

Docket Item # 4 & 5  
BAR CASE # 2011-0282  
2012-0023

BAR Meeting  
February 22, 2012

**ISSUE:** Request for construction of 39 townhouses and 4 triplexes in Phase III of the James Bland Redevelopment Project, *and*

Request for construction of three multi-family buildings, 27 townhouses, four triplexes and a park in Phase V of the James Bland Redevelopment Project and

**APPLICANT:** Alexandria Redevelopment and Housing Authority and GBP Associates, LLC c/o EYA by Kenneth Wire (McGuire Woods)

**LOCATION:** 918 North Columbus Street (Phase III) *and*  
998 North Alfred Street (Phase V)

**ZONE:** CDD #16

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**Staff Recommendation:** Staff recommends approval of the multi-family buildings with the conditions listed below and deferral of the townhouse phase with the considerations and proposed future conditions listed below:

General

1. That the Board waive the screening requirements for the rooftop HVAC units but that the applicant further study how to minimize the visible impact of the rooftop HVAC units. In addition, the applicant must work with Staff, in the field, to locate the units so that they are not visible or are placed in the most subtle location feasible (previous BAR condition). The applicant must clarify the location of the rooftop HVAC units for final approval by Staff prior to issuance of building permits.
2. That the applicant use appropriate building materials, such as wood, composite, or synthetic materials which are high-quality, paintable, millable and solid throughout, for items such as door surrounds, front doors, railings and the like. Front doors shall be solid wood (Development-wide townhouse condition), or may be fiberglass or metal clad (for multi-family and townhouse rear deck and patio doors).
3. That the applicant propose windows that are in conformance with the *Alexandria Replacement Window Performance Specifications* and that the applicant provide full specifications for all windows and doors prior to the building permit process (previous BAR condition).
4. That the applicant provide specifications for materials such as vents, light fixtures, entry and service doors and any other materials as necessary during the building permit review process (previous BAR condition with modification).

5. That the applicant work with Staff on the text and graphics of the historical marker and conform to the standards set forth in the City's recently adopted Wayfinding Program (previous BAR condition).
6. That the applicant work with Staff to determine the least obtrusive location for the mail boxes (previous BAR condition).
7. That the applicant adequately screen all utilities and trash receptacles from the street (public or private). Where illumination is required for utility and trash areas, the light fixtures should be discreet and unobtrusive (i.e., not goosenecks), with final approval by Staff (previous BAR condition with modification).
8. That the applicant reduce the cornice projection as discussed in previous phases.

#### Multi-family Buildings

1. That the applicant extend the brick to the top of the fourth-story windows and reduce the area of HardiePanel between top-story windows and the cornice for the southernmost building with final approval by Staff;
2. That the visual impact of the proposed accessibility ramp on Montgomery Street be as minimal as possible, with final approval by staff;
3. That the mechanical equipment be grouped in the center of the roof to the maximum extent possible to minimize visibility from the surrounding streets and that all stickers, labels and markings not required by the manufacturer be removed from all mechanical equipment.

#### Townhouses, Phase III

1. That the applicant study how to lessen the visual impact of 12 townhouses in a single row on North Alfred Street, 11 townhouses in a single row on the private street and 11 townhouses in a single row on North Columbus Street.
2. That the applicant refine the canopy on the alley units to have a lighter and more modern appearance.
3. That the fenestration on the rear elevations of some ARHA units be improved so as to eliminate large expanses of blank wall (for example, Lots 13 and 17).
4. That the applicant restudy the proportions of the front and side elevations of some ARHA units where the doors and windows are too low and out of proportion with the building and adjacent buildings (for example, Lots 13 and 17).
5. That the applicant refine dormer details.
6. That the two brick townhouses at Lot 1 and 2 remain unpainted.
7. That the location of the solar collectors on the individual townhouses be approved by BAR Staff prior to their installation to insure that they are either not visible or are minimally visible (previous BAR condition);
8. That all of the loft levels be painted the same color, either a light grey or light taupe, instead of the variety of subtle colors proposed by the applicant and that any exposed metal channels be painted or otherwise made non-reflective (previous BAR condition);
9. That the garage door trim may be painted the same color as the rear elevation of the townhouse where they are located or painted white to match the trim (previous BAR condition);
10. That all visible roof materials (including porch roofs) be standing seam metal, metal shingles, slate or synthetic slate (Development-wide condition) but that the roof material

be appropriate for the roof type (i.e., use stamped metal shingles for pent roofs, synthetic slate for brick buildings);

11. That the applicant continue to work with Staff to refine the door, window and trim treatments so that they are stylistically compatible and do not have a mix of styles on a single townhouse. (Development-wide condition);
12. That the applicant provide for continued variety through the introduction of new color schemes and new and different elements such as railings, light fixtures and the like.
13. That the applicant add windows to the side elevation of the loft level where possible (previous BAR condition).

Townhouse, Phase V

1. That the applicant improve awkward transitions from side to rear elevations where there is a material change (for example Lots 1 and 15).
2. That the fenestration on the rear elevations of some ARHA units be improved so as to eliminate large expanses of blank wall (for example, Lots 11 and 31).
3. That the applicant restudy the proportions of the front and side elevations of some ARHA units where the doors and windows are too low and out of proportion with the building and adjacent buildings (for example, Lots -- and --).
4. That the applicant refine dormer details.
5. That the brick townhouses at Lots 6 and 7 (Phase V) on the private street be left unpainted.
6. That the location of the solar collectors on the individual townhouses be approved by BAR Staff prior to their installation to insure that they are either not visible or are minimally visible (previous BAR condition);
7. That all of the loft levels be painted the same color, either a light grey or light taupe, instead of the variety of subtle colors proposed by the applicant and that any exposed metal channels be painted or otherwise made non-reflective (previous BAR condition);
8. That the garage door trim may be painted the same color as the rear elevation of the townhouse where they are located or painted white to match the trim (previous BAR condition);
9. That all visible roof materials (including porch roofs) be standing seam metal, metal shingles, slate or synthetic slate (Development-wide condition) but that the roof material be appropriate for the roof type (i.e., use stamped metal shingles for pent roofs, synthetic slate for brick buildings);
10. That the applicant continue to work with Staff to refine the door, window and trim treatments so that they are stylistically compatible and do not have a mix of styles on a single townhouse. (Development-wide condition);
11. That the applicant provide for continued variety through the introduction of new color schemes and new and different elements such as railings, light fixtures and the like.
12. That the applicant add windows to the side elevation of the loft level where possible (previous BAR condition).

**DRAFT BOARD ACTION, January 22, 2012: Deferred for further study, 5-0.**

**SPEAKERS**

Greg Shron, representing the applicant, spoke in support of the application and responded to questions.

Smita Anand, architect for the applicant, spoke in support of the application reviewing changes made since concept approval and responding to questions

## **BOARD DISCUSSION**

Mr. Moffat expressed concern about a “Great Wall of Condo” along Route 1 and thought that there should be greater color differentiation along this corridor. The applicant responded that the proposed color scheme was more brown/tan than the pink shown in the color elevations. They proposed a lighter, cream-colored brick for the rusticated base.

Ms. Kelley preferred the smooth block over the split face block at the mock-up. She also liked the changes for the courtyard planter scheme. She found the horizontal strip of HardieTrim above the windows and the larger cornice to be improvements.

Mr. Slowik had no comments and agreed with what had been said.

Mr. Moffat commended the architecture team for a well-presented design. He expressed continued concern about the height of the project, particularly adjacent to First Street. He noted that the lack of comments from the general public indicated overall support for the project.

Ms. del Ninno liked the design and the application, noting it was an improvement over the concept scheme. She expressed concern about the increased height of the area of HardiePanel over the top story windows on Building 36 (southernmost building in Phase V). Mr. Shron responded that they would work to shrink that area. Ms. del Ninno noted that Building 38 (northernmost building in Phase V) was more successful with its four stories of brick and minimal use of HardiePanel. The applicant responded that the intent was to relate to the adjacent buildings in the block to the south and to be sensitive to cost. Ms. del Ninno recommended restudy of Building 36 and consideration of another roof system that would allow for a lower parapet/cornice as it seemed exceptionally tall. Ms. del Ninno noted it was wise to move the downspouts onto the private street but suggested that the downspouts better follow the profile of the cornice and building. She also noted that the cornice below the top floor at the center five-story building was much lighter and had a better aesthetic.

Chairman Conkey suggested that the applicant bring the brick farther up, raise the windows a few inches and bring the cornice down at Building 36 to reduce the overpowering fourth story. He also questioned the use of downspouts in place of roof drains and noted that downspouts are not appropriate on a masonry building of this scale. He commented it was odd to have small building elements, such as downspouts, on big buildings such as these. He also noted that the detailing of these buildings will be important and that the industrial aesthetic could be successful with the right detailing. Chairman Conkey found all three proposed brick colors to be appropriate though suggested the applicant also consider a brick color with iron spots (orange spots) to add life. He agreed with concerns raised by other Board members about Building 36 and

suggested reducing the total area of HardiePanel. He also expressed general concerns with the use of HardiePanel and noted that it must be properly detailed to be successful. Regarding the metalwork, Chairman Conkey noted that a slight design change would be appropriate but that it must have the same level of refinement as the mock-up for Phase IV. Chairman Conkey noted that the “step down” portion at Building 38 remained challenging because so much of the rest of the design was symmetrical. He found that the applied top story canopy was appropriate but requested more detailing information. He also inquired as to whether it will be an occupied roof or if planters could be added on the edge, to at least provide architectural reasons for being a two-tiered building. He also commented that he preferred the smooth-face block to the split-face block but that the mortar needed to match. Ms. Anand noted that the only split-face block on this phase was on the double band between the first and second stories and that all the headers and rustication areas were all a lighter brick.

