

Docket Item # 2 & 3  
BAR CASE # 2011-0282  
2012-0023

BAR Meeting  
March 28, 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 27 townhouses, 4 triplexes and a park in Phase V of the James Bland Redevelopment Project

**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

---

**Staff Recommendation for the March 28 hearing:** Staff recommends approval with the following conditions:

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 submit a mechanical equipment and rooftop ventilation roof plan for each phase of the project for final approval by Staff, prior to issuance of building permits, and work with Staff in the field to locate the HVAC units, so that they are not visible or are placed in the most subtle location feasible. All stickers, markings and labels not required by the manufacturer to remain must be removed from all rooftop equipment.
2. That the applicant revise the rooftop ventilator “chimneys” to have a simulated stucco finish and be painted a neutral color. The applicant may not use white EPDM to clad this feature. The metal chimney termination cap details must be approved by Staff in the field.
3. 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).
4. That the applicant use 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).
5. 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).

6. 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).
7. That the applicant work with Staff to determine the least obtrusive location for the mail boxes (previous BAR condition).
8. 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).
9. 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);
10. That any exposed metal channels be painted or otherwise made non-reflective (previous BAR condition) at the loft level;
11. That all townhouses with loft levels visible on side or rear elevations, feature a treatment such as siding to the top of the loft or additional HardieTrim detailing (not left with exposed metal channels);
12. 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);
13. 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., must use stamped metal shingles for pent roofs, synthetic slate for brick buildings) with final approval by Staff;
14. 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);
15. 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.
16. That the conditions of the February 22, 2012 hearing, below, are hereby incorporated into this staff recommendation. Where conditions are found to conflict, the most recent conditions apply.

**DRAFT BOARD ACTION, February 22, 2012: Multi-family buildings approved, as amended, and Phase III and V townhouses, triplexes and park deferred for further study, 6-0.**

**See item 5 for discussion related to Phase V townhouses, triplexes and park.**

**CONDITIONS OF APPROVAL:**

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~~ That the applicant work to reduce the actual and/or perceived height of the fourth story at Building 36 (southernmost multi-family in Phase V) 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.

#### **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 and responded to questions. She reviewed changes made since the previous hearing.

Roy Priest, CEO of ARHA, spoke in support of the project and reminded the Board about the limited budget of this project.

Connie Staudinger, representing ARHA, spoke in support of the project and reminded the Board about the limited budget of this project.

Deborah Plunkett, resident on North Columbus Street, reminded the Board that the details do matter and affect the community. She expressed surprise at the size and extent of the redevelopment noting that it overwhelmed the existing neighborhood.

### **BOARD DISCUSSION**

Ms. del Ninno appreciated the applicant's effort to reduce the total area of HardiePanel on the upper story and recognized that changing drainage plans would require site work. She suggested having the roof come down to the level of the hyphen/inset which is a bit lower.

Mr. Moffat supported raising the brick to the fourth story at Building 36 and noted that the Board was bound by the Zoning Ordinance and Design Guidelines, rather than economic considerations. The applicant responded that Building 36 is trying to relate to the adjacent building in the adjacent block to the south and noted that an additional story of brick adds \$20,000 in material costs.

Mr. Slowik thanked the applicant for the changes and supported the application as amended.

Mr. Duffy found it unfortunate that a cost-effective design solution could not be found for Building 36. He believed that replicating the design of the four story part of Building 38 would be a good alternative for Building 36 and supported additional study.

Ms. Kelley noted that although the fourth story area of HardiePanel appears overwhelming in elevation, it might be fine once it constructed and viewed from a grade level perspective.

Chairman Conkey inquired about the status of previous comments he had made, including whether Building 38 could have an occupied space on the roof of the third story portion. Mr. Shron responded that ARHA was concerned about the costs of constructing and maintaining such a roof deck. He also asked about the relationship between the size of the two bands at the top of the fourth floor at Building 37. The architect, Ms. Anand, responded that they are two different sizes. He also asked if the single slope roof drainage can be split on Building 36 to limit the required height for the parapet. Mr. Shron stated that he would investigate the routing of the water from the North Patrick Street side to the private street side but that the current scheme had all the water draining to the private street side due to site constraints.

On a motion by Ms. del Ninno, seconded by Ms. Kelley, the Board voted to approve the application for the multi-family buildings with the conditions noted above, 6-0.

### **REASON**

The Board found the overall design scheme for the multi-family buildings to be appropriate and commended the architect for the work. However, several Board members believed that the vertical expanse of HardiePanel above the fourth-story at the southernmost building (Building 36) was still too large. While the applicant has restudied this issue several times, the Board found that the proportions of this floor level on this one building needed further refinement and

added a condition to reduce the actual and/or perceived height of this area with final approval by staff.

