

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 22, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 912-920 KING STREET
BAR CASE # 2019-00556

I. SUMMARY

The applicant, Galena Capital Partners, is requesting BAR Concept Review of a four-story mixed-use development with retail frontage on King Street and residential units above on the three lots at 912, 916 and 920 King Street. The concept review for this project is going forward concurrently with the concept review for the redevelopment of the surface parking lot in the 100 block of South Henry Street (BAR Case #2019-00557), which is also owned by the applicant.

Following an unsolicited offer to purchase the City-owned surface parking lots at King and Henry streets in January 2016, the City issued a Request for Proposals (RFP) for the disposition, sale and redevelopment of these properties provided that there would be no net loss of parking spaces (85) between the two properties. The applicant's proposal was selected, in part, because the proposal included phased construction to minimize the disruption of parking, with the Henry Street project and its structured parking garage constructed first. On October 3, 2019, the Planning Commission confirmed that the sale of the City's King and Henry Street properties was consistent with the City's Master Plan (Section 9.06 of City Charter) and the properties have since been sold. The Planning Commission staff report, and associated material can be found linked in the appendix.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during

the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

Both Development Special Use Permits (DSP2019-0032 and DSP2019-0033) will be heard by Planning Commission and City Council later in 2020.

II. SITE CONTEXT AND HISTORY

Site Context

The project site consists of three vacant lots currently used as a surface parking lot. The alley behind the subject property, Downham Way, is private. The location of the site adjacent to a low two-story building at the corner of King and Patrick streets mean that the sight is highly visible.

The site is primarily surrounded by two- and three-story buildings, mostly historic, containing a variety of retail, personal service and office uses. An addition to the Firehouse Square building rises to four-stories adjacent to the project site. Although the block on which the project is located is zoned commercially (KR, CD and CL), some of the buildings have residential uses, primarily those fronting on Prince Street.



Figure 1: Aerial of project site outlined in red with the associated Henry Street project shown with dashed line.

History

The three parcels at 912-920 King Street were formerly occupied by freestanding masonry buildings that were demolished in the mid-20th century. The site is flanked by a two-story masonry building at the corner of Patrick and King streets (922/924 King) built in phases beginning in 1961 according to building permits, and a three-story Italianate style Victorian townhouse with a corbeled cornice and decorative brickwork to the east. According to Ethelyn Cox in her book *Historic Alexandria Virginia Street By Street*, the building at 910 King was originally two stories with a gable roof probably dating from the early 19th century. The false front and third floor were added between 1891 and 1896, according to the Sanborn Fire Insurance Maps.

East of 910 King is Firehouse Square at 906/908 King Street, a classic three-story Art Deco commercial building constructed sometime between 1921 and 1931 (Sanborn) as a department store with two recessed entrances surrounded by large glass display windows. The limestone facade has certain neo-classical decorative elements, but its fenestration and the building name graphics, are evocative of the Art Deco era. In the late 1980s, a four to five-story addition was constructed at the rear of Firehouse Square and 904 King Street and a portion of that addition is adjacent to the project site, immediately behind 910 King Street. The 2 ½ story red brick semidetached structure across Downham Way to the south at 112/114 South Patrick Street was constructed ca. 1812 and the three-story brick townhouses across King Street to the north were constructed between 1797 and 1802, according to *Historic Alexandria Street By Street*.

III. PROPOSED DEVELOPMENT

The proposed four-story masonry building will occupy the majority of the 100 foot by 99-foot site (9,958 square feet) but will be set back 10 feet from the east property line. This portion of the site will allow for a through connection to the alley and contain the entrance to the residential units located on the upper floors. The second-through-fourth floors of the building will be set back a small amount as the building rises, though the setbacks will be most significant on the north-east and south-east corners. On the King Street elevation, the fourth floor will be set back roughly five feet. While the ground floor programming has not been determined, the King Street frontage will be commercial. The Downham Way alley frontage may be commercial or be used as live/work units.

The building will have aluminum and glass storefront window/door system on the three ground floor elevations with projecting canopies on King Street. The residential floors above will have punched multi-light windows framed by brick corbeling and decorative brickwork in the form of horizontal reveals or drafted joints implying large blocks of stone, with wider spacing between bands as the building rises. Simple horizontal metal railings will be installed at the balconies and around the perimeter of the deck on the roof. Both stair and elevator towers, as well as mechanical screening, will rise above the 50' building height. The west elevation will be devoid of openings. The applicant has provided four different King Street color schemes for the Board's feedback (A200 & A201), with the options ranging from three to four different brick colors on the building.



Figure 2: King Street elevation (color Option 1)