Ms. del Ninno noted that she preferred the split-face block on the double band because it was in keeping with the industrial aesthetic.

On a motion by Ms. del Ninno, seconded by Ms. Kelley, the Board voted to defer the application for further study.

#### **REASON**

While the Board all agreed that the proposed design was an improvement from the concept submission, they found that further refinement and restudy was needed. In particular, the Board requested a reduction in the height of the fourth-story of HardiePanel at Building 36 (southernmost building on block) and a reconsideration of the roof design to allow for a lower cornice and parapet. The Board also requested more information on the color scheme and detailing for items such as the canopy and metalwork.

**Staff Recommendation, January 22, 2012:** Staff recommends deferral of the townhouses and parks and deferral of the multi-family buildings with the following recommendations and conditions for continued study:

1. That the buildings return to the light yellow, tan and gray color scheme shown on the print distributed during concept review;
2. That the applicant provide brick samples and true color scheme as part of a complete materials board at the next hearing and, as with Phase IV, that the applicant construct a wall mock-up in the field prior to ordering the finish materials;
3. That the applicant restudy and/or reduce the area of HardiePanel between top-story windows and the cornice for the southernmost and middle buildings;
4. That the cornices be strengthened with added depth and a more substantial profile;
5. That the applicant minimize the visual impact of the proposed accessibility ramp on Montgomery Street;
6. That all stickers, labels and markings not required by the manufacturer be removed from all mechanical equipment.

**BOARD ACTION, October 26, 2011:** Approved in concept, as amended, 7-0.

RECOMMENDATIONS (10/26/11)

1. Continue to work on the proposed feature at the entrances to the courtyards and to design an appropriate courtyard planter scheme for permanent, appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space. Restudy the courtyard expression to be more modern and in scale with the buildings
2. Refine the “hyphen” element on the northernmost building to make it as visually light as possible and to make the step down from four stories to three stories appear integrated.
3. Provide more information on the materials, colors and details of the multifamily buildings. Use high-quality, sophisticated metalwork for railings, grilles and balconies.
4. Provide details about the outdoor space and any proposed materials, such as benches, fencing and lighting, that require BAR approval.
5. Consolidate locations of all vents and drainage systems so as to minimize the visual impact of these elements and locate on secondary elevations, where possible, and integrate drainage systems into architectural design.
6. Show location of all rooftop mechanical equipment and remove all stickers and markings prior to installation.
7. Make building entrances more prominent. Make trash room door look less like an entry.

**SPEAKERS**

Greg Shron, EYA, representing the applicant, spoke in support of the application and responded to questions from the Board.

**BOARD DISCUSSION**

Ms. Kelley stated that overall she was in support of the concept presented and specifically liked the addition of a fifth story on the center building.

Mr. Duffy also was in support of the concept scheme and the recommended considerations outlined in the staff report.

Mr. Meick expressed concern about the high visibility of the labels on the rooftop HVAC units on the townhouses that have already been constructed. Mr. Shron responded that rooftop HVAC units on the multi-family buildings would be set back at least 30 feet from the building’s edge on all sides.

Mr. Moffat noted that materials and presentation for the multi-family buildings were much easier to review and commended the architect. He inquired as to why the ARHA units were being separated from the market-rate units in this scheme. Mr. Shron responded that in order to get financing, the lender required separate legal lots. He explained that EYA had had long discussions with the City and ARHA about this change and that everyone acknowledged the need to ensure that the buildings would be of comparable quality and design.

Ms. del Ninno agreed that the increase in height for the center building was acceptable and asked whether the square footage of the multi-family buildings was the same as in the original scheme. Ms. del Ninno had the following recommendations:

- Make the trash room door look less like an entrance.
- Make building entrances more prominent

- Restudy the courtyard expression to be more modern and in scale with the buildings

Chairman Conkey noted that in the previous phase there was significant discussion about the need for high-quality, sophisticated metalwork and he wanted to emphasize that same point for this phase as well. He also commented that the “hyphen” element on the northernmost building needed more work and that it could be much lighter visually.

## **REASON**

The Board supported, in concept, the revised scheme for the Phase V multi-family buildings and agreed that the addition of the fifth floor to the center building was appropriate.

**STAFF RECOMMENDATION, October 26, 2011:** Staff recommends that the Board support, in concept, the proposed three multi-family buildings with the following considerations:

1. Continue to work on the proposed feature at the entrances to the courtyards and to design an appropriate courtyard planter scheme for permanent, appropriately-scaled planters that do not obscure architectural details or clutter the courtyard space.
2. Refine the “hyphen” element on the northernmost building to make it as visually light as possible and to make the step down from four stories to three stories appear integrated.
3. Provide more information on the materials, colors and details of the multifamily buildings.
4. Provide details about the outdoor space and any proposed materials, such as benches, fencing and lighting, that require BAR approval.
5. Consolidate locations of all vents and drainage systems so as to minimize the visual impact of these elements and locate on secondary elevations, where possible, and integrate drainage systems into architectural design.
6. Show location of all rooftop mechanical equipment and remove all stickers and markings prior to installation.

\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan pursuant to section 11-418 of the ordinance.

\*\*BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.

# JAMES BLAND REDEVELOPMENT



**CASE BAR#2011-0282 &  
CASE BAR#2012-0023**



*New information or changes for the multi-family buildings will be described in italics. All information about the townhouses is new and therefore none will be in italics.*

## **I. ISSUE**

This application includes the following:

- 39 townhouses and 4 triplexes in the Phase III block
- 27 townhouses, four triplexes in the Phase V block
- Revisions to three multi-family buildings in the Phase V block
- Park elements in the Phase V block

### **Multi-family Buildings (Phase V)**

At the January 25, 2012, the BAR reviewed revisions to the three multi-family buildings and voted to defer the application. Previously, the Board conceptually reviewed the three multi-family buildings in Phase V of the James Bland Housing redevelopment project. The Board found the revisions to be an improvement over the concept review however a few areas remained of concern and in need of further study. In particular, the Board requested a reduction in the height of the fourth-story of HardiePanel at Building 36 (southernmost building on block) and a reconsideration of the roof design to allow for a lower cornice and parapet. The Board also requested more information on the color scheme and detailing for items such as the canopy and metalwork. The applicant has submitted revised plans for these three buildings with the following changes:

1. Lowered the fourth floor cornice on Buildings 36 and 38 by eight inches. Added a continuous horizontal band of Hardie above fourth floor windows, similar to building 37.
2. Revised downspouts to be minimally visible, follow profile and be located only on private street. Downspouts will have an industrial aesthetic and will be dark bronze half-rounds.
3. Reduced height of third floor cornices on Buildings 36 and 38 to more closely resemble design and proportions at Building 37.
4. Considered the use of brick with iron spots and provided samples of proposed brick selections.
5. Proposed planters for the perimeter of Building 38 but awaiting response from ARHA.

The applicant will be providing a materials board and accurate color scheme at the BAR hearing.

### **Multi-Family Building Description**

The smaller building on the southern end of the block will house 16 ARHA units and the smaller building at the north end will step down from four stories to three stories and will have 14 units. These buildings will measure approximately 70 feet by 72 feet. The building in the center will have approximately 32 market-rate units and will be angled along North Patrick Street. The North Patrick Street elevation will be approximately 86 feet long. This building will be five stories. Two courtyards, one each between the center building and the end buildings, will be 20 feet in width and will function as the primary entrances for one ARHA building and the market-rate building.

The architectural character of these residential buildings will recall the small industrial buildings historically located in and around the Parker Gray neighborhood with large metal clad windows in predominantly brick facades. The windows on the center building will have the effect of triple windows through the use of a casement with fixed windows above and below, and arranged in double and triple configurations. The end buildings will have a casement with a fixed window above, similarly proportioned to the center building, and arranged in singles and pairs. The overall design composition of the elevations uses the classical form of a base, middle and capital and the three buildings generally form a five part Palladian plan (a central building with hyphens connecting smaller buildings on each side.) The base and middle will be predominantly brick on the end buildings with a split-face stringcourse separating the two. The center building will have light-colored brick at the base with a red brick at the middle three stories with contrasting light-colored soldier brick stringcourses. The top floor, or capital level, will be lighter in color with a strong cornice line and HardiePanel wall material. On the center building the HardiePanel on this level will be constructed so as to provide the appearance of pilasters above the brick piers below. Alternating projections and setbacks will break up the massing. The center building's footprint is aligned with the curve along North Patrick Street and the private street elevation is broken up to reflect the change in form.

The northernmost building has four stories of brick separated from a three-story section by a "hyphen" element clad in HardiePanel. This results in a step-down from the four-story section to the three-story section which is immediately adjacent to First Street and the northern boundary of this project. The hyphen has a metal canopy that extends partially onto the north elevation

The materials proposed at this point include: brick, metal grilles and railings, HardiePanel and a formed metal or synthetic cornice. There will be very little split-face block on the multi-family buildings in this phase.

### **Townhouses (Phases III and V)**

As in the previous three phases that the Board has reviewed and approved, the applicant has proposed a mix of three-story townhouses with recessed fourth-story loft levels and three-story triplexes that visually appear as townhouses. Phase III will consist entirely of townhouses and a new private street. Phase V will consist of three multi-family buildings on the west half of the block separated from townhouses by a private street.

