

Docket Item # 18  
BAR CASE # 2008-0195

BAR Meeting  
November 5, 2008

**ISSUE:** Concept Approval of New Residential Development  
**APPLICANT:** Hunting Creek, LLC  
**LOCATION:** 1199 South Washington Street  
**ZONE:** RC/High Density Apartment Zone

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**STAFF RECOMMENDATION:** Staff recommends concept approval with the following conditions:

1. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for the initial Documentary Study by the next concept submittal, and documentary research shall commence immediately thereafter so that information about the history is available by the subsequent concept submittal. The Documentary Study shall be completed prior to submission of the preliminary site plan. Demolition activities may require archaeological monitoring. Prior to release of the final site plan, all required archaeological preservation measures shall be completed or a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*, shall be in place to recover significant resources in concert with construction activities. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- \*2. All required archaeological preservation measures shall 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) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.
- \*3. The applicant/developer shall 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.

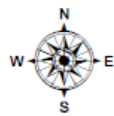
- \*4. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. The statements in archaeology conditions above that are marked with an asterisk (\*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Foundation/Basement Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Staff Recommendations:

1. Provide a street between buildings B1 and B2 which extends from Washington Street to the north-south internal street with no median break on Washington Street and no signalization. At this point, this street would not have a median break or require signalization, and would allow right-in / right-out movements only from southbound Washington Street. This street is important for two reasons: first, to address the Hunting Creek Area Plan recommendations for “improving internal connections,” ensuring “that the area appears less isolated and becomes more a connected part of Alexandria,” and “expressing the linkage and common character between the planning area and Old Town to the north.” The single planning principle in Old Town that works to achieve all of these goals is the street grid: it gives scale, familiarity, and connectivity to all parts of the historic city. The second reason to provide a street at this location is to permit connectivity through a signalized intersection if, at some point in the future, the east side of Washington Street (the Hunting Towers site) redevelops. Otherwise, the only connections possible would be at the south of the site (a road which, though signalized, leads directly into the Porto Vecchio private development) or the north (a far less attractive option, with more the character of a service road, running adjacent to high retaining walls of the Woodrow Wilson Bridge.)
2. Explore ways to reduce the height and number of retaining walls by terracing the buildings, and using the transition in grade from east to west and particularly north to south while maintaining a flush grade with Washington Street as required by the Hunting Creek Area Plan.
3. High quality and appropriate materials and design details will be expected for this project, and will be reviewed at the time of BAR Certificate of Appropriateness hearing.
4. Staff encourages the applicant to explore additional color variations in the slate roofs (as shown in the concept elevations), and additional variation in roof heights, whether real of perceived, possibly by breaking the cornice datum line.



**BAR CASE #2008-0194, 0195 11/5/2008**



NOTE: Docket Item #17 must be approved before this item can be considered.

**I. ISSUE:**

The applicant is requesting approval of a Concept Plan for the redevelopment of the existing Hunting Terrace site, located at 1199 South Washington Street, in the Old and Historic Alexandria Historic District.

The purpose of the conceptual design review is for the Old and Historic Alexandria Board of Architectural Review to make a finding of appropriateness on the issues of *height, scale, mass and architectural character* of the proposed project. Subsequently, after approval of the Development Site Plan (DSP), the BAR will review detailed plans and will focus on materials, proportions, relationships between architectural elements and the detailing of specific elements such as cornices, windows and doors for a determination that the final design complies with the Board's Standards and the *Design Guidelines* in all respects. Because the project is located on a single lot that fronts Washington Street, the City Attorney has indicated that the entire project must meet the *Washington Street Standards and Guidelines*.

The concept includes four, five-story condominium buildings, containing a total of 322 units to replace the existing five, two-to-three story apartment buildings, with 116 units. The two front buildings and the rear two buildings will be separated by a new street for both pedestrian and motor vehicle circulation. The site contains 12.49 acres, and the buildable lot area is 6.78 acres.

**Project Description:**

As proposed, each of the four buildings will be 50 feet in height, with five stories in each building. For discussion purposes, the two buildings fronting South Washington Street are identified as Building B1(southern building) and Building B 2 (northern building), while the two buildings behind are identified as Building A1(northern building) and Building A2(southern building). Buildings B1 and B2 will have an 80' setback from South Washington Street per the guidance in the Hunting Creek Area Plan.

**Buildings B1 and B2:** The two buildings fronting along South Washington Street will have a U-shaped footprint, allowing each segment to read as a distinct building. The elevations will be broken into bay widths, varying from 16' to 32' in width. Each building will have a variety of roof shapes, including flat roofs and mansard roofs with dormer windows. Heavy cornices will be used to separate the fourth floor from the fifth floor. The building's architectural expression evokes Colonial Revival, Second Empire, and Richardsonian Romanesque. Bay windows and rounded bay elements are incorporated into the elevations. Discrete entry porticos will be located on the ground level, with entrances facing South Washington Street. A variety of window openings and types are shown, including Palladian windows, arched windows, single and paired windows. The buildings will have rusticated bases. Because of the U-shape of Buildings B1 and B2, courtyard areas will provide open space and assist in breaking the mass of the buildings. The courtyard elevations will have simplified window openings and some balconies.

**Buildings A1 and A2:** The two buildings located to the back of the site will have L-shaped footprints, with an orientation to the south and north. The elevations will be broken into bay widths, varying from 16' to 32' in width. Similar to the front buildings, Buildings A1 and A2 will also have a variety of roof forms, from flat to mansard with dormers. More pronounced

tower elements are shown on the several of the corners on Buildings A1 and A2. Heavy cornices will separate the fourth floor from the fifth floor. Buildings A1 and A2 will repeat the architectural expressions of Buildings B1 and B2, and will evoke Colonial Revival, Second Empire, and Richardsonian Romanesque. Multilevel bay windows are incorporated into the elevation. Discrete entry porticos will be located on the ground level. A variety of window openings and types are shown, including single and paired windows. However, the window variety is less high-style than on Buildings B1 and B2. Some exterior balconies have been incorporated into the elevations.

