

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** NOVEMBER 19, 2025

**TO:** CHAIR AND MEMBERS OF THE  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** CONCEPT REVIEW OF 333 NORTH FAIRFAX STREET  
BAR CASE # 2025-00305

---

### **September 3, 2025, BAR Hearing Minutes**

**BOARD ACTION:** The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review at 333 North Fairfax Street.

#### **Speakers:**

Ken Wire, attorney representing the applicant, introduced the project

Jack McLaurin, project architect, presented the design for the project.

#### **Discussion:**

Mr. Spencer asked for clarification regarding the material between windows on the Type 3 buildings. The applicant responded that it will be a smooth material, possibly a metal panel.

Ellen Mosher, OTCA, presented photos of neighboring buildings and examples of other recent townhouse development projects as a model for this proposal. She stated that the proposed design is not compatible with the OHAD.

Mike Doyle, Alexandria Families for Safe Streets, noted that the proposed development should have wide and well lit sidewalks at the perimeter and at interior alleys.

Gail Rothrock, HAF, stated that the design for the townhouses is not compatible with the architecture of the historic district. She would prefer to see gable roof structures with a less industrial design. She praised the inclusion of through alleys and the central open space.

Elizabeth Hayden, 309 Lee Street, opposed the design of the proposed townhouses, specifically Type 4. She also asked that the number of townhouses at the northwest corner of the site be reduced.

Melissa Kuennen, 525 Montgomery Street, opposed the design for the townhouses, noting that

there are no flat roof residential building in the area, encouraging the applicant to consider gable roof forms.

Maureen Doyle, 124 Princess Street, stated that roof decks are not common in this area and opposed their use in this location.

Jennifer Smith, 312 Princess Street, expressed concern about potential damage to existing structures during construction, noting that in previous developments this had occurred.

Mr. Lyons noted that the design for the townhouses appears to be too square and would like to see greater variation within the overall project. He supports the design for Style 1 and 2 but finds that the design for Style 3 and 4 to be inappropriate.

Ms. del Ninno supports the concept of townhouses in this location and the overall layout of the development but noted that the blocks appear to be apartment buildings rather than collections of townhouses. She suggested additional style types with some including gable roofs. She suggested variation in the heights of the units, potentially including taller structures in the central portions of the block. She likes the proposed materials but suggested that in some locations, the brick should extend around all sides.

Mr. Spencer appreciated the openness of the overall block design and the concept of four distinct design styles. He asked the applicant to consider additional variations within the individual blocks, potentially using a variety of brick finish colors. He supported the idea of the inclusion of contemporary designs but noted that the Style four design needs additional evolution.

Mr. Adams supports the idea of townhouses in this location and the overall block design. He noted that corner units should be more special and that in general the townhouse units should more closely replicate the design of historic structures.

Mr. Scott appreciated how the proposed design responds to the approved design for 301 N Fairfax Street. He expressed concern regarding the use of fiber cement at the vertical slots at the ends of the townhouse blocks, noting that in a similar detail at the townhouses at Robinson Terminal South slate is used. He supported the comments from other board members regarding including additional variation within the blocks and a higher level of detailing. He stated that style four could be more contemporary but should include more punched windows.

## **CONCEPT II UPDATE**

On September 3, 2025, the BAR held a Concept Review hearing for the proposed redevelopment of property at 333 North Fairfax Street, to include the construction of a new multi-unit townhouse development in place of the existing office buildings. The proposed development will encompass the majority of the block, with the exception of the site of the previously approved multi-unit residential building at 301 North Fairfax Street.

There were a variety of comments from the Board regarding the proposed development but in general they were supportive of the concept of a townhouse development in this location. The

Board appreciated the concept of different design styles for the townhouses based on the nearby building context. Some specific comments from the Board include the following:

- Board members noted that some portions of the design appear to be a multi-unit building instead of a series of townhouses.
- The Board did not support the contemporary design for Style 4 and suggested that this be revised to be more similar to the nearby townhouses.
- Board members suggested adding variety to the heights of individual units with a focus on locating taller units at the interior of the block and shorter units at the perimeter.
- Some Board members noted the discontinuous brick at the end condition of some of the building blocks, stating a preference for brick around the perimeter of the building.
- The Board encouraged the applicant to include a modest level of variation within the building blocks, noting that the historic development patterns in the historic district typically do not exceed three identical structures in a row.
- Some Board members expressed an interest in the inclusion of gable roof forms into some parts of the site to be more similar to the adjacent buildings.
- The Board appreciated how the proposed design responds to the approved project at 301 N Fairfax Street and encouraged the applicant to continue studying these relationships.
- The Board asked the applicant to return for a second Concept Review with additional refinements based upon their provided feedback.

## **I. SUMMARY**

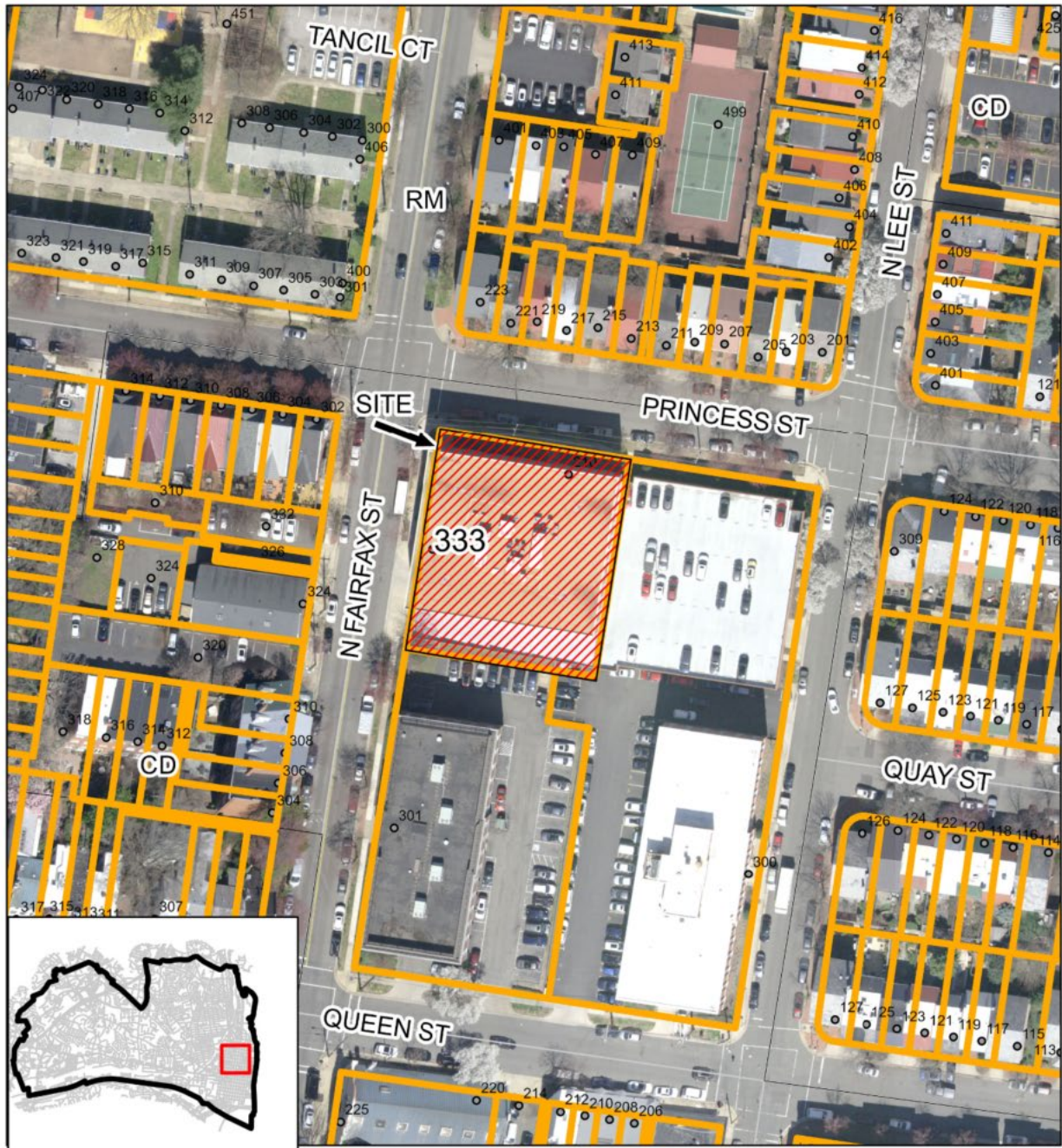
The applicant is requesting BAR Concept Review of the redevelopment of the property at 333 North Fairfax Street, to include the construction of a new multi-unit townhouse development in place of the existing office buildings. The proposed development will encompass the majority of the block, with the exception of the site of the previously approved multi-unit residential building at 301 North Fairfax Street.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (CDSUP#2025-00004) associated with this project will be heard by Planning Commission and City Council at a time to be determined. The following approvals will be requested through this process:

1. A DSUP for 32 cluster townhomes in the CD Zone
2. An SUP for a cluster development
3. An SUP for bonus density for the provision of affordable housing
4. An SUP for lots without public street frontage
5. Yard, lot area, and lot width modifications from the CD zone standards per the cluster SUP.
6. A proposed subdivision





**BAR2025-00305**  
**333 N Fairfax Street**



0 40 80 160 Feet

## **II. SITE CONTEXT AND HISTORY**

### *Site Context*

The project site includes the majority of the block bounded by North Fairfax Street, Princess Street, North Lee Street, and Queen Street, with the exception of the multi-unit residential building approved for the southwest corner of the block. The proposed configuration of the townhouse blocks will create interior alleys and pedestrian pathways, the result of which is that all parts of the proposed townhouses will be visible from a public right of way.