The proposed townhouses feature a mix of architectural styles inspired by styles found in Parker-Gray. There is a mix of frame and brick townhouses, and some with one or two-story porches. The applicant has created a color palette and materials selections to provide variety and visual relief from a sense of sameness among the five block project area.

As this project has been completed in phases, the applicant, Staff and the Board have the benefit of learning from and improving upon previous phases.

## **II. HISTORY**

Parker-Gray has been recognized as a local historic district since 1984, with review and approval of exterior alterations, demolition and new construction by the Parker-Gray Board of

Architecture Review. The boundaries for the locally designated district include all five blocks of James Bland Homes.

In early 2007, the City began the process of nominating the Uptown/Parker-Gray neighborhood to the National Register of Historic Places. The boundaries of the Uptown/Parker-Gray historic district encompass the local district as well as a number of additional blocks. On January 12, 2010, the National Park Service listed the Uptown/Parker-Gray Historic District on the National Register of Historic Places. Prior to that, in June 2008, the State of Virginia listed the historic district on the Virginia Landmarks Register.

In advance of the demolition of the existing buildings in Phase I, the applicant thoroughly documented James Bland Homes, as required by the BAR when approving the Permit to Demolish. The documentary requirements were: a written history, HABS/HAER level measured drawings and photo documentation. Copies of the materials are located in both the Kate Waller Barrett Library and the Alexandria Black History Resource Center.

The private streets and alleys have public access easements and therefore anything visible from the private streets and alleys are within the Board's purview.

Phase I has been constructed, Phase II is currently under construction and building permits are being reviewed and approved for Phase IV.

**Prior Reviews and Approvals for the James Bland Redevelopment**

September 24, 2008: Approval of Permit to Demolish and Concept Approval (BAR Case #2008-0150/0151).

October 2008: Development Special Use Permit approved by Planning Commission and City Council (DSP #2008-0013).

May 27, 2009: Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase I (BAR Case #2009-0088/0089).

May 26, 2010: Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase II (BAR Case #2010-0070)

March 23 2011 and April 27, 2011:  
Approval of Certificate of Appropriateness and Waiver of Rooftop HVAC Screening Requirement for Phase IV (includes multi-family buildings, townhouses and park)

October 26, 2011: Concept review of multi-family buildings for Phase V

December 2011: DSUP #2011-0022, an amendment to Development Special Use Permit #2008-0013, approved by Planning Commission and City Council

### III. ANALYSIS

*New analysis for the multi-family buildings is highlighted below in bold italics.*

#### **Multi-Family Buildings**

During the first concept review phase in 2008, there was minimal discussion about the architectural design and character of the multi-family units, as the majority of the Board's attention was focused on the townhouse units which comprised the bulk of the project. As part of the concept approval of the scale and mass of the multi-family buildings, the Board made the following condition:

7. That the applicant work with Staff to revise the elevations of the multi-family buildings on North Patrick Street.

While the discussion about the multi-family buildings was limited during the concept phase, the Board expressed the belief that the multi-family buildings were an opportunity to pursue an industrial or modern design approach to reflect the early 20<sup>th</sup> century industrial, warehouse and institutional history of the Parker Gray district. The applicant commissioned a new architect, KTGy, for the design of the multi-family buildings. This architect has brought a fresh approach which Staff believes contributes to a sense of architectural variety in this large redevelopment project. While the multi-family buildings in Phase V are different from those in Phase IV, they have a related appearance that will provide continuity along the North Patrick Street block face.

#### Architectural Style and Form

Staff has consistently supported the mass and scale of the four-story multi-family buildings, finding them appropriate for the locations bordering North Patrick Street/Route 1 and acknowledging that the buildings outside the district will get much taller toward the Metro station. Staff supports the increased height to five stories for the center building and notes that the proportions of this building are preferable as they result in a variety of cornice heights and a clearly defined "Middle" in the classical form. Staff also finds the added height to be appropriate for a building of this size and in this particular location.

Regarding the architectural style and design, Staff strongly discouraged an over-scaled townhouse-appearing scheme for these buildings, preferring that they be designed as visually unified "buildings". In reviewing the history and context for this neighborhood, the imagery of residential lofts in converted industrial or warehouse buildings seemed to provide an appropriate architectural vocabulary at this scale. The Parker-Gray historic district once contained numerous railroad stations, warehouses and school buildings which coexisted immediately alongside the residences, though few commercial buildings, and no historic buildings of the height proposed for these buildings remain. There are, however, examples of other similarly scaled historic and newly-constructed buildings in this portion of the City immediately west of the district, such as the Braddock Lofts by EYA across from the Wythe Street Post Office. The use of an industrial architectural vocabulary allows for a simple, rhythmic design with a strong building frame punctuated by large windows, making the building visually lighter and more open than the typical Colonial Revival style masonry structures. The masonry elevations with regular punched

openings recall the form of historic warehouse buildings constructed prior to the widespread availability of electrical lighting.

The applicant has worked with Staff to refine the design and respond to comments made by the Board during the concept review. *In reviewing the current submission, Staff continues to be concerned with the treatment of the area above the windows and below the cornice on the uppermost level of the southernmost building (#36). One of the concerns with this area has been that this fourth story as currently shown is out of proportion with the rest of the building. It is more successful at the middle building which has five stories and clearly shows the classical proportion form of Base, Middle and Capital.*

There appears to be a disproportionate area of HardiePanel in this area that leads to an over-scaling of this element at the top floor. *Staff recommends that this element be refined through a reduction in the area of HardiePanel above the top story windows. Staff recommends that the applicant carry the use of brick to the top of the fourth story windows and to add a lintel/continuous band above the windows using Hardie material. This revision will minimize the total area of HardiePanel and allow for a smaller area of Hardie that will read as a more classical frieze with a cornice above. Staff is sensitive to the additional costs but notes that the additional brick area proposed is minimal. It may also be necessary to restudy the location of belt courses/window sills at this fourth floor level to readjust the proportions once the brick is raised. Staff recommends that the Board allow the applicant to work with Staff for final approval of this revised scheme.*

#### Step-down Transition on Northernmost Building

The northernmost building has proved to be the most challenging to design, so that the step down from four stories to three stories appears intentional and integrated. During pre-submission meetings, Staff met with the applicant and their architect to consider various schemes. It became clear early in the design process that the exact same building, minus half the fourth story, as the southernmost building would not be an appropriate solution. The creation of a terrace with an arbor or canopy, or a green roof, on the stepped down portion was also considered. The revised proposal features the four-story brick portion separated by the three-story brick portion with a “hyphen” element in HardiePanel. The “hyphen”, while four stories in height, is lower than the four story brick portion and has a minimalist cornice. Many successful hyphens are predominantly visually open, often all glass within a metal frame. While the applicant previously added windows on the north elevation, it is not entirely visually open. However, since the concept review the applicant added a metal canopy on the east and west elevations that wrapped partially onto the north elevation. This element relates to the canopies at the entries and also makes the “hyphen” appear to have a stronger design intention. Staff finds the addition of a band in the HardiePanel that connects the two canopies to be a positive addition to this element and believes this building now has, perhaps, the most successful top floor of the three buildings.

#### Relationship among the Buildings

As previously stated, a project-wide goal of this redevelopment is that the ARHA units be indistinguishable from the market-rate dwellings, yet visual variety must be provided throughout the project. Therefore, in Phase IV, it was thought that making the two smaller buildings identical to one another (twins) while sharing a strong design and material relationship with the

large center building (as cousins) could provide the desired balanced relationship among the three buildings. The HardiePanel insets are painted different colors, and the middle building has Juliet balconies in these recesses. In initial meetings for Phase V, Staff recommended that the subtle distinctions between the end buildings and the middle building be further distinguished to better articulate a rhythm in the street wall and that Phase V also be slightly distinguished from the multifamily buildings in Phase IV. Staff finds that the proposal for architectural difference in Phase V represents an appropriate differentiation among the buildings while presenting a cohesive streetscape. The buildings are differentiated by the use of different color rusticated masonry at the first story of only the center building, the fenestration, and slightly different cornice sizes and designs. Due to the step-down in the northern end building, these three buildings are each distinct. Perhaps most important, the buildings in this phase are angled in plan as North Patrick Street curves to the west, creating substantially more visual interest where the variety of cornice heights meet the sky. .

### Courtyards

The space between the buildings will function as a landscaped courtyard. Two of the buildings will have their primary entrance from the courtyard. The northernmost end building will not have an entrance onto the courtyard due to site limitations. The applicant has proposed brick piers with metalwork at the four sidewalk entrances to the courtyards to identify the building entrances. The entry piers are an excellent way to announce the building entrance, to link the three buildings and to enclose the courtyards as semiprivate transition spaces.

Since the concept review, Staff has worked with the applicant's landscape architect to devise an appropriate planter scheme for both Phase IV and Phase V. The revised planter scheme has fewer individual planters and has eliminated the overly tall planters. There will be a mix of planters in three different sizes to accommodate plants of differing sizes—ornamental trees in the larger planter and flowering plants in the smaller two. In addition, the courtyard entrances will have permanent planter boxes adjacent to the entry door in some situations. The updated scheme complements the courtyard fenestration pattern and Staff supports these changes.

### Garage Entrance

The middle building will have a garage entrance from the private street, providing parking for the market-rate units only. The challenge with a garage entrance on a highly visible elevation is how best to treat the surrounding wall so that it maintains the proportions and high quality material texture of the elevation and does not result in a lifeless, blank wall. In this case, as in the previous phase, the applicant has maintained the masonry openings of the fenestration pattern above but used decorative metal grilles in place of actual windows. The garage entrance is not aligned with the alley entrance across the private street. The use of metal grilles that have a design similar to the railings contributes to the building's coordinated design.

