

Docket Item # 1
BAR CASE # 2011-0051

BAR Meeting
April 6, 2011

ISSUE: Alterations (Trash Enclosure)
APPLICANT: Carr Properties
LOCATION: 277 South Washington Street
ZONE: CD/Commercial

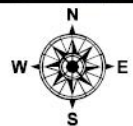
STAFF RECOMMENDATION: Staff recommends approval of the application as submitted with the condition that the applicant receive approval of a Minor Amendment to the Approved Site Plan (SIT75-0018) from the Department of Transportation and Environmental Services prior to issuance of a building permit.

****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 final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****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 siding or roofing over 100 square feet, windows and 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.



BAR CASE #2011-0051



I. ISSUE

The applicant is requesting a Certificate of Appropriateness for a new trash enclosure at the Atrium Building, a five-story postmodern brick building with an overscaled mansard element at 277 South Washington Street. The Atrium Building is a commercial building located in the southern half of the block bounded by South Washington Street, Prince Street, Duke Street and South Columbus Street. The proposed enclosure is to match and be adjacent to an existing utility enclosure constructed of brick piers with wood gates on the neighboring property. The height of the brick piers will be 7 feet 5 inches and the wood gate will be 5 feet 4 inches, to match the adjacent utility enclosure. This trash area will be located at the northwest corner of the property on South Columbus Street. The enclosure will measure approximately 4 feet 8 inches by 18 feet.

II. HISTORY

The Atrium Building at 277 South Washington Street, formerly the headquarters of the Time-Life publishing group, was constructed in **1977**. It was a postmodern effort to use historicist references as part of the design vocabulary on a large-scale commercial building. It was designed by the Alexandria architectural firm of Michael and Michael. The original design was not approved by the Board (B.A.R. Minutes 10/1/1974). The compromise design which was built was approved by City Council, on appeal.

The BAR has approved signage for a number of current and past tenants located within the Atrium Building, including BAR Case # 2000-0079 (May 17, 2000), BAR Case # 2002-0276 (November 20, 2002) and BAR Case # 2005-0271 (December 7, 2005). The Board approved a sign plan for this building in January 1999 (BAR Case #98-0223, January 20, 1999). The BAR has also approved exterior alterations to the building itself, BAR Case # 97-0189 (September 17, 1997).

III. ANALYSIS

The proposed alterations comply with the Zoning Ordinance.

The trash enclosure proposal at this building is minimal in scope and consistent with the *Design Guidelines*. The existing adjacent enclosure is plainly visible and located directly on South Columbus Street. Staff finds that this location and design do not negatively affect the Atrium Building or the surrounding area. Due to site constraints and parking requirements, the applicant has proposed the most appropriate location. Staff notes that adequate screening, such as that proposed, makes the trash area recede from the observer's eye.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Code Administration

C1 A building permit will be required to be issued prior to the start of this work.

C2 BAR approval and five sets of plans are required to be submitted for review prior to the issuance of the permit.

Transportation and Environmental Services

FINDINGS

- F1. Please clarify on the Minor Amendment; how trash shall be placed in the enclosure, how will the receptacles be accessed for pick-up and safety measures that will be used during use to protect employees from vehicles exiting the garage. (T&ES)
- F2. Please note that upon submission of the Minor Amendment, the Transportation Department will need to verify that the proposed enclosure does not impede the line of sight for vehicles exiting the garage. (T&ES)

RECOMMENDATIONS

- R1. A Minor Amendment shall be submitted showing the trash enclosure and detail to Approved Site Plan - SIT75-0018. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

