

Docket Item #13
BAR CASE# 2005-0165

BAR Meeting
January 18, 2006

ISSUE: Details and materials for a 65-unit condominium building at 1514-1518, 1600-1602 King Street & 1602 Dechantal Street

APPLICANT: DSF-Long King Street 1, LLC.

LOCATION: 1514, 1516, 1518,1600 and 1602 King Street and 1602 Dechantal Street

ZONE: KR/ King Street Urban Retail

BOARD ACTION, JULY 20, 2005: On a motion by Mr. Keleher, seconded by Mr. Wheeler the Board deferred the application for restudy. The motion passed on a vote of 5-0.

REASON: The Board believed that additional information was needed and that additional design details were warranted in the following areas:

- A drawing showing the heights of the adjacent buildings to the east and west as compared with the proposed project;
- Reconsideration of the multi-light storefront windows on 1514 King Street;
- Reconsideration of a mansard roof form for the new building;
- The cornice appears to be too heavy;
- There appear to be too many mixed architectural styles;
- The new building needs to appear to be less horizontal; and,
- More information is needed on the windows and their surrounds.

SPEAKER: Johnathan Rak, attorney representing DSF Long King Street I, LLC, spoke in support

Julie Crenshaw, Queen Street, spoke in opposition

UPDATE: The Board previously reviewed this project on July 20, 2005. The project area is located outside the boundaries of the Old and Historic Alexandria District. The row of three mid 19th century brick buildings at 1520, 1522 & 1524 King Street located within the project area are designated as 100 Year Old buildings. Designated 100 Year Old buildings are subject to the same regulations as buildings within the historic districts.

On July 20, 2005 the Board reviewed and approved the demolition of the rear additions or “sheds” on the row of historic buildings at 1520, 1522 & 1524 King Street (BAR Case #2005-0164). The proposed alterations to the rear elevation of this row are now before the Board and are included in a separate report (see docket item #14).

On July 20, 2005, the Board also reviewed the proposed design for the mixed use retail and residential condominium building at 1514-1518, 1600-1602 King Street and 1602 Dechantal Street. As noted above, the project is located entirely outside the historic district. However, the Board’s review is required by condition #31c & n) of the Development Special Use Permit for the project (DSUP Case #2002-0041 & VAC Case #2004-0012). The condition requires that the Board review and approve the *facade materials and final details* of the design. Staff notes that the condition does not stipulate that the Board is to review the mass and scale of the project. Those aspects of the project were determined by the April 16, 2005 approval by City Council.



Figure 1 - King Street elevation presented at July 20, 2005 hearing

At the July 20, 2005 hearing, the Board commented on various aspects of the design and deferred the application for restudy. Since that time, the applicant has worked with Staff to attempt to address both Board and Staff comments. The project was docketed for the December 7, 2005 Board meeting but was deferred at the request of the applicant to allow the further refinement of the submission. The current submission reflects a number of revisions to the design as well as

additional materials intended to provide a better understanding of the project. Specific responses to the Board's comments of July 20th include:

- Provision of a drawing showing the heights of the adjacent buildings to the east and west on King Street as compared with the proposed project;
- Revision of the multi-light storefront windows on 1514 King Street;
- Revision of the sixth story to eliminate the mansard roof treatment in favor of a more classical attic story;
- Addition of cornices at the top of the fourth and sixth stories, reducing the perceived heaviness of the cornice at the fifth story; and,
- Provision of more information on the windows and their surrounds.

STAFF RECOMMENDATION: Staff recommends approval of the materials and design details with the following conditions:

1. That the light fixtures on the front facade of the retail arm at 1514-1518 King Street be larger in scale and be limited to either side of the entrance;
2. That the light fixtures at the main entrance of the condominium building on the north elevation be larger in scale;
3. That Staff review and approve the detailing of the cast stone;
4. That Staff review and approve the on-site materials mock up;
5. That the following archeological requirements be fulfilled by the applicant as outlined below;
 - A. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and 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.
 - B. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
 - C. 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.