### Materials

Staff encourages the applicant to use materials as a way to strengthen the historic architectural vocabulary of the neighborhood and to differentiate the buildings. The use of multiple types of masonry and metal are appropriate and durable materials that create a timeless effect. HardiePanel has been approved on the townhouses in this project because it evokes this aesthetic. The smooth texture of this material visually lightens the top floor of the building and

the joints of the panels have been carefully aligned to relate to the proportions of the adjacent windows. As new construction, this project is an opportunity to explore a range of high-quality materials and forms that complement the nearby buildings of historic merit without slavishly imitating them. The final selection of materials is important both for the industrial aesthetic and for differentiation among the buildings. As requested by the Board, the mock-up created for Phase IV shows both the smooth-face block and the split-face block for lintels and sills. Staff finds the smooth-face block to be more successful, as the mortar joint can match the color of the masonry and be struck flush with the surface of the block, giving the impression of a single block of stone. Regardless of the type of block, the color of the mortar must match the block.

#### Vents and Drainage

It is useful that the applicant has shown the vents, as the cumulative effect of something seemingly minor can grow to be quite substantial. In this particular case, there are a significant number of vents due to the number units and they are located on all elevations. The Board's general practice is to condition that vents be painted to match the adjacent wall surface so that they recede. *The Board expressed concern at the last hearing about the use of external downspouts instead of an internal drainage system. However, the applicant has located all downspouts on facades facing private streets and courtyards and is proposing to use a dark metal half-round downspout, found throughout the district, to blend with the brick. The downspouts are located so that they are symmetrical with respect to architectural features, such as balconies. Staff believes that these downspouts, on a secondary elevation, will visually recede and will not be a dominant architectural feature.*

#### Color

The color scheme shown on the prints in the concept review had a very elegant monochromatic character with a light yellow base, a light brown body brick and dove gray HardiePanel. The current submission shows a salmon colored body brick for all three buildings. As prints do not accurately reflect material color, Staff reserves final comment on the color of the masonry until actual samples can be reviewed in the field but strongly prefers the light brown body brick for this phase, as Staff believes that there should be greater color differentiation among the buildings in Phase IV and Phase V. *The applicant has submitted samples of a somewhat varied light brown brick with a complementary cream brick. Staff supports the proposed color schemes and finds that the cream-color brick is a successful contrast. The selected color scheme will also provide a distinct contrast to the multi-family buildings in Phase IV.*

#### Rooftop Equipment

The applicant has shown the location of rooftop mechanical equipment and acknowledged that all stickers, labels and markings not required by the manufacturer will be removed immediately upon installation. *Staff remains extremely concerned about the visibility of rooftop mechanical equipment throughout the project. However, Staff believes that the rooftop HVAC on the multi-family buildings will be better concealed due to the parapet height and the larger size of these buildings which will allow the units to be located in the center of the roof. Staff will review the mechanical drawings as part of the building permit application to insure compliance with this condition.*

### Townhouses

Although the number of townhouses before the Board is substantial, there is the benefit of reviewing constructed townhouses from Phases I and II to thoughtfully inform discussion for the two phases currently under review. Since the Board has already reviewed and commented on issues such as height, scale, massing and general architectural character, Staff believes it most productive at this time to focus on areas that need improvement rather than reviewing aspects that the Board has generally already come to agreement upon. While there are many successful elements at the newly-constructed townhouses, and Staff finds the project overall to be successful, there are areas that continue to need work. Therefore, this analysis will focus on areas that need further attention. Staff notes that there is less concern for awkward elements that are only visible from an alley and has limited comments to those elements visible from public streets and the newly created private street with a public access easement.

### Long Rows of Townhouses (Phase III)

Due to the configuration of the project area in Phase III, the proposed townhouses on North Alfred Street, North Columbus Street and the new private street all feature long, unbroken rows of townhouses in strings of either 11 or 12. Although this complies with the modification approved as part of the DSUP to permit more than eight townhouses in one row, Staff finds the visual impact to be overwhelming when taking into consideration the scale and massing of these units. Staff recommends that the applicant consider adding a horse alley or pedestrian alley to break up the continuous row. Staff finds that it is more important to address this on North Alfred Street and North Columbus Street rather than on the alley buildings since those two streets are more tied to the existing buildings of the district and street grid. In addition, the alley units were designed in part to have a sense of repetition and rhythm.

### Unpainted Brick

After concerns were raised by neighbors during the initial phase that there were not enough brick units in the project, and in consideration of the preponderance of red brick throughout the Parker-Gray district, the applicant has agreed not to paint some brick units originally proposed to be painted. Staff recommends that the two units at Lots 1 and 2 (Phase III) on North Alfred Street and Lots 6 and 7 (Phase V) on the private street be left unpainted. This will also help break up the visual appearance of this long, continuous row of townhouses.

### Rooftop Equipment

Staff remains extremely concerned about the visibility of rooftop mechanical equipment as nearly every single rooftop unit that has been installed is visible from multiple vantage points, particularly those on top of the loft units. Staff recommends that the applicant further study the locations of the rooftop units to minimize the visual impact of these units. Alternatives could include through-wall units, or installing units on the terraces or in the alleys.

### Dormers

Appropriately detailed dormers are successful solutions for gaining upper story floor space while minimizing the height impact of a full added story. In addition, dormers provide much-needed variety along the streetscape. However, the dormers need further refinement to fit more seamlessly in the roofs and to not overwhelm the building.



**Figure 1. Dormers at corner of Wythe and North Alfred streets.**

Window and Door Height

Several of the ARHA triplexes have an odd proportion that results in the illusion that the building is sinking into the ground due to the low placement of first story windows and porches. In addition, the wall space between the first and second story windows is unusually large. Buildings in these historic styles would traditionally have been raised at least two feet above grade. Raising the first floor windows will improve these elevations significantly.



**Figure 2. Example of ARHA triplex with low first-story windows.**



**Figure 3. Challenging transition from three-story to four-story building.**

#### Awkward Transitions

Some aspects of a building are extremely difficult to anticipate until a project is under construction. There are some places that have become evident on earlier phases where there is a difficult transition when a three-story building abuts a four-story building. Although there may not be a way to eliminate this transition entirely, there must be a way to minimize the visual impact and Staff recommends that the applicant anticipate these locations and propose an appropriate way to mitigate this concern. Another difficult transition can be found in some cases where the loft level appears as an added “white box” on all sides with the additional HardieTrim. In these cases the side and rear elevations do not align. The townhouse at Lot 1 in Phase V will have this situation. Staff recommends that where the loft level is a “white box” with additional HardieTrim (such as at Lot 1 in Phase V), that the side and rear elevations align, such as with the addition of siding on the rear elevation which will allow the loft level to more clearly read as an addition.

#### Rear Elevation Fenestration

The ARHA triplexes are intended to look like two individual townhouses and generally are successful at doing this. However, some rear elevations have a clear lack of windows which is visually jarring. Staff recommends that the applicant consider adding additional windows, or even a door, to these rear elevations, particularly at the rear of Lot 17 in Phase III and Lot 31 in Phase V where these are visible from a street.



Figure 4. Example of rear elevation of ARHA triplex with little fenestration (left) and gooseneck light fixture over trash area (right).

#### Light Fixtures:

Certain elements are not considered during the BAR review process because their placement and fixture selection is often not known until the building permit process or even construction. One example is the wall-wash gooseneck light fixture above trash enclosures and utilities. While Staff fully supports appropriate illumination for these utility and service areas, a black gooseneck light fixture is not an appropriate selection. Staff recommends that a less obtrusive and more minimalistic fixture be selected.

#### Park

Between the multi-family buildings and private street will be a small, triangular-shaped park for passive use. The only elements before the BAR are benches, trash cans, and bike racks, all similar to what has previously been approved in this development. The applicant has noted that this pocket park will rely on adjacent street light fixtures for illumination. Since the Board has already reviewed similar park elements for the development's major park in Phase II, Staff has no objection to the same materials in this location.

#### Summary

Overall, Staff supports the design for the Phase V multi-family buildings and finds the design architecturally appropriate and compatible with the surrounding neighborhood. Staff finds that the scale and massing of these buildings are well-suited for their location along Route 1. Staff finds that the townhouse schemes for Phases III and V, as proposed, need further refinement and believes that applying lessons learned from the two phases already constructed will result in appropriate and compatible architecture for the two final phases.

**STAFF**

Catherine Miliaras, Urban Planner, Historic Preservation Section  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

Code Administration:

**Multi-Family Buildings:**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.grananata@alexandriava.gov](mailto:ken.grananata@alexandriava.gov) or 703-746-4193. (Code)
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)
- C-2 A separate tap is required for the building fire service connection.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan; f) number of standpipes; g) size of underground for fire protection systems.
- C-5 A soils report must be submitted with the building permit application.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof.
- C-7 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided.
- C-8 The accessible ramp must comply with the requirements of USBC.

- C-9 Exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-10 Accessible parking spaces for apartment and condominium developments shall remain in the same location(s) as on the approved site plan. Handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and / or control of any handicap parking spaces shall remain under common ownership of the apartment management or condominium association and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan.
- C-11 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-12 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-13 Guardrail height and openings must comply with USBC 1012.2 and 1012.3.
- C-14 Handrails must comply with USBC 1009.10.
- C-15 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008
- C-16 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-17 Indicate location of all fire hydrants and fire department connections on plan.
- C-18 All previous comments in DSUP2008-00013 will apply to this project.

