

Docket Item # 22
BAR CASE #2007-0033

BAR Meeting
March 21, 2007

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

STAFF RECOMMENDATION, MARCH 21, 2007: Staff recommends approval of the application as submitted.

BOARD ACTION, MARCH 7, 2007: Deferred prior to the public hearing due to lack of public notice.

STAFF RECOMMENDATION, MARCH 7, 2007: Staff recommends approval of the application as submitted.

(Insert sketch here)

NOTE: This docket item requires a roll call vote.

I. ISSUE:

The applicant is requesting re-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 -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.

The Board approved a Permit to Demolish for the Jefferson building in 2006 (BAR Case #2005-0302, 2/1/06). The approval has expired and the applicant is now requesting re-approval.

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 20th 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:

The following are repeat comments from BAR2005-00302-303. Updated comments in **BOLD**.

- 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. **Finding resolved, structures are under 50 feet in height.**
- 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.
- C-9 **Provide Stairway Identification. A sign shall be provided at each floor landing in interior vertical exit enclosures connecting more than three stories designating the floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the direction to the exit discharge and the availability of roof access from the stairway for the fire Department, in accordance with USBC 1019.1.7.**

- C-10 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.**
- C-11 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.**

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.”

Transportation & Environmental Services:

- R-1 A complete Concept plan is required. The next submission must contain all information listed on the City’s Conceptual Review Materials Checklist. (T&ES)
- R-2 Plan is lacking detail regarding public infrastructure. T&ES cannot assess impacts of proposed project on public infrastructure until additional information is provided. (T&ES)
- R-3 Identify type and location of solid waste collection. (T&ES)
- R-4 Sidewalk shall remain open during construction. (T&ES)
- R-5 Applicant shall underground all overhead utilities along. (T&ES)
- R-6 Applicant shall provide a transportation study that examines the impacts of proposed development on pedestrian, transit and vehicular traffic. With the next submission, applicant shall submit a preliminary scope for review prior to performing the study. The scope should include the data collection, analysis periods, proposed modeling software, proposed sources for trip generation and distribution assumptions, and any other pertinent information in a brief bulleted list. Applicant shall provide funding for an independent review of the transportation impact study, if applicable. (T&ES)
- R-7 Provide dimensions of parking spaces, aisle widths, etc. within the parking garage. Note that dimensions shall not include column widths. (T&ES)

- R-8 Provide slopes for all ramps within the garage. Note that ramps shall not exceed 8%. (T&ES)
- R-9 Downspouts must be piped to the existing storm sewer. (T&ES)
- R-10 The applicant is encouraged to involve the stormwater management designer at an early stage of the site plan process in order to ensure future submissions incorporate stormwater design aspects into the site design in accordance with Article XIII of the Zoning Ordinance. (T&ES)
- R-11 The City of Alexandria encourages the use of green building technology. Provide specific examples where this development will incorporate this technology, including low impact development, green roofs, and energy efficient materials, into its design. Incorporate any possible Green Building measures possible per LEEDS standards. (T&ES)
- R-12 Applicant shall provide bike racks in the garage. Quantity to be determined based on square footage of office and retail space. (T&ES)
- R-13 Applicant shall provide shower and locker facilities for employees. Quantity to be determined based on square footage of office space. (T&ES)
- R-14 Applicant shall provide \$1,000/ea to the Director of T&ES for the purchase and installation of City standard street cans along the public streets. (T&ES)
- R-15 Applicant to meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES)
- R-16 All private utilities are to be located outside of public right-of-way and public utility easements. (T&ES)
- R-17 Development is within the Combined Sewer District. Applicant shall contribute an amount to be determined prior to Preliminary Plan approval to the City's Sewer Separation Fund. (T&ES)
- R-18 The applicant must demonstrate to the satisfaction of the Director of T&ES that the existing sanitary and storm sewer infrastructure has sufficient capacity to support the proposed development. If the capacity of the existing infrastructure is insufficient, the applicant will be required to provide improvements to the public facilities as required to support the development. (T&ES)
- R-19 No permits for construction or demolition will be released prior to approval and release of the Final Site Plan. (T&ES)