**DRAFT BOARD ACTION, February 22, 2012: Multi-family buildings approved, as amended, and Phase III and V townhouses, triplexes and park deferred for further study, 6-0.**

The Board combined discussion of the Phase III and V townhouses, triplexes and park.

**SPEAKERS**

Greg Shron, representing the applicant, spoke in support of the application, gave an overview of changes/improvements and responded to questions.

Roy Priest, CEO of ARHA, spoke in support of the project and reminded the Board about the limited budget of this project.

Connie Staudinger, representing ARHA, spoke in support of the project and reminded the Board about the limited budget of this project.

Deborah Plunkett, resident on North Columbus Street, reminded the Board that the details do matter and affect the community. She expressed surprise at the size and extent of the redevelopment noting that it overwhelmed the existing neighborhood.

Steve Rudin, resident at 900 North Washington Street, expressed concern that some of the detailing on what has already been constructed is not appealing.

**BOARD DISCUSSION**

Ms. Kelley agreed with the Staff recommendation that the ground floor windows at some of the ARHA units should be raised. She also noted the proposed long expanse and uniformity of townhouses on North Alfred Street and suggested moving some of the units around, adding double windows and the like to increase the variety.

Mr. Duffy noted that the applicant should avoid blank walls and should introduce new color schemes to add variety.

Mr. Slowik agreed with the Board members comments and noted that Lot 31 (Phase V) needed more windows.

Mr. Moffat stated that he preferred the continuation of siding the entire side and rear elevations rather than the HardiePanel “box” form of the loft levels. Due to their visibility, he suggested eliminating lofts on the short block faces. He found that the ARHA units with the Mansard roof appear too visually heavy.

Ms. del Ninno had questions about the overall design scheme and asked the applicant provide background on the architectural composition of the project. She inquired as to why the top floor was continuous when the architecture of the main body of the townhouses was representative of different eras. She suggested that the monitor should be set back from the side elevation to look

like a true addition and the wall material of the monitor should turn the corner. She suggested changing the brick end units to have a height wall, including the monitor. She also suggested differentiating the monitor to make it more separate from the rest of the townhouse. She noted that elevations should be carefully crafted so the block face makes sense.

On a motion by Mr. Duffy, seconded by Ms. Kelley, the Board voted to defer the application for the park in Phase V and the townhouses and triplexes in Phases III and V and that the applicant should address all the Board's comments.

## **REASON**

The Board found that the townhouses and triplexes needed further refinement to incorporate lessons learned from the previous phases. Several Board members continued to express concern regarding the loft level and general detailing in the project.

**Staff Recommendation, February 22, 2012:** 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).

**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**



## **Update**

The applicant made revisions to address the Board's comments regarding the townhouses. As the three multi-family buildings in Phase V were approved on February 22, 2012 there is no discussion regarding them in this report. This information and analysis in the following report is new and should be read in its entirety.

## **I. ISSUE**

This application includes the following:

- 39 townhouses and four triplexes in the Phase III block
- 27 townhouses and four triplexes in the Phase V block
- Park elements in the Phase V block

### **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 to be 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 the subject 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 private street in Phase III will feature more contemporary architecture, similar to the private streets in Phases I and II. 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.

### **Changes since Previous Review**

The applicant has revised the townhouses based on some of the Board's comments and the changes are outlined in detail in the applicant's revised submission letter. Below are the notable changes in this revision:

- *Refinement of the entrance canopy on alley units:* overall profile was reduced with the addition of supporting steel cables.
- *Improved fenestration on rear of ARHA units:* windows were added to stairwell, rear elevation will be entirely one color (as opposed to two separate colors separated by trim to appear as two townhouses). Trash and utility enclosures have been included on the drawings to reflect actual conditions.
- *Restudy of front and side elevations of ARHA units where doors and windows were too low and/or out of proportion:* Porch roof has been raised, transoms added above first floor windows on front elevation and window head features added to side elevations.
- *Refinement of dormer details:* Dormer trim made narrower and improved intersection where bottom and sides of dormer connect to roof.
- *Brick townhouses left unpainted:* Brick townhouses at Lots 1 and 2 (Phase III) and Lots 6 and 7 (Phase V) will be unpainted.