### **Townhouses**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193. (Code)

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 A building code analysis was not provided in the documents submitted. The applicant has the choice of using either the 2006 or 2009 version of the USBC up until March 1<sup>st</sup>, 2012. After which all code compliance will be based on the 2009 version of the USBC. In either version, three story townhomes are reviewed under the VRC and the use group is R5. Four story townhomes are reviewed under the VCC. Multi-family dwellings are reviewed under the VCC and the use group would be R2. If the “flats” are also multi-family dwellings they too would be the VCC R2 use group.
- C-3 All previous comments in DSUP2008-00013 will apply to this project.

Alexandria Archaeology:

**Open Space**

1. The developer shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that highlights the history and archaeology of the site. The archaeological consultant shall provide information about the history of the site for use by the designers. The consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology, the Department of Recreation, Parks and Cultural Activities, and the Planning Department. (Archaeology, RPCA, Planning)

**Archaeology Comments**

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete an Archaeological Evaluation in concert with demolition activities. Archaeological monitoring shall be required during demolition. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. Archaeological work shall be completed in compliance with the Programmatic Agreement between the City of Alexandria, GPB Associates LLC, the Alexandria Redevelopment and Housing Authority, and the Virginia State Historic Preservation Office Regarding the Redevelopment of the James Bland Public Housing, City of Alexandria. (Archaeology)

2. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition; Basement/Foundation plans; Erosion and Sediment Control; Grading; Utilities, etc.) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) 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.

b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. (Archaeology)

**Requirements**

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

**Findings:**

F-1 Documentary research conducted by Thunderbird Archaeology found no definite evidence of structures on this block prior to and during the Civil War; however, it is possible that refugee slaves may have settled in the vicinity during the war. Residential development in this area was occurring by the third quarter of the 19<sup>th</sup> century. City directories and other archival sources show that most residents of the project area were African American laborers, although Euro-American laborers and a few skilled workers, tradesmen and professionals were also present. In the early 20<sup>th</sup> century, the project area developed primarily as an African American neighborhood. The area therefore has the potential to yield archaeological resources that could provide insight primarily into 19<sup>th</sup> and early 20<sup>th</sup>-century domestic activities.

**Transportation & Environmental Services:**

**Recommendations:**

1. Comply with all requirements of DSP2008-00013 and the approved Site Plan for Phase III and Phase V, Development Plan has not been submitted for this phase to date. (T&ES)
2. The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

V. IMAGES

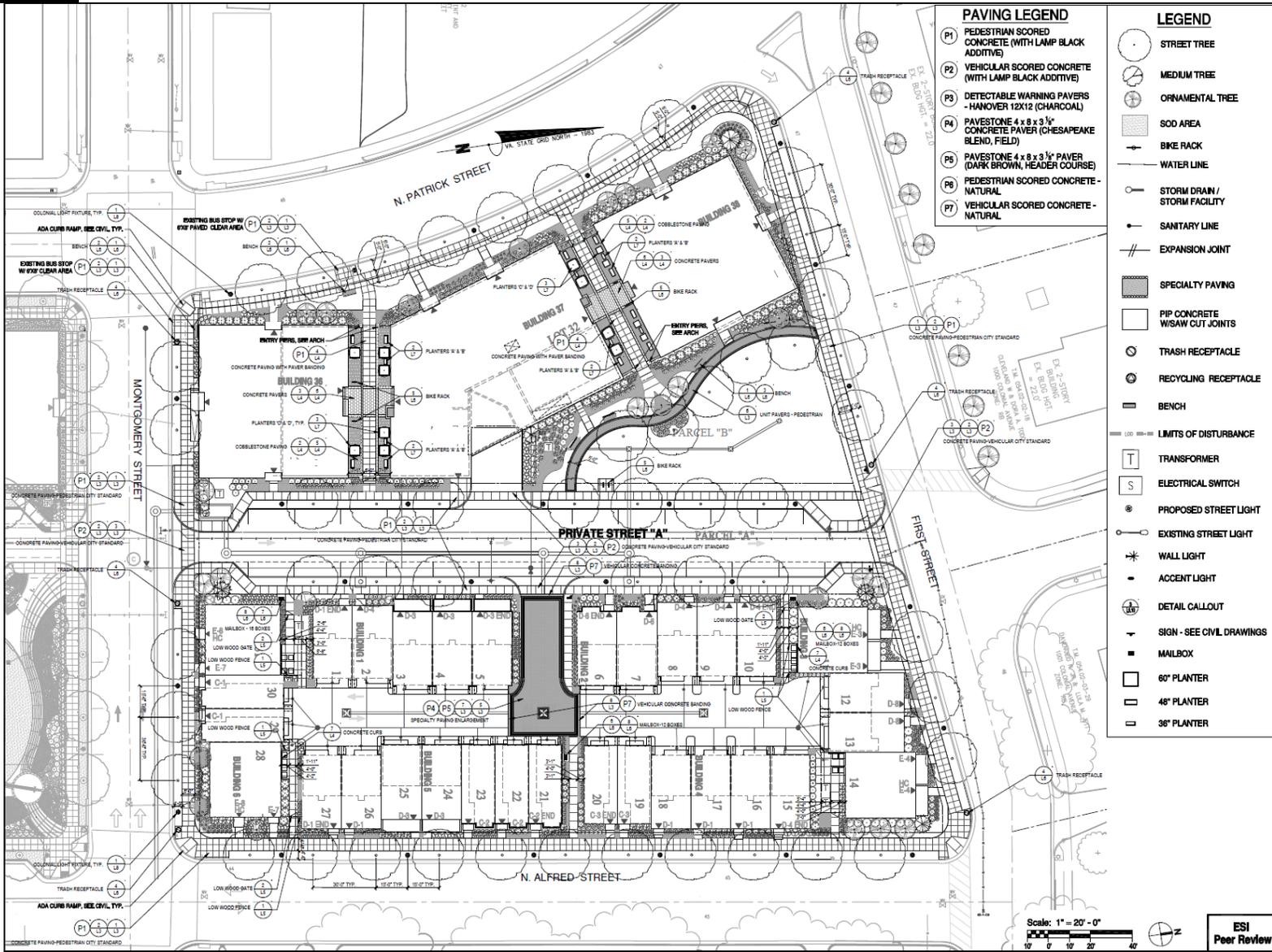


Figure 5. Phase V proposed site plan.

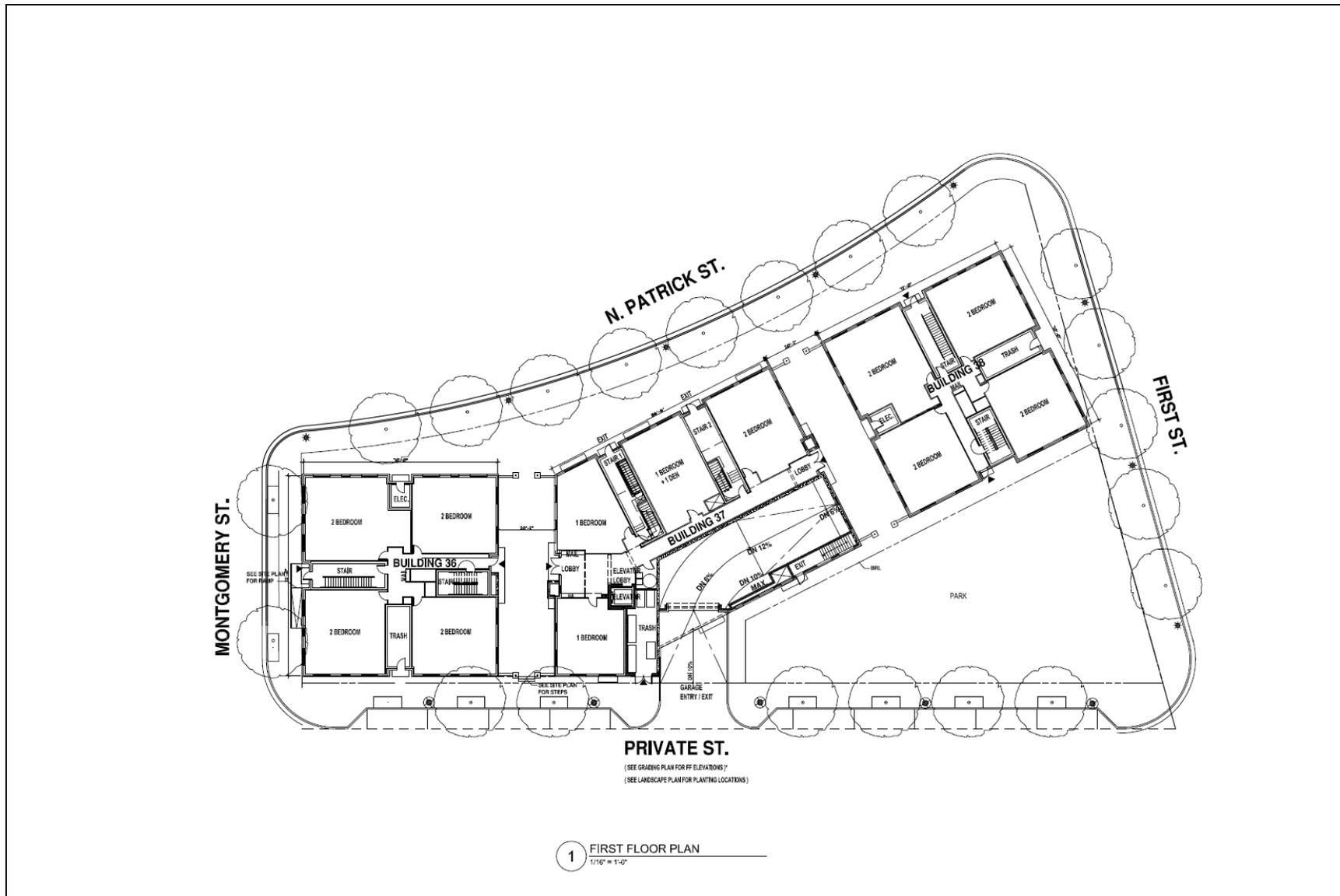


Figure 6. Proposed floor plans of multi-family buildings.