While design details and materials are not examined under the Concept Review, the applicant is showing such appropriate details as heavy cornices, corbels, dentils, belt courses, jack arches, lintels, rusticated masonry bases, and wrought iron railings. Materials include synthetic slate shingles, stucco dormers, copper downspouts, and cast stones.

## **II. HISTORY:**

Hunting Terrace was developed in 1943-1944, while the Hunting Towers across the street was developed in 1950. Originally, the Hunting Terrace Apartments consisted of eight buildings, all built in a minimal Colonial Revival style. The complex was designed by architect William H. Harris, who also designed the Yates Garden Complex in the Old and Historic Alexandria District. Similar to other garden-style apartments found the City, Hunting Terrace was constructed to house workers moving into the area during and after World War II.

To provide sufficient land as a component of the work related to the new Woodrow Wilson Bridge project, the Virginia Department of Transportation (VDOT) condemned the Hunting Terrace apartments. Three of the original eight buildings were demolished, and then VDOT conveyed the remaining five buildings back to a corporate entity controlled by the original property owner.

Prior to the demolition of the three buildings, federal and state transportation agencies commissioned a study by URS/Grenier Woodward Clyde to study the historic and architectural significance of the Hunting Terrace apartments, as well as other buildings in the area. This study is known as "Supplemental Historic Architectural Survey of the Revised Area of Potential Effects of the Woodrow Wilson Bridge Improvement Project.). The report included extensive documentary study of the buildings and a field analysis. The study concluded that the Hunting Terrace buildings had no architectural or historical significance. The Virginia Department of Historic Resources and the National Park Service concurred with the determination that the buildings did not meet the criteria for listing in the National Register of Historic Places. These conclusions were documented and accepted by the City in the Hunting Creek Area Plan, adopted by City Council in 2005. Following this determination of eligibility, the three buildings were demolished in Hunting Terrace for the bridge project.

The remaining buildings of Hunting Terrace were purchased by the IDI Group with the intent to redevelop the site. Beginning in 2005, IDI began working with the City and a Stakeholder's group to discuss the possible schemes for the redevelopment, and how to balance the issues of affordable housing and historic preservation. While all schemes have included the assumption that the remaining buildings would be demolished, earlier proposals included schemes that had

fifteen-story buildings on the back of the lot, with five-story buildings fronting South Washington Street.

These schemes would have required approval by City Council of a zoning map amendment to allow for additional height, exceeding the current 50' height limit, up to 150'. Several work sessions were held for the Old and Historic Alexandria Board of Architectural Review to discuss these schemes and appropriateness in the Old and Historic District. On October 18, 2008, the City Council denied the request for of a zoning map amendment for additional height.

While following the process for the zoning map amendment, the applicant also submitted a concept proposing only five-story buildings, of 50' heights, which would not require a map amendment. This concept review was discussed at the work session with the Board at the September 17, 2008 meeting.

The current proposal has been discussed with the National Park Service, as well as members of the Community, including the Old Town Civic Association.

### **III. ANALYSIS:**

Due to its location in the Old and Historic Alexandria Historic District and along South Washington Street, the project must be evaluated using the Standards set forth in the Zoning Ordinance, the Design Guidelines, and, specifically the Washington Street Standards. The site is also a gateway location into the City and the Old and Historic Alexandria District, and must comply with the Old Town Small Area Plan and its subplan, the Hunting Creek Area Plan.

As part of the original application for a concept review, the applicant submitted drawings detailing the proposed redevelopment. Staff made some initial comments and shared these comments and concerns with the project architect. Those comments were as follows:

1. Reduce the symmetry on the South Washington Streetscape through variation in style and color.
2. On building B1, alter the style, color and architectural façade of the center building segment, and on the northern arm of building B1, provide a slate roof which varies in color from the southern arm of building B2.
3. On building B2, alter the style, color and architectural façade of the northern arm of building B2.
4. Eliminate the four-story bays (except bows)
5. Provide additional variety in height, whether real or perceived, possibly by breaking the cornice datum line.
6. The "alternate streetscape view from the south" is preferred; however staff recommends reducing the number of tower elements on this streetscape.

In Staff's initial comments, we asked the applicant to look at ways to highlight the southeast corner of the site because this is a major gateway into the City (the gateway issue is emphasized in the Hunting Creek Area Plan). The applicant responded in a positive way by adding the bow-shaped bays, moving the entry of Building B1 to the corner, and making Building B1 significantly more architecturally detailed than Building B2 (or alternatively you could say by simplifying Building B2). The project architect quickly responded to the comments of Staff, and

addressed the above concerns, and submitted revised elevations that demonstrated these concerns addressed (see attachment). The analysis will focus on the revised submittal.

Staff is extremely supportive of the current concept proposal. The following discussion looks at the project's compliance with the necessary requirements:

**Design Guidelines: Hunting Creek to Wilkes Street:**

**New construction and Additions must conform to the requirements of the Old Town Small Area Plan Chapter of the Master Plan.**

**Scale and Character:**

**This sector of Washington Street is largely residential in nature with considerable setbacks from the roadway. Projects are specifically encouraged to maintain the open feeling of the area.**

By establishing an 80' setback from South Washington Street to the face of the front buildings, the project successfully accomplishes this requirement (80' is a required setback). The project maintains a garden-style apartment setting, with the front green space as well as ample internal and ringing open and green space. The pattern of open space established by existing historic garden-style apartment buildings found on South Washington Street, such as Gunston Hall and Monticello-Lee is maintained by this project.

**Spacing Between Buildings:**

**The spacing between a new building and existing structures should reflect the pattern of spacing between buildings evident along the blockface to maintain a consistent rhythm. For example, in this sector it is appropriate to have a considerable separation between buildings. However, in areas where commercial and residential zoning abut, a transition space must be maintained which may affect traditional building relationships.**

By separating the project into four buildings, with the two front buildings having U-shapes, and the two-back buildings having L-shapes, the project has incorporated significant spacing between the buildings elements, while incorporating open and green space. The site configuration is reflective of the established pattern of garden-style apartments found along South Washington Street.

