

Docket Item # 5
BAR CASE # 2009-0147

BAR Meeting
July 29, 2009

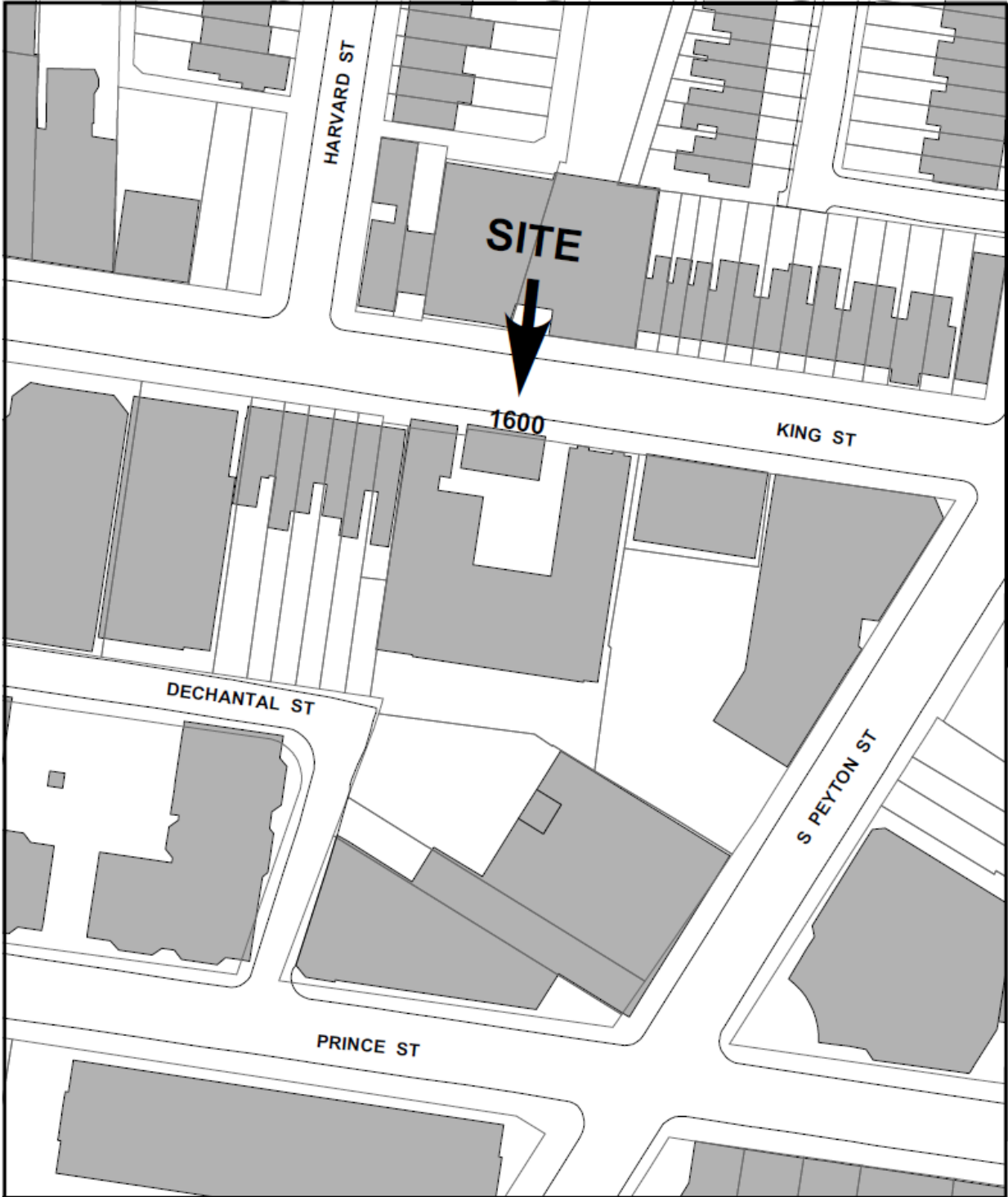
ISSUE: Alterations
APPLICANT: DSF Long King Street, LLC
LOCATION: 1600 King Street
ZONE: KR-King Street Retail