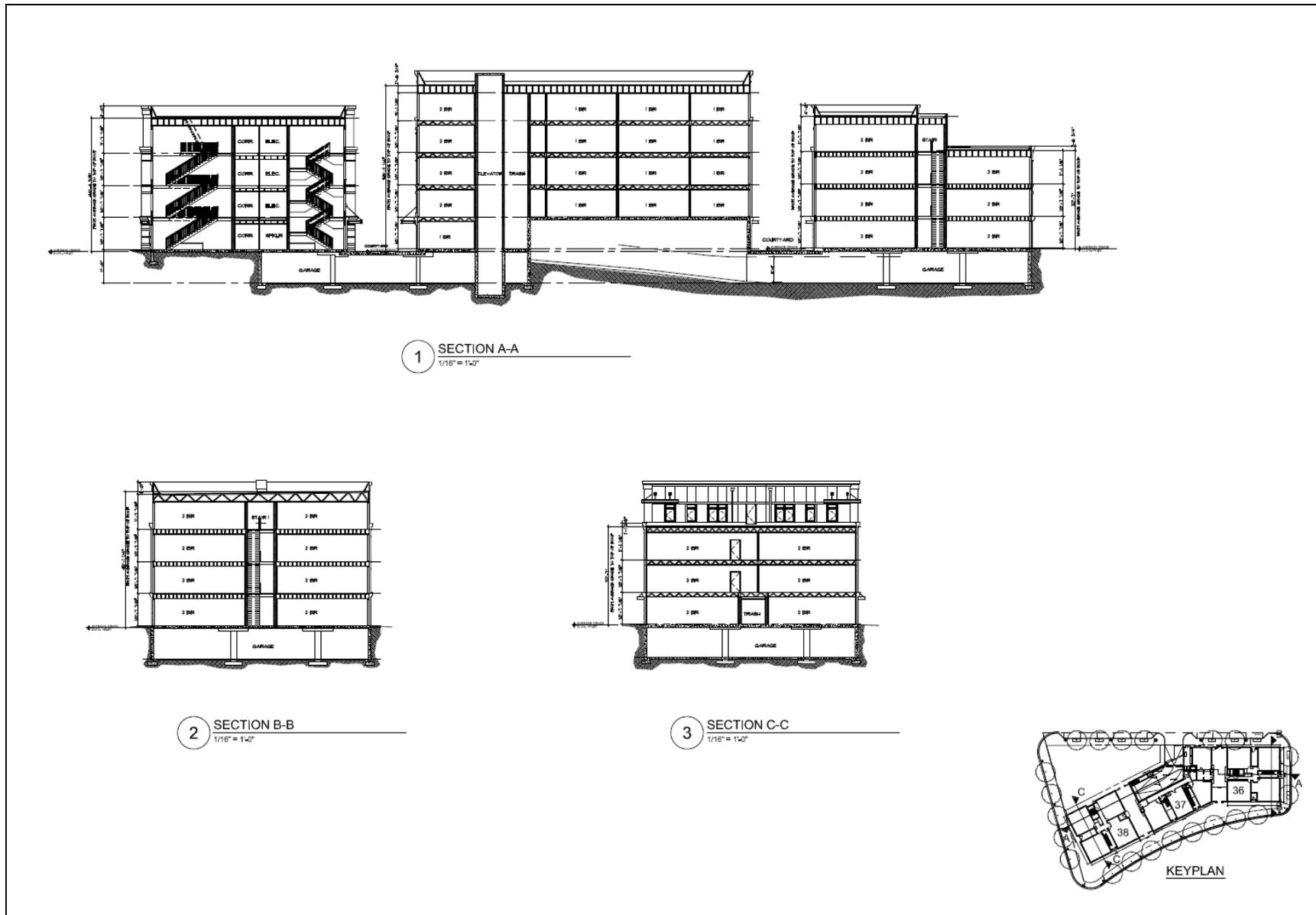


Figure 7. Section through proposed multi-family buildings.



Figure 8. CONCEPT REVIEW of proposed west elevations (facing North Patrick Street).



Figure 4. CONCEPT REVIEW of proposed east elevations (viewed from internal private street).



Figure 9. Current proposed elevations for North Patrick Street and Montgomery Street.



Figure 10. Proposed private street and First Street elevations



Figure 11. Proposed courtyard elevations.

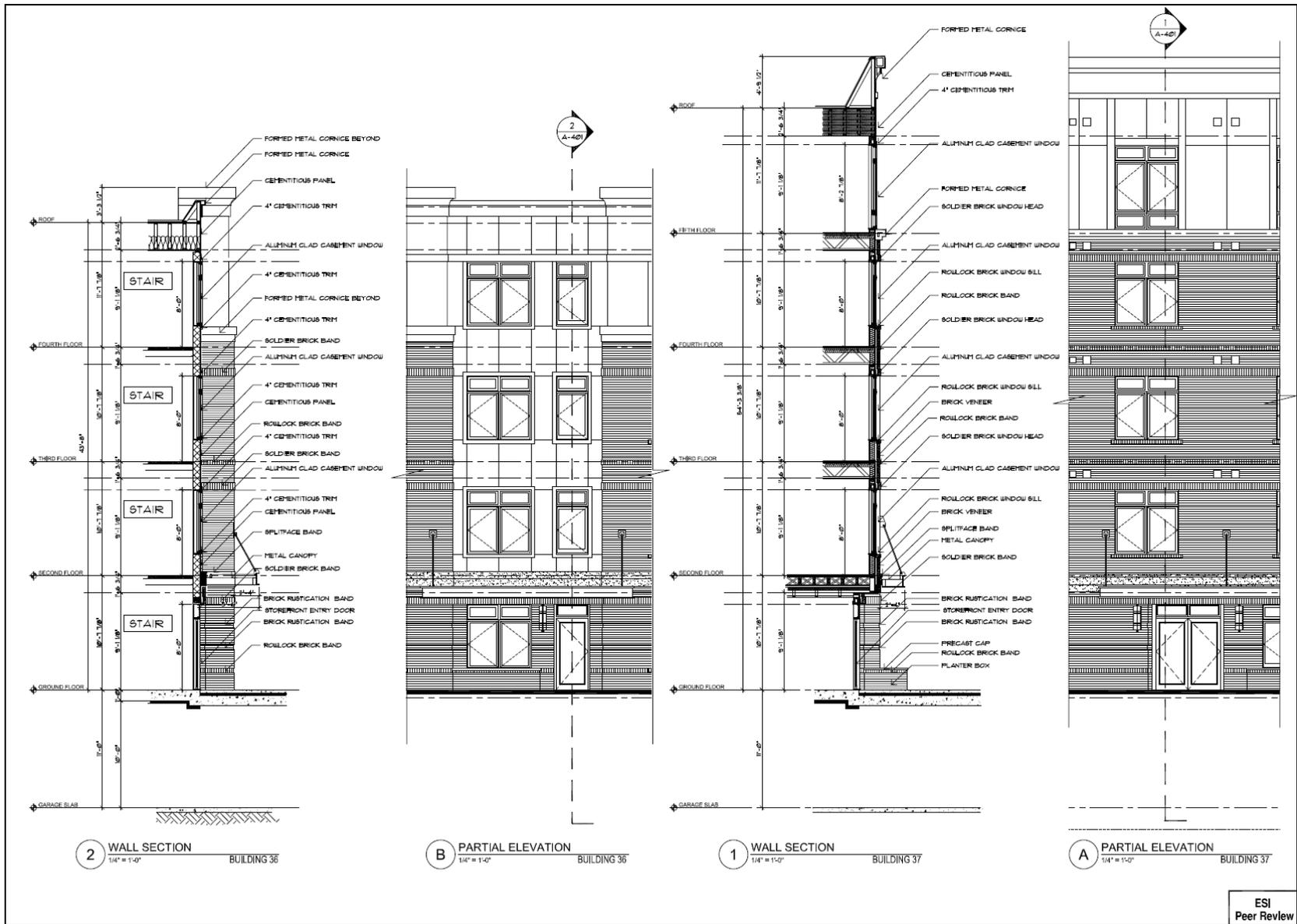


Figure 12. Wall sections and partial elevations with materials details.