**Washington Street Standards:**

The Washington Street Standards require new buildings to be compatible in terms of mass and scale with buildings of historic architectural merit on Washington Street and within the District.

**Additional Standards for Washington Street as setforth by Section 10 of the Zoning Ordinance (Sec10-105(3)).**

- 1. Construction shall be compatible with and similar to traditional building character, particularly including mass, scale, design and style, found on Washington Street, on commercial or residential buildings of historic architectural merit.**

- (i) **Elements of design consistent with historic buildings which are found on the street shall be emphasized.**

The project has used historic buildings along Washington Street, such as the Cotton Factory at 515 North Washington Street, for inspiration for compatible mass and scale, and the Delaney building at 131 North Washington Street in terms of design and style. In terms of siting and massing, the project picks up cues from the neighboring garden-style apartments that characterize the end of Washington Street.

- (ii) **New building and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm or otherwise intrude upon historic buildings which are found on the street.**

The project meets this Standard. Because of the unusual aspect of the location of the project site within the Old and Historic Alexandria District, next to the Urban Deck over the Beltway, and across from more recent developments such as Porto Vecchio, the project does not have any historic buildings directly adjacent to it. The 80 foot setback from South Washington Street provides a wide green buffer to the first buildings of the project, and mimics the garden-style apartment character found to the north along South Washington Street.

- (iii) **The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.**

The project successfully meets this Standard by evoking compatible architectural expressions and details, particularly of Colonial Revival, Second Empire, and Richardsonian Romanesque elements, found on buildings of historic architectural merit on Washington Street.

- (iv) **The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.**

Again, because of the unusual location of the site, the project looks to historic buildings all along Washington Street for inspiration for appropriate massing and scale. Historic buildings such as the Cotton Factory, the Campagna Center, and former George Mason Hotel provide compatible examples of massing. By using U-shape and L-shape footprints for the four new buildings of the project, the perceived massing is diminished into appropriate scales. The use of a garden-style character for the development allows for open and green space to be incorporated, which also allows for the massing of the buildings to be appropriate.

- (v) **New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks roof lines and styles. Building should**



**appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.**

The project meets this Standard. The project incorporates a variety of wall planes, bay widths, and roof shapes which allow the building segments to read as separate buildings. The footprint of the buildings appear no larger than 100 feet by 80 feet from the public right-of-way. The variety of design treatments to the elevations, the variety of roof shapes, and a variety of appropriate design elements, such as cornices, rusticated bases, and bay elements, contributes to the mitigation of scale and mass for the project.

- (vi) Application for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.**

This Standard has been met. The applicant has provided a model to the required specifications.

- (vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of the style.**

The project meets this Standard by evoking the massing and scale of such buildings as the Cotton Factory. Within the project, specific elements reflective of a particular architectural style are consistent with that style.

- (viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing, and detailing, are not appropriate.**

The building style, scale, massing and detailing are consistent with and evoke elements of existing buildings of historic merit in Alexandria and along Washington Street.

- 2. Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15-to-20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.**

The project meets this Standard. In order to break the exterior wall planes, the project incorporates breaks, with bay widths of 16' to 32'. The project does incorporate changes in material, articulation on the wall surface, and changes in fenestration patterns, as well as varying roof heights, physical breaks, and balconies.

- 3. Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.**

This Standard will be discussed under the Certificate of Appropriateness Review. However, the applicant is showing such materials as synthetic slate, cast stone, wood, stucco, brick, and clad double-hung windows in the Concept Plan submission. Staff reminds the applicant that because of the location of the project on South Washington Street, at a gateway entrance into the City, and within the Old and Historic Alexandria District, high quality and appropriate materials are expected.

- 4. Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the districts streetscapes (i.e. ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.**

The project meets this Standard. The solid-to-void ratio is appropriate and compatible to the ratio found on historic buildings. The types of voids, i.e. doors and window pairings, include Palladian windows, paired windows, single windows, and rounded windows, all of which are found on buildings of historic architectural merit along Washington Street.

- 5. Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e. masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.**

This Standard will be discussed under the Certificate of Appropriateness review. Staff repeats the expectation that high quality details, along with materials, are expected.

### **Conclusion:**

As discussed in the History Section, this project has evolved dramatically since a prior concept was taken to the Old and Historic Alexandria Board of Architectural Review for a work session. The applicant and the project architect have worked closely with Staff, members of the Community, and with the Board to develop a project that could be successful in meeting all the requirements of the Zoning Ordinance, including the Washington Street Standards; the Design Guidelines; and the Hunting Creek Area Plan supplement to the Old Town Small Area plan; while demonstrating exceptional urban design within the context of the Historic District and more specifically, Washington Street. Staff appreciates the work of the applicant to resolve many of the initial issues raised with the current submittal. Site plan and landscaping issues will

continue to be addressed during the DSP process, with any elements such as garden walls or landscape features that fall under the Board's purview, to be reviewed with the Certificate of Appropriate.

Therefore, Staff recommends approval of the Concept Plan for the Redevelopment of Hunting Terrace, and notes the Conditions of Alexandria Archaeology.