- *Treatment of loft level:* The applicant and Staff met to study how the loft level should be treated to minimize the visual weight of these features and to make them appear more integrated with the townhouses to which they are attached. Although some of the corner loft levels do read as light monitors because they contain a series of windows, others are blank and cannot have windows added due to building code requirements at the property line. Additionally, some loft levels had awkward material transitions from the side to the rear. Due to the variety of different conditions and architectural styles, it was thought that a variety of solutions would be the most appropriate response. Therefore, some loft levels will continue to read as monitors; some will have siding on the front, side and rear to match the siding and body color of the rest of the unit (only when the body color is light); and some will remain as constructed in previous phases.
- *Addition of “chimney” to each unit:* Attic ventilation “chimneys” will extend roughly 36” above the center of each flat roof, and will have a shaft dimension of roughly 24” square and a cap dimension of roughly 32” square. The shafts will be wrapped in white EPDM (i.e. roofing membrane) and the caps will be fabricated from pre-finished bone-white aluminum. These features are necessary in order to provide natural gravity ventilation to comply with the roof ventilation requirements in the building code (both IRC and IBC). This code requirement was overlooked in early phases and these features must be retrofitted to townhouses already constructed.

## **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
- February 22, 2012: Approval of Certificate of Appropriateness and Waiver of Rooftop Screening Requirement for Phase V multi-family buildings (BAR Case #2011-0282)

**III. ANALYSIS**

Overall, Staff finds this large project to be successful, due to the variety of color and architectural styles, despite a few awkward transitions and details. While the first two phases of the project still feel very “new”, Staff believes that, as the trees and vegetation mature and individual changes are made by new homeowners, the development will develop a more organic quality. In particular, Staff finds the townhouse units on North Columbus Street to be very good examples of infill construction in a historic district. As these units lack the first story garage, they are more in scale with the adjacent historic buildings. In addition, the more contemporary architecture of the alley units shows that new and untried approaches can be appropriate within a historic district.

**Continuous/Long Rows**

While there remain long strings of 11 or 12 townhouses in these two phases, longer than the previous phases due to site constraints, the overwhelming mass of these is mitigated by varying façade setbacks in plan and the change to require unpainted brick for at least a few units. Therefore, while shorter strings of houses would be preferable, Staff finds the current scheme acceptable and historically appropriate.

### Loft Level

The loft level has been a major concern since concept review in 2008. In part, the Board was concerned about the height of a full four-story building and as a result the applicant proposed a loft feature that was recessed from the front elevation. The Board and Staff were very interested in having the loft read as a separate addition with a modern vocabulary, with a roof monitor as the historic architectural reference. Light monitors and cupolas were frequently used on historic buildings to bring light to the interior. While a glassy distinct feature was envisioned, it was difficult to realize due to the applicant's proposed interior floor plans and code requirements. Improving the appearance of the loft level has been the Board's intention at each phase.

At this time, the Board has the benefit of reviewing two phases in the field. It has become clear that this element should be further refined with minor modifications. Not all of the loft levels are problematic. However, some have awkward transitions that can easily be improved. Finally, as noted at the previous hearing, care and attention has been made to ensure that the main portion of each townhouse is unique and promotes a sense of variety along the streetscape but the loft levels are all the same. This leads to an uncomfortable juxtaposition.

Staff finds the corner loft levels with windows and HardieTrim to be quite successful and more closely approach the "monitor" effect desired early on. Staff recommends that these be continued as is, such as on the pair of units on First Street (Lots 18 and 19) in Phase III. In a review of what is successful in the phases already constructed, it has become clear that on the brick alley units, where the brick goes all the way to the fourth story, the loft level appears less massive and awkward.

In a meeting between Staff and the applicant after the last hearing, different options and conditions were studied. It became apparent that, where there was a clear cornice line that carried from the front to the side, such as at Lot 10 in Phase V (Figure 13), that the separate and clearly differentiated loft level was workable. However, in the townhouses that had a pent roof on the front and, therefore, no clear horizontal break on the side or rear, refinement was needed. Therefore, the idea of cladding the entire loft level—front, side and rear—in siding became a viable alternative. This scheme eliminates the need to find a natural break to construct the loft level and also provides more variety in the project. During the discussion, it was apparent that such a scheme works best when the body color is lighter or more subdued, rather than a strong and bold color. For the instances where the loft unit townhouses abut the three-story ARHA triplexes, it appears more successful to carry the siding up the entire side elevation, as well as on the entire rear and front, and to use a lighter body color. This will prevent the awkward transition found in Figure 3, as the siding will be the entire wall and in one, lighter-toned color. To further add variety and differentiation, and to prevent the monolithic effect of 11 lofts in one row, Staff recommended using siding on the interior townhouse units at the loft level in some cases. This will break up the singular color and material currently used on the loft level. Again, it seemed that a dark or bold color draws one's attention but that a softer or lighter color allows this level to recede while still being visually connected to the townhouse to which it is attached. The revised drawings reflect the changes discussed between Staff and the applicant. While a wholesale redesign of this fourth-story element is not feasible at this point in the project, Staff finds this restudy to provide successful options to prevent awkward transitions and increase variety with respect to this element.