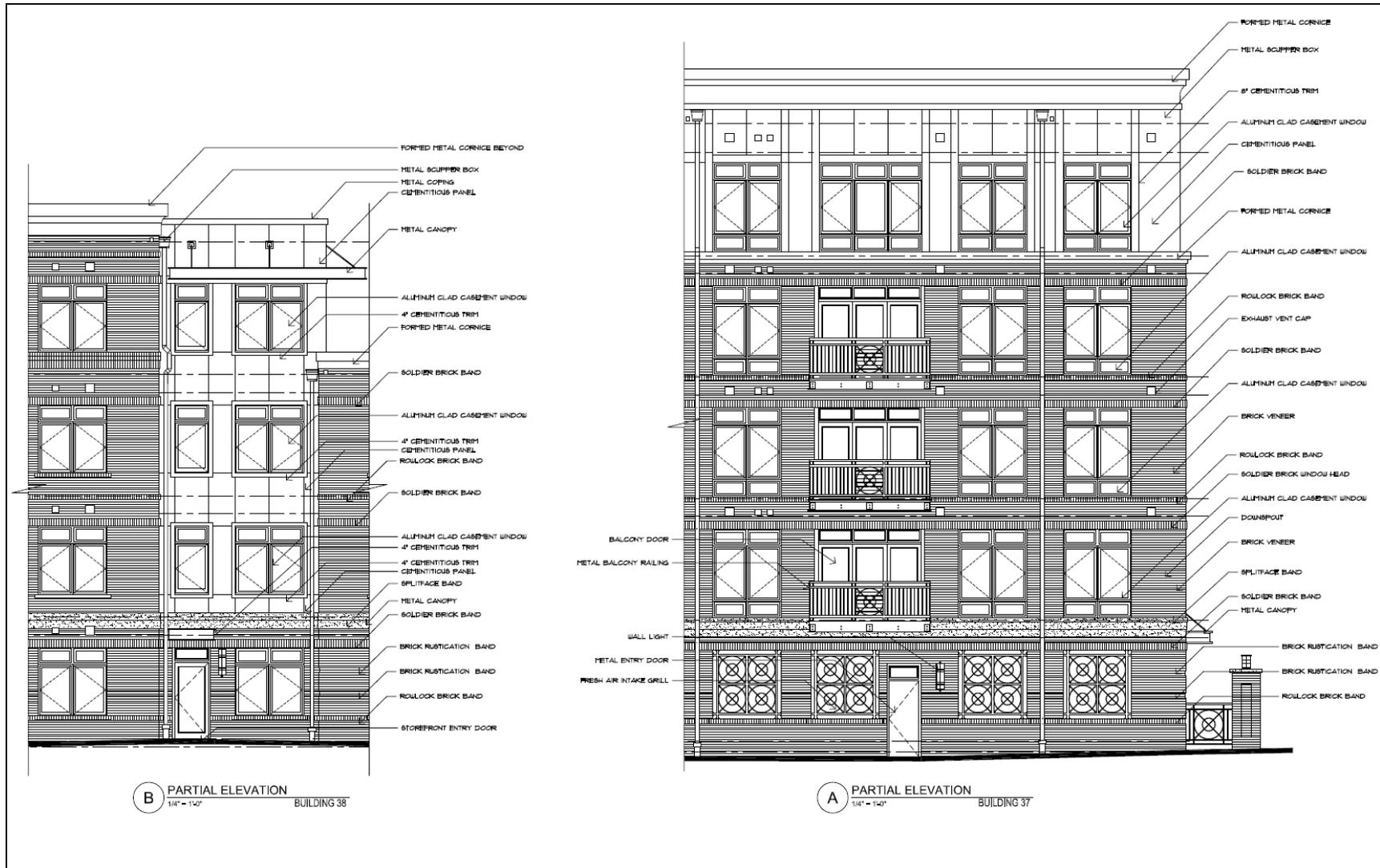


Figure 13. Partial elevations with materials details.



Figure 14. Proposed site lines for rooftop HVAC equipment and streetscapes.

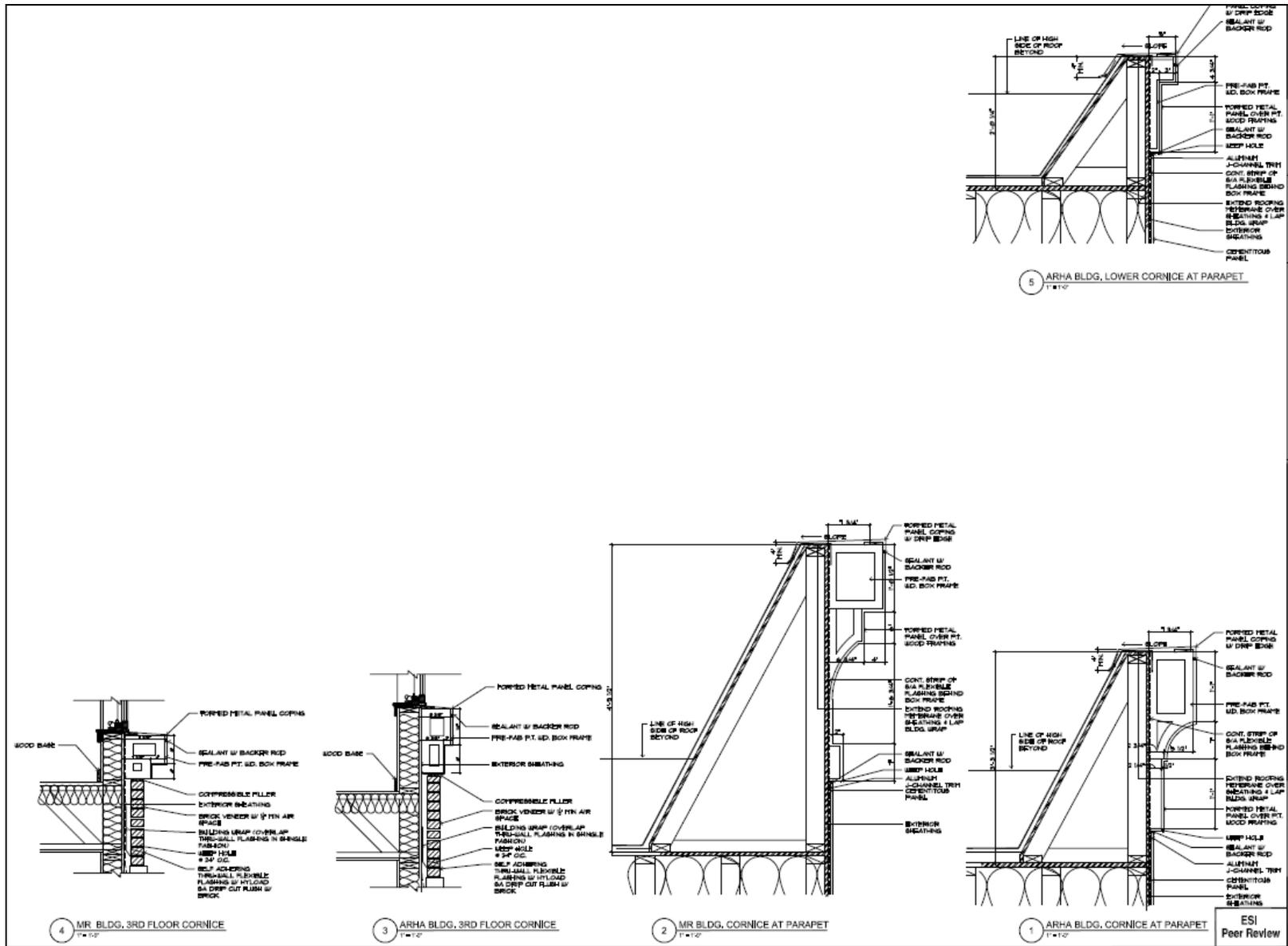


Figure 15. Cornice details.



Figure 16. Examples of downspouts in historic districts.



Figure 17. Courtyard planter scheme (January 2012 submission).



Figure 18. Courtyard planter scheme (January 2012 submission).



Figure 19. Courtyard planter scheme (January 2012 submission).



Figure 20. Courtyard planter scheme (January 2012 submission).



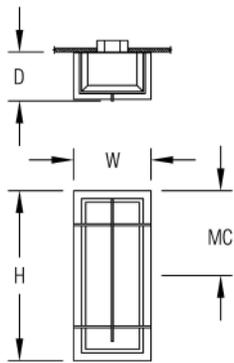
Figure 21. View from street of courtyard entry (January 2012 submission).

BRIGHTON INTERIOR WALL  
 AIW8301



The Brighton wall sconce is made up of aluminum framework 1/4" thick metal bars and a 1/8" thick metal back plate. The one-piece formed opal polycarbonate lens is standard. Optional lens is sandblasted opal acrylic. The contemporary look of this sconce is perfect for a host of applications including offices, retail buildings and health care facilities. Choose from a palette of both painted and metal finishes.

JOB NAME \_\_\_\_\_ TYPE \_\_\_\_\_



Dimensions			
W	H	D	MC
10.0 in	22.0 in	6.3 in	11.0 in
25.4 cm	55.9 cm	16.0 cm	27.9 cm

Weight \_\_\_\_\_

Figure 22. Proposed exterior light fixtures (January 2012 submission).

