

ISSUE: Certificate of Appropriateness for alterations to previously approved plans

APPLICANT: RT Waterfront Associates LLC

LOCATION: Old and Historic Alexandria District
314 Strand Street

ZONE: W-1/ Waterfront mixed use zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2021-00310

**1 Pioneer Mill Way (used and owned by 314 Strand Street, N
Parcel ID 075.03-04-39)
(formerly 2 Duke Street), Robinson Terminal South**



0 30 60 120 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to previously approved plans to replace the approved crowd control post with rope with a metal cable safety railing along the north and west edge of the pier, at **314 Strand Street**.

II. HISTORY

314 Strand Street is located on the pier on the south promenade of the Alexandria Waterfront. Landscape designs for shade structures and seating, etc. for the public space were approved by the BAR on October 7, 2015 (BAR2015-00189/00190) as part of the Robinson Landing development. The special use permit for the restaurant was approved by City Council on March 16, 2019 (SUP20219-00118).

Previous BAR Approvals

Certificate of Appropriateness for new construction – October 6, 2019 (BAR2019-00384)

III. ANALYSIS

Staff has no objections to the proposed revisions to the previously approved plans. The use of the metal cable safety railing is compatible with the materials recommended in the Alexandria Waterfront Common Elements Design Guidelines for public spaces.

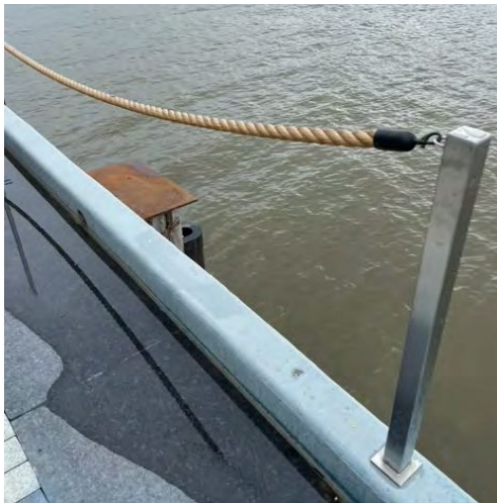


Photo 1: Approved Rope Railing

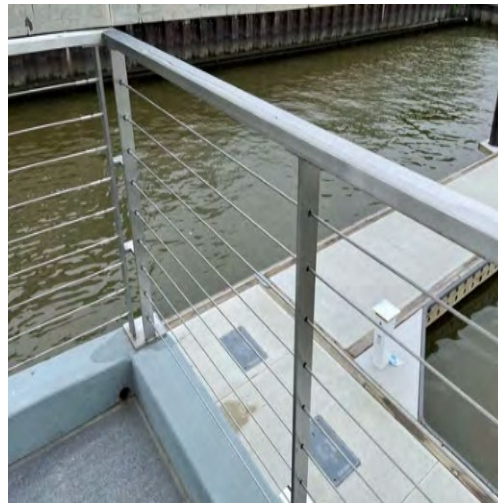


Photo 2: Proposed metal railing

Due to safety concerns, staff granted the applicant permission to temporarily install the proposed railing in March of 2021, with permanent installation pending the approval of this application. Staff recommends approval of the application, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Development (P&Z)

F-1 The wire rail will be for the north and west sides only. Rope rail will be used on the east side.

Code Administration

C-1 All work shall be in compliance with the Virginia uniform statewide building code.

C-2 Clearly identify the public right of way and exit discharge location associated with the use-groups egress system.

C-3 Guards shall be located along open-sided walking surfaces. Guards shall be designed to comply with the Virginia uniform statewide building code. Provide Guardrail designs and locations.

C-4 A building permit plan review will be required for revisions.