### *History*

This block has included a variety of uses over the years, including industrial, residential, and entertainment. The southwest corner of the block has been dominated by industrial use, with foundry and wood cutting buildings shown in this area on the 1885 Sanborn Insurance Map. A variety of different industrial uses existed in this area until the construction of an office building in 1977.

The southeast corner and eastern edge of the block included single unit residential, boarding houses, and small retail uses as early as 1885. As shown on the 1941 and 1959 Sanborn Insurance Maps, these small-scale residential style structures were replaced with industrial uses. The office building currently located at 300 North Lee Street was approved by the BAR at the August 12, 1964 hearing. At that time, the building was described as a “warehouse-office building on the west side of Lee Street between Princess and Queen Streets.”

According to the July 1996 edition of the Alexandria Archaeology *Volunteer News*, Irish immigrant Dan Henry constructed a saloon at the southeast corner of Princess and North Fairfax Street shortly after the Civil War. In 1893, the building was expanded with the construction of a large addition to being used as a theater and concert hall. The structure housed numerous musical and theatrical events but became known for hosting boxing matches and other sporting events. The saloon and theater were closed prior to 1941 when the Sanborn Insurance Map shows the site having been incorporated into the industrial use to the south of the site. The “Essex Building” commercial office building currently occupying the site was constructed in 1979.

## **III. PROPOSED DEVELOPMENT**

The applicant proposes to demolish the existing office buildings at 300 North Lee Street and 333 North Fairfax Street, reviewed under a separate BAR number, and construct a townhouse development in their place. The development will include 32 three story townhouses, mid-block pedestrian pathways, and private drives. Each townhouse will be three stories with a fourth-floor setback from the street-facing façade, creating a rooftop terrace for each unit. Each unit will feature a garage accessed by a private drive. The townhouse development is divided into four different architectural types, based upon the existing adjacent architecture. The Style 1 townhouses face Queen Street and will be red brick with projecting bays and punched windows. The Style 2 townhouses will face N. Fairfax Street and will be grey brick with ganged windows. Style 3 townhouses will face into the interior courtyards and will be a combination of stone and brick with metal railings at the second floor. The Style 4 townhouses face N. Lee Street and include a combination of different colored brick.



Following the September 3, 2025, BAR hearing, the applicant has modified the proposed design in response to comments from staff, the public, and the Board. The changes are summarized below:

### Style 1 Townhouses

In the previous version, the townhouses were similar to one another in that each included a projecting bay clad in dark Nichiha panels. The end units varied from the middle units in that the roof deck parapet was replaced with a metal railing. In the revised version, the projecting bay at the middle two units is now a full height element that extends from the ground to the cornice and is clad in brick, the windows in these two units also include additional muntins. The two end units now feature a lighter color projecting bay and a trellis at the roof deck (Figure 1).



**Figure 1: Previous (top) and revised (bottom) proposal for the Style 1 townhouses**

## Style 2 Townhouses

In the previous version of the design for the Style 2 townhouses, each of the townhouses in the four-unit block was identical, featuring grey brick with vertical pilasters and ganged windows. In the revised version, the middle three townhouses have been revised to be a lighter brick color with a brick corbeling detail at the top and windows without muntins. The end units in the revised design include a lowered parapet capped by a metal railing at the edge of the roof terrace. Similar to the Style 1 townhouses, these townhouses include a trellis above the roof deck. At the middle three units, this trellis is aligned with the terrace dividers and is supported by columns. At the end units, the trellis is cantilevered from the face of the wall and is above the door only (Figure 2).



**Figure 2: Previous (top) and revised (bottom) proposal for the Style 2 townhouses**



### Style 3 Townhouses

The Style 3 townhouses are found in the middle of the block with the only street frontage at the short end. There are two configurations for these townhouse blocks, one with four units and one with five units. In the previous design, all of the townhouses were identical to one another and featured a stone base with red brick and ganged windows above. Board members noted the lack of diversity in this design and asked the applicant to create a primary façade at the end of the block that faces the sidewalk. The revised design includes a different color brick for the middle townhouses, lowered parapets and railings at the end units, and a more prominent primary façade at the elevation facing the sidewalk (Figure 3).



**Figure 3: Previous (top) and revised (bottom) proposal for the Style 3 townhouses**

## Style 4 Townhouses

The Style 4 townhouses are located at the northeast corner of the site and in the previous design were rendered in a more contemporary style with glazed corner bays and a dark upper floor. In the revised design, the group includes three townhouses with a light-colored brick, projecting bays and a simple cornice. Two of the townhouses are more reminiscent of the Victorian style with a bracketed cornice and Juliet balconies at the second floor. The entry for the end unit has also been moved from the north elevation to the east elevation, similar to the other units (Figure 4).



**Figure 4: Previous (top) and revised (bottom) proposal for the Style 4 townhouses**



As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

The site plan shows a rectangular development bounded by North Lee Street to the north, North Fairfax Street to the east, Queen Street to the west, and Princess Street to the south. The development is divided into two main sections by a central Private Drive. The northern section contains lots 1 through 10, and the southern section contains lots 11 through 20. Lots are numbered and color-coded: lots 1, 2, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 are orange; lots 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 are yellow; and lots 1, 2, 4, 5, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 are green. The plan also shows a large area for 'PROP. DEVELOPMENT PER DSUP #2023-10009' and a 'PRIVATE DRIVE' running through the center. The streets are labeled with their public right-of-way widths: North Lee Street (50'), North Fairfax Street (66'), Queen Street (66'), and Princess Street (66').

11

Staff finds that the revised design is responsive to comments from the Board members. The Style 4 townhouses have seen the biggest change in design, going from a contemporary design to a more traditional style that is influenced by the surrounding context. In each of the different blocks, the applicant has introduced a greater level of variation into the overall composition, breaking down the overall massing and providing a greater level of visual interest. The composition is clearly not a reproduction of historic building patterns, with each block having a consistent element that ties it together. Staff finds this approach to be consistent with the *Design Guidelines* direction that new construction should be clearly different than the historic fabric while being compatible with the surrounding context. The proposed design creates comfortable background buildings that do not detract from the nearby historic properties.

## **V. STAFF RECOMMENDATION**

Staff recommends that the BAR endorse the proposed design for height, mass, scale, and general architectural character. The proposed design is an improvement over the previous version and staff finds that with continued design evolution, the project will be a successful addition to the historic district. As this is a Concept Review, the project will return to the Board for a Certificate of Appropriateness upon approval of the DSUP by the City Council.

As the design progresses, the applicant should continue to develop the design with some of the following factors:

### **General Comments**

- The design team should study the design of each overall blockface. In the proposed design, the Style 3 buildings are oriented such that the short end faces the street. The Style 3 buildings are designed to match one another; however, in the context of the overall blockface, there may be variations between each grouping based on the adjacent context. For example, on Princess Street the Style 2 and Style 4 buildings bookend the block. As these are different designs, the end of the two Style 3 buildings may require some variation to create a compatible blockface.
- Staff appreciates the addition of trellises to the upper floors as a way to add variety to the height of the building. As proposed, the trellises are designed to appear to be wood and are similar to an addition that is added to the existing building. If the trellises are more integrated into the overall design, they may be more effective in terms of adding a perception of variety to the roofline.
- In several locations railings have been introduced to the edge of the roof terrace, in addition to the added trellises this helps to break up the roof line. As the design progresses, the applicant should explore the design for the railings and how this design could recall historic metalwork on buildings throughout the historic district.