- D. The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- E. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- F. If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- G. If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
- H. All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*.
- I. The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.

I. ISSUE

This application requests approval of the facade materials and details of the design of the new mixed use retail and residential condominium building in the 1500 block of King Street.



Figure 2 Proposed King Street elevation

II. OVERVIEW:

This mixed use project for Upper King Street combines condominium units with ground floor retail and a central open courtyard. The proposal is consistent with City Council's vision and has

been guided, in part, by the principles of the *King Street Retail Strategy* which was approved by City Council on June 21, 2005.

The adjoining area is characterized primarily by office and hotel uses to the west and north of the site and commercial, retail and restaurant uses to the eastern and southern portion of the site. The *King Street Retail Strategy* calls for a mixed-use development for the site, with a transition in scale from the larger, newer buildings to the west to the smaller scale buildings on most of King Street to the east and with sensitivity for the established low-scale residential neighborhoods in close proximity to the site.

The project retains the central 100 Year Old buildings at 1520, 1522 and 1524 King Street and retains the facade of the building at 1600-1602 King Street. The building at 1514-1518 King Street has been demolished and a new building will be constructed in that location. (Neither 1600-1602 King Street or 1514-1518 King Street were designated 100 Year Old buildings and did not fall under the purview of the Board of Architectural Review.) The project will include 65 residential units and 5,414 sq.ft. ground floor retail along King Street.

The development will consist of a U-shaped building constructed next to and behind the central 100 Year Old buildings, making the historic row the focal element of the project on King Street. The mass of the new construction is divided into different components, with the taller portions setback 61 feet from King Street. The height of the new construction will range from 35 feet, in three-stories along King Street, to 60 feet, or six-stories on the rear portion of the site. The rectangular main block at the rear will be five stories with the sixth story set back 6 feet from the front wall. The eastern arm of the building, which will front on King Street in approximately the same location as the building at 1514-1518 King Street, will be three stories with a fourth and fifth story set back approximately 38 feet from the front (north) facade and 8 feet on the east side. The western arm which will retain the facade at 1600-1602 King Street will remain at two stories at the streetfront, but will have a third story mansard roof addition set back 14 feet from the front facade.

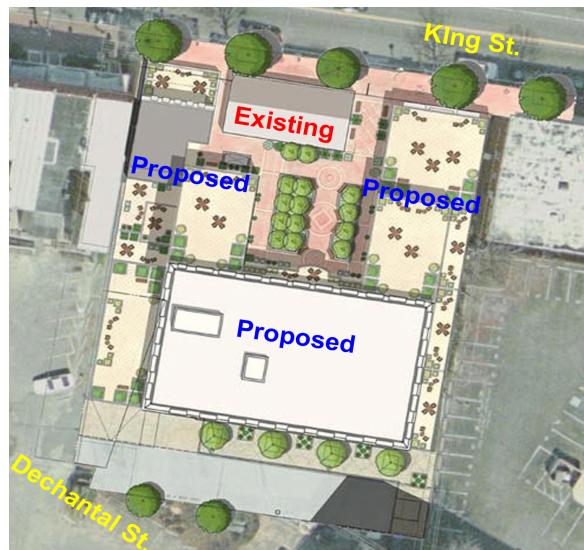


Figure 3 - Site plan

Rooftop terraces will be located on the second, third and fifth stories at the setbacks. There will be individual HVAC units for each dwelling unit. These will be located in small groups on the third, fourth, and sixth floor levels and in a large cluster at the center of the roof at the top of the sixth floor. They are located so as not to be visible from the public right-of-way. A stair and an elevator penthouse will be located on the roof at the top of the sixth floor toward the center of the main block. The two arms of the building will be separated by a 4,594 sq. ft. courtyard that is accessible from King Street and open to the public. The courtyard will be paved and landscaped.

A smaller private ground level courtyard will be located on the west side of the building. Parking is located within a two-level below-grade parking garage with access from Dechantal Street, which is a public right-of-way that functions as a service alley for the adjoining office and residential buildings.

