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Gifford R. Hampshire
Writer's email: ghampshire@bklawva.com

September 22, 2023

Via Fed Ex

Mr. Karl Moritz
Director, Department of Planning and Zoning
City Hall
301 King Street
Room 2100
Alexandria, Virginia 22314

Re: 301 N. Fairfax Street, Zoning Ordinance Section 5-305 Allowance of 2.5 FAR for a wholly residential project

Dear Mr. Moritz:

This firm represents Scott Corzine and Tom Foley in their concern about the proposed development of 301 N. Fairfax Street for a residential project at 2.5 FAR. This is to request that you determine that Section 5-305 of the Zoning Ordinance limits FAR for this project to 1.25.

Section 5-305(A) provides that the permitted FAR for a wholly residential project is 1.25. Section 5-305(C) allows up to 2.5 FAR for a mixed-use project with a special use permit if the commercial use component does not exceed 1.25 FAR.

To interpret Section 5-305(C) to allow wholly residential projects to develop at more than 1.25 FAR with an SUP would be to render Section 5-305(A) meaningless because Section 5-305(A) states no exception for SUP development. It states that wholly residential development is limited to 1.25 FAR without exception.

Accepted principles of statutory construction require that a statute must be considered as whole, with all parts harmonized as much as possible and with no part being treated as meaningless unless absolutely necessary. *See 17 Michies Jurisprudence, Statutes* § 41 (2019 Replacement). Similarly, “[W]hen one statute speaks generally on an issue and another addresses the same issue in a specific manner, ‘the two should be harmonize, if possible, and where they conflict, the latter prevails.’” *Chesapeake Hosp. Auth. v. State Health Comm’r*, 301 Va. 82, 96 (2022) (quoting *Va. Dep’t of Health v. Kepa, Inc.*, 289 Va. 131, 142 (2015)).

Mr. Karl Moritz
September 22, 2023
Page 2

Section 3-305(A) specifically addresses development for only residential use, while Section 3-305(C) addresses the general subject of mixed-use development under a special use permit. Therefore, the conflict between the two sections with respect to wholly residential development must be resolved by construing that Section 5-305(A) prevails. Likewise, given that Section 5-305(A) does not contain an exception for SUP development, the two sections should be harmonized by construing that Section 5-305(C) requires there to be a commercial component, not to exceed a FAR of 1.25, for a FAR of 2.5 to be allowed. We therefore ask you to determine that the referenced project that proposes wholly residential development is limited to 1.25 FAR by Zoning Ordinance Section 5-305.

Included withing this package is completed application and a check made payable to the City in the amount of \$500.00 consistent with the Fee Schedule.

I look forward to hearing from you. Please feel free to contact me with any questions.

Sincerely,



Gifford R. Hampshire

Cc: Scott Corzine (email only)
Tom Foley (email only)
Christina Zechman Brown, Deputy City Attorney (email only)

Enclosures, as stated.

Candace Fissell

From: Kathy Teeple
Sent: Monday, September 25, 2023 9:51 AM
To: Candace Fissell
Subject: FW: FedEx Shipment 773510093202: Your package has been delivered

Moritz package delivered

Kathy Teeple

Legal Assistant to
Paul B. Terpak, Esquire
Kevin F.X. DeTurris, Esquire
Thomas Cusick, Esquire

Blankingship & Keith^{PC}

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TRACKING NUMBER 773510093202

FROM Candee Fissell
4020 University Drive
Suite 300
FAIRFAX, VA, US, 22030

TO Department of Planning & Zoning
Mr. Karl Moritz, Director
City Hall
301 King Street, Room 2100
ALEXANDRIA, VA, US, 22314

REFERENCE 15746.1

SHIPPER REFERENCE 15746.1

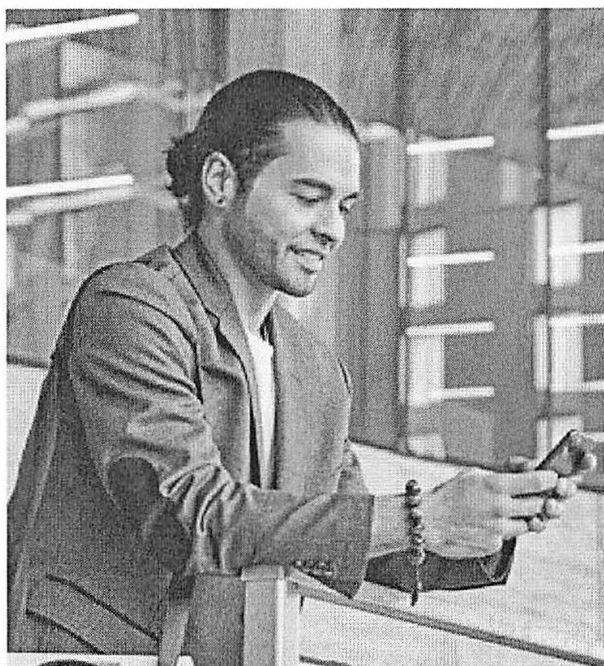
SHIP DATE Fri 9/22/2023 07:22 PM

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DESTINATION	ALEXANDRIA, VA, US, 22314
SPECIAL HANDLING	Adult Signature Required
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From: Scott Corzine scorzine54@gmail.com

Sent: Wednesday November 29, 2023 4:38 PM

To: PlanComm

Subject: Re: Process for Filing Comments for the Public Record

I'm respectfully submitting this position statement for inclusion in the public record for the December 5 Planning Commission meeting regarding the 301 N. Fairfax St. proposal. Kindly confirm receipt, if you will.