### **Style 1**

- The applicant should study the compatibility of the proposed design for this style with the approved design for the multi-unit building at 301 N. Fairfax Street. The south elevation of that building is simple with a singular material pallet and simple window openings. The



Style 1 building should respond to this design either as a counterpoint or in a complimentary way.

- As Queen Street includes the most historic buildings in the immediate vicinity, the applicant should look to these historic buildings for potential masonry detailing. This will help to tie the proposed building to the historic fabric.

#### Style 2

- The proposed design for the Style 2 building includes a lighter color masonry and different muntin patterns for the middle three townhouses than at the outer two. This differentiation helps to break down the overall massing, giving it more of a townhouse type of appearance. As included in the submission materials, the differences between the two portions of the building are subtle. As the design progresses and final material selections are made, the applicant should ensure that the middle section is clearly different than the end two bays.
- The middle three townhouses at the Style 2 building include corbeled brick at the cornice, which is different than the railing and brick top at the end two units. The applicant should consider adding a differentiation in the height of the two cornices to further distinguish the difference within the overall design.

#### Style 3

- Two story bays have been introduced into the center section of the Style 3 buildings. This area will be viewed from an oblique angle, and these bays will help provide a layer of complexity to the center of the block. Typically, the upper-level windows above a projecting bay are smaller than the windows on the lower level. The applicant should look at these window proportions to make them more similar to what is typically found in the historic district.
- The parapet in the middle three bays includes a simple parapet that is appropriate for this simple building style. The height of the blank space above the windows is out of proportion with the solid spaces below. The applicant should look into masonry details that can be added in this location to improve the proportions and add visual interest.

#### Style 4

- The Style 4 building has been changed from the previous contemporary design style to a more traditional style featuring two variations within the overall block. In the light-colored portion of the building, there is a small square window next to the entry door. It is unclear if this window is aligned with the nearby door or window. The applicant should study the location of this window relative to these adjacent elements and organize them accordingly.

#### **STAFF**

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## **VI. CITY DEPARTMENT COMMENTS**

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

### **Zoning**

C-1 Proposed concept review for new townhouses and supporting infrastructure will comply with zoning.

C-2 Plans and design to follow what was approved under CDS2025-00004.

### **Code Administration**

C-1 Building permit is required

### **Transportation and Environmental Services**

F-1 Comply with all requirements of CDSP2025-00004. (T&ES)

F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

### **Archaeology**

F-1 Records indicate that the block began to be developed in the latter eighteenth century. By the 1790s Henry McCue had built a complex of buildings along Princess Street, between N. Fairfax St. and N. Lee St. (at the time known as N. Water St.). The McCue family operated a large tavern with support buildings. In addition to the McCue complex, by 1810 the character of the neighborhood was in place, a few large dwellings interspersed with townhouses, open lots, stables, and commercial industries. During the Civil War the Union Army occupied the frontage on Princess St. with an office and large shed on the northwest corner of the block, and a steam fire engine house on the northeast corner of the block, which included a “sink” (i.e. privy or outhouse) to the south of the engine house.

In the post-Civil War years, a row of six townhouses fronted on Queen St. The street addresses for these dwellings spanned from 201 to 211 Queen St. Several larger dwellings and lots lined along Water St. (306, 310, 314, 316, 322, 324 Water St.), and a small complex of buildings stood on the northwest corner of the block. In the 1920s the Alexandria Fertilizer and Chemical Company acquired the northeast quadrant of the block and built a facility there. By 1940 the company had expanded its ownership of the entire half of the block (what is now 300 N. Lee St.) and proceeded to tear down all the small neighborhood of buildings there. This area was then used as a work and storage yard until the late 1960s.

F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia

Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology

- R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.
- a. Interpretive Signage  
A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
  - b. Interpretive Elements  
A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch)
- R-2 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall 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. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
- R-3 The Final Site Plan, Grading Plan, or any other permits involving 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) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. \*
- (Archaeology)

- R-4 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Call Alexandria Archaeology immediately (703-746-4399) 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. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-6 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-7 The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

## **VII. ATTACHMENTS**

- Application Materials



**September 29, 2025  
(revised October 21, 2015)**



- A-1.0 Perspective Rendering – Building #7
- A-1.1 Architectural Elevations – Building #7
- A-2.0 Perspective Rendering – Building #1
- A-2.1 Architectural Elevations – Building #1
- A-2.2 Streetscape Elevations - Building #1
- A-3.0 Perspective Rendering – Buildings #2 & #3
- A-3.1 Architectural Elevations – Buildings #2 & #3
- A-4.0 Perspective Rendering – Building #4
- A-4.1 Architectural Elevations – Building #4
- A-5.0 Perspective Rendering – Buildings #5 & #6
- A-5.1 Architectural Elevations – Buildings #5 & #6
- A-6.0 Design Comparison - Building #7
- A-6.1 Design Comparison - Building #1
- A-6.2 Design Comparison - Buildings #2 & #3
- A-6.3 Design Comparison - Building #4
- A-6.4 Design Comparison - Buildings #5 & #6

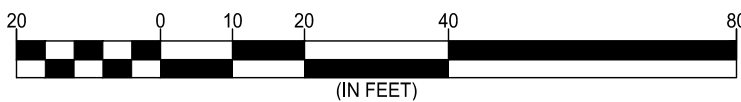
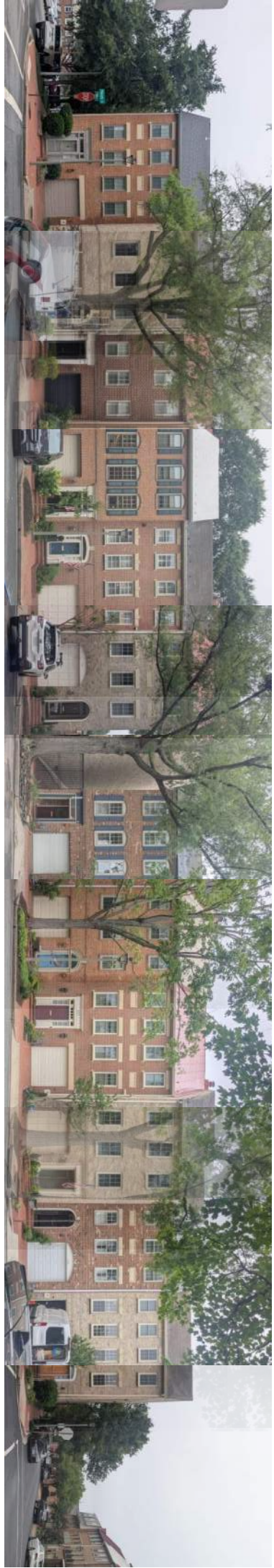
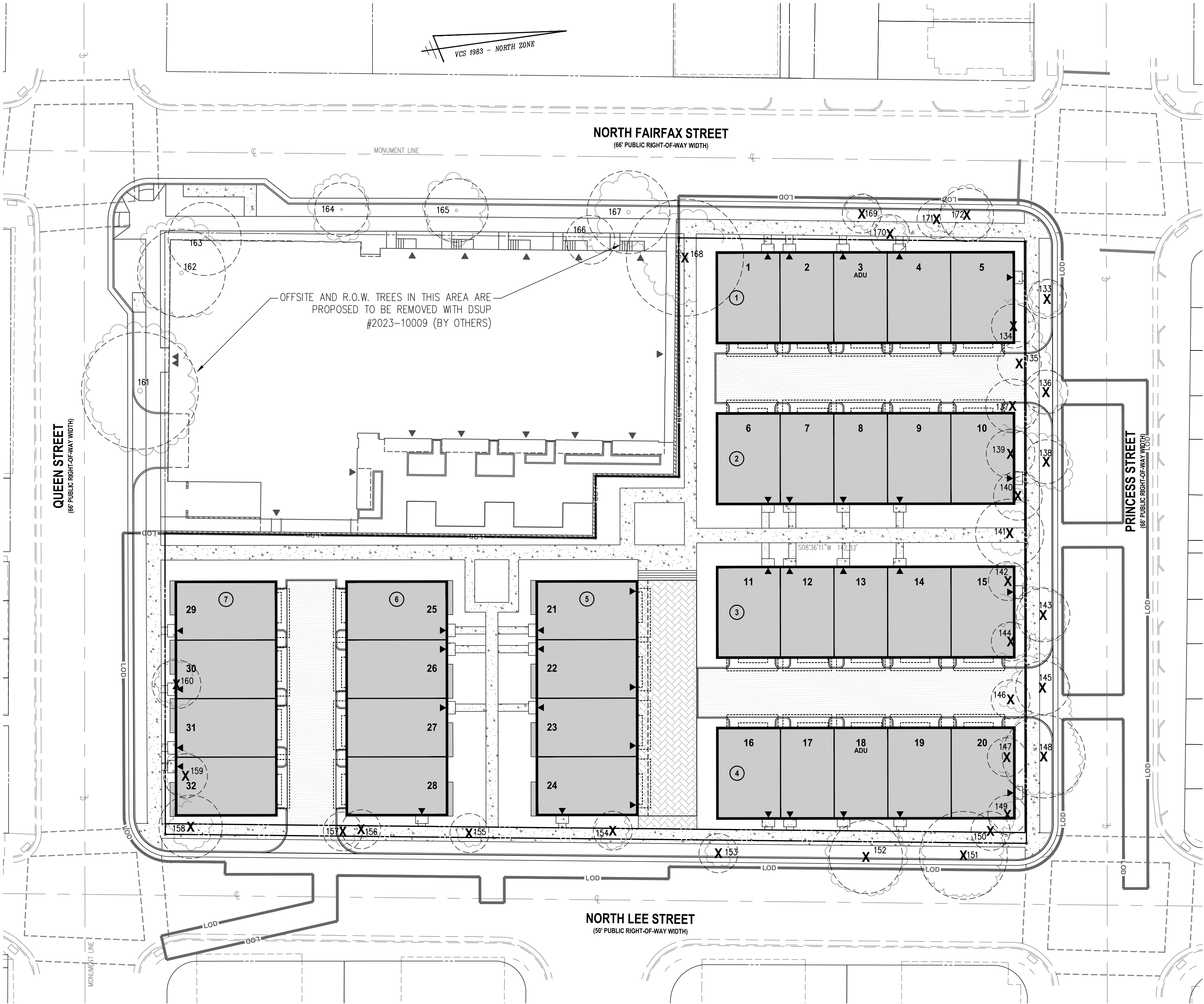
[illegible]