CODE REQUIREMENTS

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

V. IMAGES

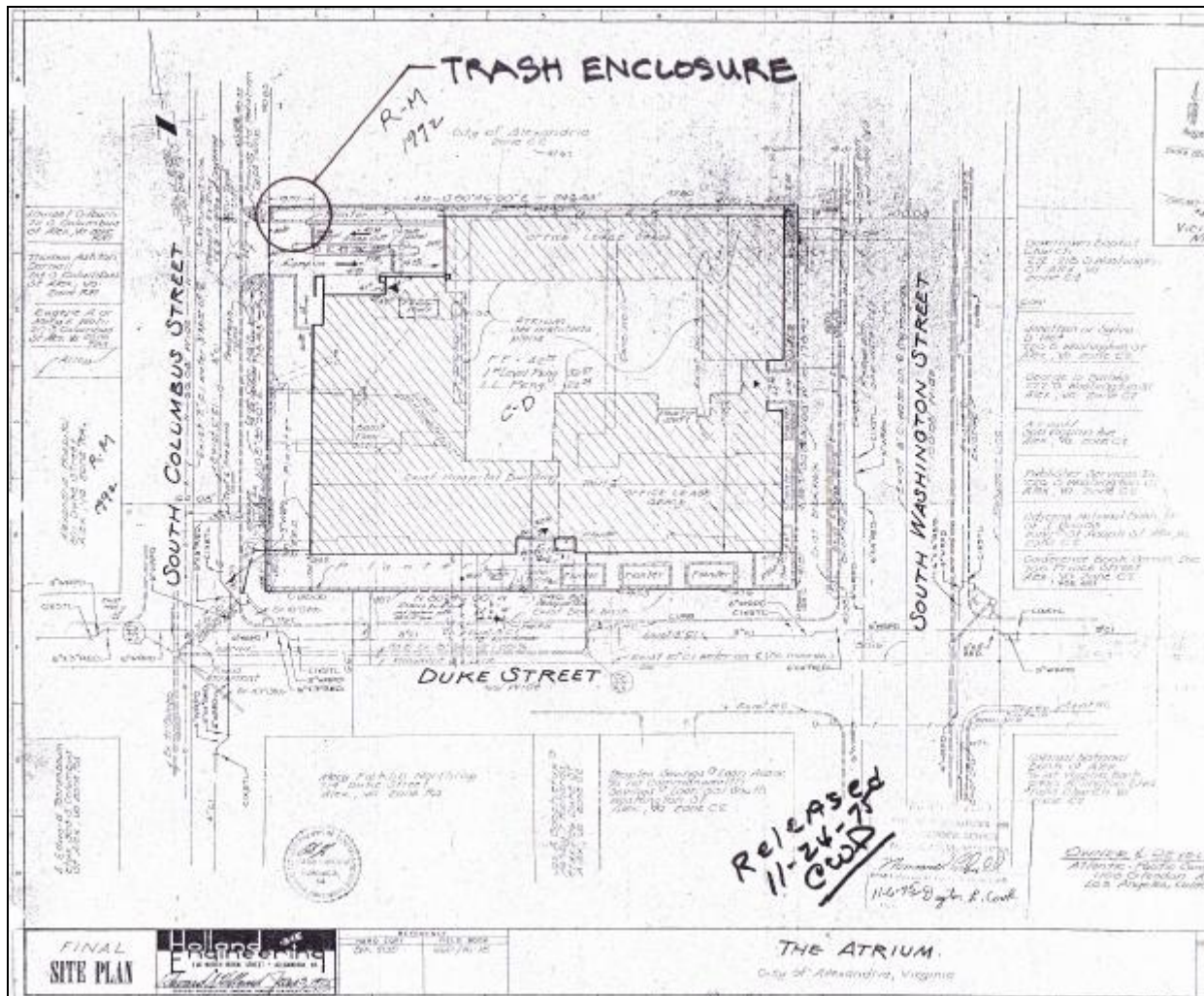


Figure 1. Site plan showing location of existing trash enclosure.



Figure 2. View of existing enclosure and Atrium Building, looking south on South Columbus Street.



Figure 3. Existing utility enclosure and area of expansion, looking east.