Many thanks.

Scott

Position on 301 N. Fairfax Proposal for the Planning Commission Record

The 122 members of Old Town Neighbors join the 125 members of the Bulfinch Square, Princess Townhouse, and Tobacco Key Homeowners' Associations and the over 770 signatories to our petition to oppose the plan by the Hoffman organization for 301 N. Fairfax, as it is currently proposed. We ask the Planning Commission to defer its decision until an acceptable new design is offered that meets the many guidelines that the current proposal ignores and until the Planning Commission officially addresses our September 22 request (to Director Moritz) for interpretation of the Zoning Ordinance, upon which this entire proposal is based - we believe in error.¹ We ask you to not pass Resolution #2023-00002 and not amend the Old Town Small Area Plan.

We oppose approval of the lengthy list of special treatments, variances, and exceptions being demanded by the developer, as the basis for his proposal, for two essential reasons:

1. The development is architecturally inappropriate and too tall for its location in both the Old and Historic District and the Waterfront Small Area Plan. As described in Chapter 6 of the Design Guidelines for the Old and Historic Alexandria Districts, "*The character of the historic districts is primarily defined by its residential structures.*" We ask you to compare the character of the existing neighborhood contiguous to 301 N. Fairfax below to the Hoffman proposal, to see why it is wholly out of character in the Old and Historic District:



Historic Old Town Height and Architecture Proximate to 301 N. Fairfax



Hoffman's Proposal

¹ See Planning Commission Docket Item 6, attachment: "DSUP2023-0009 Additional Materials". Our request was accompanied by the \$500 fee for such official determination, which has been returned to us by Director Moritz, explaining that only the Commission can make that interpretation.

2. If 301 N. Fairfax is built as proposed, then 300 N. Lee Street and 333 N. Fairfax Street will inexorably follow – leading to a rare full block in the Old and Historic District that bears no resemblance to its timeless heritage and provides no break between three buildings amassed on this unique block, as required in the Waterfront Small Area Plan. In Figure 1 below, see that 301 N. Fairfax was “Lot 27” in the original 60 acres of Alexandria laid out by George Washington in 1749:

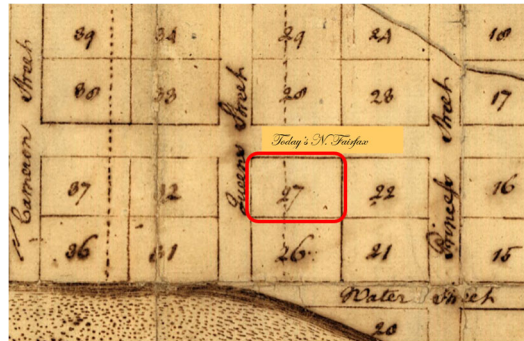


Figure 1.

In the aerial shot below, all surrounding residential lots average half the height existing or proposed in the red block shown. With each successive developer building to the edge of their sites, the original pedestrian alley required to be re-opened by the Waterfront Small Area Plan (that would open the block, connect with Quay Street, and open direct river access from N. Fairfax) cannot be implemented. Not enough lot separation results in a fire hazard with insufficient access by fire trucks, unless the reinstated alleyway is installed:



Figure 2.

Our members and signatories are eager to support a design and scale at 301 N. Fairfax that meets the Design Guidelines for new construction in the Old and Historic District and the Waterfront Small Area Plan for scale, footprint, set-backs, green space, open space, and east-to-west access toward the waterfront.

To do that, we have asked the developer's representatives – at three Board of Architectural Review meetings this summer - for five reasonable alterations to their plan:

- Build less scale, so a 57.3 ft. tall² 301 N. Fairfax does not overwhelm the neighborhood of 2-3 story residential townhomes.
- Re-design 301 as architecturally respectful to the 18th, 19th & 20th century townhomes surrounding it.
- Eliminate the 10 private rooftop decks as inappropriate to the Old and Historic District, per Chapter 6 of the Design Guidelines, and conventionally meet the open space requirements of the Guidelines.
- Provide set-backs sufficient to meet the ground cover requirements.
- Add a service entrance so all loading/unloading/garbage collection does not occur streetside on Queen at N. Fairfax Street.

We have been met with obstinance by the developer's attorney and architect every step of the way. Except for reluctantly agreeing to a modest 4th floor setback, our other requests have been met with the curt dismissal - *"It's never going to happen."* They want you to approve their proposal as is, make no meaningful changes, and disregard unanimous citizen and neighborhood opposition to it.

If the Planning Commission votes to approve the audacious list of special treatments demanded by Hoffman for 301 N. Fairfax, then:

- **You will be agreeing to approve new construction that architecturally bears poor resemblance to its environs, as required by Chapter 6 of the Design Guidelines for new construction:**
 - a. *"Boards favor contextual background building which allows historic structures to maintain the primary visual importance."* (The Hoffman proposal fails this test.)
 - b. *"Single buildings in the latest architectural vocabulary are generally discouraged."* (The Hoffman proposal is exemplary of the discouraged architectural vocabulary.)
 - c. Alexandria Boards promote development that is *"compatible with the historic characteristics of historic districts."* (The Hoffman proposal fails this compatibility test.)
 - d. *"Designs should complement and reflect the architectural heritage of the city."*
New buildings *"should not create an appearance with no historic basis."* (The Hoffman proposal fails this test.)
 - e. Chapter 8 of the Design Guidelines (referring to waterfront district development) declares a *"strong preference to reflect traditional architectural styles found in the Old and Historic District that complement and reflect the architectural heritage of the city and use historic design elements found in the Old and Historic District."* (The Hoffman proposal fails this requirement.)
- **You will be agreeing to approve a 4-story building with 10 private rooftop party decks and mechanical enclosures (essentially, a fifth floor that takes the real height to over 57 ft.) – and**

² While the develop insists the building will be 50 ft. tall, the mechanical enclosures and rooftop stairwell enclosures add essentially a 5th floor from a neighborhood visual perspective.

that visibly overwhelms the 200 and 300 blocks of Queen Street, the 200 and 300 blocks of N. Fairfax Street, the 200 block of Princess Street, and the 300 block of N. Lee Street.