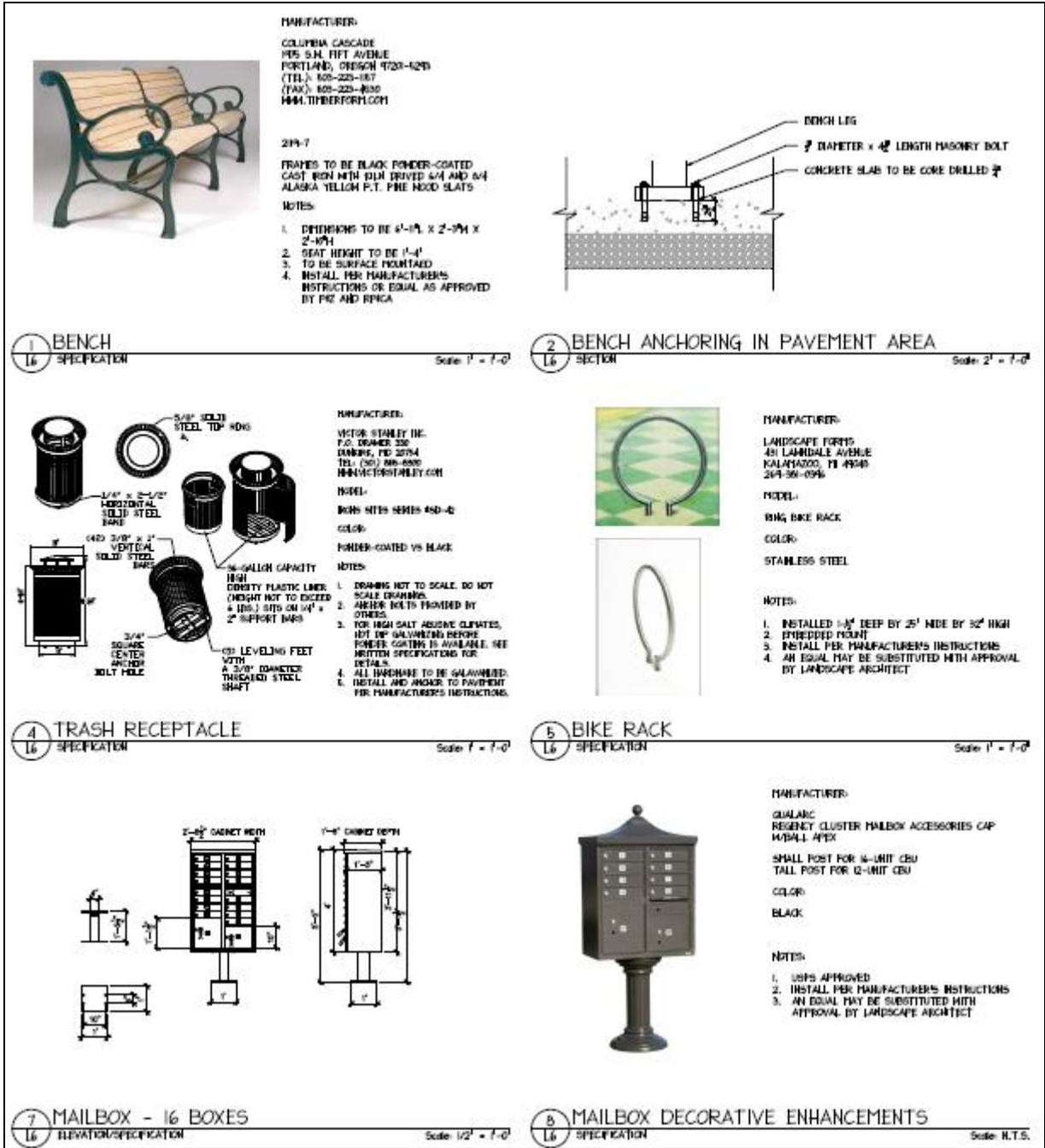


Figure 23. Park and site elements.

**KAC-TS - Katsura Column Mount w/ Toshi Overlay**  
By Arroyo Craftsman



**Part #:** 3187337  
**Price:** \$354.00  
**Finish:** Raw Copper  
**Glass/Mica:** White Opalescent  
**Size:** 7" w x 10 1/2" h  
**Light Bulb:** (1)100w A19 Med F Incand  
**Dimensions**  
Base: 6" - Height: 10.5" - Width: 7"

**Description**  
Katsura column mount outdoor fixture with Toshi overlay ornamentation. Note: Antique finish options are not recommended for exterior use. Exposure to the elements will cause finish to deteriorate rapidly.



Figure 24. Proposed courtyard pier light fixtures.



Figure 25. Mock-up of proposed railing for Phase IV.



ESI  
Peer Review

Figure 26. Phase III townhouses on North Alfred Street.



Figure 27. Phase III townhouses rear elevations.



Figure 28. Phase III townhouses on First Street.



Figure 29. Phase III townhouses on First Street.



Figure 30. Phase III townhouses on North Columbus Street.



Figure 31. Phase III alley townhouses on new private street.



Figure 32. Phase V townhouses on new private street.



Figure 33. Phase V townhouses on new private street.



Figure 34. Phase V townhouses on First Street.



Figure 35. Phase V townhouses on North Alfred Street.



Figure 36. Phase V townhouses on North Alfred Street.



Figure 37. Phase V townhouses on Montgomery Street.

BAR Case # 2012-0093

ADDRESS OF PROJECT: 918 N. Columbus Street - PHASE III

TAX MAP AND PARCEL: 054.02-09-01 ZONING: CDD 16

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: ARHA                      GBP Associates, LLC c/o EYA

Address: 600 N. Fairfax              4800 Hampden Lane, Suite 300, Bethesda, MD 20814

City: Alexandria                      State: VA    Zip: 22314

Phone: \_\_\_\_\_                      E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*:  Attorney     Architect     \_\_\_\_\_

Name: Kenneth W. Wire, Esq.                      Phone: 703-712-5362

E-mail: kwire@mcguirewoods.com

Legal Property Owner:

Name: Alexandria Redevelopment and Housing Authority

Address: 600 North Fairfax Street

City: Alexandria                      State: VA    Zip: 22314

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
  - 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).

See attached.

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SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible:

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

- 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.

### James Bland Phase III – Description of Proposed Work

The proposal includes 39 townhome-style units in a mixed-income redevelopment on the block bound by N. Columbus, Montgomery, N. Alfred and First Street. 35 of the units are single-family homes and four are ARHA triplexes for a total of 47 dwelling units. The heights of the buildings range from a two-story facade with a setback third-story to a three story facade with a setback fourth story. In general, the buildings scale down along and adjacent to Columbus Street in order to be sensitive to the surrounding neighborhood and existing buildings.

The architectural style of the proposed buildings emulates and complements the existing architecture in the Parker Gray district, bringing the architecture on the site significantly more in line with the Parker Gray vernacular relative to the barracks-style buildings currently on the site.

The site plan strives to re-integrate the block in to the Parker Gray fabric, with street-facing houses and a private street that reduces the uninterrupted bulk of the block.

**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 12 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.

BAR Case # 2012-0023

**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.
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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: Kenneth W. Wire

Date: 12/27/11

as

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
<sup>1</sup> Alexandria Redevelopment and Housing Authority	600 N. Fairfax Street Alexandria, VA 22314	66%
<sup>2</sup> GPB Associates LLC c/o EYA	4800 Hampden Lane, Suite 300 Bethesda, MD 20814	34% See attached.
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1000 First St; 998 N. Alfred Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

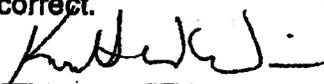
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**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 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.)
<sup>1</sup> 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.

12/27/11	Kenneth W. Wire, Esquire	
Date	Printed Name	Signature

**Owner and Disclosure Statement**

**GPB Associates LLC**

<u>Name</u>	<u>Address</u>	<u>Percent of Ownership</u>
GP Member LLC	4800 Hampden Lane, Suite 300 Bethesda, MD 20814	100% of GPB Associates LLC

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JBG/Glebe Park Member, L.L.C.		87.5% of GP Member LLC

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BAR Case # 2011-0262

ADDRESS OF PROJECT: 1000 First Street, 998 N. Alfred Street - PHASE V

TAX MAP AND PARCEL: 054.02-10-02; 054.02-10-01 ZONING: CDD 16

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: ARHA GPB Associates, LLC c/o EYA

Address: 600 N. Fairfax 4800 Hampden Lane, Suite 300, Bethesda, MD 20814

City: Alexandria State: VA Zip: 22314

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: Kenneth W. Wire, Esq. Phone: 703-712-5362

E-mail: kwire@mcguirewoods.com

**Legal Property Owner:**

Name: Alexandria Redevelopment and Housing Authority

Address: 600 North Fairfax Street

City: Alexandria State: VA Zip: 22314

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.



## James Bland Phase V – Description of Proposed Work

The proposal includes 31 townhome-style units and three multi-family buildings in a mixed-income redevelopment on the block bound by N. Alfred, Montgomery, N. Patrick and First Street. 27 of the townhome units are single-family homes and four are ARHA triplexes for a total of 39 dwelling units. The multi-family component of the proposal include one market rate building with 32 units flanked by two ARHA multifamily buildings on the north and south containing 14 and 16 units respectively.

The heights of the townhomes style units buildings range from a two-story facade with a setback third-story to a three story facade with a setback fourth story. The southern most ARHA multi-family building is four stories tall, the market rate multi-family building is five stories tall and the northern ARHA building at the corner of N. Patrick and First Street steps down from four stories to three stories along First Street.

The architectural style of the proposed buildings emulates and complements the existing architecture in the Parker Gray district, bringing the architecture on the site significantly more in line with the Parker Gray vernacular relative to the barracks-style buildings currently on the site.

The site plan strives to re-integrate the block in to the Parker Gray fabric, with street-facing houses and a private street that reduces the uninterrupted bulk of the block and a public park at the corner of First and N. Alfred Street.

**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 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
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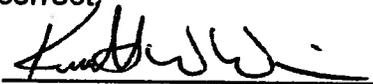
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 Date                                      Printed Name                                      Signature

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