# C-0.0









BAR CONCEPT REVIEW - SUBMISSION #2

THE NEIGHBORHOODS OF

EYA

life within walking distance®

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

ISSUE/REVISION

DATE

BAR CONCEPT SUBMISSION #1

7/28/25

BAR CONCEPT REVIEW - SUBMISSION #2

9/23/25

NO

FILE NAME:

PLOT DATE: Sep. 17, 2025

DRAWING SCALE:

C-2.0

SITE CONTEXT PLAN

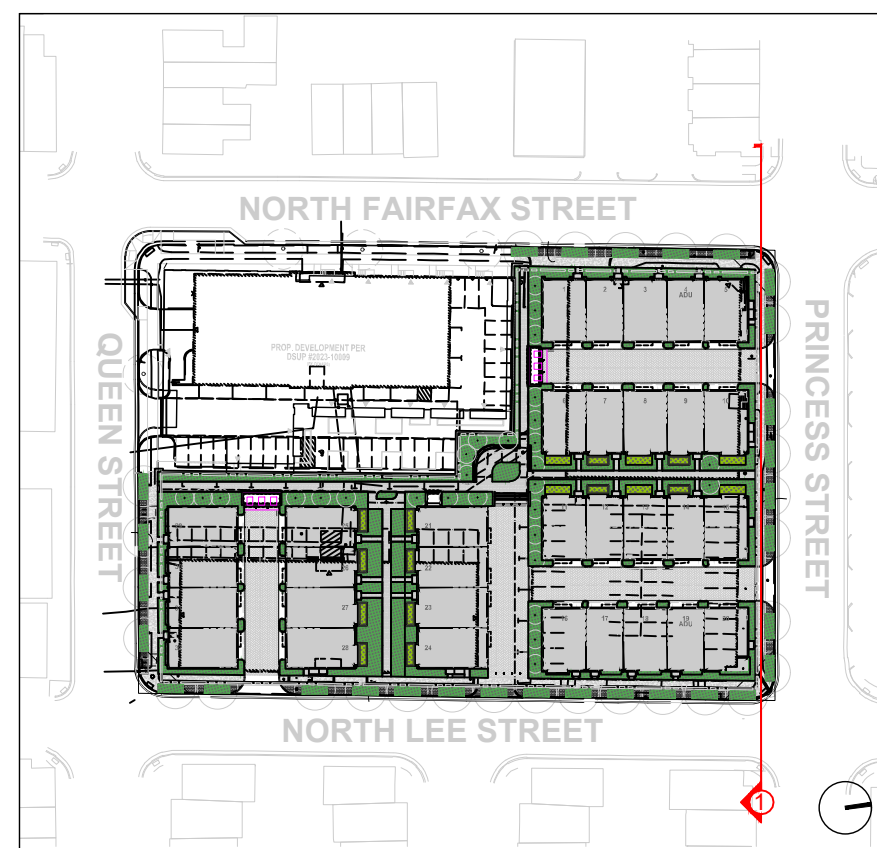
333 N. Fairfax St.  
City of Alexandria, VA

19

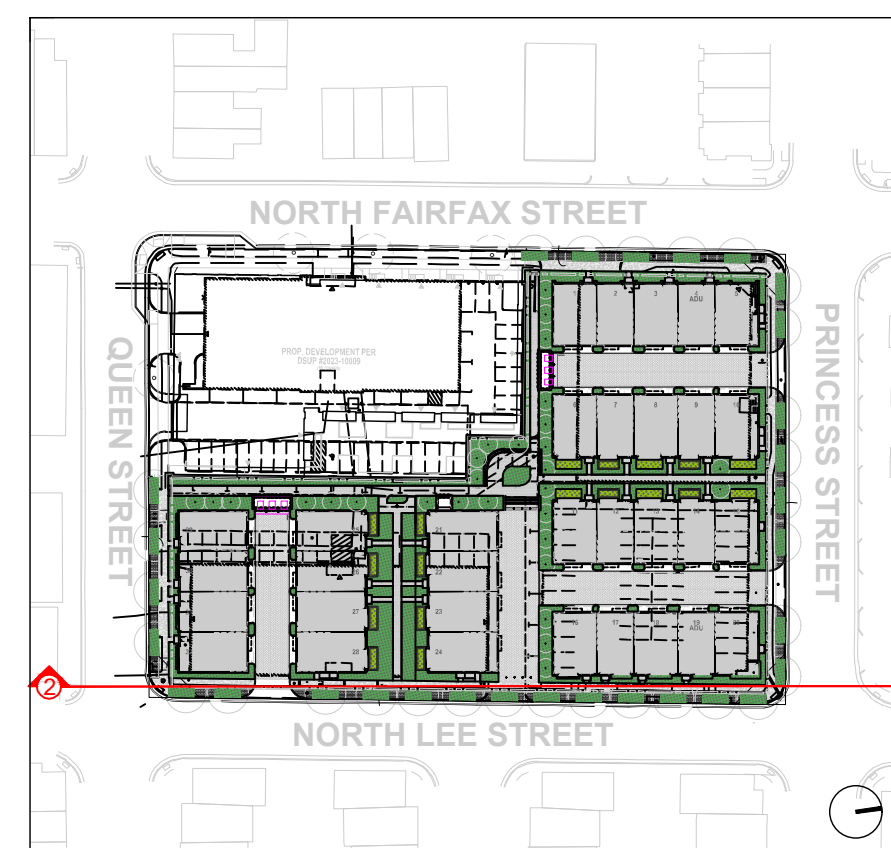












333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any other person is prohibited without the express written consent of the author. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. It is not a photograph, map, chart or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, for the purpose of being transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. All ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these terms and conditions. RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #2