**IV. STAFF RECOMMENDATION:**

Staff recommends concept approval with the following conditions:

1. To ensure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for the initial Documentary Study by the next concept submittal, and documentary research shall commence immediately thereafter so that information about the history is available by the subsequent concept submittal. The Documentary Study shall be completed prior to submission of the preliminary site plan. Demolition activities may require archaeological monitoring. Prior to release of the final site plan, all required archaeological preservation measures shall be completed or a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*, shall be in place to recover significant resources in concert with construction activities. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
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- \*4. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
5. The statements in archaeology conditions above that are marked with an asterisk (\*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Foundation/Basement Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

Staff Recommendations:

1. Provide a street between buildings B1 and B2 which extends from Washington Street to the north-south internal street with no median break on Washington Street and no signalization. At this point, this street would not have a median break or require signalization, and would allow right-in / right-out movements only from southbound Washington Street. This street is important for two reasons: first, to address the Hunting Creek Area Plan recommendations for “improving internal connections,” ensuring “that the area appears less isolated and becomes more a connected part of Alexandria,” and “expressing the linkage and common character between the planning area and Old Town to the north.” The single planning principle in Old Town that works to achieve all of these goals is the street grid: it gives scale, familiarity, and connectivity to all parts of the historic city. The second reason to provide a street at this location is to permit connectivity through a signalized intersection if, at some point in the future, the east side of Washington Street (the Hunting Towers site) redevelops. Otherwise, the only connections possible would be at the south of the site (a road which, though signalized, leads directly into the Porto Vecchio private development) or the north (a far less attractive option, with more the character of a service road, running adjacent to high retaining walls of the Woodrow Wilson Bridge.)
2. Explore ways to reduce the height and number of retaining walls by terracing the buildings, and using the transition in grade from east to west and particularly north to south while maintaining a flush grade with Washington Street as required by the Hunting Creek Area Plan.
3. High quality and appropriate materials and design details will be expected for this project, and will be reviewed at the time of BAR Certificate of Appropriateness hearing.
4. Staff encourages the applicant to explore additional color variations in the slate roofs (as shown in the concept elevations), and additional variation in roof heights, whether real of perceived, possibly by breaking the cornice datum line.

## **V. CITY DEPARTMENT COMMENTS**

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

### Code Enforcement:

- C-1 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-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 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 between forty (40) and 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 width of eighteen (18) feet (one way) and twenty-two (22) feet for two-way traffic; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.
- C-4 Fire Department ladder truck access is required for 48% of the perimeter of all buildings over 50 feet in height. 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.
- C- 5 Building is over 50 feet in height and as such is required to have ladder truck access to a 48% perimeter of the buildings by public roads or recorded emergency vehicle easements (eve). For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. The face of the building may not articulate back into the mass of the building more than 7 feet horizontally in the first 75 feet of vertical dimension of the building. Alternatives that demonstrate equivalency to this requirement will be considered on a case by case basis.
- C-6 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.
- C- 7 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 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-8 Prior to submission of the Final Site Plan #1, the developer shall provide three wet stamped copies of the fire flow analysis performed by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. The three copies shall be submitted to the Site Plan Division of Code Enforcement, 301 King Street, Suite 4200, Alexandria, VA 22314.
- 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 1020.1.6.
- C-10 The drawings do not show steps or stairs. Stairs must comply with USBC. Stairways of 3 or more risers require handrails.
- C-11 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more than 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less than 1-1/2".

- C-12 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-13 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.
- C-14 Toilet Rooms for Persons with Disabilities:  
(a) Water closet heights must comply with USBC 1109.2.2  
(b) Door hardware must comply with USBC 1109.13
- C-15 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-16 The developer shall declare on the plans if the parking structure is considered a public parking structure complying with Chapter 4 of the USBC or an open parking structure. If the structure is declared as an open parking structure, the developer shall submit information detailing how the structure meets the openness criteria. If the structure is declared a public parking structure, the plans shall reflect required water and sewer lines, FDC's and oil / water separator locations.
- C-17 The public parking garage (Use Group S-2) is required to be equipped with a sprinkler system (USBC 903.2.9).
- C-18 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-19 Enclosed parking garages must be ventilated in accordance with USBC 406.4.2.
- C-20 The proposed building must comply with the requirements of HIGH-RISE building (USBC 403.1).
- C-21 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.

**Alexandria Archaeology:**

1. To insure that significant information is not lost as a result of the current development project, the applicant shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. The applicant shall contact Alexandria Archaeology to obtain a scope of work for the initial Documentary Study by the next concept submittal, and documentary research shall commence immediately thereafter so that information about the history is available by the subsequent concept submittal. The Documentary Study shall be completed prior to submission of the preliminary site plan. Demolition activities may require archaeological monitoring. Prior to release of the final site plan, all required archaeological preservation measures shall be completed or a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*, shall be in place to recover significant resources in concert with construction activities. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

\*2. All required archaeological preservation measures shall 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) or a Resource Management Plan must be in place to recover significant resources in concert with construction activities. To confirm, call Alexandria Archaeology at (703) 838-4399.

\*3. The applicant/developer shall 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.

\*4. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

5. The statements in archaeology conditions above that are marked with an asterisk (\*) shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Foundation/Basement Plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

6. The final site plan shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place.

7. Certificates of Occupancy will not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.

**Open Space Recommendation**

The developer shall integrate aspects of the historic character of the property into the design of open space for this project and shall provide and erect interpretive signage that highlights the history and archaeology of the site. The archaeological consultant (see Archaeology Comment) shall provide information about the history of the site for use by the designers as early as



possible during the concept review process. Preliminary plans shall indicate themes and possible locations of interpretive markers. The actual locations shall be part of the first submission of the final plan for review. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by OHA/Alexandria Archaeology, RPCA, and Planning.

### **Code**

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

### **Archaeology Findings**

F- There is a possibility for the discovery of evidence of Native American occupation on this property, because it is located on the shoreline of Hunting Creek. Models of prehistoric site distribution suggest that this is a likely place for temporary camp sites. Historically, the lot was the site of the Broomilaw/Alexandria Brick Company. The property therefore has the potential to yield archaeological resources that could provide insight into Native American life in Alexandria prior to the arrival of Europeans and into industrial activities in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### **National Park Service:**

The National Park Service is pleased to see the height of the proposed development has been significantly reduced and the architectural design seems to be more in keeping with the Washington Street Guidelines and Standards. There is still much room for improvement in reducing the height of the structures since, as Kate Barrett points out, the fill and parapet add eight additional feet to the overall height. We still have major concerns regarding the Resource Protection Area environmental impacts, particularly stormwater drainage flowing into Hunting Creek, and how vehicles will enter into and exit from the proposed development by way of a new driveway. Another consideration that should not be forgotten is how this proposed development will be compatible with the new landscaping around the Woodrow Wilson Bridge location and the City of Alexandria and National Park Service design plans for a gateway entrance area between south Alexandria and the Parkway.