**Figure 1. Challenging transition from three-story to four-story building.**

### **Dormer Details**

The use of dormers on the top story of a building is generally a successful way to add habitable space while lowering the perceived height of a building. In this development the use of dormers also contributes to a sense of architectural variety. The applicant's refinement of the dormers will be an improvement and the revisions are more historically accurate. Staff supports the revised dormers.

### **Building Colors and Unpainted Brick**

As noted previously, the community and Board have commented that there is a tradition of unpainted masonry in Alexandria in general, and in Parker-Gray in particular. Leaving additional units unpainted provides a savings for the applicant and increases visual variety throughout the project.

Staff also notes that paint color is not generally reviewed by the Boards after the first review. Color will be regulated by the homeowners' association after the Certificate of Occupancy is issued.

### **Rear Elevation Fenestration**

While many rear elevations are only visible from an alley, there are several rear elevations visible from the new private street and even as through-block views from the public streets. These views have concerned Staff. Historically, rear and side elevations have often had asymmetrical fenestration which lends an organic quality to a building, as these elevations are often the result of changes and additions over time. Staff and the Board expressed concern in the few instances where there were large blank walls. In response, the applicant has added additional windows to these units, such as in the stairwell. In addition, the rear elevations now appear to be a single unit (no vertical trimboard separation or separate colors) rather than two townhouse units. Because of the unique fenestration on the rear of these triplexes, Staff finds the revisions to be an improvement.

**Increased variety of color and minor architectural elements**

In order to limit a sense of sameness over five blocks, the Board has encouraged the applicant to introduce new color schemes and other individual elements—railings, light fixtures and the like—to provide interest and variety. While there is some variety, the Board has expressed concern about a repetition of elements throughout the five-block project. Though the applicant has not submitted additional materials at this time, they have noted they will comply. In previous phases, the applicant created an Exterior Color Scheme binder and related matrix for the townhouses in each phase. Staff recommends that the Board allow Staff the ability to make final approval of colors schemes and minor architectural elements through the building permit approval process to ensure continued variety. In addition, Staff recommends that the applicant select a more appropriate light fixture for the trash enclosures than the gooseneck fixtures installed in Phases I and II.

**Window and Door Height at ARHA Triplexes**

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 to meet access requirements for the disabled. This has resulted in the wall space between the first and second story windows being unusually large. Raising the first floor windows would improve these elevations significantly but this is difficult to accomplish because these units must meet accessibility and egress requirements which dictate a person in a wheelchair must be able to reach the window latch in an emergency. Therefore, although the windows themselves cannot be raised, the applicant has added a transom over the first story windows on the front elevation and a simple header trim over the first story windows on the side elevation. These refinements provide visual relief to raise the windows. In combination with a revised porch design, Staff supports this revision, finding it a vast improvement over the previous scheme.



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

### **Waiver of Rooftop HVAC Screening Requirement and Addition of “Chimneys”**

The majority of the rooftop HVAC units remain visible from the public way and often from multiple vantage points. Staff is concerned that the roof plan does not actually match the site line elevation provided in the submission. The Board has requested that all of the manufacturer’s brightly colored stickers and labels be removed from these units.

The applicant has recently become aware of building code requirement for gravity roof ventilation. The applicant has suggested building a chimney-like feature and has constructed a mock-up at the corner of Montgomery and North Alfred streets. These elements will be clearly visible but Staff notes that rooftop appurtenances such as chimneys and flues have historic precedence. Staff finds that it will add a more organic quality to the rooflines, typical of the historic district, and more importantly, these elements will lessen the visual impact of the rooftop HVAC units. However, Staff cannot support the cladding of these features in white EPDM and recommends that the appearance of a more material be used, such as a HardiPanel, simulated stucco finish painted a neutral color. Staff also recommends that more detail be added to the metal cap to more closely approximate the corbeled brick termination of historic masonry chimneys and flues. Staff supports these additional features, once revised.

### **Park Elements**

Between the multi-family buildings and the private street in Phase V 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 supports the use of the same materials in this location.

### **Summary**

Overall, Staff supports the proposed townhouse schemes for Phases III and V with the refinements and conditions noted above.