# SITE SECTION

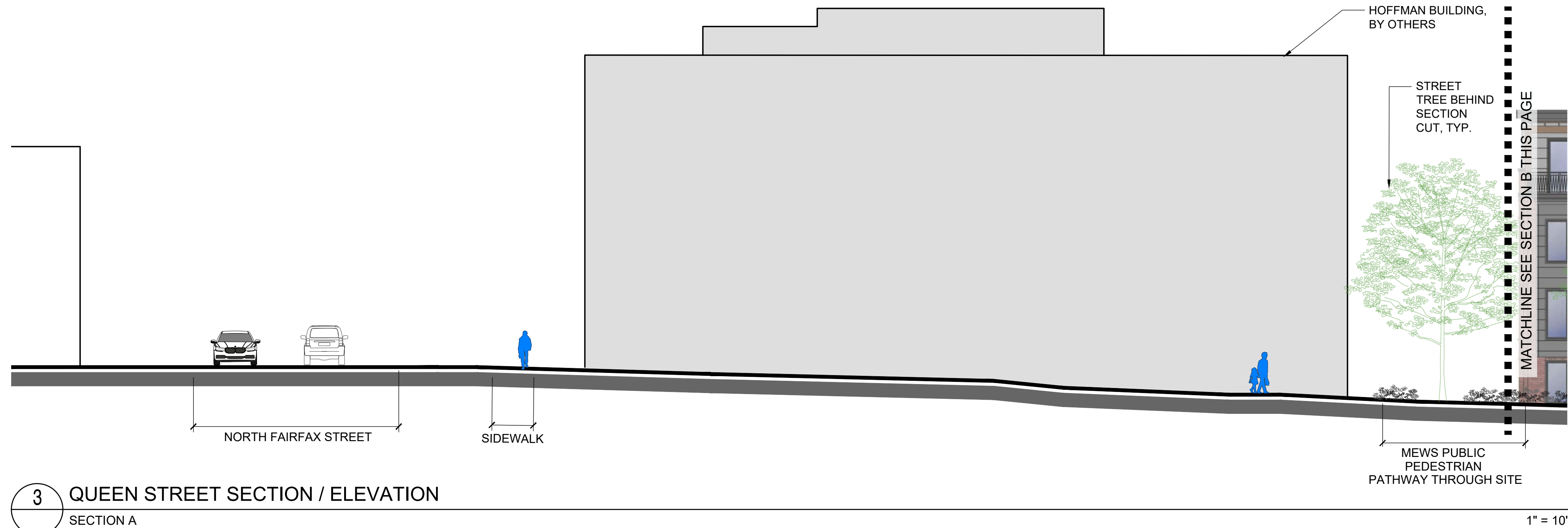
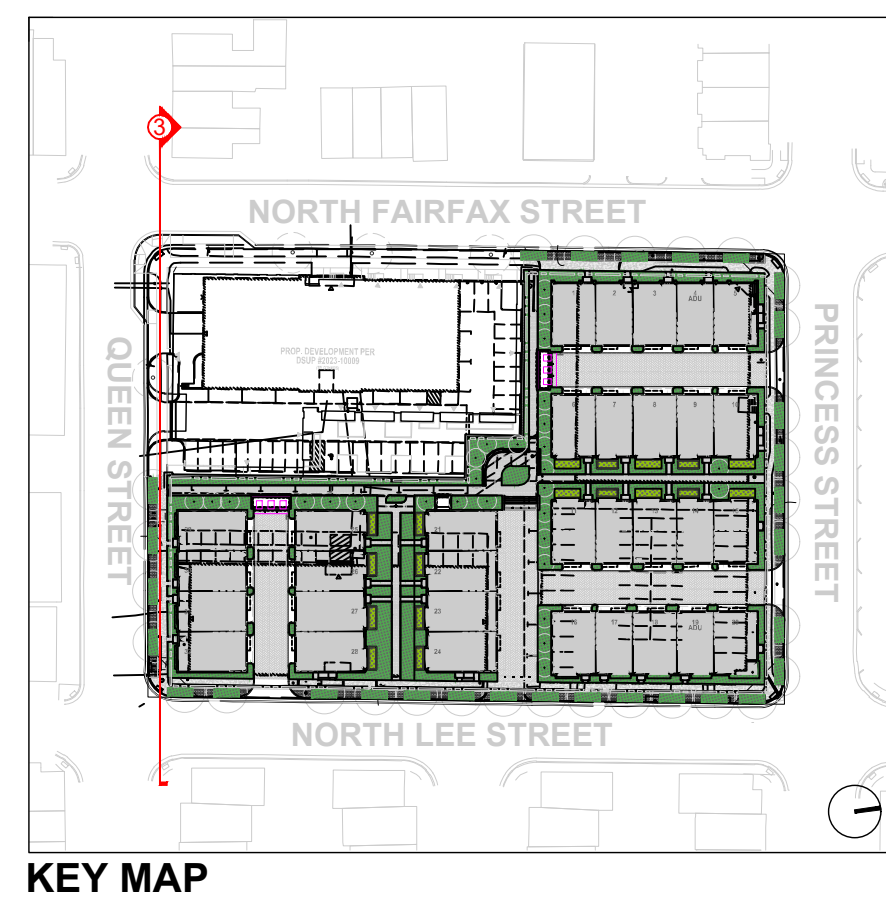
333 N. Fairfax St.  
City of Alexandria, VA

[illegible]

FILE NAME:	
PLOT DATE:	Sep. 17, 2025
DRAWING SCALE:	