The portion of the building fronting King Street at 1514-1518 King Street has the appearance of a substantial Italianate retail block. The remainder of the new construction reflects a variety of historical influences, including Victorian and classical revival, executed in a manner that is clearly of the 21st Century. The project will be highly visible from King Street. Views to the sides and rear from Peyton and Prince Streets will be partially obscured by neighboring buildings.

Materials and Details

As previously mentioned, the applicant has revised the design of the elevations in response to the Board’s comments of July 20, 2005. In addition, the submission includes a materials board and actual samples providing detailed information on the proposed exterior materials including siding, roofing, cornices and windows. This is supplemented by new plan sheets with details and photographs showing other projects where the same or similar materials or detail elements have been used. The samples and materials board will be made available to Board members at the public hearing.

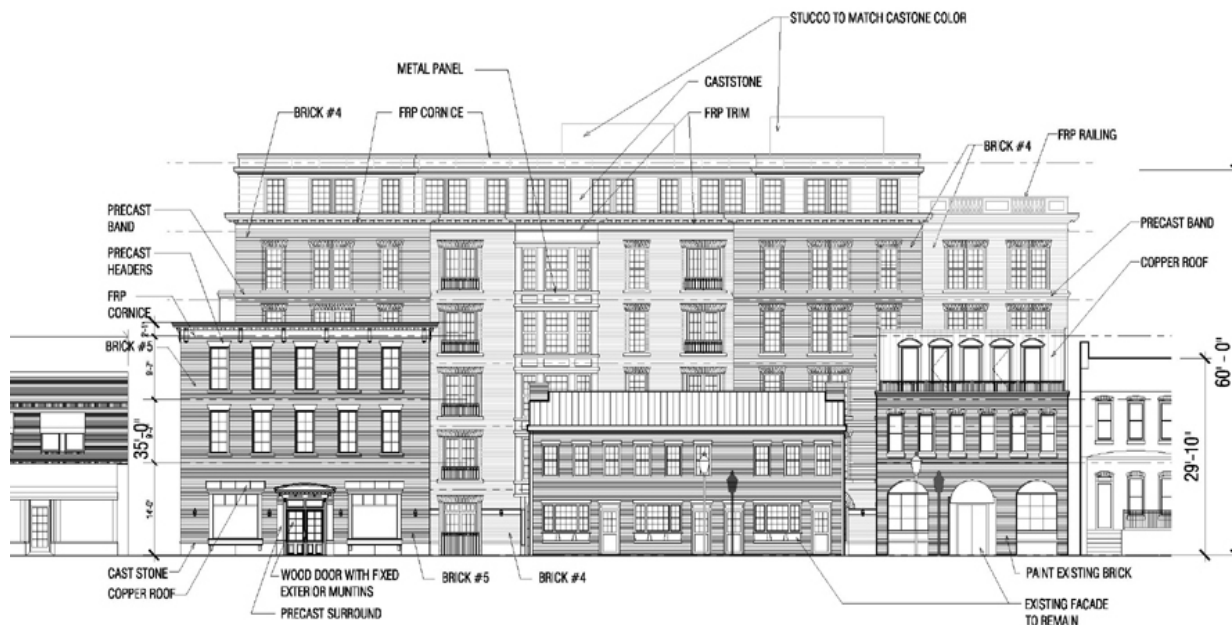


Figure 4 Proposed King Street elevation



Figure 5 Proposed South elevation

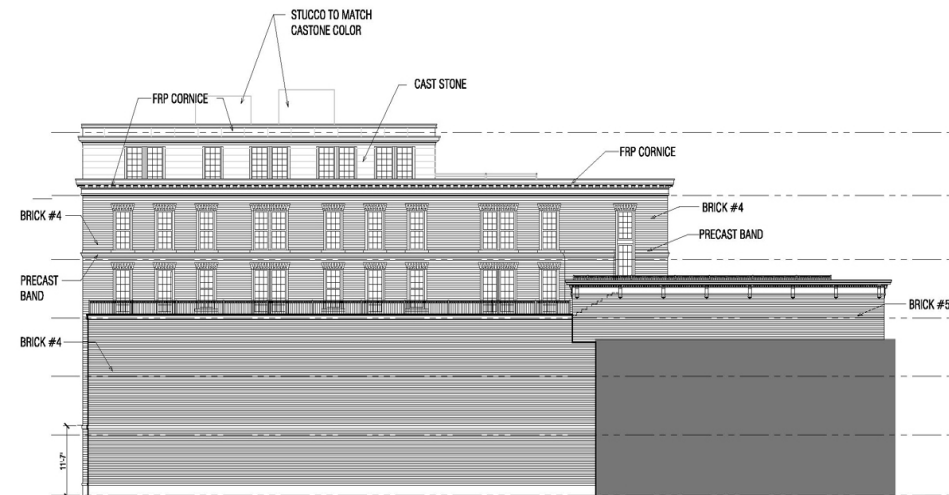


Figure 6 Proposed East elevation

Exterior cladding

The first five stories of the building will be clad in red brick laid in a running bond. The materials board shows the portion of the building at 1514-1518 King Street, which is treated as an architecturally separate building, clad in a darker red brick (Brick #5) than the remainder of the building (Brick #4). The existing facade at 1600-1602 King Street is currently painted and will be repainted in an off-white color. The new brick sidewalls of this section will be painted the same color. The sixth story will be finished in light tan cast stone. The detailing of the cast stone has not yet been worked out and the drawings only show continuous horizontal bands. A cast stone belt course will be located on the courtyard facing elevations near top of the first story. According to the architect, the precast concrete will have the same color and texture as the cast stone. The base of the building will be cast stone. The drawings show the cast stone units of the base being approximately 4 foot long and 2 foot high with a beveled top edge. According to the

architect, all cast stone and precast concrete elements in the project will have a smooth rather than rusticated finish.

Windows