Figure 3: Alley elevation



Figure 4: East (pedestrian alley) elevation

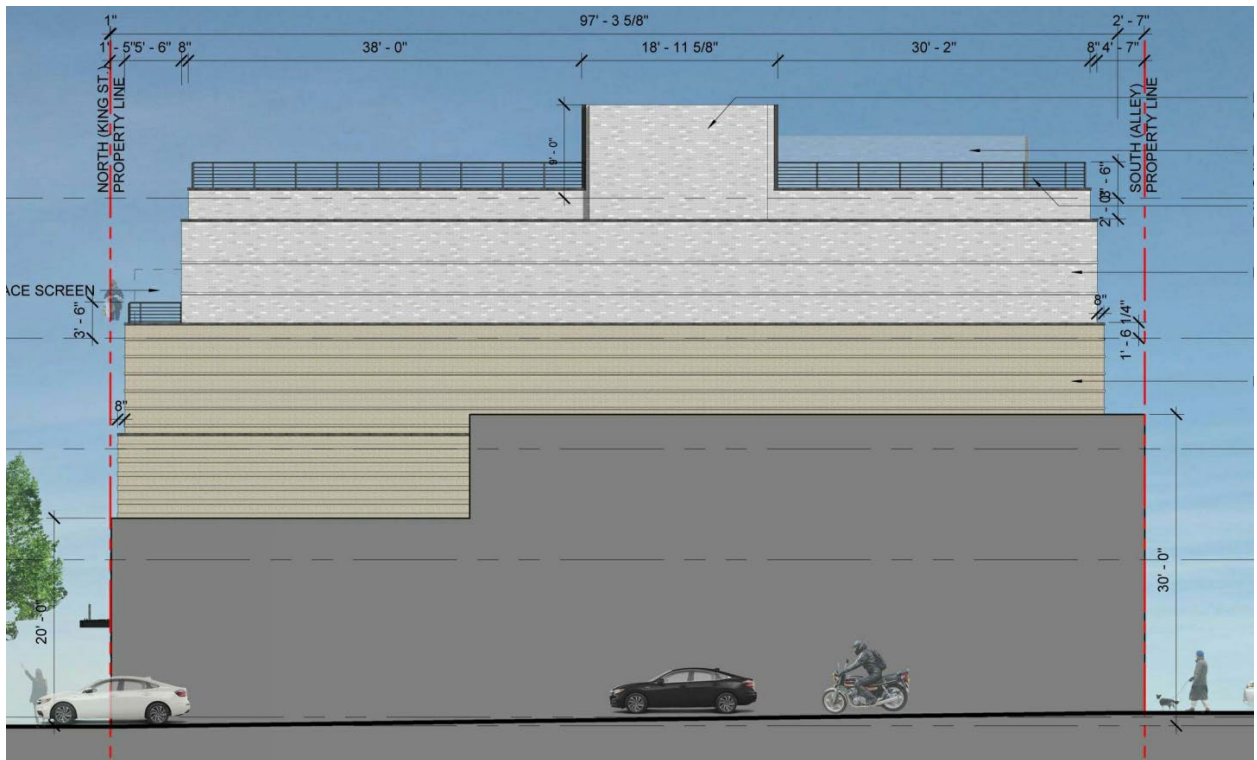


Figure 5: West elevation from South Patrick Street with the existing 924 King shown in grey.

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass and general architectural character. It is not unusual for projects to return to the BAR for more than one concept review. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The *Guidelines* do not mandate the use of historic styles for new construction. However, they do state that where new buildings recall historic building styles, the architectural details used throughout the building should be consistent with that same style noting, however, that the building should not be a slavish replica of any specific building in the district. Additionally, the *Design Guidelines* also note that "new and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines."



Figure 6: King Street rendering

Staff believes that the proposed building is a good starting point for an infill building within an existing context consisting of a significant number of modest historic buildings. The site, in the heart of the historic district near the intersection of King Street and Route 1, will be very visible, especially given the significant height, scale and mass of the proposed building, and therefore careful attention should be given to all four elevations. As the applicant's elevations and massing studies demonstrate, this building will have the largest floorplate on the block and will be the tallest building on the block.

The applicant utilized a common approach of setting back upper floors to provide a lower scale on the street level – these setbacks or step-backs help to provide variation and minimize the scale of the building, particularly on the street. They serve less purpose on the south elevation and staff recommends that these be reduced or eliminated and combined with the step-backs on King Street. Notches in the plan of the building at the residential floors occur at the northeast and southeast corners of the building and provide some visual relief in the block-face. The building will be quite visible over the roof of the mid-20th century, two-story commercial building at 924 King. However, the applicant has tried to articulate this wall with color and material changes and it is

likely that this small commercial building will be replaced with a larger structure at some point in the future.

Historic buildings in the vicinity of the project site show the evolution of architecture in the historic district, though there is a higher concentration of art deco influenced buildings in the subject block and the block to the east, which the applicant noted in discussions. While the Board and staff would not support a direct copy of any historic building, the architectural character of the building should be compatible with the nearby historic buildings while still being a background building. The philosophy being that the historic district was created to preserve and feature historic buildings and new, infill construction should be well designed but should not physically or visually overwhelm the buildings that were constructed during the identified period of significance of the district and that are the reason the historic district was created. This is particularly challenging when the building is large.

There are many buildings nearby which may provide some design inspiration, such as the two most prominent buildings on the 900 block of King Street, Firehouse Square and the building at the northwest corner of Alfred and King streets, as well as the recently rehabilitated building at 1004-1008 King Street. Those two buildings, both the largest historic buildings on the block, feature interesting details at the cornice that perhaps could be studied for the third floor on the subject property (Figure 7). The proposed building recalls some Art Deco details, such as the horizontal drafted joints in the masonry walls, the punched window openings and ziggurat step-backs on the walls.

However, the step-backs are very minor and a significantly greater setback on the fourth floor would help to minimize the volume of the building from King Street. In fact, the development guidelines of the King Street Retail Strategy, adopted by City Council in June 2005, recommend a 30-degree control plane from a point 5' above the curb on the far side of King Street which the proposed building does not meet. (Figure 7)

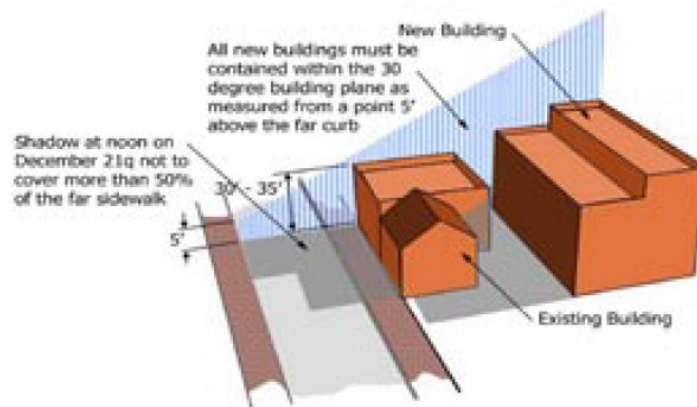


FIGURE 5.5 – Building envelope diagram

Figure 7: Illustration of the 30 degree building control plane from the King Street Retail Strategy

While staff supports the overall fenestration and the punched window openings, the applicant should also consider a different style of window muntins/mullions for the new building, perhaps with larger panes of glass or non-traditional light configurations so that the glazing reflects its 21st century construction.