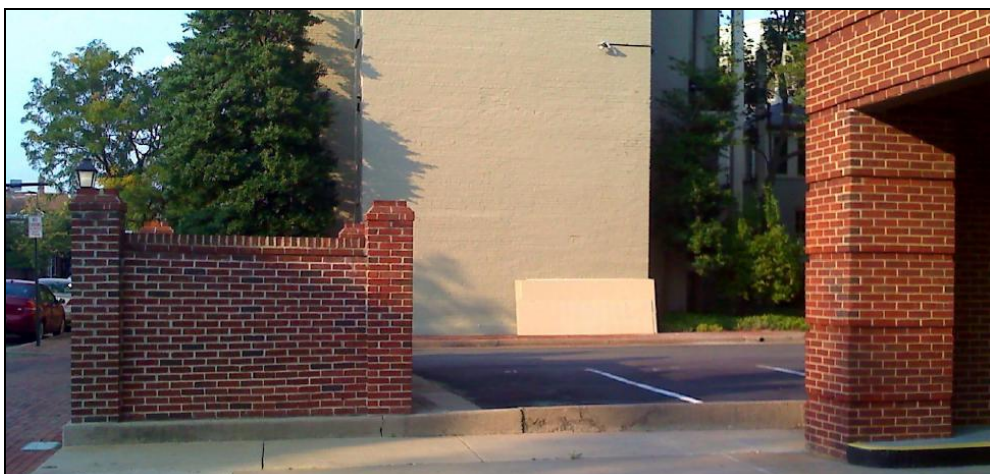


Figure 4. Existing utility enclosure and area of expansion, looking north.

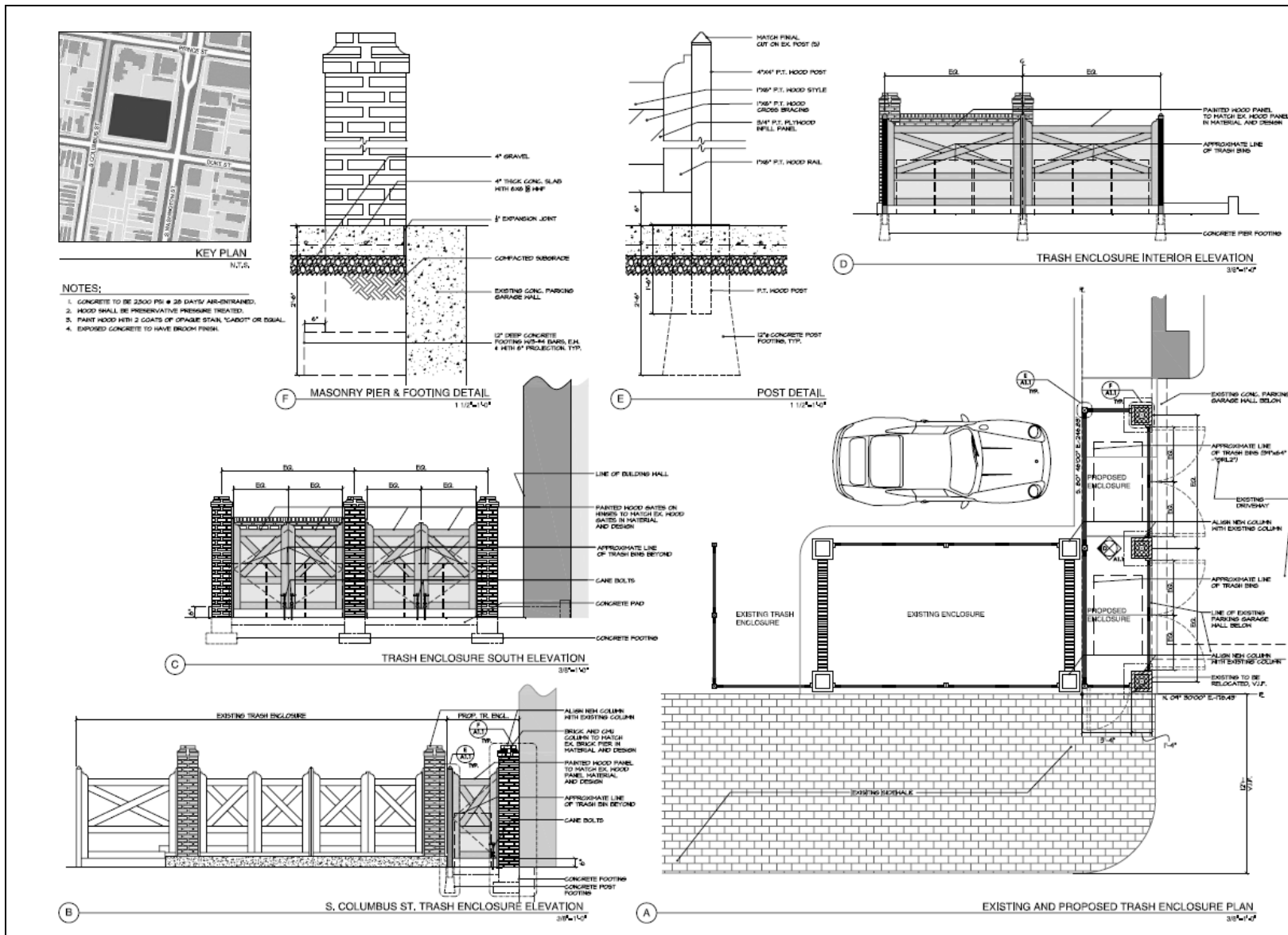


Figure 5. Existing and proposed trash enclosures, elevations and plan.