- a. Chapter 6 of the Design Guidelines requires that multifamily residences... *“should not overwhelm adjacent buildings.” “Wide buildings are not encouraged in areas of narrow rowhouses.”* (Hoffman’s 300 ft. long and 57.3 ft. high building fails this test.)
 - b. Chapter 8 of the Design Guidelines provides that *“new buildings should reflect traditional widths in the Waterfront area of 35 – 100 feet.”* (Hoffman’s proposal is roughly 300 ft. wide along N. Fairfax – demonstrably out of place in the Old and Historic District.)
- **You will be agreeing to slash the ground cover requirement by 33% since the overwhelming building does not have enough space left to plant trees and vegetation.³**
 - a. This violates Section 4-206 (A) (2) (a) of Article IV of the Alexandria Zoning Ordinance, which requires a 16-foot setback for multi-family dwellings. (Hoffman proposes only a 5-foot setback.)
 - b. The Commission Staff’s own report admits that the *“development does not have many areas for tree planting due to it being an urban building with minimal property line setbacks. Additionally, nearly the entire site is to be located above an underground parking garage, further limiting successful tree growth.”* (This lack of area for trees is the direct result of a building too large that is proposed for a site too small. Hoffman’s offer of \$4,194 to the Urban Forestry Fund for tree plantings in the neighborhood hardly compensates residents for this problem self-imposed by the developer.)
 - **You will be agreeing to a 48-unit premium condominium without a service entrance, where all loading, unloading, tradesmen entrances/exits, and garbage collection will occur streetside on Queen Street, just east of the Fairfax intersection in front of two popular restaurants - from 7 AM until 11 PM every day.** (This will occur every day within one block of City Hall, per the developer’s own application.)
 - **You will be agreeing to a building that cannot meet the 40% open space requirement without counting the 10 private rooftop decks as “open space”.**
 - a. Chapter 6 of the Design Guidelines provides that *“Boards have expressed serious reservations regarding the appropriateness of roof deck structures in the historic districts.”* (We see no reason to grant Hoffman’s demand for an exception.)
 - b. Section 4-206 (A) (2) (b) of Article IV of the Alexandria Zoning Ordinance considers rooftop decks as “open space” only if they are landscaped. (We have not seen any plan to landscape the rooftop decks in the developer’s proposal.)
 - c. If only the ten 4th floor residents will have access to their own private decks, the inaccessibility to these private decks availed to all building occupants seems to negate the assertion that these rooftop decks are, indeed, “open space.”

³ The Staff Report shows a request for a 76% reduction in the coverage requirement in one section and a 33% reduction requested in another. Either measure yields drastically reduced ground cover.

- **You will be agreeing to a development that will add over 100 new residents who will put enormous stress on area infrastructure.**
 - a. Increased demand will exacerbate the cellular and cable “dead zone” already present in this area.
 - b. The addition of 68 new cars entering and exiting from the underground garage on Queen Street will add to the growing traffic congestion on both Queen and N. Fairfax Streets.
 - c. The removal of 63 public parking spaces currently available at 301 N. Fairfax to tourists and waterfront visitors who depend on that parking will crowd out residential parking.
- **You will be agreeing to eliminate the current limit on units per acre in the Old and Historic District and permitting Hoffman to build 17-28 more units than he is permitted, based on which formula one uses for the calculation:**
 - a. the unit limitations for the 301 N. Fairfax lot square footage applied to the Waterfront Small Area Plan criteria (restricts Hoffman to a maximum of 23 units)
 - b. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-505(b)(1) criteria (restricts Hoffman to a maximum of 20 units)
 - c. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-505(b)(1) criteria with Special Use Permit (restricts Hoffman to a maximum of 31 units)
 - d. the unit limitations for the 301 N. Fairfax lot square footage applied to CD Zone 4-506(b)(2) criteria with Special Use Permit (restricts Hoffman to a maximum of 31.4 units)

From page 127 of the Waterfront Small Area Plan – *“Analysis of the value of the additional density provided in this Plan strongly suggests that, at a minimum, a per-square-foot developer contribution to off-site amenities of \$9.00 in 2012 dollars is financially feasible.” “The per-square-foot contribution should be calculated based upon all new square footage, including that which replaces existing structures.”*

At a proposed size of 93,336 sq ft, page 127 of the Waterfront Small Area Plan “strongly suggests” that Hoffman is obligated to pay the City of Alexandria \$12.06 per sq foot (\$9.00 in 2012 dollars expressed in 2023 dollars) - a contribution of \$1,125,632.⁴ However, in the Staff Report we see only:

- \$4,194 pledged for urban forestry,
- \$10,000 pledged for bikeshare,
- \$29,267 pledged for public art, and
- \$105,948 pledged to the housing trust fund.