The windows will be Pella Architect Series double hung wood windows with aluminum cladding in a white finish. The windows will have fixed exterior muntins in a variety of configurations, the majority being nine-over-nine. The large block at the rear of the project is distinguished by extensive use of paired windows. A window sample has been provided and will be available at the hearing. Sheet A08 provides window details. The sills will be precast concrete with a bull nose profile. There will be a splayed brick jack arch above and an inset header stack at the sides of the window openings. Sheet A05 provides photographs of openings using the inset header stack detail. Other window configurations used on the project are the three fully glazed fixed windows of the dormers in the mansard over the 1600-1602 King Street portion and the fan lights over the paired windows on the first floor of the courtyard elevations.

The windows on the Italianate-inspired retail portion of the building at 1514-1518 King Street differ from the rest of the project in the treatment of the openings and configuration. These will have precast headers and will not have the inset header stack. The windows on this portion will have a four-over-four configuration on the upper stories of the front and east courtyard elevations. The longer windows on the first story of the east courtyard elevation of this portion will be vertically aligned six-over-six windows.

The Board previously requested that the large show windows flanking the front entrance of this new retail portion be restudied. The revised design replaces multiple lights with a large plate glass window topped with a transom-like strip of four lights. The show windows project slightly from the face of the building and have narrow windows on each side. The window sash and frame is an aluminum storefront system. The trim is FRP. The roof is copper.

Doors

The balcony openings and door surrounds will be treated in a similar manner as the windows openings with jack arch and inset bands at the side. The balcony doors will be Pella Architect Series aluminum clad wood french doors with fixed exterior muntins. Sheet A08a provides detail sections of the proposed doors and photographs of similar doors used on other projects. The sixth floor will have multi-light doors rather than windows. The doors will be single leaf rather than the pairs used on the balconies. Similarly, there will be two fully glazed doors in the mansard over 1600-1602 King Street.