Figure 7: Nearby historic buildings

Staff believes that it is premature to seek the Board's comment on the preferred color scheme because modifications to the building may be forthcoming. However, staff notes that there is no support for blue glazed bricks on this site within the heart of the historic district.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the overall height of the project but that the applicant continue study the mass and scale, including increased setbacks at the top floor of the King Street elevation, and to restudy general architectural character of the building relative to its immediate context and to return to the BAR for another concept review prior to seeking approval of the project from the Planning Commission and City Council.

STAFF

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

VI. ATTACHMENTS

- 1 – Application for 912-920 King Street Concept Review
- 2 – BAR Concept Review Policy (adopted 2001 and amended in 2016)

ADDRESS OF PROJECT: _____

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: _____ ZONING: _____

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

☐ CERTIFICATE OF APPROPRIATENESS ☒ CONCEPT REVIEW

☐ 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

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.*

☐ awning
☐ doors
☐ lighting
☐ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

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 : *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. 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.)
(N/A for Concept Review)
- ☒ 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 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: LEEJUNG HONG

Date: 12/20/2019

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. Omar Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	25%
2. Ahmad Abdul-Baki	1010 Pendleton Street Alexandria VA 22314	75%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 912-920 King Street (address), 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. City of Alexandria	301 King Street Alexandria VA 22314	100%
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. Omar Abdul-Baki	None	None
2. Ahmad Abdul-Baki	None	None
3. City of Alexandria		

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.

1/03/2020

Date

Omar Abdul-Baki

Printed Name



Signature

9 1 2-920 KING

ALEXANDRIA, VA

WINSTANLEY
ARCHITECTS & PLANNERS

DECEMBER 20, 2019 BAR CONCEPT I

J:\2019\19153\DWG\ELVA\Concept II - King Street\03-EXISTING CONDITIONS.dwg
5/1/2019 11:45:59am

TEXT LEGEND

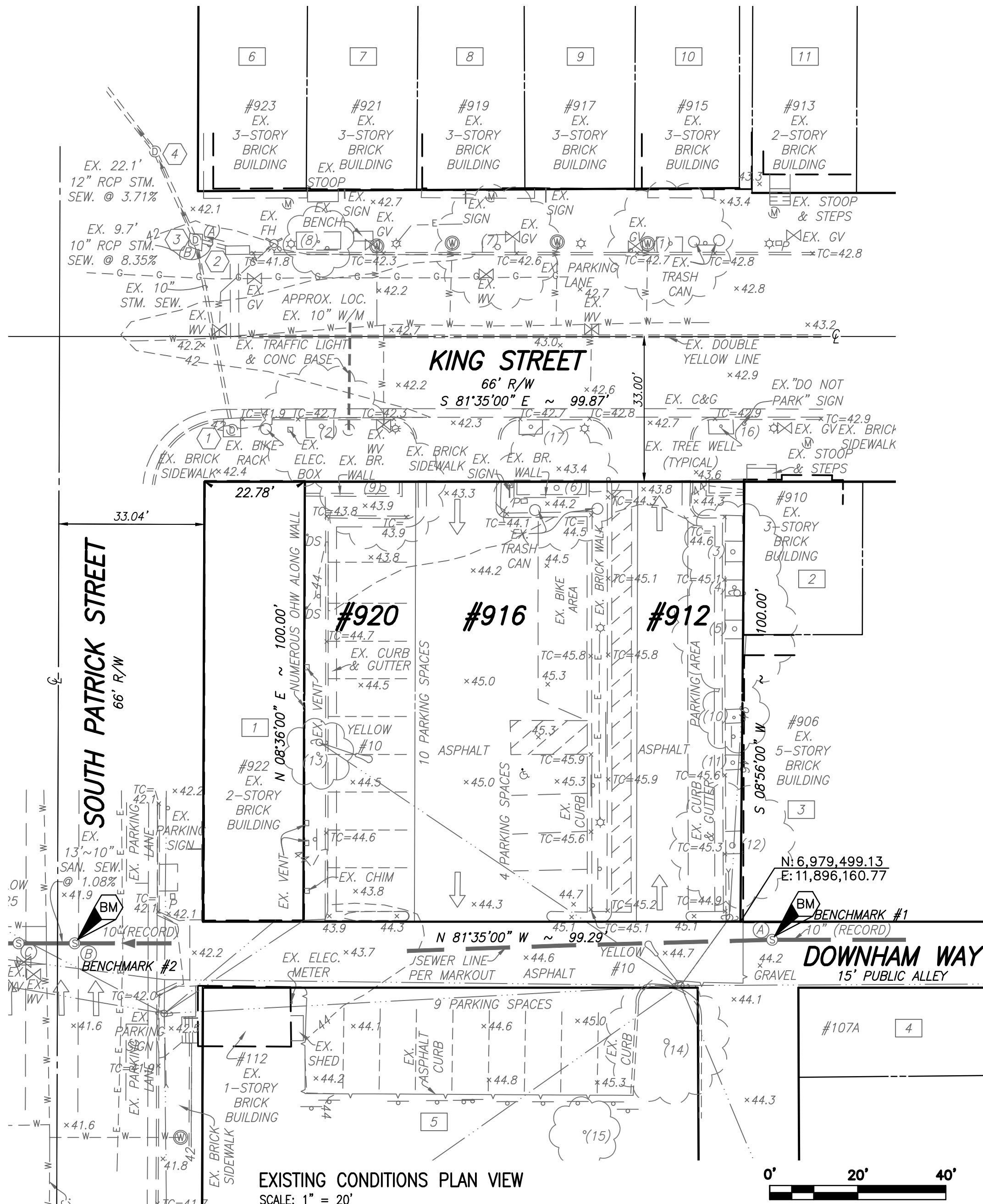
'= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
@ = AT
lbs. = POUNDS
A = ARC
AC. = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC= BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP= CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM

IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= PER PLAN
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	- - - 124 - - -	- - - 124 - - -
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		

VCS 83
NORTH ZONE



ADJOINER INFORMATION:

1 N/F OLD TOWN 2 LLC 802 GERVAIS ST. #200 COLUMBIA, SC 29201 TM #074.01-06-01 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #180000335	2 LOT 3 RESUB 902-910 KING ST. N/F NINE TEN KING LLC 910 KING ST. ALEXANDRIA, VA 22314 TM #074.01-06-05 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #080011659	3 LOT 2 RESUB 902-910 KING ST. N/F FIREHOUSE SQUARE LLC 5620 LINDA LA. CAMP SPRINGS, MD 20748 TM #074.01-06-06 ZONE: KR USE: OFFICE INSTR. #080011658	4 LOT 509 NORMAN B. JENKINS SUBD. N/F PREVENTION OF BLINDNESS SOCIETY OF METRO WASHINGTON 233 MASSACHUSETTS AVE. NE WASHINGTON, DC 20002 TM #074.01-06-09 ZONE: CD USE: VACANT INSTR. #160003475	5 N/F ELKINS SOUTH PATRICK LLC 313 S. WASHINGTON ST. ALEXANDRIA, VA 22314 TM #074.01-06-27 ZONE: CD USE: MIXED RETAIL/OFFICE INSTR. #050022875
6 N/F SEYED H. SHOJA-MADDAHI 3927 CHANTILLY RD. CHANTILLY, VA 20151 TM #064.03-06-23 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #160001390	7 N/F OKEEFFE PROPERTIES LLC 921 KING ST. ALEXANDRIA, VA 22314 TM #064.03-06-25 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #030050159	8 N/F 919 KING LLC 5914 EDGEHILL DR. ALEXANDRIA, VA 22303 TM #064.03-06-25 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #110012059	9 N/F FMA HOLDINGS 915 KING ST. ALEXANDRIA, VA 22314 TM #064.03-06-27 ZONE: KR USE: MIXED RETAIL/RES. INSTR. #170015053	10 N/F FMA HOLDINGS 915 KING ST. ALEXANDRIA, VA 22314 TM #064.03-06-27 ZONE: KR USE: MIXED RETAIL/OFFICE INSTR. #170015053
11 N/F A & H LIMITED LIABILITY CO. LLC 901 KING ST. #102 ALEXANDRIA, VA 22314 TM #064.04-05-43 ZONE: KR USE: RETAIL STORE INSTR. #170013334				

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

GENERAL NOTES:

- TAX MAP: #074.01-06-(02, 03, & 04)
- ZONE: KR
- OWNER: CITY OF ALEXANDRIA
P.O. BOX 178
ALEXANDRIA, VA 22313
DB. 481, PG. 94, 135, & 236
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 9,958 S.F. OR 0.2286 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

EXISTING CONDITIONS SURVEY NOTES:

- UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
- LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF ROBERTO TORRES, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON OCTOBER 28, 2019 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EX. STORM SEWER DETAILS

1 EX. CURB INLET TOP=42.05 BOTTOM=39.15 (NO "OUT" VISIBLE)	2 EX. CURB INLET TOP=41.91 INV. IN=38.96 INV. OUT=38.71
3 EX. CURB INLET TOP=41.85 INV. IN=39.80 (A) INV. IN=38.90 (B) INV. OUT=38.65	4 EX. CURB INLET TOP=41.78 INV. IN=37.83

EX. SANITARY SEWER DETAILS

A BENCHMARK #1 EX. SAN. M.H. TOP=43.89 (FILLED W/ DEBRIS)	B BENCHMARK #2 EX. SAN. M.H. TOP=41.86 INV. IN=33.31 INV. OUT=33.26	C EX. SAN. M.H. TOP=41.77 INV. IN=33.17 INV. OUT=33.12
---	--	--

EX. TREE TABLE

- (1) 10" OAK
- (2) 12" OAK
- (3) 12" PEAR
- (4) 10" PEAR
- (5) 12" PEAR
- (6) 14" OAK
- (7) 15" OAK
- (8) 6" OAK
- (9) 16" OAK
- (10) 7" PEAR
- (11) 10" STUMP
- (12) 15" PEAR
- (13) 8" DOGWOOD
- (14) 14" OAK
- (15) 8" CHERRY
- (16) 3" OAK
- (17) 4" OAK

APPROVED SPECIAL USE PERMIT NO. 2019-0032

DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	
DEED BOOK NO.	DATE

CONCEPT II
DEVELOPMENT SPECIAL USE PERMIT
OLD TOWN ALEXANDRIA DEVELOPMENT
912, 916, & 920 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: DEC 20, 2019

EXISTING
CONDITIONS

SHEET 3 OF 7
FILE: 19-153

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfieldsoc.com

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 20, 2019
PROFESSIONAL ENGINEER

J:\2019\19153\DWG\DELTA\Concept II - King Street\04-CONCEPTUAL PLAN.dwg
F:\Dec 20, 2019 - 11:50:07am