## C-4.1









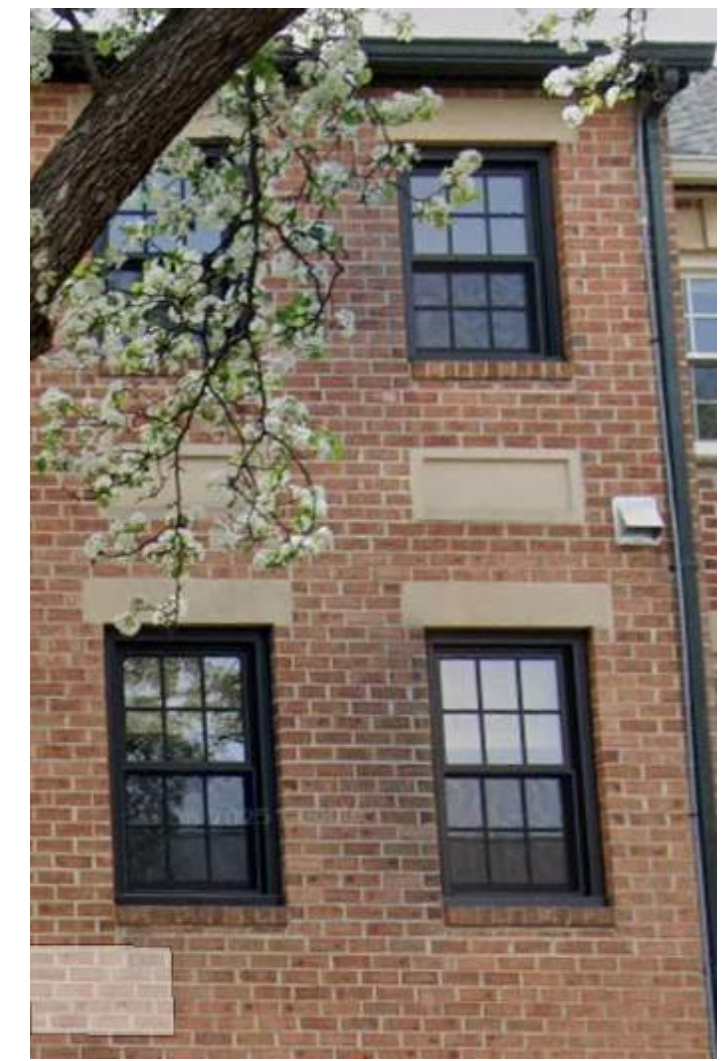






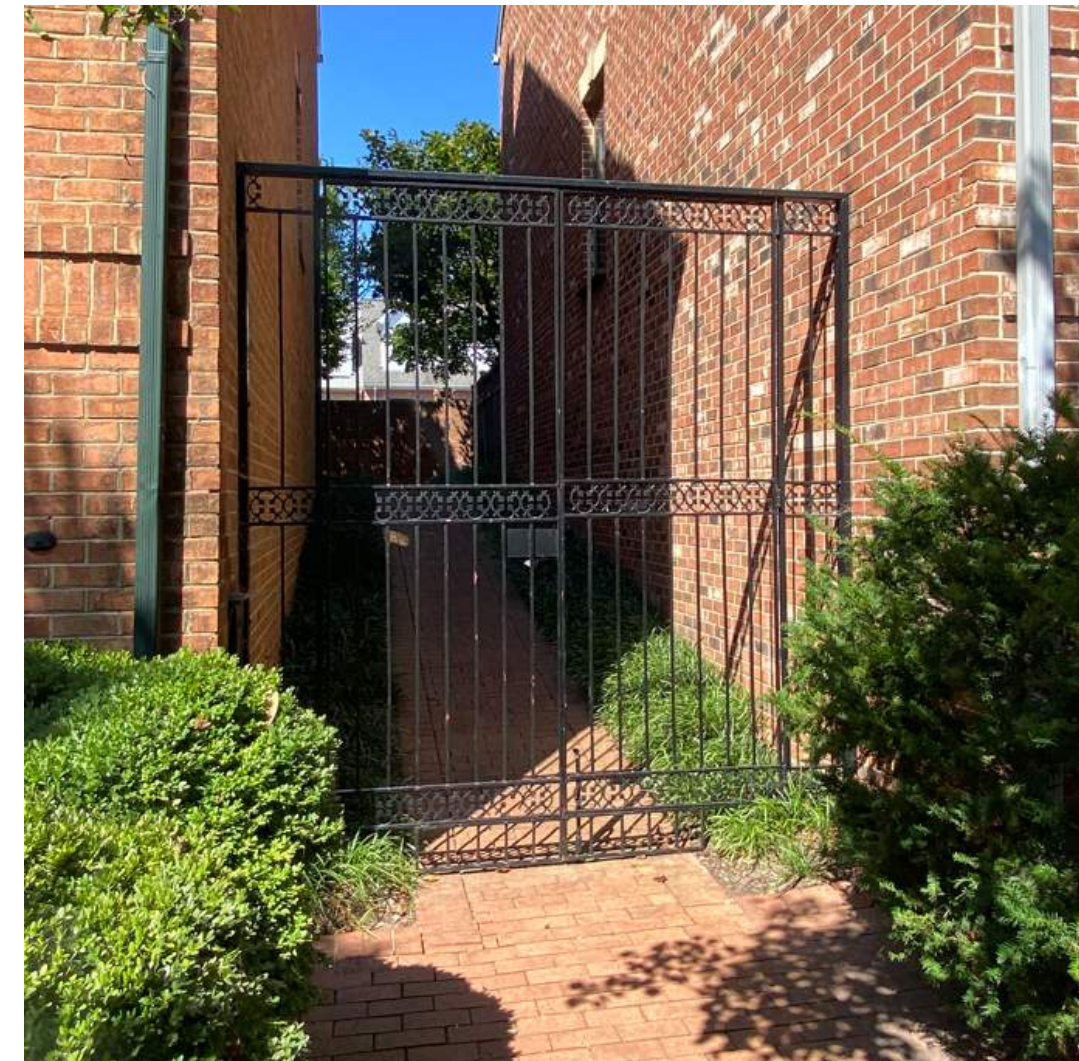
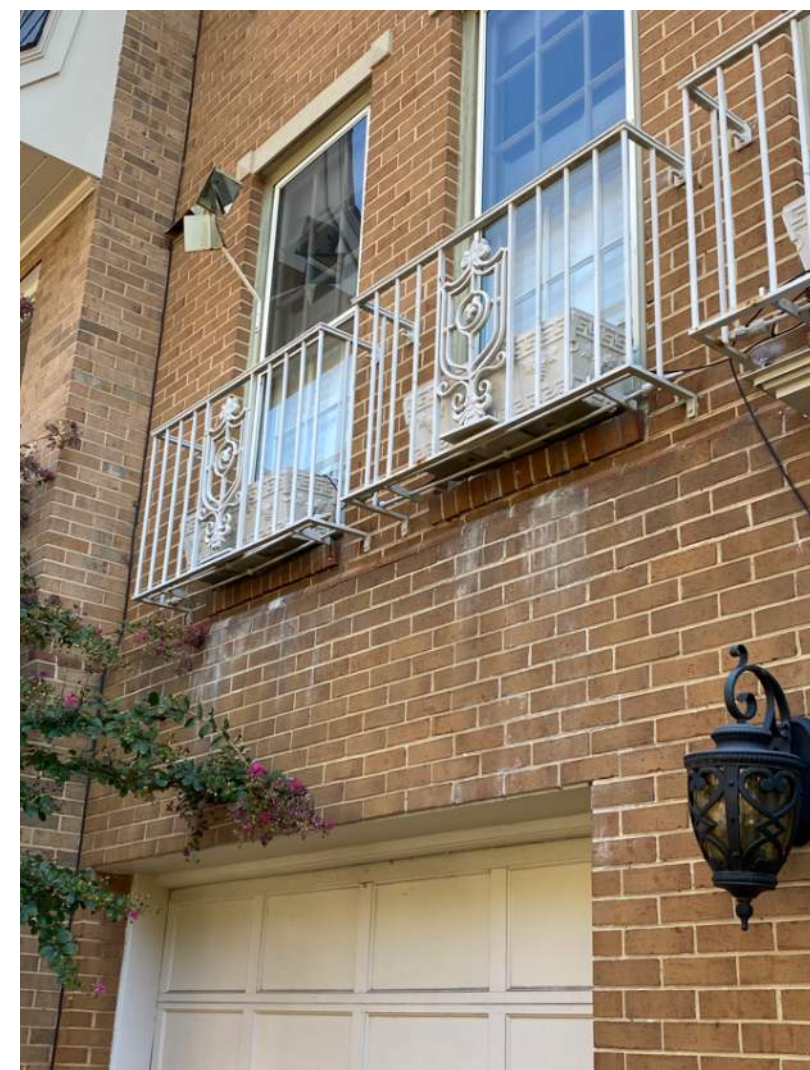
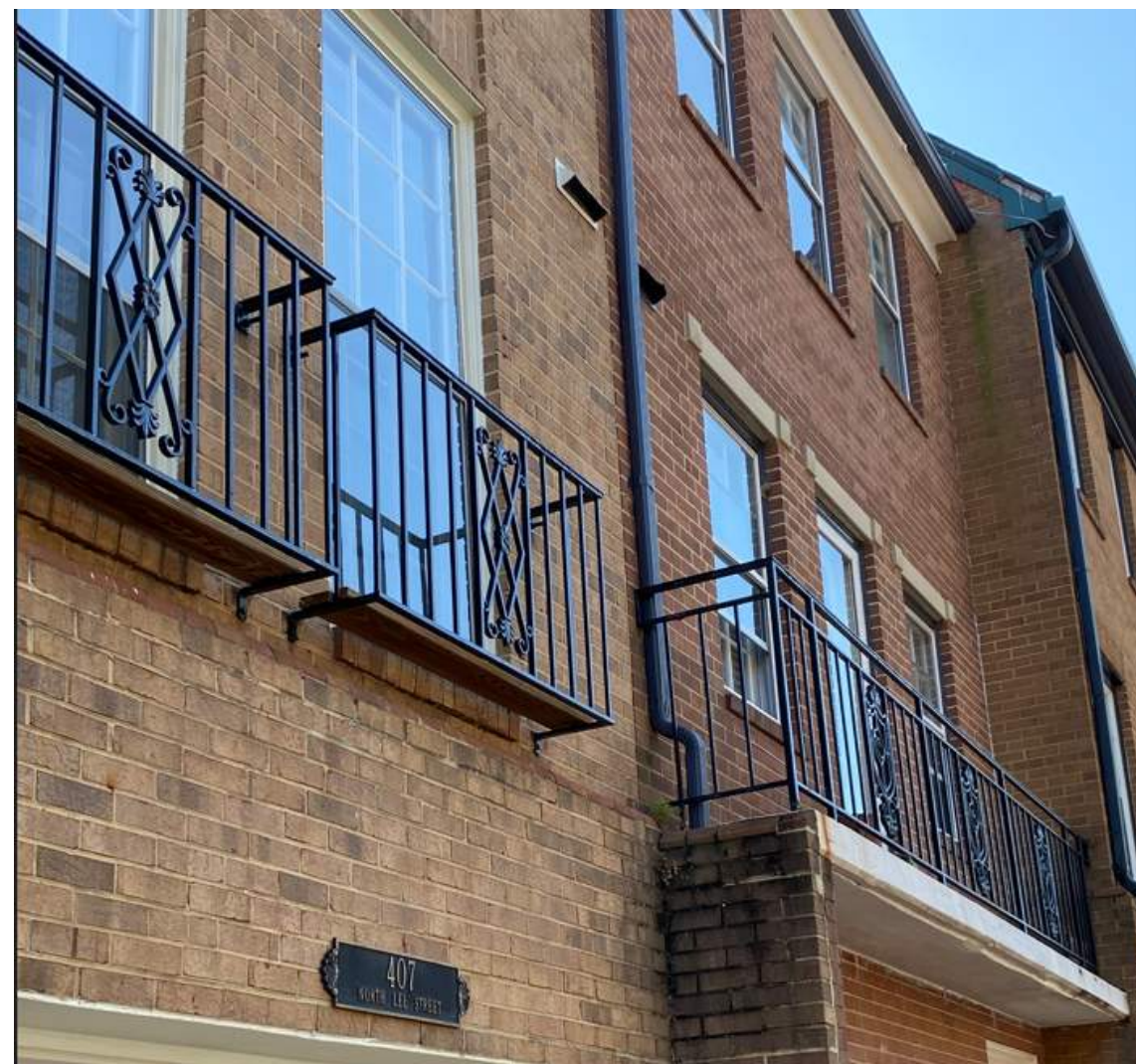