The main entrance to the residential portion of the building will be located off the courtyard in the center of the large block at the base of the bay. The doorway will consist of a pair of multi-light doors flanked by narrower fixed lights and will be inset from the face of the building. It is assumed that these will be aluminum clad wood doors with fixed exterior muntins. The simple door surround will be of precast concrete.

The retail portion of the building at 1514-1518 King Street will have a set of wood doors with panels at the bottom and multiple lights above. A two-part transom will be above the doors. There will be a precast surround with pilasters and a segmental arch head (see Sheet A05a, detail #4 for cross section of the door head). The rear (south) elevation will have two pedestrian doors, each with six panels and a transom above, and two roll-up vehicular or freight doors. These are all assumed to be metal.

The existing doors and windows on the building facade at 1600-1602 King Street are to be retained as are those on the front of the 100 Year Old buildings.

Railings

Railings on balconies and at the roof top terrace of the building portion at 1514-1518 King Street will have steel railings with straight pickets and a row of circles between horizontal rails at the top. A specification sheet, photograph and detail have been provided. The railing above 1600-1602 King Street will be a steel railing with a more Gothic Revival or Victorian flavor. A detail of this railing is shown on sheet A08, detail #5. The railing at the top of the five story western portion behind 1600-1602 King Street will be GFRC (glass fiber reinforced concrete) or FRP (fiber reinforced polymer). A sample of an FRP cornice will be available at the hearing. The railing will appear as sections of turned balusters alternating with solid paneled sections.

Cornices

The cornices will be FRP (fiber reinforced polymer). A sample of an FRP cornice will be available at the hearing. Sections of the cornices at the front of the retail portion at 1514-1518 King Street and at the top of the fifth floor are shown on Sheet A05a in detail #s 5 & 6. The cornice on the retail portion will have Italianate brackets and dentils. The cornice at the top of the fifth story will have dentils. There will be more modest cornices at the top of the fourth and sixth stories. Details were not provided.

Bays

The curved bay at the center of the main block facing King Street will be fabricated of metal in a dark gray finish. The four story bay has three windows with panels below each window on each story. The rear (south elevation) includes four, square bays each four stories high with a set of three windows with panels below in each story. These will also be fabricated in metal with a dark gray finish.

Roof

The majority of the project will have a flat roof and thus will not be visible. The existing standing seam metal gable roof on the 100 Year Old buildings will be retained as is. The plans call for a mansard roofed addition to the building at 1600-1602 King Street. The front plane of the roof facing King Street will be clad in standing seam copper. The sides of the roof addition will be painted brick matching the first and second story walls on this section.

Building lighting

The drawings indicate that exterior lighting fixtures will be located at regular intervals around the perimeter of the building at the first story level. One fixture is proposed for all locations: a 14" high coach lamp type fixture with a weathered copper finish.

Gates

The courtyard will be open to the public during the day. It will be secured with gates at night. The gates will be located on either side of the row of three 100 Year Old buildings. The gate on the east will be set back, even with the rear wall of the 100 Year Old buildings while the gate on the west will be just back from the front building line. They will be of steel with a black finish and will be similar in design to the railings with straight pickets and a row of circles at the top. However, the gates will also have a row of circles at the bottom and spearheads at the top of the pickets. Both gates will have an arched form. The larger gate on the east will be just over 15' wide and 6' high. The smaller gate on the west will be approximately 4 ½' wide and 4 ½' high. The gate designs are shown on Sheet L4.1.

Signage

A cast bronze plaque, just over 1 foot square will be located on the north wall of the retail building near the front corner. The plaque will read, "1516 King Street Courtyard Open to the Public 7 a.m. to 7 p.m."

Any new signage for the 100 Year Old buildings would have to be reviewed by the Board.