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted, with the standard conditions related to archaeology:

- *1. 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.
- *2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above 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 Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

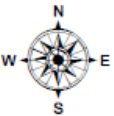
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0147

7/29/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to locate a walk-in-cooler structure to the rear of the new Lorien Hotel and Spa at 1600 King Street. The new walk-in-cooler will be located in current rear service area, next to an existing transformer and large concrete planters, and adjacent to the rear service entrance into the restaurant kitchen. Two existing planters will be relocated within the area in order to install the cooler. The cooler will be 14 feet x 13 feet in size, and will be screened using the same fencing system as the existing transformer. The fencing is a welded steel ornamental fence manufactured by Ameristar in the Montage II model. The fence consists of black metal pickets and will be 7 feet six inches tall and will enclose the cooler on all sides. Two sliding gates and a small ramp will provide access to the cooler from the alley area. The cooler itself is manufactured by Kolpack, in a Polar Pak System model. A compressor for the cooler will be located in the area behind the existing transformer pad, behind the existing brick wall.

The applicant is requesting the cooler in order to meet the needs of the restaurant and catering services of the hotel. The applicant met with P & Z Staff to discuss approaches to meet this need, with minimal architectural impact to the recently completed hotel building. Unfortunately, it is not possible at this time to reconfigure any interior spaces associated with the restaurant and kitchen. The approach proposed in this application was selected in that it is one that does not impact the current design of the building, and could easily be removed in the future. It also in an area already dedicated to service and utility functions, off the alley.

II. HISTORY:

1600 King Street is part of the Lorien Hotel complex, with two restaurants and a day spa. The new hotel building itself was approved by the City Council under a Development Special Use Permit (DSUP) approval in 2005 for a condominium use. The change in use to hotel with restaurant and day spa was approved in 2006 by an amendment to the prior DSUP(DSUP#2006-0036, 4/14/2007). At the time of the original DSUP approval, this block of upper King Street was not included within the boundaries of the Old and Historic Alexandria District. Initially, the Board only reviewed the exterior design details and materials for the new building, as well as the changes to the row of three, 100-Year Old Buildings at 1520, 1522, and 1524 King Street, which now houses one of the restaurants. The District was expanded in May of 2006 to include the entire block in which the hotel and its associated buildings are located, and is now under the purview of the Board.

Since the change in use to a hotel, the Board has most recently approved signage for the hotel and restaurants on September 3, 2008 (BAR Case # Docket 2008-0117), and other alterations to the previously approved plans, including storefront changes, windows, and penthouse expansion, on November 14, 2007 (BAR Case #2007-0234).

III. ANALYSIS:

Development Staff has reviewed the application and finds the proposal compliant with previous Development Special Use Permit (DSUP) conditions. The revisions to the site plan, such as the relocation of planters and addition of the cooler, screening, and access ramp, will be coordinated administratively through the minor amendment process.

Proposed cooler relocation/fence screening complies with zoning ordinance requirements.

While the Design Guidelines do not directly address items such as coolers, Staff finds that certain guidance can be derived from such items as exhaust and supply fans, HVAC equipment, and fencing. According to the Guidelines, these features "...should not hide, obscure, or cause the removal of historic architectural details", "should not disrupt the architectural character of a structure," "should be located in visually inconspicuous sections of a building," and "fences should be appropriate in materials, design and scale to the period and character of the structure they surround." In Staff's opinion, the cooler and its screening meet this guidance and are appropriate for this early 21st-Century building. By locating the cooler away from the building, in an area that is already designated for service and utility functions, the cooler and its screening will not impact the design and architectural integrity of the building, not impact any historic buildings. Therefore, Staff recommends approval of the application as submitted, noting the standard recommendations from Alexandria Archaeology.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted, with the standard conditions related to archaeology:

*1. 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.