These token pledges total only \$149,409, which meets only 13% of Hoffman’s obligation to Alexandria in return for the preferential treatment and extra height he demands.⁵ If you agree to this under-funding, this becomes yet another exception you will be rewarding Hoffman.

⁴ “Analysis of the value of the additional density provided in this Plan strongly suggests that, at a minimum, a per-square-foot developer contribution to off-site amenities of \$9.00 in 2012 dollars is financially feasible.”

⁵ If we use (62,000 sq feet x \$12.06), Hoffman’s contribution of \$149,409 is still only 20% of the required \$747,720 contribution to the city.

But perhaps most detrimental to the beauty that is the Old and Historic District - and is the very reason for Alexandria's designation by Conde Nast as the #3 of America's Small Cities - is the foreseeable aftermath of developing 301 N. Fairfax at its proposed modern style, excessive mass and scale, and its "build to the edge of the perimeters" approach.

Approving 301 will set a damaging precedent that will inevitably be followed by developers of 300 N. Lee Street and 333 N. Fairfax Street soon thereafter.

The result will be a regrettable legacy left by the Planning Commission and City Council that will turn the last full-block development in the Old and Historic District into three massive buildings that will not architecturally relate to each other or to their historic location. They will offer no break in their combined mass for the restoration of the original alleyway connecting N. Fairfax to Quay Street, then directly to the river, or provide any way to break up such concentrated mass. Fire trucks will be unable to gain access between the buildings, an unacceptable public safety risk.

To meet its stated goals for an *"area grounded in the City's history"*, the Waterfront Small Area Plan on pages 18 and 20 calls for *"increased access to the waterfront"* and *"permeability"* to the waterfront. Thus, *"view corridors [to the Potomac], when possible, will be strengthened. Alleys should be retained or reopened where feasible..."*.

Requiring the retention of the original alleyway (see **Figure 3 below**) that bifurcates the three sites (shown on the red-colored lot in **Figure 2** on page 2 above) would provide a grand "view corridor" from N. Fairfax all the way to the Potomac, because it would connect directly to Quay Street, breaking up this monolithic block, just as the Waterfront Small Area Plan requires. Approving Hoffman's 301 N. Fairfax plan, as presented, eliminates your opportunity (and obligation, in our view) to require this west-to-east pedestrian alleyway among the three lots that will be successively – and excessively - developed.



Figure 3

If you approve the 301 N. Fairfax plan before you, with its list of audacious demands for special treatment, the site will be the first irreversible domino to fall on streets first laid out by George Washington in 1749.

There is an alternative legacy, however, that can be bequeathed to Alexandria by the Planning Commission and City Council, which is positive, impactful, and imaginative! This block - bordered by Fairfax, Queen, Princess, and Lee streets - offers a once-in-a-lifetime opportunity to reverse the zoning

mistakes of the 1970's that led to the three out-of-place office buildings currently there. Commissioners and Councilmembers can creatively re-imagine the entire block as a unique opportunity for a planned approach to the three buildings that will be erected there, so that – together – they offer the architectural, open space, ground cover, and river access elements required in both the Old and Historic District and the Waterfront Small Area Plan that the entire block occupies.

Re-imagining this entire block to the broader benefit to all of Alexandrians and tourists, starts with deferring the 301 N. Fairfax proposal.

- *Sec. 10-101 1. (G) of the Zoning Ordinance exists “To assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs.”* (The Hoffman proposal fails this test.)
- *Section 10-105 A. 2. (c) addresses “the impact [of new buildings] upon the historic setting, streetscape or environs.”* (The Hoffman proposal negatively impacts our historic streetscape.)
- *Section 10-105 A. 2. (d) addresses “... the extent to which any new architectural features are historically appropriate to the existing structure and adjacent existing structures.”* (The Hoffman team actively resisted our suggestions for historic reference to proximate structures.)
- *Section 10-105 A. 2. (e) speaks to how new construction in the Old and Historic District relates “to similar features of the preexisting building or structure, if any, and to buildings and structures in the immediate surroundings.”* (The Hoffman proposal relates poorly to its immediate historic surroundings.)

Because the Hoffman proposal fails in each of these areas, we respectfully ask the Planning Commission and City Council to:

- direct the BAR to defer the demolition of 301 N. Fairfax until its replacement has widespread agreement, by denying a Certificate of Appropriateness,
- defer decision on the 301 N. Fairfax proposal until the Planning Commission officially interprets the Zoning Ordinance, as we requested in a September 22 letter to Director Moritz and as required by due process, and
- not pass Resolution #2023-00002 and not amend the Old Town Small Area Plan.

Our members ask you to defer all decisions on this Hoffman proposal until the Planning Commission, Council, BAR, and Waterfront Commission can collectively re-think this special block as an example of how to marry Alexandria's need for housing and growth on the one hand, with its obligation to preserve and enhance its historical architectural heritage, on the other hand - in unique collaboration with an informed citizen constituency with direct interest in the ultimate outcome.

Thank you,



Scott Corzine

October 18, 2023

Via Email

Mr. Nate Macek, Chair
Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: Irreparable Damage to Historic Old Town if 301 N. Fairfax is Permitted to be Built

Dear Mr. Chair:

Alexandria is on a dangerous precipice. Our Historic District is at risk of losing the very historic and architectural character that defines it as a destination for visitors and tourists and the reason for its national designation as a Historic District. A proposed development for 301 N. Fairfax will soon be before the Planning Commission seeking four planning and zoning exemptions that, if granted, will permit the construction of an insipid, modern, and grossly oversized residential building. The impact will be tragic and irreversible.