C-5 A building code consultation is recommended prior to approval.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 Previously reviewed under BAR2019-00384. (T&ES)

F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 314 Strand Street

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

TAX MAP AND PARCEL: 075.03-04-39

ZONING: W-1

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

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☐ Property Owner ☒ Business *(Please provide business name & contact person)*

Name: ARP Robinson LLC c/o Scott Shaw

Address: 5066 Staverly Lane

City: Norcross State: GA Zip: 30092

Phone: (703) 362-2901 E-mail: sshaw@alexrestpart.com

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

Name: Robert D. Brant

Phone: (703) 528-4700

E-mail: rbrant@thelandlawyers.com

Legal Property Owner:

Name: RT Waterfront Associates, LLC

Address: 4800 Hampden Lane, Suite 300

City: Bethesda State: MD Zip: 20814

Phone: (301) 634-8629 E-mail: egoldman@eya.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.

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

- ☒ **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 _____
☐ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

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

The Applicant requests approval of a minor revision to the new construction for Barca restaurant, previously approved in conjunction with BAR #2019-00384, to allow a metal cable safety railing along a portion of the pier's perimeter in lieu of the previously approved post with rope. During construction, the Applicant determined that a more stable metal safety railing system was necessary for health and safety reasons, given the presence of a concrete dock and shallow water located below portions of the pier that would be occupied by patrons. As illustrated in the submitted materials, the installed metal cable railing system is compatible with the building materials utilized in the restaurant's construction and with the character of nearby development in Robinson Landing. No other revisions are proposed.

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.)
- ☒ 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: Robert D. Brant Attorney/Agent

Date: 6/7/2021

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. See attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 314 Strand 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. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. See attached	None	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.

6/7/2021

Date

Robert D. Brant Attorney/Agent

Printed Name

Signature

APPLICANT AND PROPERTY OWNER OWNERSHIP BREAKDOWN

Applicant – ARP Robinson LLC; 5066 Staverly Lane Norcross, GA 30092

- **Alexandria Restaurant Partners, LLC (63%)**
5066 Staverly Lane Norcross, GA 30092
 - DRN Hospitality Group (21%)
8 Keiths Lane Alexandria, VA 22314
 - David Nicholas (100%)
8 Keiths Lane Alexandria, VA 22314
 - AiC Capital, LLC (21%)
221 N. Pitt Street Alexandria, VA 22314
 - Scott Shaw (100%)
221 N. Pitt Street Alexandria, VA 22314
 - Jeff Barker, LLC (21%)
5066 Staverly Lane Norcross, GA 30092
 - David Clapp (100%)
5066 Staverly Lane Norcross, GA 30092
- **BDW Holdings, LLC (12%)**
 - Win Sheridan (100%)
211 N Union St, suite 220
Alexandria VA 22314
- **25 Individuals Each Owning Less Than a 3% Interest**

Property Owner – RT Waterfront Associates LLC

- RT Waterfront Associates LLC (100% Owner of 314 Strand Street)
4800 Hampden Lane, Suite 300
Bethesda, MD 20814
 - Robinson Landing, LLC (100%)
 - MFA Robinson Landing LLC (95%)
1251 Avenue of the Americas New York, NY 10020
 - Mitsui Fudosan America, Inc. (100%)
1251 Avenue of the Americas New York, NY 10020
 - MFA Holding, Inc. (100%) (A publicly traded company)
1251 Avenue of the Americas New York, NY 10020
 - RT Homes Member LLC (5% Manager)
4800 Hampden Lane, Suite 300, Bethesda, MD 20814
 - JBG/RT Member, L.L.C. (82.7%)
4445 Willard Avenue #400 Chevy Chase, MD 20815
 - JBG Investment Fund IX, L.L.C. (100%)
4445 Willard Avenue, Suite 400 Chevy Chase, MD 20815
No individual or entity owns greater than 3%
 - RT Homes Investments LLC (17.3%)
4800 Hampden Lane, Suite 300, Bethesda, MD 20814
No individual or entity owns greater than 3%

Note: None of the individuals or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, City Council or Planning Commission as defined by Section 11-350 of the Zoning Ordinance

ROBINSON LANDING PIER BAR SUBMISSION - REVISED



ROBINSON LANDING
ROBINSON LANDING PIER BAR SUBMISSION - REVISED

REVISED METAL RAILING ON NORTH & WEST EDGES OF PIER



APPROVED POSTS WITH ROPE INSTALLED
ALONG EAST EDGE OF PIER