### **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:**

- 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 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-19 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 Site Plan for Phase III (this has not been received 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

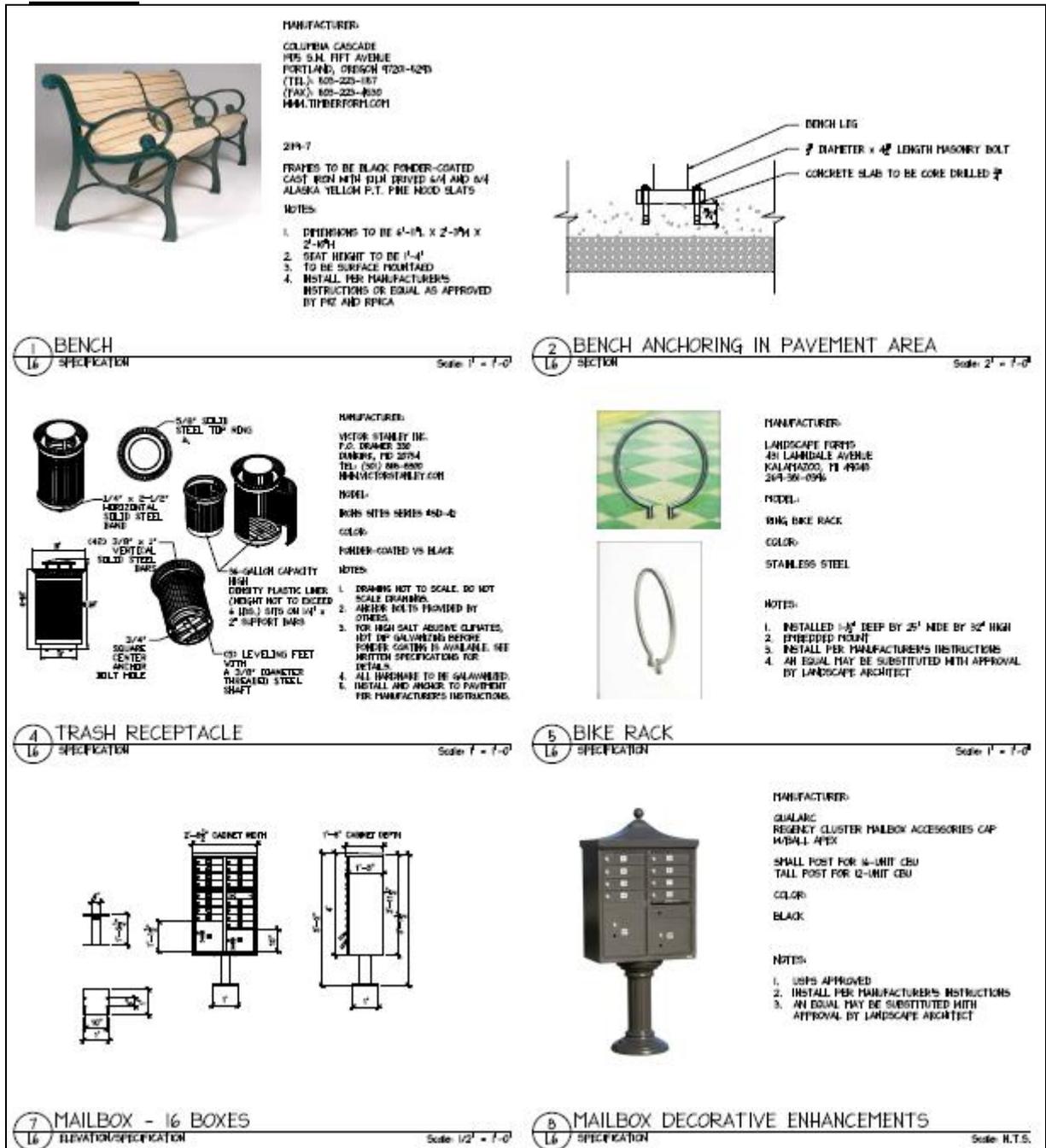


Figure 3. Park and site elements.





Figure 5. Phase III townhouses on North Alfred Street.



Figure 6. Phase III North Alfred Street townhouses rear and side elevations.



Figure 7. Phase III townhouses on First Street.