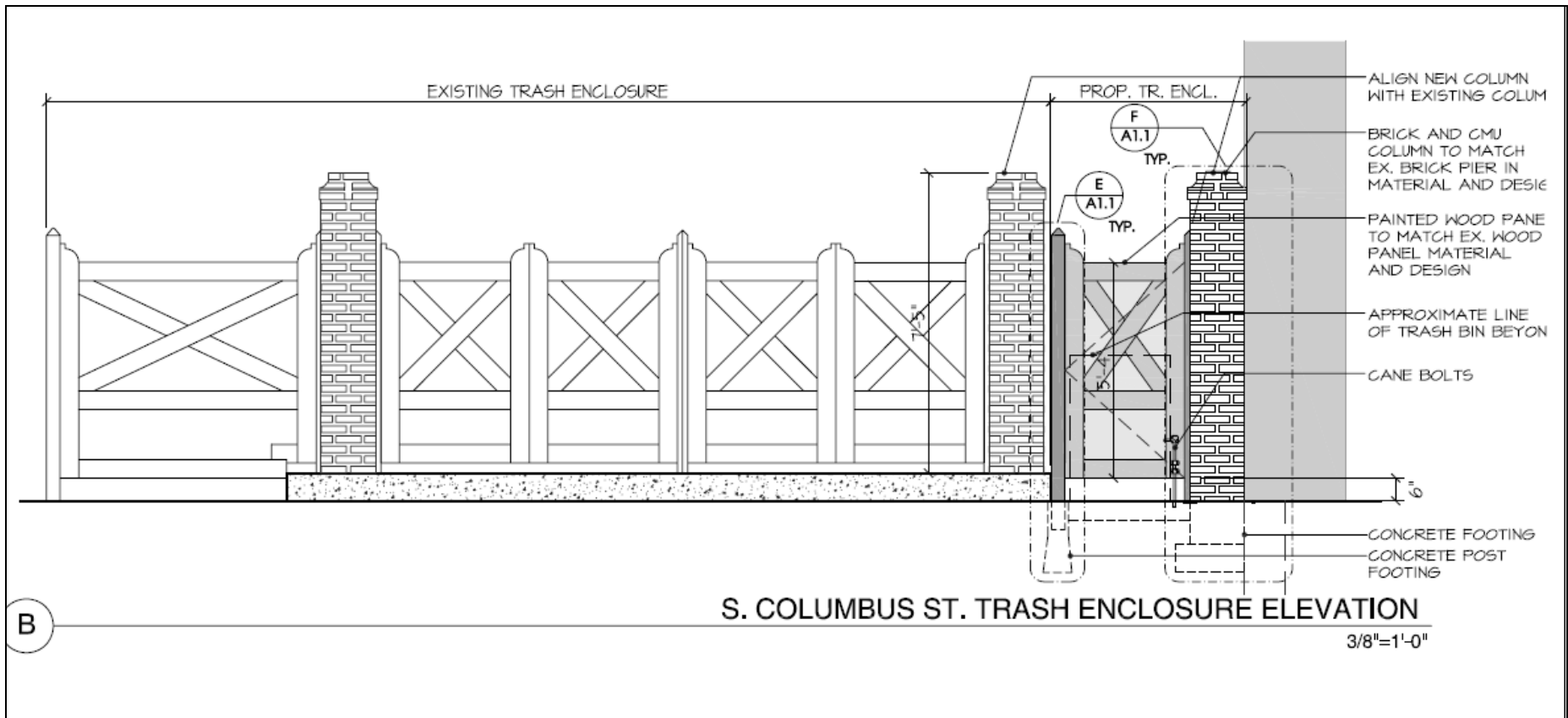


Figure 6. Detail of existing adjacent enclosure and proposed enclosure.