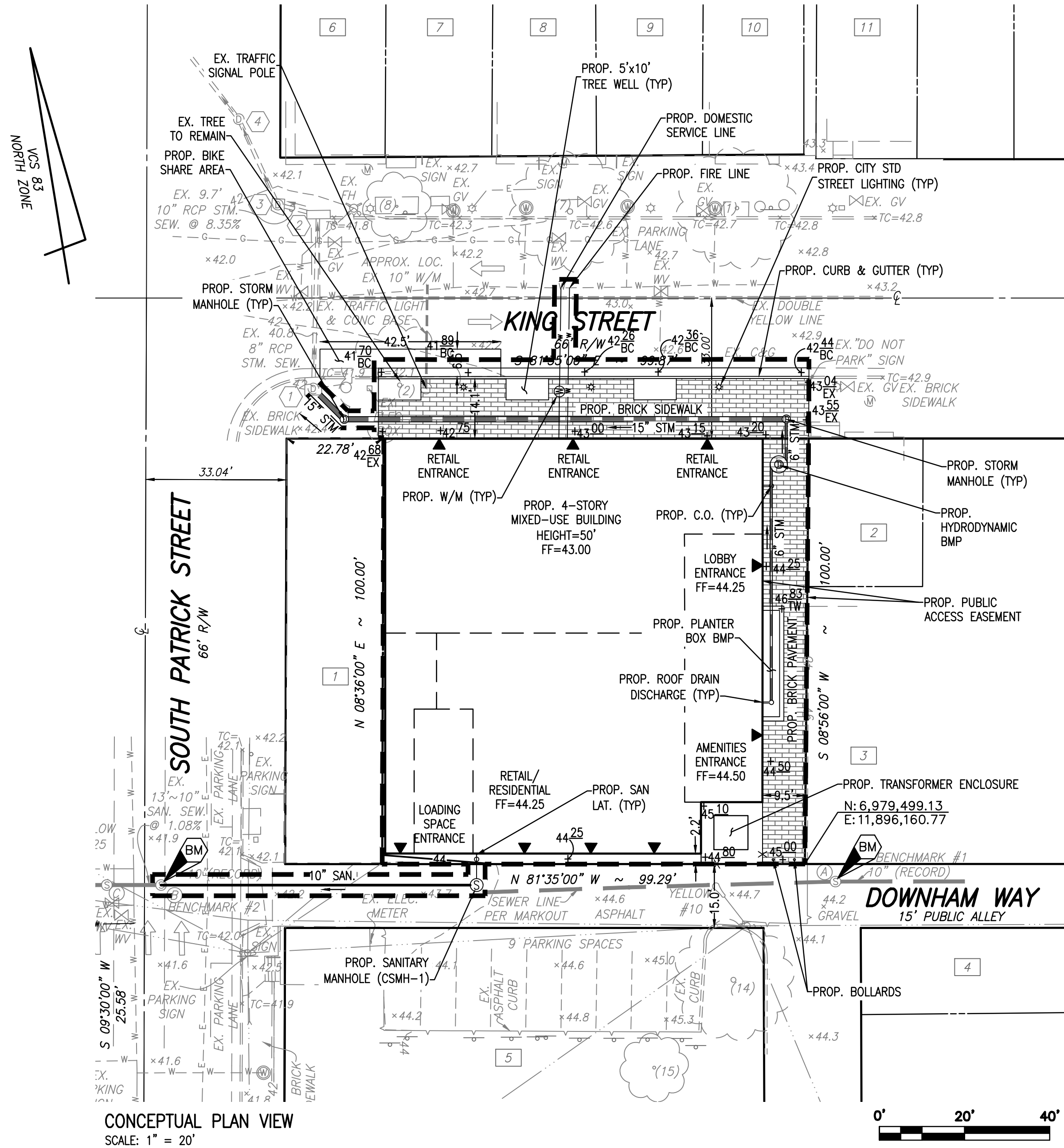
TEXT LEGEND

*= DEGREES
'= MINUTES (OR FEET)
''= SECONDS (OR INCHES)
%= PERCENT
= NUMBER
@ = AT
lbs.= POUNDS
A= ARC
AC= ACRE
ADA = AMERICANS W/
DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL
PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL
USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVC= EMERGENCY VEHICLE
EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
W= WATT
H.C.= HEADER CURB
HDGP.= HANDICAP
HDPE= HIGH DENSITY
POLYETHYLENE
HPS= HIGH PRESSURE SODIUM

IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= PER PLAN
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE
PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE
SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE
ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

CIVIL LEGEND

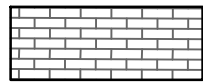
ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS		
CONTOURS		
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



CONCEPTUAL PLAN VIEW
SCALE: 1" = 20'

HATCH LEGEND

BRICK SIDEWALK



GENERAL NOTES:

- TAX MAP: #074.01-06-(02, 03, & 04)
- ZONE: KR
- OWNER: CITY OF ALEXANDRIA
P.O. BOX 178
ALEXANDRIA, VA 22313
DB. 481 , PG. 94, 135, & 236
- TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #642 ELEVATION 33.53'.
- TITLE REPORT WAS FURNISHED BY INDEPENDENCE TITLE, CLIENT/CASE # MONUMENT, EFFECTIVE DATE 8/9/2018 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 9,958 S.F. OR 0.2286 AC.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS PROJECT IS LOCATED WITHIN THE COMBINED SEWER SHED.

SANITARY SEWER OUTFALL NARRATIVE:

THE EXISTING USE (CITY PARKING LOT) DOES NOT PRODUCE A SANITARY FLOW AS NO STRUCTURE IS LOCATED ON SITE.

THE PROPOSED MIXED USE (RETAIL/MULTIFAMILY RESIDENTIAL) PRODUCES 38,892 GALLONS PER DAY:

(30 UNITS X 300 GPD/UNIT X 4 PFF) = 36,000 GPD
(200 GPD/1,000 SF OF RETAIL X 4 PFF) = [200 X (3,615/1,000)] X 4 = 2,892 GPD

SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE EXCEEDS 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS REQUIRED AND WILL BE PROVIDED IN SUBSEQUENT SUBMISSIONS.

ALEXRENEW NOTES:

CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-549-3381 x2020.

FIRE SERVICE NOTE:

BUILDING FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS TO BE DETERMINED IN CONJUNCTION WITH THE FIRE FLOW ENGINEERING ANALYSIS AND WILL BE INCLUDED WITH SUBSEQUENT SUBMISSIONS. SITE ACCESS WILL BE PROVIDED ALONG THE SITE'S FRONTAGE ALONG KING STREET AND THE DOWNHAM WAY PUBLIC ALLEY IN THE REAR OF THE SITE.

REFUSE TRUCK NOTE:

TRASH WILL BE COLLECTED WITHIN THE BUILDING AND STORED ONSITE. TRASH WILL BE WHEELED OUT TO THE PUBLIC ALLEY FOR PICKUP.

GREEN BUILDING NARRATIVE:

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703.746.4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR THE CITY ARCHAEOLOGIST CAN BE ARRANGED.

THE APPLICANT/DEVELOPER SHALL 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 APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

EXISTING STONE CURB NOTE:

ANY STONE CURBS ALONG KING STREET IN THE AREA OF DISTURBANCE SHALL BE RETAINED. REUSE BRICK PAVERS IN THE RIGHT-OF-WAY TO THE EXTENT FEASIBLE.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
© 2019 R.C. FIELDS & ASSOCIATES, INC.