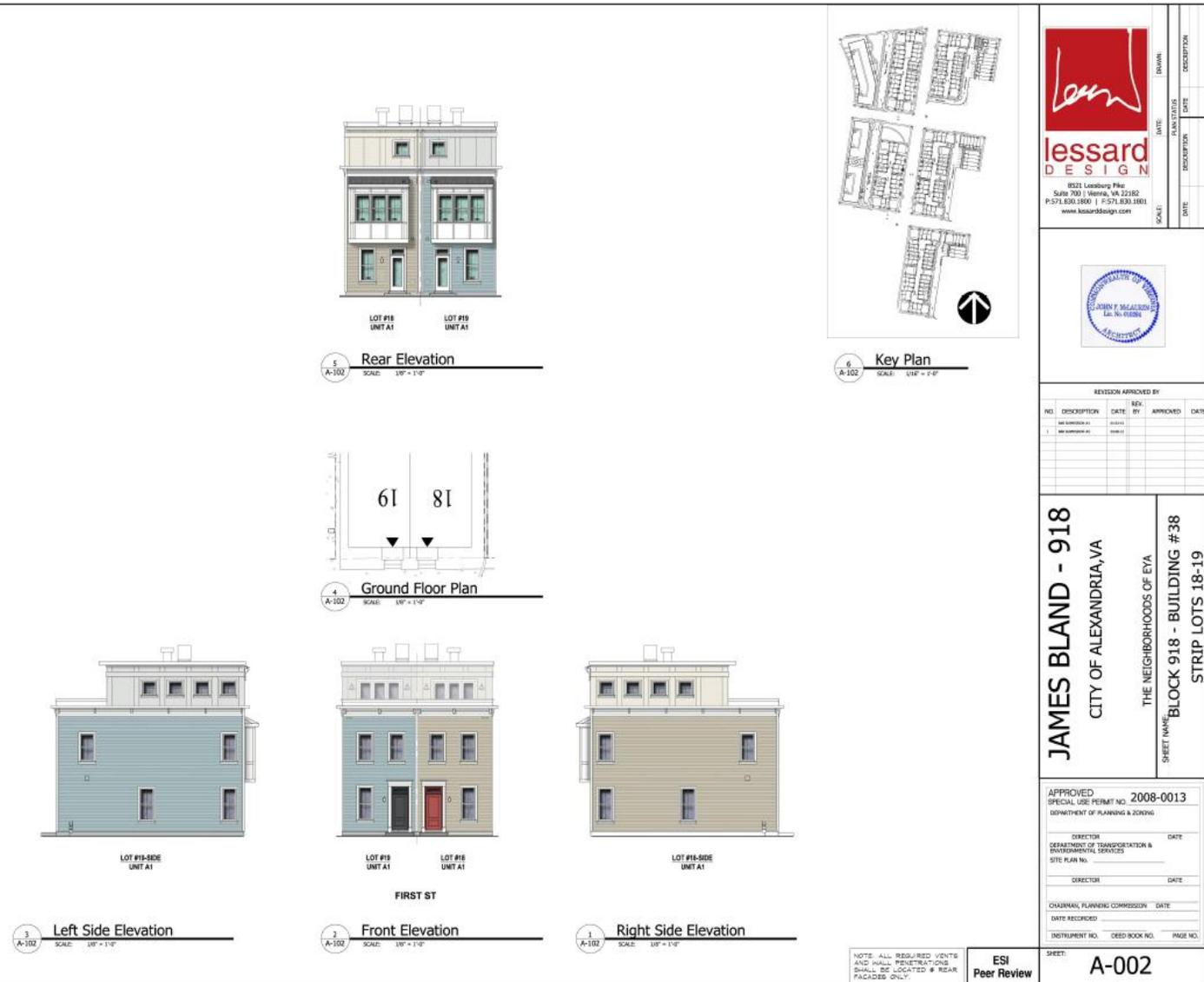


Figure 8. Phase III townhouses on First Street.



Figure 9. Phase III townhouses on North Columbus Street.



Figure 10. Phase III alley townhouses on new private street.

