

Docket Item #6  
BAR CASE# 2005-0042

BAR Meeting  
March 16, 2005

**ISSUE:** Accessibility improvements

**APPLICANT:** Riverton Residential LLC by Ossolinski Architects

**LOCATION:** 500, 502, 504, 600, 602, 604, 610, 612 Bashford Lane and 1251 Abingdon Drive

**ZONE:** RCX/Residential

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for accessibility improvements for the Riverton Condominiums in the 600 block of Bashford Lane. The proposed improvements include:

- accessibility ramps on both the north and south facades, near the North Pitt Street end of the project. These ramps have brick veneer surfaces to match the existing and metal hand and guard rails;
- accessible entrances. At each location an existing window will be removed and replaced with a pair of multi-light wood doors painted white.

**II. HISTORY:**

610 Bashford Lane is a series of two story brick buildings that were originally constructed around 1940 as rental apartments called the Locharbor Garden Apartments. They were converted to hotel use in 1986 (SUP #1864). The Executive Club Suites hotel is now being converted to condominiums.

The Board approved site and building lighting, entry canopies and two brass individual letter signs attached to garden walls in 1986 (BAR 86-220, 12/17/86). In 1996, the Board approved the installation of screening for a ground level generator (96-209, 9/18/96).

**III. ANALYSIS:**

The signs associated with this condominium project are the subject of a separate application (BAR Case #2004-0259).

Proposed alterations comply with zoning ordinance requirements.

Staff has no objection to the proposed accessibility alterations. They present a minimal alteration of the building facade and the proposed new entrances merely expanded existing wall penetrations. In the opinion of Staff the modifications meet the recommendations of the *Design Guidelines*.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.

### Office of Historic Alexandria:

No comment.

### Old Town North Urban Design Advisory Committee:

The Urban Design Advisory Committee has had several meetings in regards to your project. These are our findings:

1. We have no issues with the removal of the three concrete curbs and earth islands in the parking area as shown on A-01.
2. We have no concerns about the concrete sidewalk providing entrance to Building #2 as shown on A-01.
3. We also support the accessibility ramp to Unit 3111 and 3112 as well as the sidewalk addition to these ramps, as shown on A-08.
4. As was previously brought out at the Architectural Review Board Meeting, we are not in accordance with the sign in front of building one. We also feel that there should be no other sign in the project related to the Riverton Condominiums. We will raise this issue at the Architectural Review Board Meeting on March 16<sup>th</sup>.
5. We are very disappointed with the landscape plan that is shown on L-01 for the following reasons:
  - Removing the high bushes along the street is great, but we do not think you have done enough to improve the landscape related to the three buildings on Bashford Lane. The row of mature trees on Bashford Lane must be protected from damage when the bushes are removed.
  - Also, nothing is being done around the pool area nor the sitting area near the corner of Bashford Lane and Pitt St.
  - We all thought the improvements done on the other side of Bashford Lane would be very appropriate.
  - In regards to East Abingdon Dr., the wall related to the two pillars might be

extended as done on the north side of Bashford Lane.

- This landscape plan must be submitted to the National Park Service since it is federal park land.
- On Pitt St., the transformer should be appropriately landscaped.
- In the parking area behind building two, more extensive landscaping should be provided.
- For buildings one and three, landscaping should be increased in the area around the utilities by making the parking one-way and reduce the depth of the parking area.