APPROVED
SPECIAL USE PERMIT NO. 2019-0032

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314
(703) 549-6422
www.rcfieldsoc.com

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 20, 2019
PROFESSIONAL ENGINEER

CONCEPT II
DEVELOPMENT SPECIAL USE PERMIT
OLD TOWN ALEXANDRIA DEVELOPMENT
912, 916, & 920 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION



DESIGN: VMM
CHECKED: ACS
SCALE: 1" = 20'
DATE: DEC 20, 2019

CONCEPTUAL
PLAN

SHEET 4 OF 7

FILE: 19-153

KEY REFERENCE

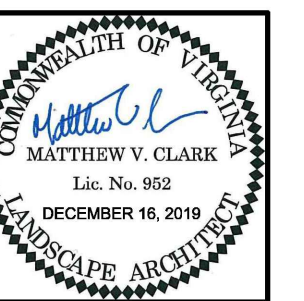
<u>SYMBOL</u>	<u>PAVING DESCRIPTION</u>	<u>DETAIL</u>
	BRICK PAVING	3/L201
	BUILDING ENTRANCE	

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	10,302
25% CROWN COVER REQUIRED (SF)	2,576
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	0
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	0.0%
TOTAL CROWN COVER PROVIDED (SF)	0

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIED, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GATHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PROTECTED PRIOR TO ANY SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY BE PERFORMED UNTIL WRITTEN APPROVAL BY THE CITY AND THE CITY WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING OF ALL TREES PROPOSED FOR REMOVAL AND IDENTIFICATION OF TREES ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLANNING AND ZONING REGULATIONS. THE SUBMISSION SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

KEY MAP

REAL



PROJECT

KING + S HENRY

SALENA CAPITAL PARTNERS

20 KING ST + 100 SOUTH HENRY

ALEXANDRIA, VIRGINIA

ANDDESIGN PROJ.# 2019086

REVISION / ISSUANCE

[illegible]


DESIGNED BY: MC/WT
DRAWN BY: WT
CHECKED BY: MC

SCALE

NORTH

VERT: N/A

HORZ: 1"=10'



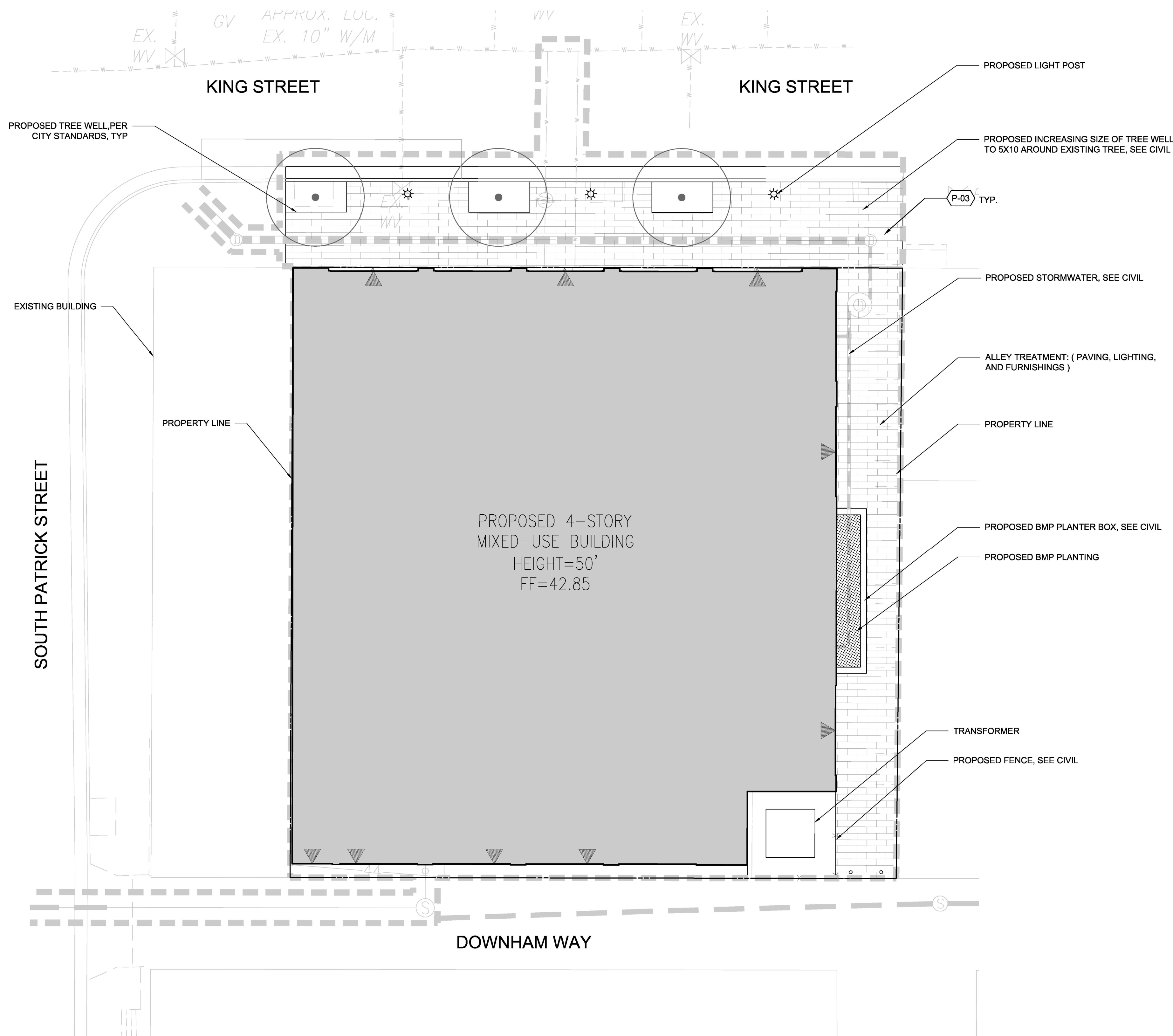
0 5' 10' 20'

SHEET TITLE

20 KING ST DEVELOPMENT

SHEET NUMBER

_101



[illegible]