Alexandria has recently been designated by Condé Nast as #3 of America's Small Cities, trailing only Charleston and Santa Fe and just ahead of Savannah. The common thread among these cities is their unique historic character and the sense of community among residents, tourists, and the business interests in preserving this character and appreciating the benefits and vibrancy that it sustains. In its designation of Alexandria, Condé Nast wrote of a "charming, historic city," "red-brick sidewalks," and "perfectly preserved rowhouses from the 18th and 19th centuries." The building proposed for 301 N. Fairfax has none of these qualities. It would never be considered anywhere near historic districts in Charleston, Santa Fe, Savannah, or other similar American cities that value their heritage.

The developer will bring its requests for planning and zoning exemptions for 301 N. Fairfax before the Planning Commission on December 5. The property in question is on the corner of Queen Street and North Fairfax, a site one block from City Hall and Founder's Park. The Planning Commission will be asked to approve four audacious exceptions so the 301 N. Fairfax developer can build a massive, modern condominium that overwhelms the neighborhood. The building design and scale was strongly opposed by every resident who spoke at three successive Board of Architectural Review meetings this summer. The mass of the proposal was also openly opposed by several BAR members.

It is an architecturally uninteresting behemoth that is visually and functionally far too large for the lot and makes no effort to reference historic architectural elements, as required by the Design Guidelines for both the Old and Historic District and the Waterfront Small Area Plan within which this site is located. Our petition opposing this development is currently signed by over 550 Alexandrians and Americans from across the county who don't want to see us squander a priceless center of American heritage.

The proposed development can ONLY happen if the Planning Commission grants four outrageous permissions the developer is demanding from the city. Each of these variances are being pursued by the developer because the site is far too small to accommodate its proposed development and because its plan is patently at odds with numerous ordinances, guidelines, and accepted practices that are in place to stop exactly the type of building the developer is proposing. Specifically, the developer requests that the Commission:

1. Re-zone the site as residential mixed use-high, so it qualifies for maximum density, while the developer knowingly intends to only build a single use residential structure (which would otherwise restrict it to half that density).
2. Issue the developer a Special Use Permit so it can build to a Floor Area Ratio (a measure of density) of 2.5 (under the above mentioned misapplied Residential Mixed Use – High designation) instead of the 1.25 FAR it currently would be bound by - doubling the density.
3. Permit the developer to skirt the intent of our open space requirement by counting a huge private rooftop party deck (long opposed in Old Town under the Design Guidelines) as “open space” for a building that otherwise provides almost none.
4. Modify the “crown cover” requirement for trees and vegetation (because the building covers almost the entirety of the lot) by slashing the crown coverage from 25% to 16.7% - a 33% reduction - resulting in far less greenery for residents, simply to accommodate the developer’s demand for the largest building possible on this lot.

Our concerns are that the mass, scale, architectural character, and environmental impact will result in a structure that will overwhelm the residential townhomes and other historic buildings that surround it and isolate key parts of Historic Old Town from its waterfront. As important, the building (as proposed) will have a dire impact on essential community services. We understand that the building has the minimum amount of parking available for purchase by its residents with no accommodation for visitors or service providers, which will dramatically reduce essential street parking for District 2 residents, Saturday Farmer’s Market visitors, small businesses in the area, and Waterfront tourists. This impact will be compounded by removing the 63 publicly available paid parking spaces currently available in the building to be demolished.

The new development will turn the corner of Queen and N. Fairfax streets into an unsightly corner where garbage from 48 units will be visible on the street every week, right in front of two popular restaurants. Traffic – already strained by tourist busses that turn from Queen southbound onto N. Fairfax and dense N. Fairfax Dash bus traffic - will dramatically increase, forcing residents to circle city blocks to find an increasingly rare open parking space. The building will further strain the already awful cellular service and internet bandwidth available to area residents who work from home.

To be clear, we citizens support new development on the property - if it is reasonable and appropriate to its environs. We also support multi-family use within the boundaries of Historic Old Town. Such use is desirable and can be effectively implemented while also complementing the historic character of the neighborhood and while improving the lifestyle and services in the adjacent community. This has been accomplished in several recent development projects within the Waterfront District in particular, perhaps in part due to the Planning Commission’s consideration of the Waterfront Development Plan in

its approvals. We support affordable housing but note that this development squeaks by with two out of 48 units defined as “affordable” – just enough to gain an extra floor of development.

The currently planned development fails to meet our city’s needs on many fronts. We have publicly stated that we would welcome a primarily three-story building that comports with the weighted average 2.5 stories of the surrounding 19th and 20th Century townhomes and with appropriate open space, tree cover, and setbacks. We would welcome architecture that looks like it was meant for Historic Old Town, suggestive of its legacy waterfront warehouse and residential district as opposed to the increasingly modernist look of Old Town North.

It is a shame that this inappropriate development has made it this far in Alexandria. The recalcitrant and combative law firm working for the developer has thumbed its nose at legitimate resident opposition during three BAR meetings. Our requests for architecturally appropriate design and materials in the Historic District, and to have the developer to scale back the size of the project simply because it is too big for the site, have been met with this verbatim dismissal from the developer’s attorney – *“It’s never going to happen.”*

Underlying the issue of size and density, we respectfully suggest that Planning Commission staff has misinterpreted the Zoning Ordinance upon which the developer’s intentions are based. We also are concerned that the staff seems to be reliably supporting the developer’s objectives every step of the way, rather than being an independent arbiter for all constituents with reasonable standing - which we and the more than 550 signatories to our opposition petition consider ourselves to be.