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

3. The statements in archaeology conditions above 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 Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 The proposed security gates shall be equipped with an override system that opens the gates in the event of a power failure, activation of a siren, or through the use of a Knox Box key. These features shall be designed and installed to the satisfaction of the Director of Code Administration.
- C-2 Installation of the transformer and transformer pad must be in compliance with the current edition of the USBC.

Historic Alexandria:

No comments received.

Alexandria Archaeology:

Archaeological field work on this project has been completed. To ensure recovery of information from any late discoveries, the following conditions are recommended:

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VI. IMAGES:

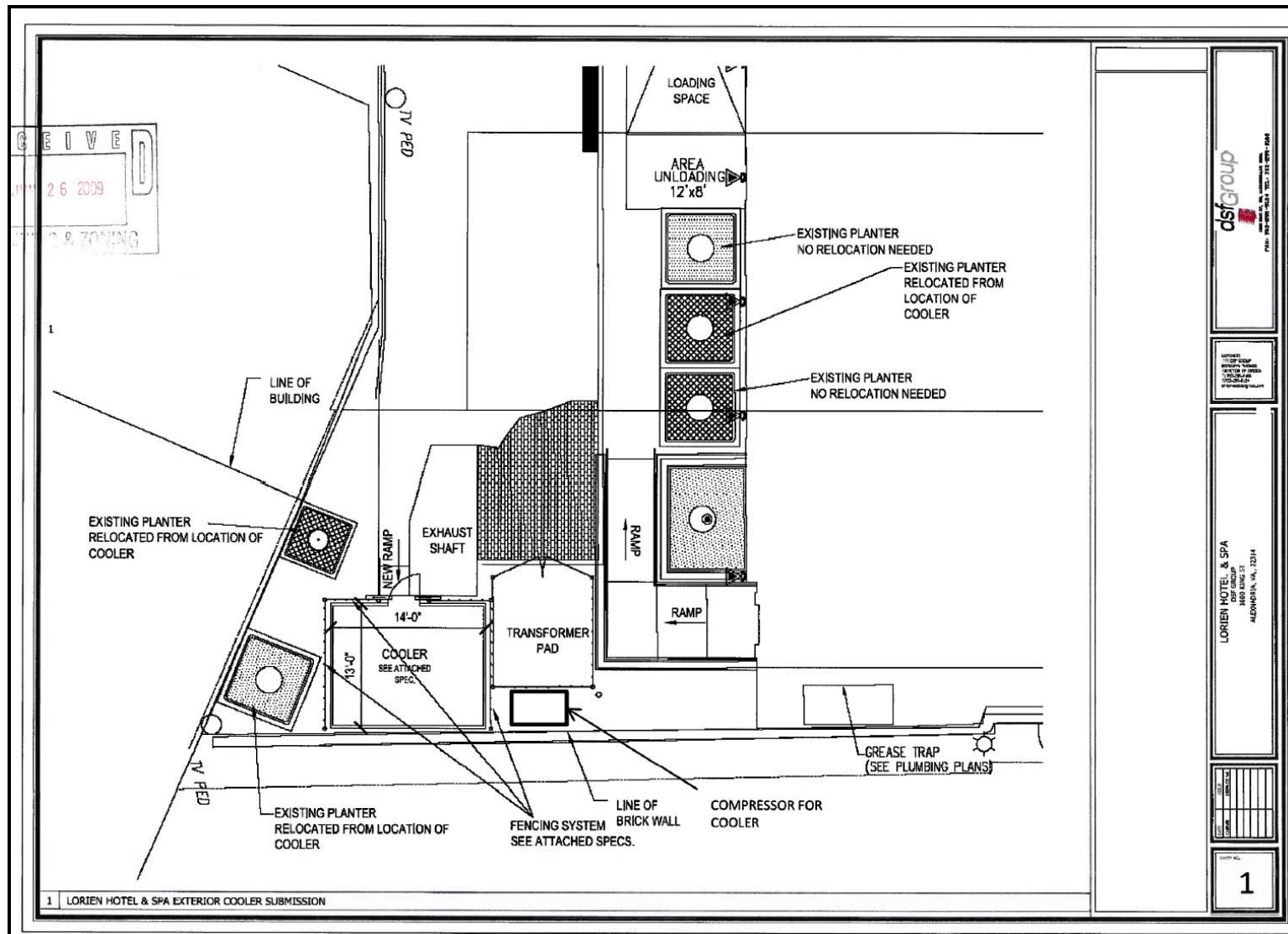


Figure 1: Site Plan showing proposed location of new walk-in-cooler.