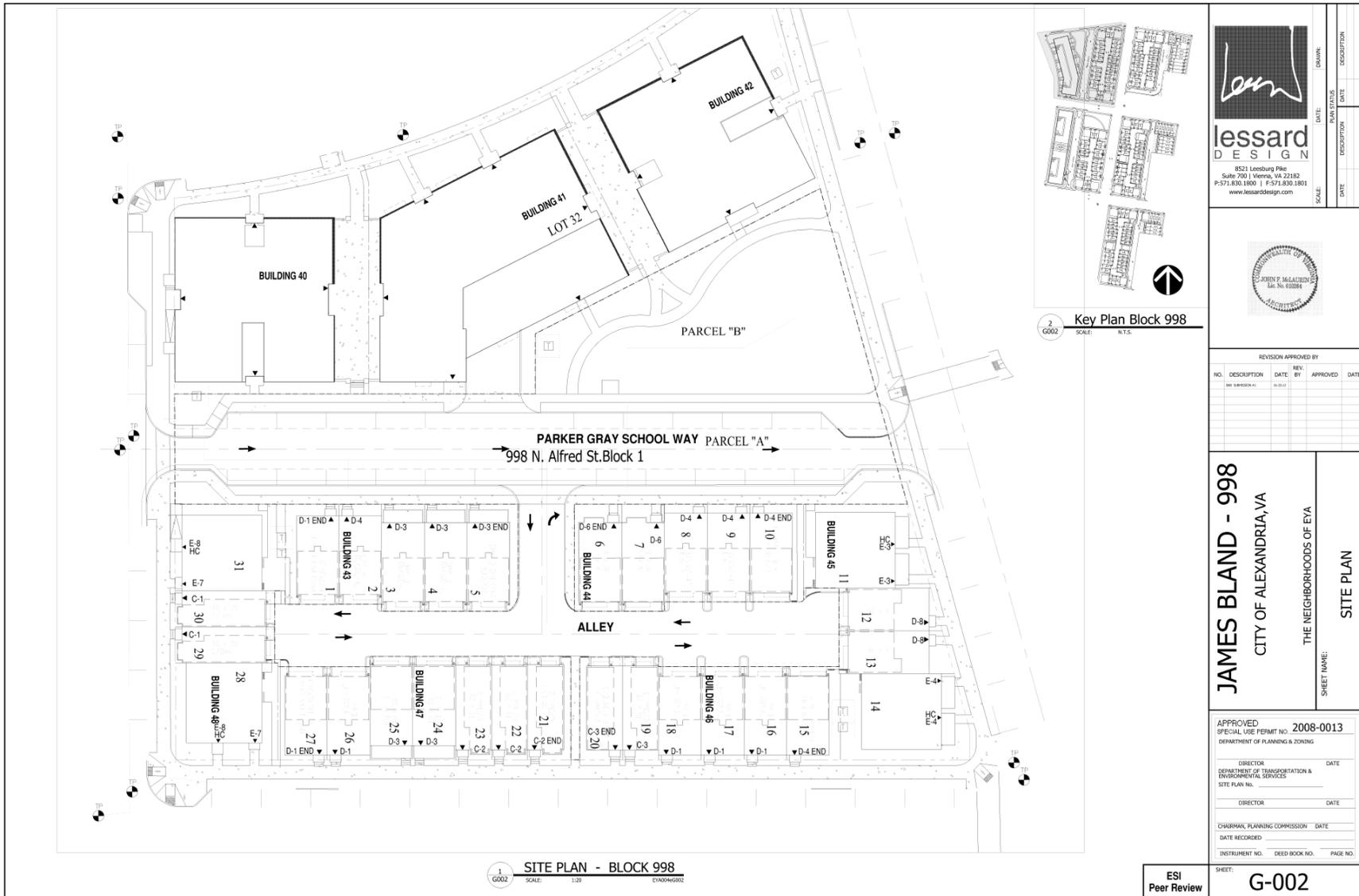


Figure 11. Phase V site plan.



Figure 12. Phase V townhouses on new private street.



Figure 13. Phase V townhouses on new private street.



Figure 14. Phase V townhouses on First Street.



Figure 15. Phase V townhouses on North Alfred Street.



Figure 16. Phase V townhouses on North Alfred Street.



Figure 17. Phase V townhouses on Montgomery Street.



1921 Lottsburg Pike  
 Suite 303 | Vienna, VA 22182  
 P: 571.830.1800 | F: 571.830.1801  
 www.lessarddesign.com



REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	BY	DATE

**JAMES BLAND - 918**  
 CITY OF ALEXANDRIA, VA  
 THE NEIGHBORHOODS OF EYA  
 SHEET NAME: SOLAR COLLECTOR PLAN STUDY

APPROVED	2008-0013	
SPECIAL USE PERMIT NO.		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED		
DISTRICT NO.	DEED BOOK NO.	PAGE NO.

ESI  
 Peer Review

SHEET: **G-004**

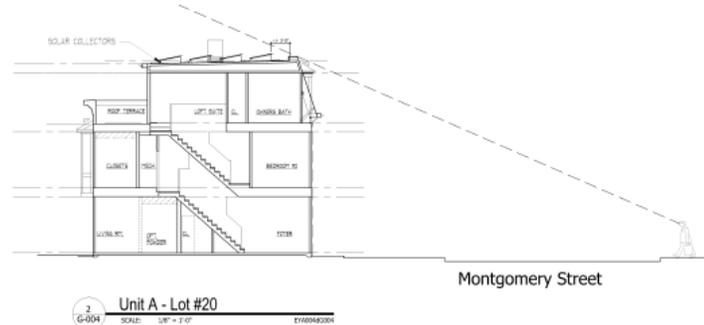
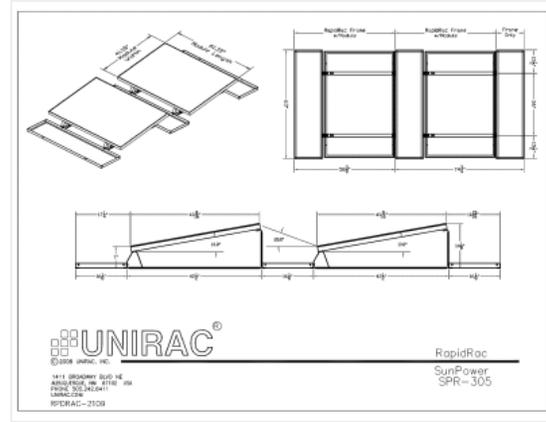


Figure 18. Typical roof plan.