If this proposed building at 301 N. Fairfax and the variances upon which it depends is approved by the Planning Commission, it will start a domino effect that threatens the northern heart of Historic Old Town. If approved, the other two large buildings on the block bordered by Fairfax, Queen, Lee, and Princess streets (both underutilized 1970’s office buildings) will inexorably fall to other developers. Each site developer will build on this precedent and independently pursue similar exemptions to maximize its profits on its own parcel, while ignoring the existing community and needs for historic preservation, shared open space, and the bifurcating east-west alleys recommended in the Waterfront Small Area Plan.

The predictable result will be a monolithic assembly of unrelated structures with no community amenities. This will become a full block of massive, oversized residential buildings with no architectural connection to Historic Old Town or to each other – one block from City Hall and from Founder’s Park and two blocks from the river. We ask that the Planning Commission more proactively engage with the City Council to determine a path for coordinated redevelopment of this rare full-block development site and any other large scale commercial properties in the Historic District before Alexandria suffers from the adverse impacts and inefficiencies of uncoordinated development at this scale.

We respectfully urge you and every member of the Planning Commission to prepare for the December 5 consideration of the proposed 301 N. Fairfax development by walking this block perimeter with a copy of the developer’s site plan in hand. See how the proposal building will tower over townhomes, historic buildings, and restaurants that surround it. Imagine what this last full open block in Old Town will look like when crammed with disconnected buildings without improvements in supporting infrastructure. Picture what will be your legacy if the Commission approves this proposal at its current mass and scale, with the accompanying adverse operational impact on streets first surveyed in 1749 by George Washington.

We implore you to reject the proposal you'll be presented with at the December 5 Commission meeting, directing the developer to give Alexandria residents a building that is designed for Historic Old Town, belongs in Historic Old Town, and that its residents can welcome and be proud of.

The impact of the momentous decision each Commissioner will make is unparalleled in the core of Historic Old Town. You and your fellow commissioners have a once-in-a-generation chance to affect our city's history positively and permanently. Please consider how this deeply flawed plan can be materially improved, preserving Historic Old Town for the benefit of all.

Since residents will only be permitted three-minute presentations at the December 5 Commission meeting, we respectfully ask you to agree to meet with spokespersons from our group this fall and hear us out on this critical decision coming before you, so our views receive the same level of consideration that the developer's will.

Sincerely and respectfully,

A handwritten signature in black ink, appearing to read "Scott Corzine", enclosed within a thin black rectangular border.

Scott Corzine

Old Town Neighbors

From: Carlos Cecchi carloscecchi@hotmail.com

Sent: Friday December 1, 2023 6:23 PM

To: PlanComm

Subject: Support for 301 N. Fairfax Street Proposal

Dear Members of the City of Alexandria Planning Commission:

I am writing to express my strong support for the proposal to redevelop the obsolete office building and surface parking lot located at 301 N. Fairfax Street. The existing building is a relic from the 1970's, with no historical value for the city, no pedestrian activation or interest along the ground floor, and frankly, an architectural aesthetic that's out of step with the Old and Historic District guidelines.

On the other hand, the proposed redevelopment will provide much-needed housing in the form of 48 condominiums, including a couple of on-site affordable dwelling units. The parking is being located underground, and the project will include 40% open space. The redevelopment will even underground the ugly overhead utilities along its frontage. Finally, the proposed architectural design includes a massing, rhythm of bays and a variety of materials that is much more compatible with the aesthetic of the Old and Historic District than the existing obsolete structure. This project is a win for the City on all fronts.

I encourage you to vote in favor of this redevelopment proposal and send it to the City Council for final approval.

Sincerely,

Carlos Cecchi

407 Prince Street

Alexandria, VA 22314

From: Old Town Neighbors 301nfairfax@gmail.com

Sent: Monday December 4, 2023 7:54 AM

To: PlanComm

Subject: Petition Opposing 301 N. Fairfax - for the Public Record

We respectfully ask the Planning Commission staff to include the results of this petition in opposition to the Hoffman proposal for 301 N. Fairfax in the public record for tomorrow's hearing.

Of the 814 signatures, 590 are Alexandrians. The rest are citizens from across the country concerned with the damage this building would do to the national historic destination that is the Old and Historic District.

Kindly confirm receipt, thank you.

Old Town Neighbors

December 3, 2023 – Alexandria, VA











































Petition to Disapprove Proposed Development at 301 N. Fairfax









































To: Mayor Justin Wilson
Alexandria City Council
Alexandria Planning Commission
Alexandria Board of Architectural Review










































We, the undersigned concerned citizens of Alexandria, VA and concerned Americans living outside of Alexandria are petitioning you to disapprove the new construction proposal for 301 N. Fairfax as it is currently presented. This proposed 98,465 (gross) square-foot, 4-story, 48-unit condo building, with a fifth floor of roof-top terraces, is contemporary in design and void of architectural elements that define the Old & Historic District's (OAHD) historic architectural distinction noted in the Registry of Historic Places. The building would take up half a city block and overwhelm the OAHD's 18th and 19th-century townhomes buildings with its stark, commercial design.









































The developer is resorting to numerous variances and special permissions because the proposed development is too large and does not meet the open space, tree cover or architectural requirements of the OAHD, as defined in the Design Guidelines and Waterfront Small Area Plan. Its mass and style degrade the architectural essence of the OAHD, the home to some of America's most historic buildings that are connected to our Nation's founding. They should not be overshadowed by a conspicuous example of getting growth and density wrong in a priceless area that has endured since our founders lived, fought, worked, and worshipped here.












