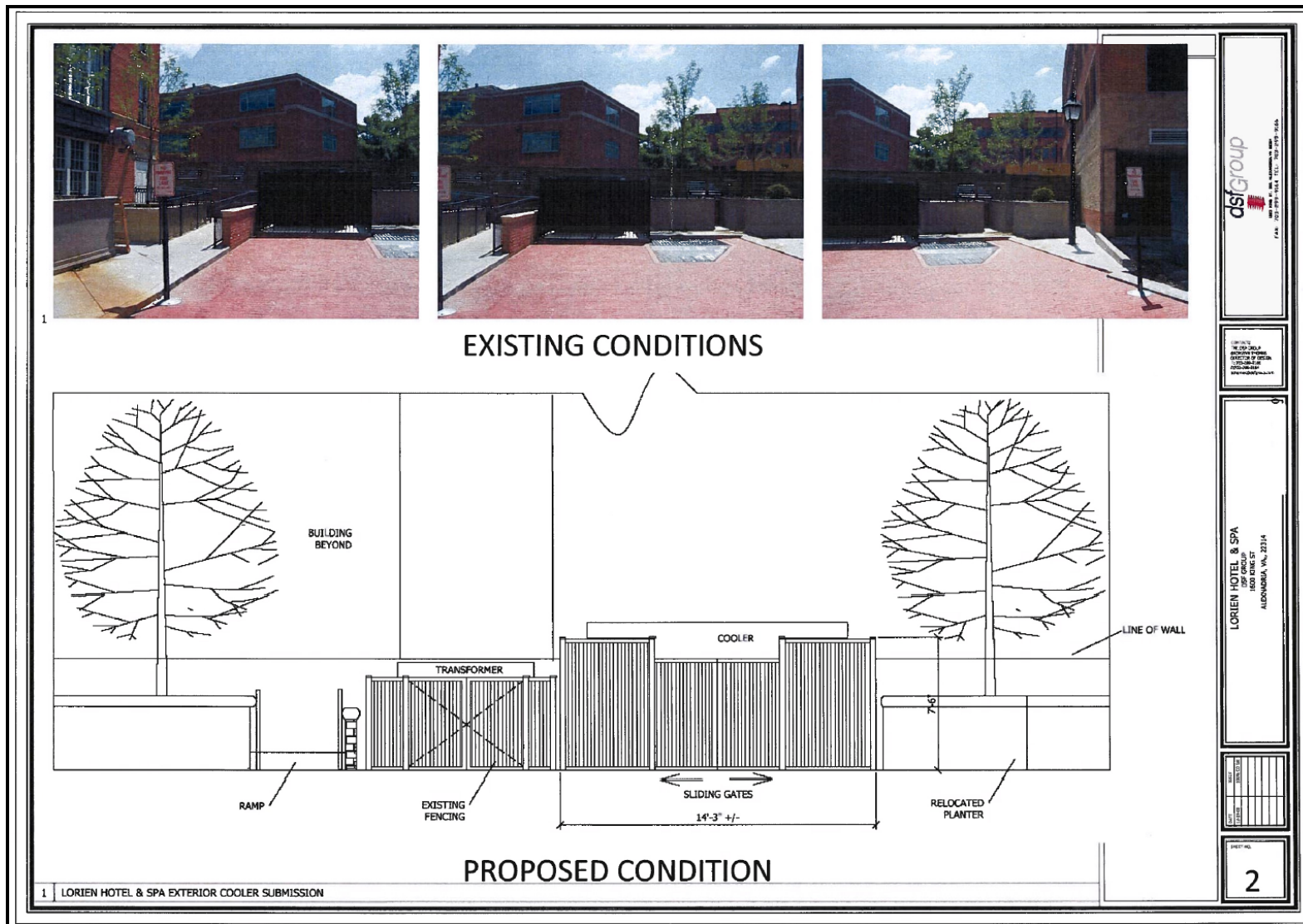


Figure 2: Photographs of existing condition and proposed screening.

Montage II®

Welded Steel Ornamental Fence


COMPONENT SIZES

System	Pickets	Rails	Posts
Montage II® Heavy Industrial	1" x 14 Ga.	1-3/4" x 1-3/4" x 1002	2-1/2" Dia. x 12 Ga. gal. zinc phosphate pre-treatment, epoxy and acrylic double coating provide the protection necessary to withstand adverse weathering effects and justify the best-in-the-business 20 Year Warranty. E-Flange 6" Dia. x 12 Ga. zinc phosphate pre-treatment, epoxy and acrylic double coating provide the protection necessary to withstand adverse weathering effects and justify the best-in-the-business 20 Year Warranty. E-Flange 6" Dia. x 12 Ga.

20 YEAR WARRANTY


The E-Coat combination of galvanized steel, zinc phosphate pre-treatment, and epoxy and acrylic double coating provide the protection necessary to withstand adverse weathering effects and justify the best-in-the-business 20 Year Warranty.

STYLES




CLASSIC
Style C2 (2-Rail)
Style C3 (3-Rail)
Style C4 (4-Rail)

The extended spear top of the Classic® style gives the secure structure an added touch of elegance. Classic® is available in 2-rail, 3-rail and 4-rail designs.



