

Docket Item #14  
BAR CASE #2005-0302

BAR Meeting  
February 1, 2006

**ISSUE:** Permit to Demolish  
**APPLICANT:** Armed Forces Benefit Association  
**LOCATION:** 901 North Washington Street  
**ZONE:** CD/Commercial

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**NOTE:** This docket item requires a roll call vote.

**I. ISSUE:**

The applicant is requesting approval of a Permit to Demolish for a freestanding seven-story office building at 901 North Washington Street. Demolition of the building is necessary as part of an overall plan to redevelop the block.



**Figure 1** Existing Jefferson Building at 901 North Washington St

**II. HISTORY:**

901 North Washington Street is a seven story glass and marble curtain wall building that was constructed in 1963. It was designed by Charles Pearson of the architectural firm of Saunders and Pearson and was approved by the Board on 1/23/63.

**III. ANALYSIS:**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic shrine?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and

study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

901 North Washington Street is a late 20<sup>th</sup> century curtain wall building and as such none of the criteria are met. Therefore, Staff recommends approval of the Permit to Demolish.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- F-1 Proposed structures shall be kept under 50 feet in height, otherwise ladder truck access will be required. The elevation drawings depict several structures ranging in height from 60 to 65 feet. These structures will require ladder truck access. This access is not currently provided in this concept plan submission.
- F-2 The proposed modification to the existing fire access upon addition of the proposed structures shall meet the following criteria: Fire / Ladder Truck Access shall be required to the two longest sides of each structure. This requires a truck to be able to position itself between 15 and 30 feet from the face of the building. All elevated structures used for this purpose shall be designed to AASHTO HS-20 loadings. The proposed access appears to be too close to the existing building near the southwest quadrant of the structure. Turning radii within the fire access lane shall be R-25 minimum. The width of the travel lane shall be 22 foot minimum. Provision for turning fire apparatus around shall include 60 foot deep pockets. These pockets may be part of the fire access lane. The width of the proposed fire access road appears to be less than 22 feet in width. Is the line shown dividing the auto court from the fire access road a separate elevation. What measures are intended to permit fire apparatus to cross the auto court into the fire access road. Turning radii has not been provided, but appear to be far less than the R-25 minimum requirement. Show the limits of the fire access road. As shown on the plans, the lines fade off the drawing.
- F-3 Provide all exit and egress paths from each structure.
- F-4 A full NFPA 13 sprinkler system will be required for all structures and the underground garage.
- F-5 Provide more information on any retaining walls proposed.
- F-6 Additional hydrants may be required as more information is made available.
- F-7 Landscaping shall not be located within the fire access road.

*Note: For the purposes of this review, the term Fire Access Road will refer to Emergency Vehicle Easement. In future submissions, denote any areas used for fire access as Emergency Vehicle Easement.*

- C-1 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-2 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 one 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-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-5 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.11).
- C-6 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-7 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.
- C-8 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.

Alexandria Archaeology:

- F-1 The Turning Basin of the Alexandria Canal, operating between 1830 and 1886, is buried beneath this block running east/west, and originally extended east to the middle of N. Pitt Street. Atwell's Ice House stood at the southeast corner of this block. In 1987 when the AFBA building was built, evidence of the basin wall and fill was seen in the excavation work. Therefore, the construction of the two additional buildings has the potential for disturbing archaeological resources that could yield important information about Alexandria's past.
- C-1 To insure that significant information is not lost as a result of development projects on this block, the applicant must hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. Contact Alexandria Archaeology to obtain a scope of work for this investigation. If significant resources are discovered, the consultant must 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.

- C-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.
- C-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.
- C-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 requirement. Additional statements to be included on the Final Site Plan will be determined in consultation with Alexandria Archaeology.
- C-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.
- C-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.
- C-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.
- R-1 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-2 The applicant should not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Historic Alexandria:

“No comment.”