The OAHD's rich history and architectural heritage hold *national significance*. We believe it is a collective responsibility to safeguard it for current and future generations. We ask you to prioritize OAHD's unique historic and architectural fabric and preserve Alexandria OAHD by disapproving the 301 N. Fairfax proposal's rezoning, special use, and modification requests until it is designed to be appropriately scaled and architecturally sympathetic to the architectural fabric of the Alexandria OAHD – our Nation's historic district.










































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









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










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














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












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

















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
















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










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

































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























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




























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









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









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





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












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

















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

























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





















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
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From: Anna Bergman anna@annabergman.com

Sent: December 4, 2023 8:35 AM

To: PlanComm

Subject: Zoning Analysis- 301 N Fairfax for the Public Record

Please include this zoning and SUP analysis for the public record for tomorrow, Tuesday, December 5th planning commission meeting on 301 N. Fairfax.

Could I ask you to please confirm receipt. Thank you. See attached.

Statement for Inclusion in the Public Record

Planning Commission December 5 Meeting Re: 301 N. Fairfax Proposal

I respectfully ask the staff and commissioners to consider this zoning/SUP analysis prior to your meeting:

Section 5-301 of the Zoning Ordinance establishes the CRMU-H zone. Section 5-302 (B) permits multifamily dwellings in the zone. Section 5-305 establishes that the FAR permitted depends on BOTH whether the use is single use (all residential or all commercial) and whether an SUP is sought.

Under Section 5-305 (A) (2) only a 1.25 FAR is permitted for 301 N. Fairfax because its use is intended to be 100% residential. Because the developer is requesting an SUP that aligns with 5-305 (C) requirements, if the Planning Commission grants the SUP, then Hoffman's FAR can be increased to the 2.5 that the developer is requesting. If you refuse the SUP, Hoffman must build 301 N. Fairfax to a 1.25 FAR.

However, if you rezone this parcel as a CRMU-H density zone knowing the building use will NOT be mixed use, and if you grant the SUP that doubles the FAR, you will be permitting a privileged developer to erect what we know doesn't pass these tests required by the Zoning Ordinance:

- 5-309 (B) requires you – before granting the SUP - to consider “*The ability of the design to promote the integration of uses within the project and to promote compatibility of the project with the neighborhood.*”
 - The Winn Stanley design is willfully incompatible with the surrounding residential neighborhood.
- 5-309 (C) requires you – before granting the SUP – to consider “*The inclusion of site amenities, open space and features...in a manner which encourages pedestrian use...*”
 - The only way to retain and enhance the original bifurcating alley without encroaching on the development rights of 333 N. Fairfax is to reduce the length of the 301 proposal for a 20 foot alleyway that retains what the Waterfront Small Area Plan calls a “view corridor” to the west-to-east “permeability” for enhanced river access that is the plan's hallmark; you can do that by requiring the applicant to retain the historic alley and by reducing the FAR you grant Hoffman.¹
 - Contrary to the Staff Report on page 11 that characterizes the Waterfront Small Area Plan as only “an overlay plan” that is not dispositive, page 10 of that Plan says “...through this Plan, the City is amending portions of the Old Town Small Area Plan....and, therefore, amending the City's Comprehensive Master Plan.” Therefore, the Plan's requirement to retain the alley and view corridor are critical.

¹ Thompson's Alley bifurcates the 200 block of N. Fairfax to N. Lee; Swift's Alley and a second unnamed historic alley does the same for the 100 block of S. Fairfax. Restoring the alley bifurcating the 300 block of N. Fairfax to N. Lee will add historic symmetry to this block and provide the required pedestrian corridor through the block to the river.

- 5-309 (D) requires you – before granting the SUP – to consider “*The distribution of floor area ratio over the site so that the mass and scale of buildings do not overwhelm and are compatible with neighboring areas.*”
 - Rather than referencing the other out of place 1960’s and 1970’s buildings on this block, or the developer’s incessant reference to other 4 and 5 story buildings elsewhere in Alexandria, the Commission should focus on the townhomes surrounding this site – they carry a weighted average 2.5 floors. The proposed 4-floor and 9 additional feet to enclose mechanical equipment and rooftop decks will overwhelm the residential neighborhood in its inappropriate size, height and scale. It exceeds the 50 feet height district map limit; the 1,600 SF of enclosed penthouse area exceeds the limit of the minimum space necessary as stated in the zoning code.²

- Section 5-310 (D) requires you – before granting the SUP – to be confident that “*All operations....shall be conducted within a completely enclosed building...*” with some exceptions that are not relevant to this proposal.
 - As demonstrated below, many building operations will occur outside the proposed building, not inside as required.

- Section 10-101 states as its purpose, in part “... *to promote the..... general welfare of the public through the identification, preservation, and enhancement ofsettings, neighborhoods, places and features with special historical....and architectural significance.*”
 - Section 10-101 (C) requires the city to “*maintain and improve property values by...encouraging desirable uses and forms of economic development that will lead to the continuance, conservation and improvement of the city's historic resources in their setting.*”
 - We do not see how the 301 proposal improves Old Town’s historic resources in their setting in any way.
 - Section 10-101 G) requires the city to “*assure that new structures.....be in harmony with their historical and architectural setting and environs.*”
 - You’ve seen the modern design proposed by Hoffman....it is hardly in harmony with its historical and architectural environs.