III. ANALYSIS

The proposed development, with its mix of uses and useable and consolidated central courtyard creates what Staff believes will be a vibrant urban development consistent with City Council's *Strategic Plan* and *King Street Retail Strategy*. The challenge for this site has been to integrate redevelopment with the existing low-scale buildings that surround the site and are anticipated to remain. The applicant has worked with staff to provide many of the necessary elements such as building breaks and designing the buildings to appear as separate buildings. The architectural articulation successfully draws upon precedent in Alexandria, does not compete with the historic foreground buildings and mitigates the size through the treatment of the roof, the building base, and other elements. The pattern of windows has been subtly arranged in groups, particularly on the side and rear elevations, to create a secondary order in the massing of the building. The mass of the building has been further subdivided into segments with tiers of recessed balconies or projecting windows that create a series of smaller elements.

The mass and scale and overall design of the project was approved by Planning Commission and City Council in April 2005. In order to ensure that the design details and materials of the project are of a character and quality compatible with the nearby historic district and the adjacent 100 Year Old buildings, the Commission and Council approval included the condition that these elements be reviewed by the Board of Architectural Review.

BAR Staff believes the applicant has been responsive to the Board's previous comments and finds the project acceptable. The revised design of the new building is more harmonious than in the previous iteration, allowing it to function as a background building. The retail arm at 1514-1518 King Street and preserved facade at 1600-1602 King Street relate well to the neighboring, small scale buildings along King Street. The detailing of the new construction is simple yet compatible in material and design with the nearby historic district and the 100 Year Old buildings. Staff has only minor comments regarding changes to the scale of the exterior light fixtures to better accentuate the main entrances. As noted above, the detailing of the cast stone which will clad the sixth story and form the base of the building has not yet been worked out. The size of the cast stone units, the extent of variety within the units, coursing patterns, reveals and the like will significantly impact the overall appearance of the building. Therefore, Staff believes it is important that Staff review and approve the final detailing of the cast stone. Lastly, to ensure that the materials used in the construction remain consistent with those approved by the Board, it is recommended that Staff review and approve the on-site materials mock-up.

Staff notes the comments of Alexandria Archaeology and recommends that they be included as a condition of the approval.

V. STAFF RECOMMENDATION:

1. That the light fixtures on the front facade of the retail arm at 1514-1518 King Street be larger in scale and be limited to either side of the entrance;
2. That the light fixtures at the main entrance of the condominium building on the north elevation be larger in scale;
3. That Staff review and approve the detailing of the cast stone;
4. That Staff review and approve the on-site materials mock up;
5. That the following archeological requirements be fulfilled by the applicant as outlined below;
 - A. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and 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.
 - B. All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.

- C. 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.
- D. The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- E. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- F. If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- G. If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.
- H. All archaeological work will be carried out in accordance with the *City of Alexandria* Archaeological Standards *and is subject to the approval of the City Archaeologist*.
- I. The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- R-1 A new fire line and hydrant shall be added on Dechantel Street. Fire line serving the hydrant shall be looped from Prince Street to Daingerfield Rd along Dechantel Street or upgraded in size. The 6 inch water main on Prince Street feeding this dead end hydrant appears to be insufficient to deliver fire flow required by this structure. Projects shall run concurrently since this hydrant is the main one for firefighting the mid-rise structure.
- R-2 The outside edge of the rear EVE shall be raised curb which will prevent parked vehicles on the adjacent property from encroaching on the EVE. Signage is required on both sides of EVE.
- R-3 A full NFPA13 system is required for this project. Sprinklers must be provided in all concealed spaces.
- R-4 Roof access shall be obtained through stairwell doors, not roof hatches.
- R-5 The following conditions shall apply to this projected as part of the Site Plan Conditions due to the current design:
- Fire sprinklers shall be installed in all concealed spaces.
 - Elevator lobby must be enclosed in a one hour rated enclosure.
 - Fire alarm system shall comply with high-rise alarm requirements and shall be tied into a Central Station monitoring center.
 - The Fire Alarm shall be a voice alarm system.
 - Stairwell capacity shall be designed without sprinkler exceptions.
 - Provide a rear emergency vehicle easement from DeChantel Street. The building set back from the property line shall be a minimum of 37 feet. The fire lane shall be located no closer than 15 feet to the structure.
- R-6 Ornamental Gates shall swing in direction of egress and shall conform to exit requirements of the USBC. The applicant shall detail the compliance measures incorporated into the gate design that meet egress and controlled access conditions of the USBC. As shown, the gates are not code compliant.