### **Building Comments**

1. The existing low rise residential buildings to be demolished are 2-stories and 2- story plus day-lighted "English basement" with light colored brick facades facing Washington Street (east) and Huntington Creek (south), and with flat roofs. The four replacement buildings are 5 stories (2 to 2/12 times as high).
2. Building over 5 to 7 stories are typically referred to as high rise. A more relevant question to the city would be whether the city's fire trucks can reach to the 5th floor.
3. Sections of the proposed building have visible mansard roofs on the 5<sup>th</sup> story, which visually reduce the height of the buildings. A projecting building cornice at bottom of 5th floor also helps to reduce the apparent visual height (but not as effectively as the mansard roofs). As the apparent height of the buildings is an issue, I would recommend mansard

roofs on the 5th story of the entire building elevations facing Washington Street and Huntington Creek to visually reduce the apparent height. Alternately, putting mansard roofs at "book-ends" of Washington Street facade and projecting cornice below 5th story in center would help reduce the apparent visual height (i.e. reversing the pattern shown on sheet A2.2).

4. Light colored brick walls appear to be less massive than dark walls; the wall materials are not noted on drawings. The use of traditional multi-pane windows, paneled doors and architectural details are more in scale with other building in Alexandria, and more appropriate.
5. The projecting street facades of the 4 proposed buildings are visually less massive than Hunting Towers or Porto Vecchio and 2 to 3 stories lower (see sheet A3.2).
6. The apartment structures would be 5 stories at approximately 53 feet in height with two underground parking levels. It would be double the current height and appears to be within Alexandria City's requirements for Old and Historic Alexandria (50 feet). The City of Alexandria has the site zoned much higher at 150 feet. The NPS has stated on record that we oppose anything higher than the existing.

(\*Explanatory Note from Planning Staff that the current height limit for the property is 50 feet. The applicant's request to change the height limit for a portion of the property from 50 to 150 feet was not approved by City Council as noted within the text of this report.)

7. The by-right plan is significant improvement over the previous proposals, but can be further developed to reduce the visual impact at the south gateway to Alexandria and the GWMP.
8. Additionally, it would be less visually intrusive on the Parkway/Washington Street and provide a gradual stepped appearance to the 50-foot height if the front set of buildings were 4-story while the back set remained 5-story. Building style choices seem appropriate.

#### Site Comments

9. A mature large deciduous tree at SE corner will be obliterated by proposed site plan, but if this tree was left it would help visually screen the view of development from northbound vehicles on the GW Memorial Parkway.
10. The building height should be considered 58' tall (above the curb line of Washington Street) when you factor in the 5' of fill and the 3' parapet. We would also want to know if any rooftop structures would be taller than the 3' parapet. However, the comment that David Vela made in his letter of 09/06/07 may still apply: "The IDI proposal indicates buildings along Washington Street to be measured from a regraded elevation, as determined by cross section, to be above the curb line of Washington Street. Since the current and historic elevation of buildings is, and was, well below the current and original elevations of Washington Street, this new building footprint elevation would be an

unacceptable alteration to the historic landscape of the George Washington Memorial Parkway.”

11. In our comments to the previous plans, we noted that the drive that is in front of the existing buildings provides commercial vehicles with a way to turnaround before they enter the parkway. It is not clear if the new “Hunting Creek Way” can be used for this purpose. Even if it can be used for that purpose, I question how long it will be before the residents of this project will begin to object having large trucks drive through what they will perceive as a private drive.
12. The planting conceptual plan is unreadable and we should request a readable one.
13. The property would be accessed through GWMP lands and would require an updated or new ROW.
14. The increase in living space will have an impact on the ingress and egress of the property by increasing the amount of vehicles accessing the property from GWMP. More information is needed to assess. The plans suggest a transportation impact study and management plan will be required. It appears S. Alfred Street (side street to S. Washington) will be eliminated, and I was unclear how Porto Vecchio might be impacted. No information about traffic patterns included. As is the case at Belle Haven cross traffic to GWMP is a big safety concern.
15. NPS property lines are not shown on the map. NPS owns the roadway and frontage. Landscaping and maintenance of it will be issues.
16. An environmental mitigation easement appears to fall mostly outside of the development, however very close. Landscaping and retaining wall could be an issue, and NPS may have recommendations for plantings to be consistent with RPA and wetlands on shoreline. We ought to check the language on the easement. For this and the RPA we probably do not want to encourage human access to the area, and the plans do not suggest a trail or other access. I believe a section of the shoreline wetland is in really good shape.
17. Subsurface parking facility looks to fall closely within the water table for Hunting Creek and Potomac. There may be soil or groundwater issues associated with this.
18. Storm water management will be an issue to ensure water is treated before entering the river. Some BMPs are suggested but we should review. There may be a possibility to consider a green roof and pervious concrete.
19. NPS supports including housing accommodations for low-income population.
20. There is a connection between this project and Alexandria Gateway sign and landscaping proposal.
21. The proposed trees on the eastern edge of the development along Washington Street/Parkway are a good device to help screen and break-up the views of the buildings

when directly in front of the development. However, more emphasis on and perhaps additional plantings along the southern border (and to some extent northern border) should be considered to help screen and break-up the views of the buildings when traveling from the north or south along Washington Street proper or the Parkway.

22. Avoid removal of existing mature vegetation that will help screen development.
23. The vegetation plan nearest Washington Street/Parkway (at least front half of development) should be compatible with the 1932 Parkway (Mount Vernon Memorial Highway) planting plan as well as the Woodrow Wilson Bridge plan for the Urban Deck over the Beltway, and if appropriate, any City of Alexandria plan.
24. Entry and exit access rights need to be re-verified with respect to property lines, especially the southern access. The fill areas created for the Parkway may extend to near here. Set backs from Washington Street/Parkway with respect to proposed development of the property needs revisiting as well.