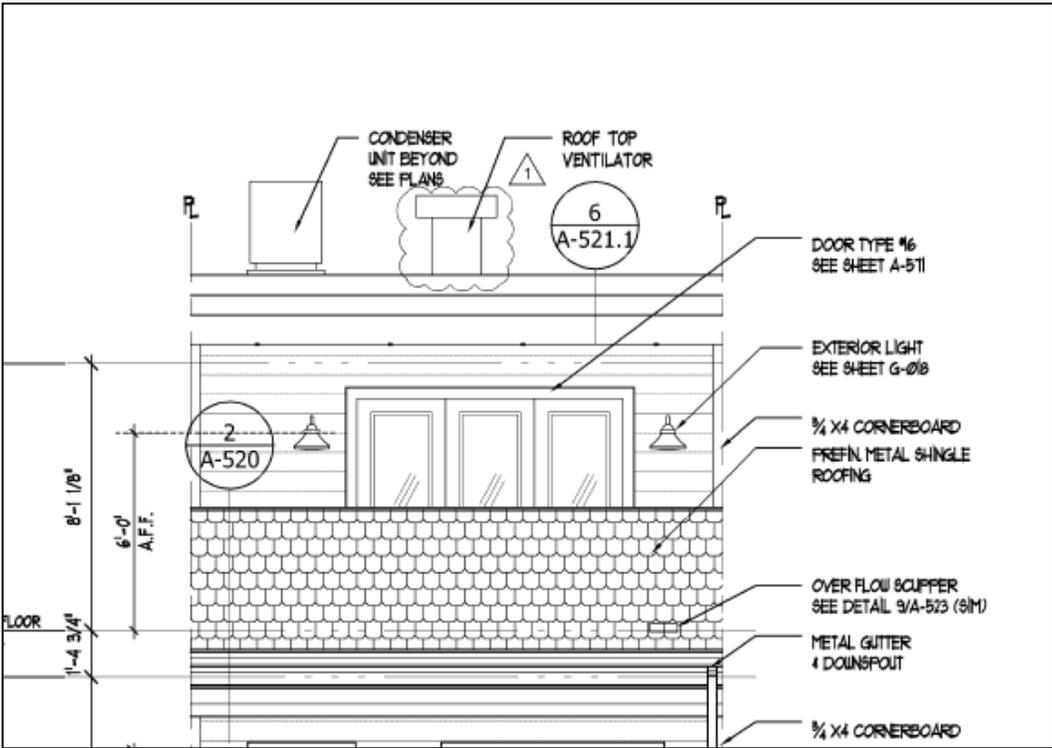


Figure 20. Detail of rooftop.



Figure 20: Rooftop

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.

---

---

---

---

---

---

---

---

---

---

---

---

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.

**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 12 sets of revised materials.

---

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: \_\_\_\_\_

Printed Name: 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.

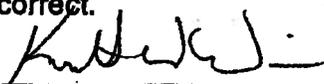
Name	Address	Percent of Ownership
<sup>1</sup> Alexandria Redevelopment and Housing Authority	600 N. Fairfax Street Alexandria, VA 22314	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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

**GP Member LLC**

<u>Name</u>	<u>Address</u>	<u>Percent of Ownership</u>
EYA GP Investments LLC	4800 Hampden Lane, Suite 300 Bethesda, MD 20814	12.5% of GP Member LLC
JBG/Glebe Park Member, L.L.C.		87.5% of GP Member LLC

128979823.1

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.

BAR Case # 2011-028a

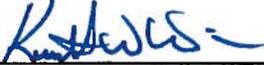
**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- 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 12 sets of revised materials.

---

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: 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.

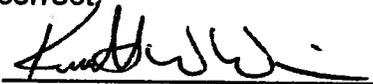
Name	Address	Percent of Ownership
<sup>1</sup> Alexandria Redevelopment and Housing Authority	600 N. Fairfax Street Alexandria, VA 22314	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. 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

**GP Member LLC**

<u>Name</u>	<u>Address</u>	<u>Percent of Ownership</u>
EYA GP Investments LLC	4800 Hampden Lane, Suite 300 Bethesda, MD 20814	12.5% of GP Member LLC
JBG/Glebe Park Member, L.L.C.		87.5% of GP Member LLC

28979823.1