Responding to BAR concerns.

In May 2014, the BAR provided informal concept guidance for the proposed development of this site generally approving the height, massing, major site plan elements, entrance to the new residential building thru the 1614 parcel, removal of the rear portions of the rowhouses and the renovation of the row of townhouses. The BAR suggested that the Applicant return for an additional informal concept

review for additional guidance as to the treatment of the 1614 King Street structure and the new building façade.

This proposal is made after preliminary consultation with BAR staff.

Of the three alternative treatments that are presented for the treatment of the 1614 site, but the applicant believes that the option of removing the structurally unsound building on that part of the site is the most desirable. It not only reflects the fact that its retention, even with extensive bracing of the existing façade, would require complete rebuilding with a new or heavily fortified foundation and removal and replacement of the bricks of the façade to make it plumb and sound., but by opening up the site provides the opportunity for public visibility into the development with an opening in the street wall and the prominent public view a feature or “green wall” element. This option sets off and emphasizes the classic early 20th century architecture of 1604-1612 King Street rowhouses that were originally built as a unit without the competition of a later and different form of building on the edge which arguably undesirably competes with the pleasing composition of the five older rowhouses.

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