All photos taken from  
immediate surrounding  
neighborhood



## Precast Panels

## Materials - Masonry



## Materials - Iron



300 Block N. Lee Street

**THE NEIGHBORHOODS OF**  
**EYA.**  
*life within walking distance®*

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any other project or individual is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. It is not a photograph, map, chart or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, for the purpose of being transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. All ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these terms and conditions. RIGHTS RESERVED. Copyright ©2025 EYA, LLC

# ARCHITECTURAL PRECEDENTS

333 N. Fairfax St.  
City of Alexandria, VA

[illegible]

FILE NAME:	
PLOT DATE:	Sep. 17, 2025
DRAWING SCALE:	

## C-5.1

# BAR CONCEPT REVIEW - SUBMISSION #2



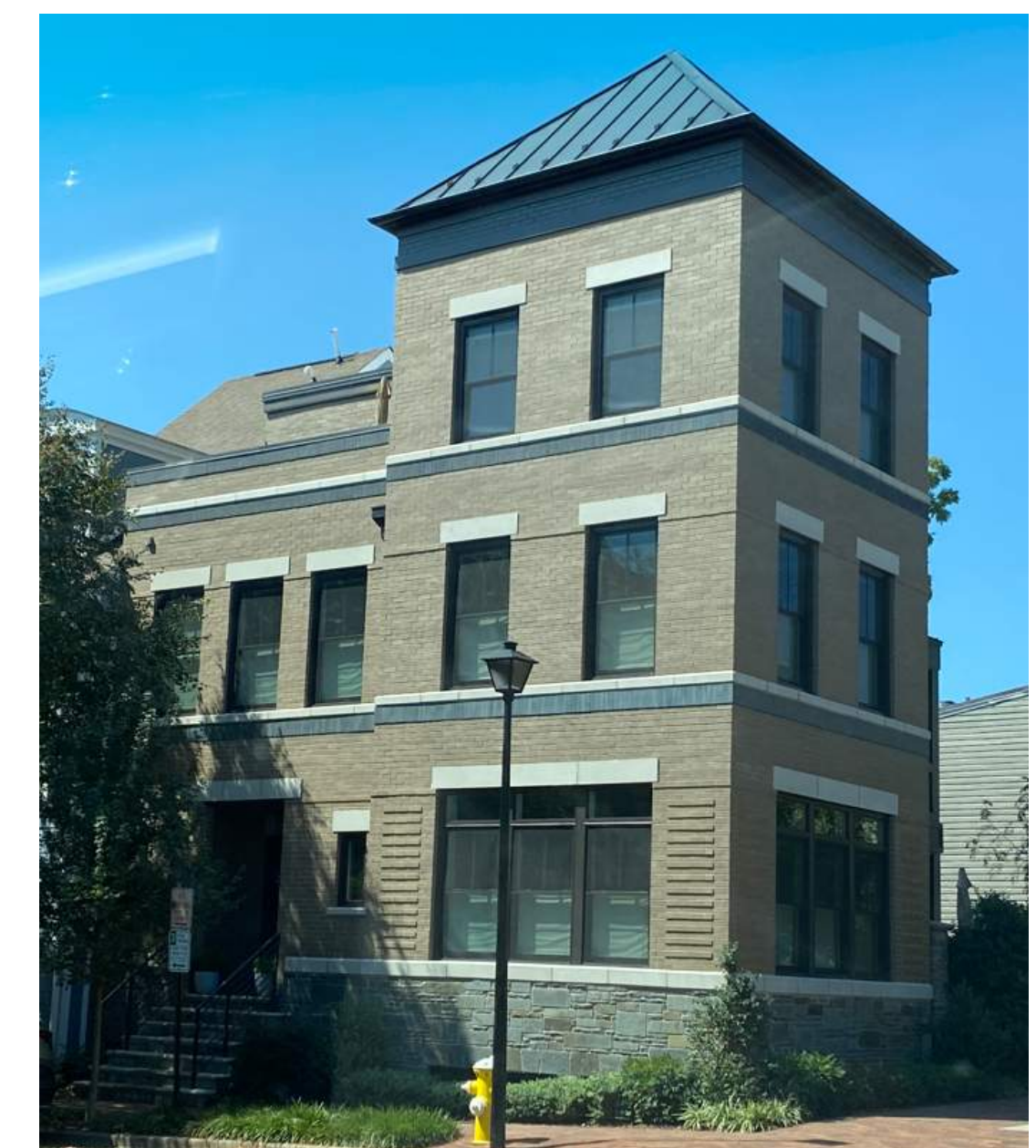


### Adjacent Commercial



## Flat Roof / Italianate

All photos taken from immediate surrounding neighborhood



## Corners

## Doors & Bays









REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2

BUILDING #7 - STYLE 1  
PERSPECTIVE RENDERING  
333 N. Fairfax St.  
City of Alexandria, VA

NO	ISSUE/REVISION	DATE
1	BAR CONCEPT SUBMISSION #1	7/28/25
2	BAR CONCEPT REVIEW - SUBMISSION #2	9/23/25
3	GENERAL REVISIONS	10/21/25
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

FILE NAME:  
PLOT DATE: Sep. 17, 2025  
DRAWING SCALE:  
A-1.0

THE NEIGHBORHOODS OF

EYA

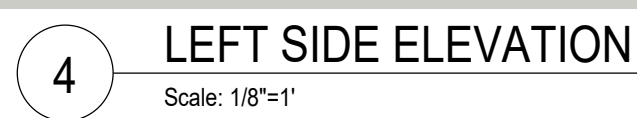
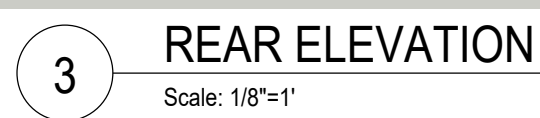
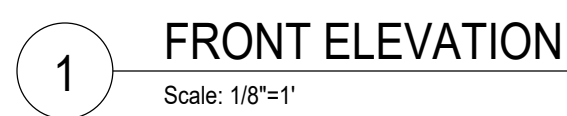
life within walking distance®

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. No reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC





4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

Use of these plans shall be restricted to the original project for which they were created, and duplication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished work of authorship under the 1976 copyright law.

It is an exclusive work of original authorship, and of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means of electronic, mechanical, or any other means that may be used or employed for any purpose without the express prior written permission of the author. Title and description remains with the author without restriction. No other person or organization shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED.

Copyright ©2025 EYA, LLC

REVISED October 21, 2025  
BAR CONCEPT REVIEW - SUBMISSION #2

BUILDING # / - STYLE 1

BUILDING # / - STYLE 1  
ARCHITECTURAL ELEVATIONS

333 N. Fairfax St.  
City of Alexandria, VA

[illegible]

## A-1.1





Image captured from City of Alexandria BAR Case #2024-00160,  
BAR Appeal to City Council, dated July 2, 2024



REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2

BUILDING #7 - STYLE 1  
ARCHITECTURAL ELEVATIONS

333 N. Fairfax St.  
City of Alexandria, VA

NO	ISSUE/REVISION	DATE
1	BAR CONCEPT SUBMISSION #1	7/28/25
2	BAR CONCEPT REVIEW - SUBMISSION #2	9/23/25
3	GENERAL REVISIONS	10/21/25
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

FILE NAME:  
PLOT DATE: Sep. 17, 2025  
DRAWING SCALE:

A-1.1

THE NEIGHBORHOODS OF  
**EYA**  
life within walking distance®

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. No reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC