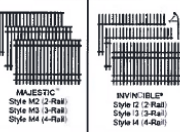
GENESIS
Style G2 (2-Rail)
Style G3 (3-Rail)
Style G4 (4-Rail)

The Genesis® acts as a foundation for creation of multiple custom looks by the addition of decorative finials. Genesis® is available in 2-rail, 3-rail and 4-rail designs.



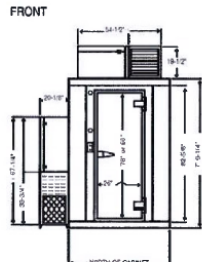
MAJESTIC
Style M2 (2-Rail)
Style M3 (3-Rail)
Style M4 (4-Rail)

Majestic™ is a simple, yet elegant style with a smooth top rail, available in 2-rail, 3-rail and 4-rail designs. It is ideally suited for public pools, recreational areas, schools and other institutions.

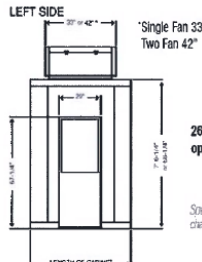


INVINCIBLE
Style I2 (2-Rail)
Style I3 (3-Rail)
Style I4 (4-Rail)

Invincible® means incapable of being overcome. The gradual outward curve of the pickets makes this style a superior alternative to the chain link and barbed wire fences of the past. 2-rail, 3-rail and 4-rail profiles are available in 7' and 8' heights.



FRONT



LEFT SIDE

*Single Fan 33"
Two Fan 42"

26" wide door opening is standard

Specifications subject to change without notice.