APPROVED	
SPECIAL USE PERMIT NO.	2019-0032
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECEIVED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



A-010





912-920 KING STREET - RESIDENTIAL

LVL	HEIGHTS	GSF		FAR DEDUCTIONS	FAR SF
		FLOOR	OPENSACE		
1st	16'-0"	4,841	764	1,589	3,252.00
2nd	10'-8"	8,099	0	1,142	6,957.00
3rd	10'-8"	7,874	0	1,109	6,765.00
4th	13'-6"	7,288	0	1,083	6,205.00
Roof	VARIES	542	3,736	478	64.00
Total		0.00	28644.00	4,501	23,243.00

* Not counted towards FAR

% Deductions 0.19

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	MISC	
1st	813	5	771	1,589
2nd	573	69	500	1,142
3rd	540	69	500	1,109
4th	514	69	500	1,083
Roof	478	0	0	478
Total	2918	212	2271	5,401

* Not counted towards FAR

SITE		10,302.00
ALLOWABLE FAR	2.5	25,755.00
PROPOSED FAR	2.3	23,243.00
REMAINING FAR		2,512.00

UNITS	30.00
REQUIRED OPEN SPACE	4,500.00
PROPOSED OPENSACE	4,500.00

ALLOWABLE HEIGHT ABOVE AFG	50'-0"
PROPOSED HEIGHT ABOVE AFG	50'-0"

912-920 KING STREET - NON RESIDENTIAL

LVL	HEIGHTS	FLOOR	GSF	FAR DEDUCTIONS	FAR SF
			OPENSOURCE		
1st	16'-0"	3,615	0	100	3,515.00
2nd	10'-8"	0	0	0	0.00
3rd	10'-8"	0	0	0	0.00
4th	13'-6"	0	0	0	0.00
Roof	VARIES	0	0	0	51.00
Total	0.00	3615.00	0	100	3,566.00

* Not counted towards FAF

MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	PARKING / LOADING	
1st	0	0	100	100
2nd	0	0	0	0
3rd	0	0	0	0
4th	0	0	0	0
Roof	0	0	0	0
Total	0	0	100	100

* Not counted towards FAR

SITE		10,302.00
ALLOWABLE FAR	2.5	25,755.00
PROPOSED FAR	0.3	3,566.00
REMAINING FAR		22,189.00

GALENA CAPITAL PARTNERS
1010 Pendleton Street, Alexandria, VA 22314

912-920 KING STREET

Alexandria, VA

WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
0401012577, expiration date 08/31/2020



REGISTRATION:

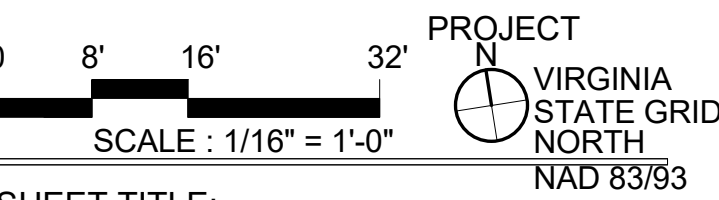
[illegible]

A/E PROJECT NO: ## - ##

DRAWN BY: XX

CHECKED BY: XX

APPROVED	
SPECIAL USE PERMIT NO.	2019-0032
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



SHEET TITLE:
**FAR & OPEN SPACE
PLANS & TABULATIONS**

SHEET NUMBER:

A-011



Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
0401012577, expiration date 08/31/2020

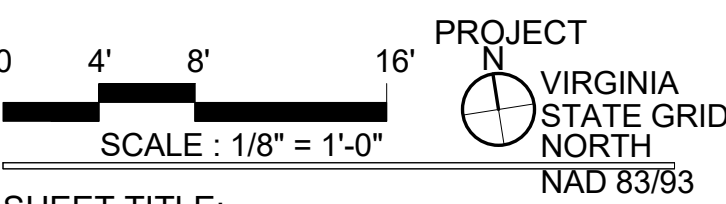


REGISTRATION:

[illegible]

A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

APPROVED	
SPECIAL USE PERMIT NO.	2019-0032
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	DATE