#### Resource Protection Area Comments

25. Development falls within Resource Protection Area (RPA). We should check the language on the RPA to see if there is a conflict. The existing development down there also falls within the RPA, but because this is a new development, we should ask questions. There may be some opportunities to mitigate to improve the riparian area.
26. The National Park Service is not in agreement with allowing the expansion of this development into the 100-foot buffer of the Resource Protection Area (RPA). The current plans for the Hunting Creek Plaza show construction of an asphalt roadway and landscaping within the RPA. According to the Chesapeake Bay Program Office: “Streamside forest buffers provide habitat for wildlife, stabilize banks from erosion, and keep river waters cool, an important factor for many fish. In addition to preserving the watershed, forest buffers also naturally absorb nutrients and sediments, thus improving water quality in neighboring streams.”

The Chesapeake Bay Local Assistance Board further states: “In their natural condition, these lands provide for the removal, reduction or assimilation of sediments, nutrients and potentially harmful or toxic substances in runoff entering the bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources”.

Non-point source pollution such as runoff from roadways and lawns carry excessive nutrients and sediment into the Chesapeake Bay and its rivers; upsetting the delicate balance of the Bay ecosystem. Although a soundwall currently exists in the RPA, which was constructed by the Woodrow Wilson Bridge project, it does not pose the same level of threat to natural resources as a roadway and landscaped areas. Therefore, we strongly urge that the City of Alexandria direct the developer to revise the limits of development to be outside the Resource Protection Area.

27. The Resource Protection Area (RPA) as identified on the site plan runs through the proposed project. The following elements of the project will be constructed within that zone:

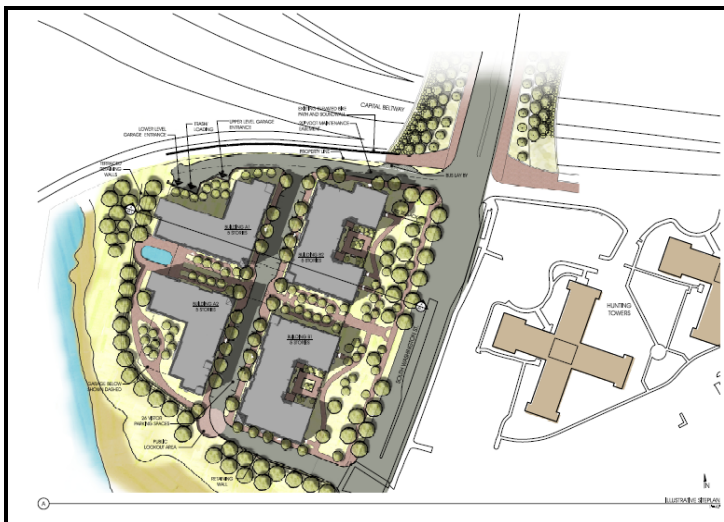
- a. Two portions of the buildings including the underground garage.
- b. The swimming pool and deck
- c. A portion of Hunting Creek Way
- d. The public overlook
- e. Two retaining walls
- f. The ambulance access road

There are areas of flexibility in the requirements for building within the RPA which might allow the road(s) but swimming pools were specifically cited as “inappropriate.” Also, clearing in the buffer area for construction purposes is also deemed “inappropriate.” The city’s guidelines for exceptions to the RPA require a public hearing. There is an exemption in Virginia’s RPA requirements that would allow public access for passive recreation and also for public roads.

**VI. IMAGES:**



**Figure 1: Color Rendering**



**Figure 2: Illustrative Site Plan**



**Figure 3: Building Roof Plan**



Figure 4: South Washington Street Streetscape



Figure 5: Proposed West (Above) & East (Bellow) Streetscape



Figure 6: Pedestrian Area Streetscape from North (Above) & South (Below)



Figure 7: Streetscape from North (Above) & West (Below)





Figure 8: Building B2 East (Above) & Building B1 East Elevation



Figure 9: Courtyard Elevations



Figure 10: Building B1 South Elevation (Above) & A2 South Elevation (Bellow)



Figure 11: Building B2 West Elevation (Above) & Building B1 West Elevation (Bellow)



Figure 12: Building A2 East Elevation (Above) & Building A1 East Elevation (Bellow)



Figure 13: Building A1 South Elevation (Above) & Building B2 South Elevation (Bellow)



Figure 14: Building B1 North Elevation (Above) & B2 North Elevation (Bellow)



Figure 15: Building B2 North Elevation (Above) & A1 North Elevation (Bellow)



Figure 16: Building A1 West Elevation (Above) & Building A2 West Elevation (Bellow)