BAR CONCEPT REVIEW - SUBMISSION #2





2 RIGHT SIDE ELEVATION  
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION  
Scale: 1/8"=1'

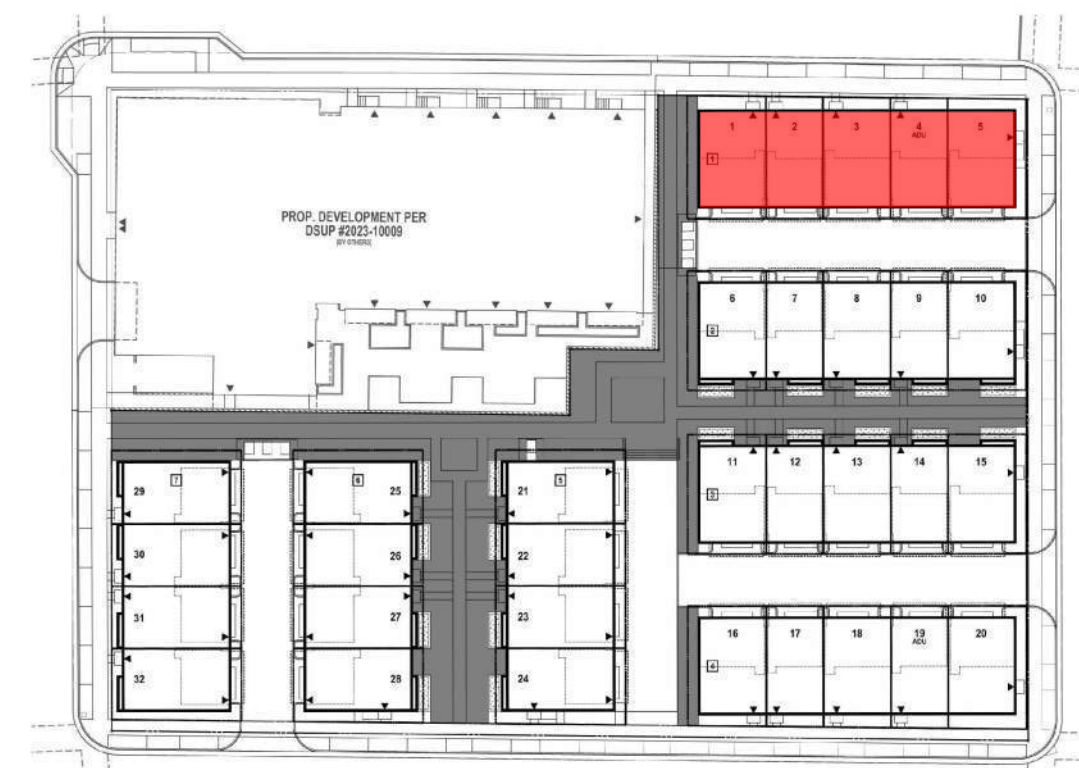






Image captured from City of Alexandria BAR Case #2024-00160,  
BAR Appeal to City Council, dated July 2, 2024



REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2



333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is not to be used for the reproduction or collection of visual art under the 1987 copyright act. It is an exclusive work of original authorship. The copyright in this drawing and all parts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. All copyright ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these terms. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

## BUILDING #1 - STYLE 2 STREETSCAPE ELEVATIONS

**3333 N. Fairfax St.**  
City of Alexandria, VA

[illegible]

## A-2.2





REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2



333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This document is classified as "Confidential" because it contains a collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship and contains substantial elements of charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by any means, electronic or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and content shall remain the property of the author and shall not be used in any way that may cause prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of the author's terms and conditions. RIGHTS RESERVED. Copyright © 2025 EYA, LLC

**BUILDINGS #2 & #3 - STYLE 3  
PERSPECTIVE RENDERING**

**333 N. Fairfax St.**  
**City of Alexandria, VA**

[illegible]

## A-3.0





REVISED October 21, 2025

# BAR CONCEPT REVIEW - SUBMISSION #2

BUILDINGS #2 & #3 - STYLE 3  
ARCHITECTURAL ELEVATIONS

333 N. Fairfax St.  
City of Alexandria, VA

ISSUE/REVISION	DATE
BAR CONCEPT SUBMISSION #1	7/28/25
BAR CONCEPT REVIEW - SUBMISSION #2	9/23/25
GENERAL REVISIONS	10/21/25
NO	
FILE NAME:	
PLOT DATE:	Sep. 17, 2025
DRAWING SCALE:	

A-3.1

THE NEIGHBORHOODS OF

**EYA**

life within walking distance®

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC





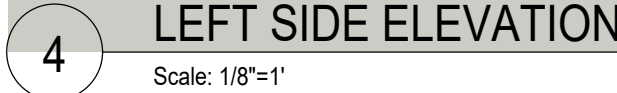
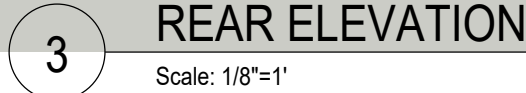
BAR CONCEPT REVIEW - SUBMISSION #2

333 N. Fairfax St.  
City of Alexandria, VA

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any other person without the express written permission of the author is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship and is entitled to copyright protection. The drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, for personal or professional use, transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or reused for any purpose without the express prior written permission of the author. The copyright ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of the terms and conditions of the copyright reserved. Copyright © 2025 Eva, LLC

**THE NEIGHBORHOODS OF**  
**EYA.**  
*life within walking distance®*





REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2

BUILDINGS #5 & #6 - STYLE 3  
ARCHITECTURAL ELEVATIONS

333 N. Fairfax St.  
City of Alexandria, VA

[illegible]

## A-4.1





REVISED October 21, 2025

BAR CONCEPT REVIEW - SUBMISSION #2

## A-5.0

[illegible]

**BUILDING #4 - STYLE 4  
PERSPECTIVE RENDERING**

333 N. Fairfax St.  
City of Alexandria, VA

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in any form, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship and, as such, is entitled to copyright protection. Drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by any means, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and content may not be used for any purpose without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of the terms and conditions of the RIGHTS RESERVED. Copyright © 2025 Eva, LLC





1 FRONT ELEVATION  
Scale: 1/8"=1'



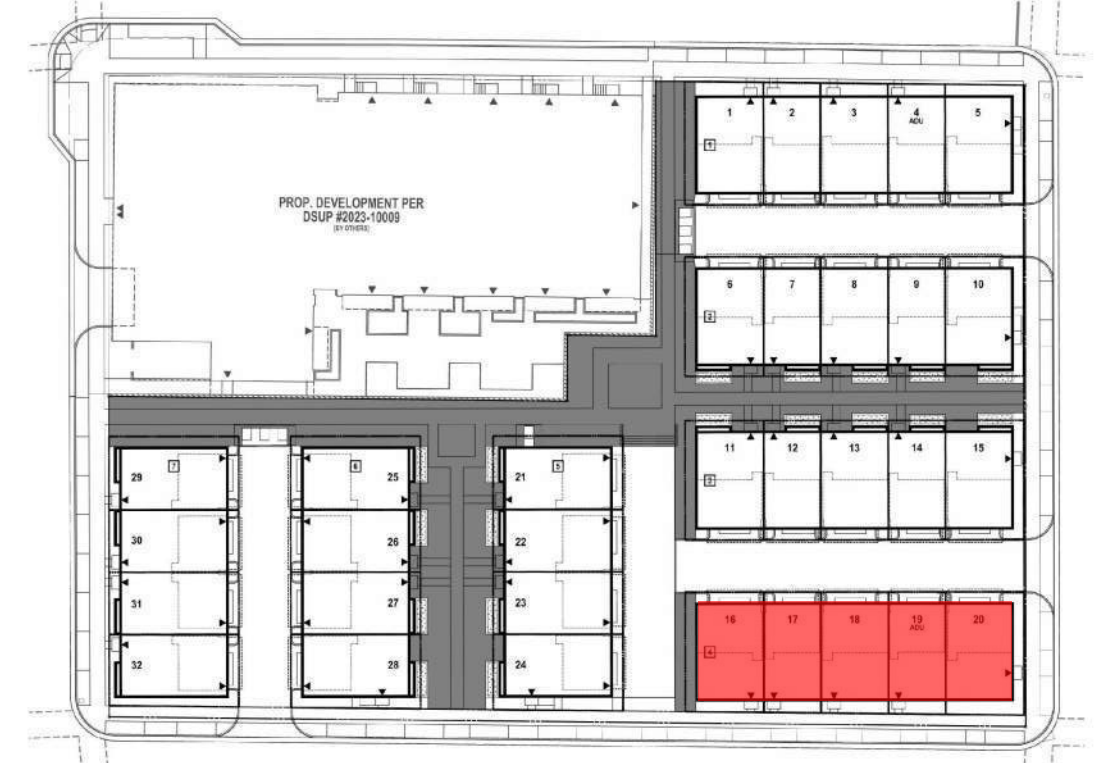
2 RIGHT SIDE ELEVATION  
Scale: 1/8"=1'



3 REAR ELEVATION  
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION  
Scale: 1/8"=1'



REVISED October 21, 2025

## BAR CONCEPT REVIEW - SUBMISSION #2

BUILDING #4 - STYLE 4  
ARCHITECTURAL ELEVATIONS  
333 N. Fairfax St.  
City of Alexandria, VA

NO	ISSUE/REVISION	DATE
1	BAR CONCEPT SUBMISSION #1	7/28/25
2	BAR CONCEPT REVIEW - SUBMISSION #2	9/23/25
3	GENERAL REVISIONS	10/21/25
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

FILE NAME:  
PLOT DATE: Sep. 17, 2025  
DRAWING SCALE:

A-5.1

THE NEIGHBORHOODS OF

EYA

life within walking distance®

333 N. Fairfax LLC

4800 Hampden Lane  
Suite 300  
Bethesda, MD 20814  
P 301-864-8600  
F 301-634-8601  
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC



