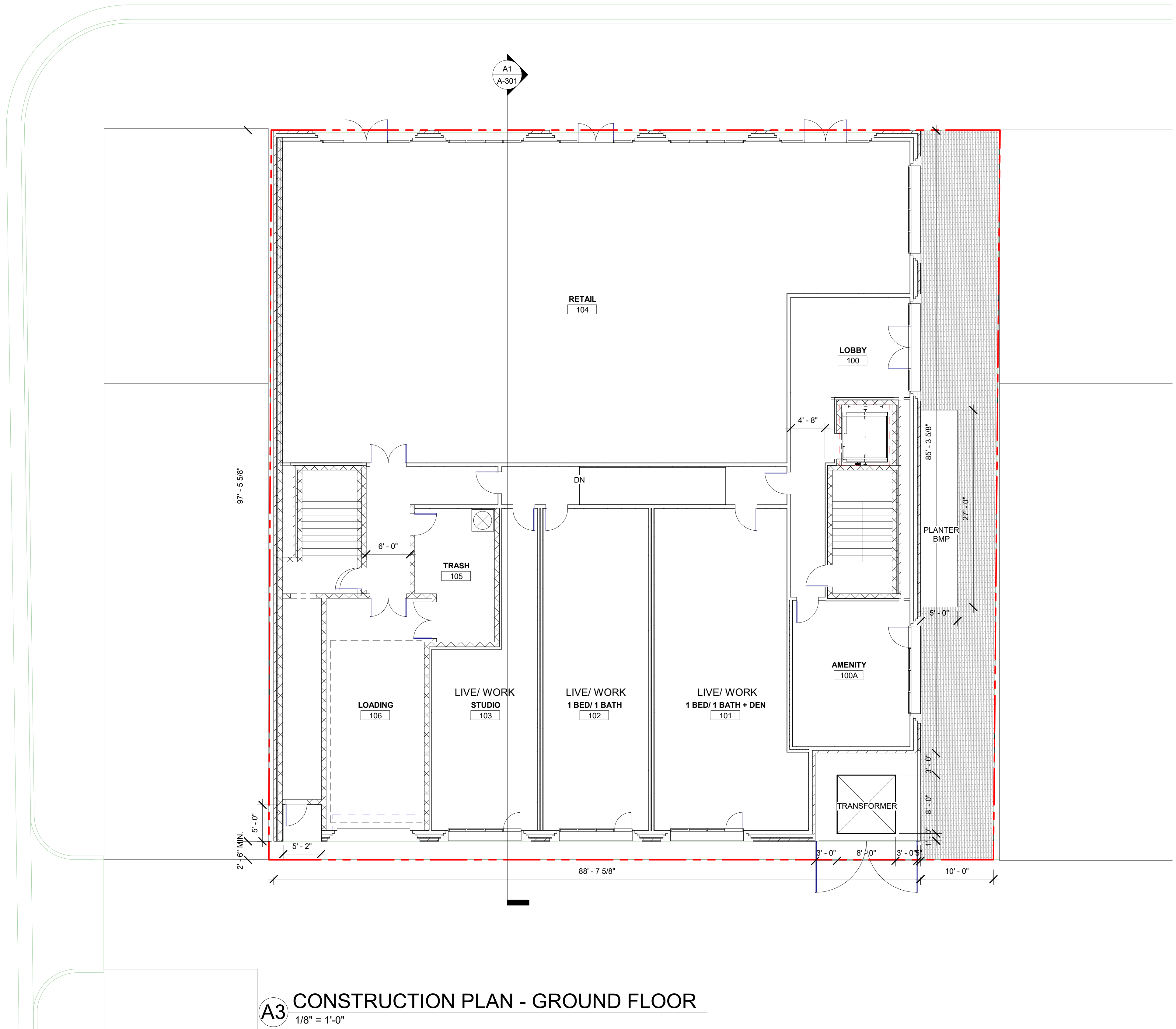


SHEET TITLE: **CONSTRUCTION PLAN -
GROUND FLOOR**

SHEET NUMBER:

A-110

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



[illegible]

APPROVED		<u>2019-0032</u>	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
_____ DIRECTOR		_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION			
_____ DATE RECORDED		_____ DATE	
INSTRUMENT NO. _____		DEED BOOK NO. _____	
_____		DATE _____	



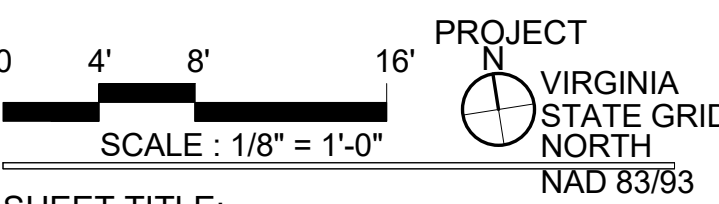
A-111



Professional Certification.
I certify that these documents were prepared or
approved by me, and that I am duly licensed architect
under the laws of the state of Virginia, license number
0401012577, expiration date 08/31/2020

[illegible]

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>	<h2 style="margin: 0;">2019-0032</h2>
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____ _____ _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

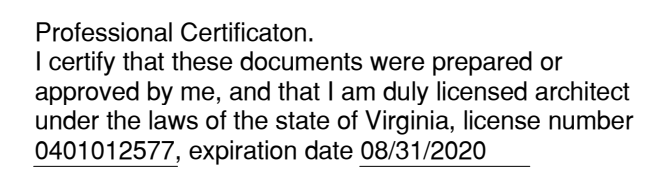


SHEET TITLE: **CONSTRUCTION PLAN -
FOURTH FLOOR & ROOF**

A-112

A1 CONSTRUCTION PLAN - FOURTH FLOOR
1/8" = 1'-0"

A5 CONSTRUCTION PLAN - ROOF
1/8" = 1'-0"

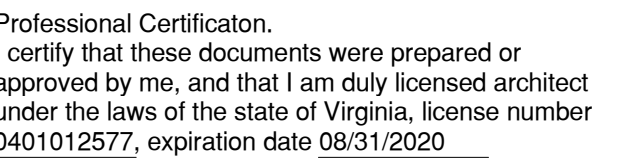
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APPROVED		<u>2019-0032</u>	
SPECIAL USE PERMIT NO.			
DEPARTMENT OF PLANNING & ZONING			
_____ DIRECTOR		_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION			
DATE RECEIVED _____		_____ DATE	
INSTRUMENT NO. _____		DEED BOOK NO. _____	
		DATE _____	



A-200

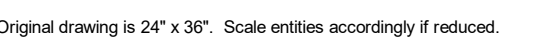


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<h1 style="margin: 0;">APPROVED</h1>	
SPECIAL USE PERMIT NO. _____	2019-0032
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



A-202



NORTH ELEVATION (KING STREET)



SOUTH ELEVATION (PUBLIC ALLEY)

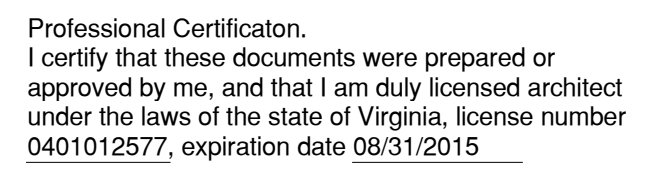


A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET NUMBER:

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





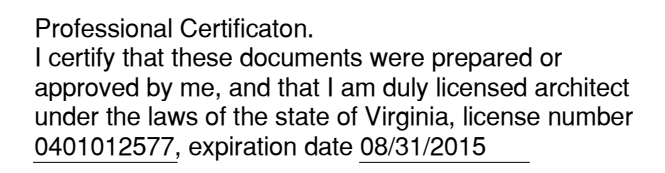
A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:
MASSING STUDIES

A-801



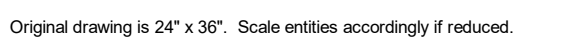




A/E PROJECT NO: ## - ##
DRAWN BY: XX
CHECKED BY: XX

SHEET TITLE:
ILLUSTRATIVE VIEW

A-803



BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
 - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
 - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
 - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.