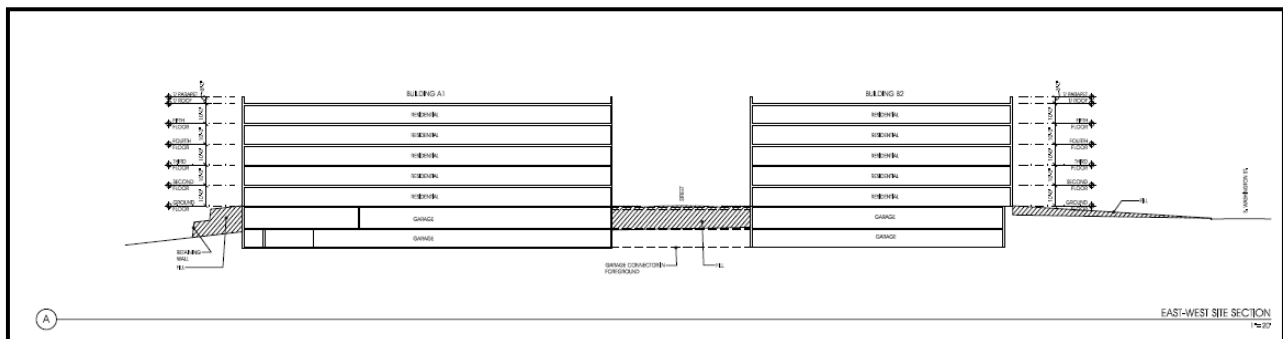


Figure 17: East-West Site Section

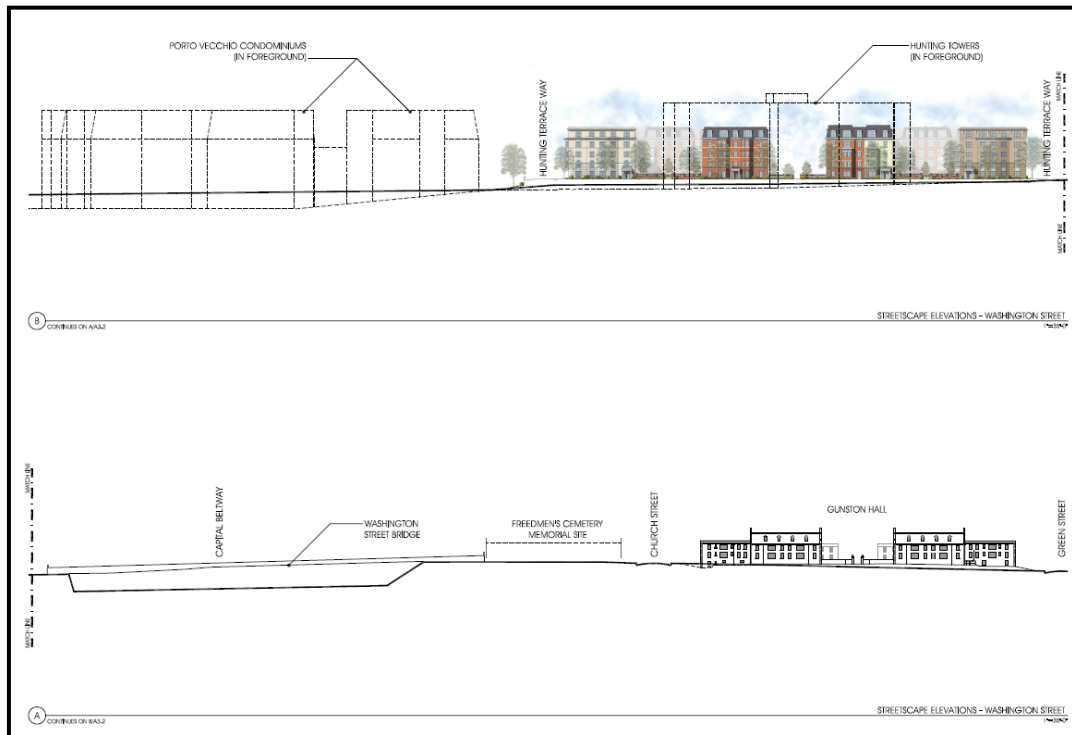


Figure 18: Streetscape Elevations

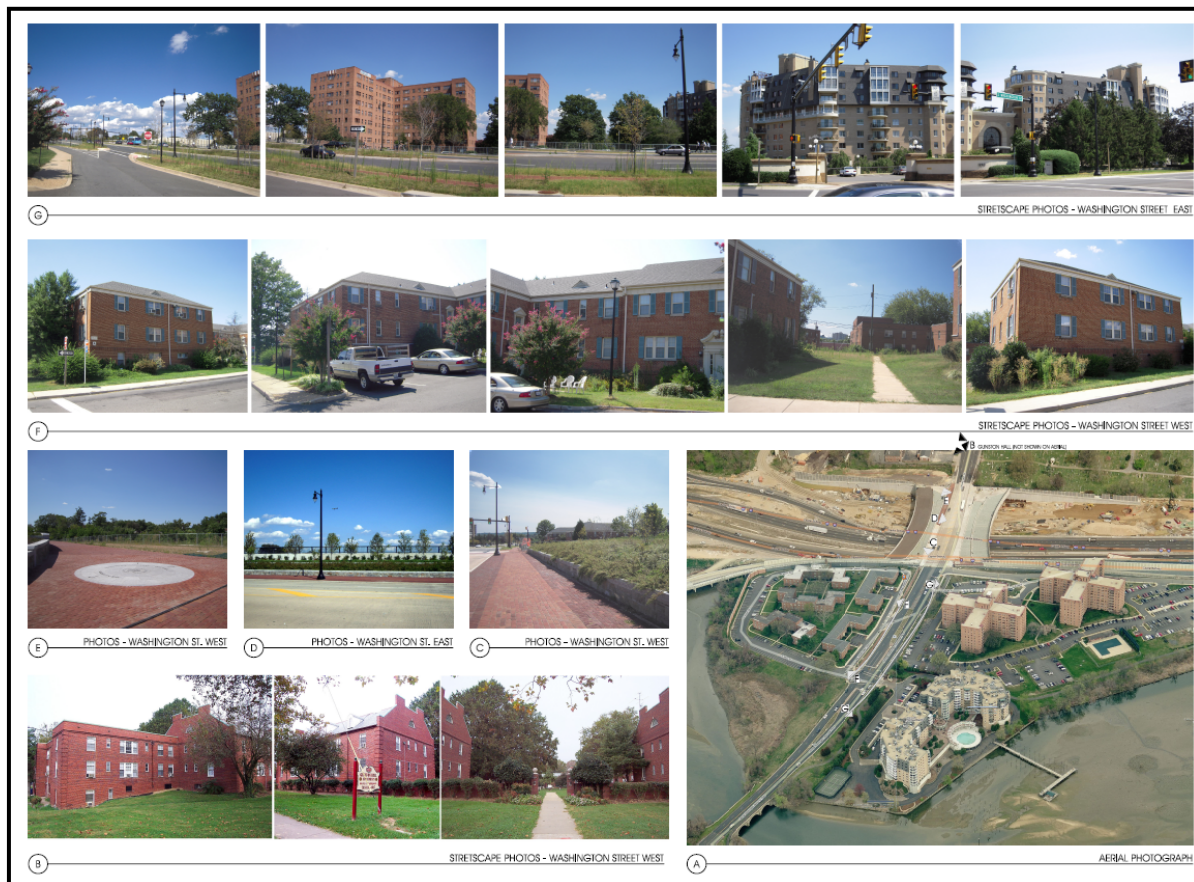