NOTE: Self-contained units require at least 18" of clearance on top mount models and at least 2' of clearance on sides and back of side mount models for air circulation around refrigeration system.

DESIGN ADVANTAGES


Maintenance-Free

Montage II® panels are subjected to a thorough cleaning and zinc phosphate pretreatment and then, in America's state-of-the-art E-Coat system, are completely submerged twice, first in a moisture resistant epoxy and secondly in a weather-resistant acrylic to ensure protection over all exposed surfaces. Ameristar® uses the same cyclic testing technology, developed in the automotive industry, to ensure that Montage II® fences will endure harsh environments.

Fusion-Welded

Montage II® fence panels are fabricated using Ameristar's revolutionary Profusion process that combines fusion and laser technology to automatically weld strong, virtually invisible structural connections without unsightly or insecure fasteners. This rigid welded construction not only suits Montage II® for rigorous environments, but also makes it a popular choice for commercial applications like businesses, schools, and public parks and playgrounds.

ADORNMENTS



COLORS, AVAILABILITY & MAINTENANCE

Montage II® is available in Black and Bronze, color chip samples can be requested for actual color. Availability and maintenance information are the same as for the Aegis II® and Aegis Plus® steel fence systems.

COOLERS: 38°F - 7'6" High

Side Mount	Top Mount	Actual Size	Door Size	Capacity	Fans	Compressor	Amps	Electrical	Ship Weight
*P7-054-CS	P7-054-CT	4'10-1/2" x 3'11"	26" x 78"	84 cu. ft.	1	1/3 HP	8.4	115/60/1	779
*P7-064-CS	P7-064-CT	5'10" x 3'11"	26" x 78"	116 cu. ft.	1	1/3 HP	8.4	115/60/1	844
P7-066-CS	P7-066-CT	5'10" x 5'10"	26" x 78"	184 cu. ft.	1	1/2 HP	9.9	115/60/1	1013
P7-068-CS	P7-068-CT	5'10" x 7'9"	26" x 78"	252 cu. ft.	1	1/2 HP	9.9	115/60/1	1169
P7-810-CS	P7-810-CT	5'10" x 8'11"	26" x 78"	320 cu. ft.	2	3/4 HP	16.3	**115/60/1	1368
P7-812-CS	P7-812-CT	5'10" x 11'7"	26" x 78"	388 cu. ft.	2	3/4 HP	16.3	**115/60/1	1434
P7-088-CS	P7-088-CT	7'9" x 7'9"	26" x 78"	345 cu. ft.	2	3/4 HP	16.3	**115/60/1	1391
P7-810-CS	P7-810-CT	7'9" x 9'8"	26" x 78"	439 cu. ft.	2	3/4 HP	16.3	**115/60/1	1573
P7-812-CS	P7-812-CT	7'9" x 11'7"	26" x 78"	532 cu. ft.	2	1 HP	16.8	**115/60/1	1762
P7-108-CS	P7-108-CT	9'8" x 7'9"	26" x 78"	439 cu. ft.	2	3/4 HP	16.3	**115/60/1	1503
P7-1010-CS	P7-1010-CT	9'8" x 9'8"	26" x 78"	558 cu. ft.	2	1 HP	16.8	**115/60/1	1790

Cooler: Manufacturer: Kolpack, Style: Polar Pak Systems
 Walk-In, Dimension: Custom see plan and elevation

Fencing to match existing fencing at Transformer: Manufacturer: Ameristar, Style Majestic, color: Black

1 LORNIEN HOTEL & SPA EXTERIOR COOLER SUBMISSION

dstGroup
 10000 W. ALABAMA AVE., SUITE 100
 ALBUQUERQUE, NM 87114
 TEL: 505-879-1000 FAX: 505-879-1001

LORNIEN HOTEL & SPA
 1000 CONC ST
 ALBUQUERQUE, NM 87114

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Figure 3: Manufacturer information on fencing and cooler unit.