- R-7 Intake vent is located in pedestrian path and secondary egress path of Stairwell #3. Clearance around vent is sufficient for emergency egress.
- R-8 The depth of the loading dock and the overall design cannot accommodate the dimensions (length, width, and height) of an 18 wheeled truck. The rear EVE is the only fire access point for firefighting the largest mass of the building and shall remain unobstructed at all times. Inclusion of restrictive conditions in the HOA documents, signage and additional documentation to comply with these requirements has been provided and agreed to by the Director of Code Enforcement that will restrict the size of truck utilizing the loading dock.
- R-9 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- R-10 Handicap 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.
- R-11 The applicant of any building or structure constructed in excess of 10,000 square feet; or any building or structure which constructs an addition in excess of 10,000 square feet shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a) The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b) The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c) The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.

- d) The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager.

- 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 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 112.1.4).
- 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.
- C-5 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within on hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-7 The final site plans shall show placement of fire easement signs.
- C-8 A soils report must be submitted with the building permit application.

- C-9 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 an alternative, a 2 hour fire wall may be provided. (USBC 704.5)
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-11 This structure contains mixed use groups [M, Mercantile; R, Residential; S-2, Low-Hazard Storage (public garage, group 2) and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-12 A Certificate of Use of Occupancy is required prior to occupying any portion of the structure. (USBC 119.1).
- C-13 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11).
- C-14 The public parking garage floor must comply with USBC 406.2.6 and drain through oil separators or traps to avoid accumulation of explosive vapors in building drains or sewers as provided for in the plumbing code (USBC 2901). This parking garage is classified as an S-2, Group 2, public garage.
- C-15 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.
- 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 taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria:

“No comment.”

Historic Alexandria (Archaeology):

- F-1 Documentary research indicates that this property may have had significant development and activity to warrant further research. It may be the site of a slave-trading establishment in the early 19th century. Eli Legg may have been buying and selling slaves in the vicinity in the 1820s. In 1851, Edward Home advertised the establishment of his slave-trading business on upper King Street, adjoining the Virginia House. A later 1851 article states that the property included a frame dwelling and outbuildings with a brick Negro jail immediately behind it. In addition, the Army Quartermaster’s maps from the Civil War period depict a fenced stables complex south and east of these lots. Further

research is needed to ascertain land use, activities, owners, and residents of the property. There is potential for the site to yield significant resources that could provide insight into domestic, economic, and military activities and could add to our knowledge of African American history in Alexandria.

- R-1 To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to complete a Documentary Study on this property. Contact Alexandria Archaeology to obtain a scope of work for this investigation. After completion of the Documentary Study, consultant will meet with Alexandria Archaeology staff to present the results. If the Documentary Study indicates that significant resources may be present, the consultant must complete an Archaeological Evaluation and 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.
- R-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, call Alexandria Archaeology at (703) 838-4399.
- R-3 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.
- R-4 The statements in C-2 and C-3 above must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirements. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- R-5 Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.
- R-6 If warranted by the City Archaeologist, the developer will erect a historic marker on the property according to specifications provided by Alexandria Archaeology. The marker will highlight the historical and archaeological significance of the property.
- R-7 If warranted by the City Archaeologist, the developer will produce a booklet for the public on the history and archaeology of the property, according to specifications provided by Alexandria Archaeology. If requested, the consultant will make a presentation on the results of the project to the Board of Architectural Review.

- R-8 All archaeological work will be carried out in accordance with the *City of Alexandria Archaeological Standards* and is subject to the approval of the City Archaeologist.
- R-9 The applicant should not allow any other metal detection or artifact removal to be conducted on the property, unless authorized by Alexandria Archaeology.