Figure 19: Aerial Photographs

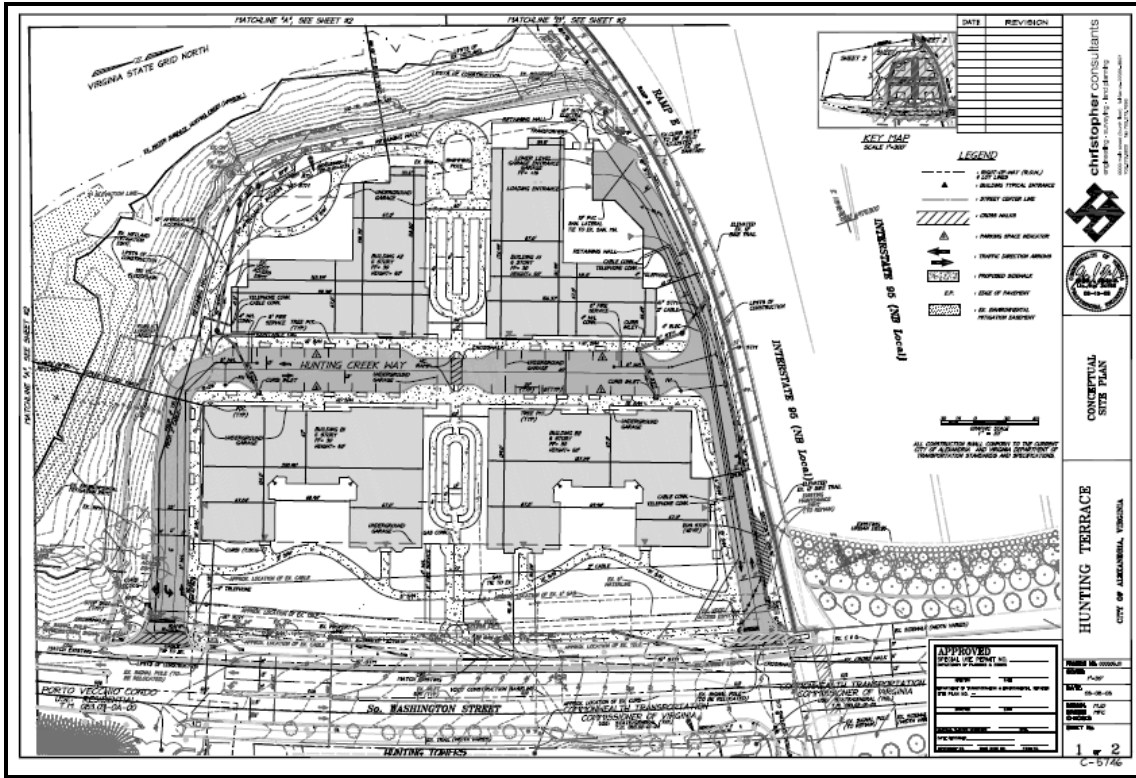


Figure 20: Site Plan

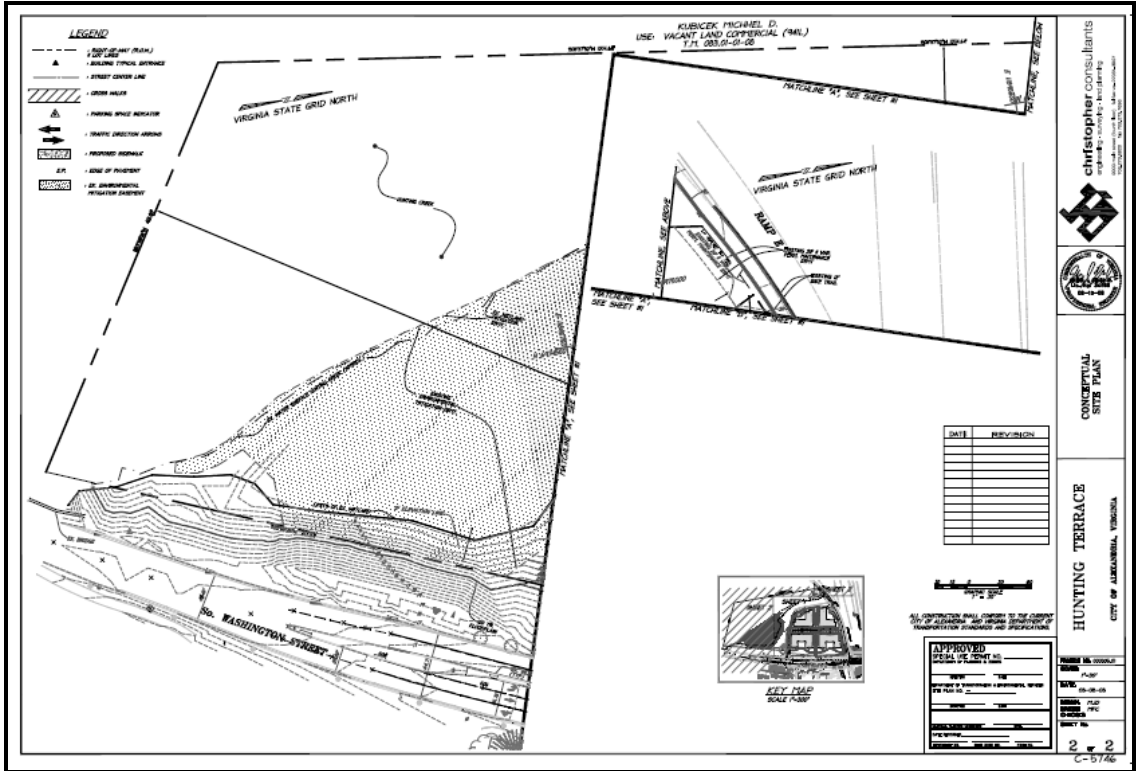


Figure 21: Site Plan