- 10-105 (A) (2) creates standards that must be met before the BAR and City Council can grant a certificate of appropriateness. Thus, the Planning Commission should take these into account now:
 - Standard (a) requires you consider the “*Overall architectural design, form, style and structure, including, but not limited to, the height, mass and scale of buildings or structures.*”

² • Section 6-403 (B) (3) (a) states “a maximum of three penthouses are permitted unless the number is increased by a special use permit”, however there are more than three penthouses but a special use permit has not been requested for this additional exception.

- Section 6-403 (B) (3) (c) “The penthouses must be limited in size to the minimum space necessary for stairs, elevators, required elevator vestibules not exceeding 64 square feet per elevator, necessary mechanical equipment, or similar appurtenances;” however, the penthouses totaling around 1,600 SF and stretching almost the length and width of the 4th floor do not reflect the minimum size necessary.

- As many BAR members said at three BAR meetings this summer, this proposal is too big, too imposing, too overwhelming to the surrounding historic neighborhood. It's too much building on far too small of a lot.
- Standard (b) requires you to consider "...*the degree to which the distinguishing original qualities or character of a....site... are retained.*"
 - Historic maps we have uncovered show decisively that alleyways originally existing that bifurcated the site and block, and thus must be restored to provide a "view corridor" and pedestrian access from Fairfax through the property that, as it connects to Quay Street, opens that corridor to the river, just as the Waterfront Small Area Plan requires.
- Standard (c) requires you to consider "...*the impact upon the historic setting, streetscape or environs.*"
 - The unanimous opposition to the 301 proposal demonstrates that Alexandrians consider this building to result in a wholly negative impact.
- Standard (e) requires you to consider "*The relation of the features...to buildings and structures in the immediate surroundings.*"
 - The developer and staff are eager to compare the proposal to the other 1960's/70's buildings on this block, or to other larger buildings elsewhere in Alexandria. But Standard (e) requires you to consider only the "*immediate surroundings.*" The Hoffman proposal fails to relate to the features of the townhomes that immediately surround it.

For the developer to escape the 1.25 FAR limit on a property that will only have a residential use, he is relying completely upon the Planning Commission granting the SUP. If you don't grant it, Hoffman must build a residence to a 1.25 FAR. The citizens, neighbors and civic organizations that unanimously oppose this project before you have shown numerous standards and considerations that the Commission is required to consider in deciding to grant or reject the demand for the SUP.

For the sake of the very Old & Historic District that is the reason Alexandria is a national destination, we urge you not to grant this SUP. Instead, compel the developer to build to a more appropriate scale and style. It is not the Commission's or staff's mission to make sure a wealthy developer's plans are viable or his profit margins adequate large. It is the Commission's role to protect the essential historic asset that is our beautiful Old & Historic District.

Anna Bergman
300 Queen Street

From: Athene Laws athene.laws@gmail.com

Sent: Monday December 4, 2023 2:16 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

To the Planning Commission,

I wish to lend my support to the condominium development at 301 N Fairfax Street. Alexandria desperately needs more affordable housing, which this project will contribute to. Well designed, higher density urban living enhances communities and will help us combat the climate crisis.

Regards,

Athene Laws

Alexandria resident

From: Alex Goyette alexmgoyette@gmail.com

Sent: Monday December 4, 2023 2:31 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

Good afternoon Chair Macek & Planning Commission,

I'm writing in support of the project at 301 N Fairfax Street, which would add 48 condos and even include 2 affordable homes in the heart of Alexandria's most desirable neighborhood.

Objections that this project somehow doesn't fit the neighborhood's character, when the project is itself replacing a 1970s office building, are frankly absurd. If anything, this proposal fits the neighborhood better than the existing structure.

The lengthy process this project has already gone through to pursue approval is also a perfect example of how housing gets to be so expensive in Alexandria, and particularly in Old Town. The site itself is highly desirable so a significant cost is built in by that high land value, but when homebuilders have to hire expensive land use attorneys for a year of reviews just to build a handful of condos in our most urban neighborhood, that cost adds up! And developers don't just eat that cost, it gets passed on to the residents who eventually live there.

I encourage you to approve this project quickly, and to consider structural reforms that allow projects like this to be approved more quickly in all of Alexandria's neighborhoods.

Thank you,

Alex Goyette

Alexandria Lead, YIMBYs of NoVA

From: Tom VanAntwerp tom@tomvanantwerp.com

Sent: Monday December 4, 2023 3:53 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

I'm writing to voice my approval for building new condos at 301 N Fairfax.

I've seen the proposed buildings, and I've seen what's there now. I don't think anyone could make a serious historical preservation argument for an office building from the 1970s. The new condos will look fine, and the city will be better off with more housing.

Tom VanAntwerp,

resident,

Alexandria, VA

From: Alek Becker alek.becker91@gmail.com

Sent: Monday December 4, 2023 5:13 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

Hello,

I wanted to write in that I enthusiastically support the proposal to add 48 condo's where an old, decrepit office building currently sits.

This is a high demand area for housing and this is a rare opportunity to add housing stock right in the middle of it. Even better, two of the units will be set aside as affordable and the office building that is falling apart will be repaired and replaced.

This will fit right in the neighborhood which has buildings of similar height, style, and use. It's also highly walkable and by so much transit that traffic impacts should be minimal. We desperately need to add housing where we can and this is a perfect spot and perfect project.

Please vote to move forward with this project.

Thank you,

Alek Becker

From: Phoebe Coy phoebeacoy@gmail.com

Sent: Monday December 4, 2023 6:00 PM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

Good evening Planning Commission,

I'm writing in support of the proposal to build 48 new homes, including two affordable homes, at 301 N Fairfax St. The project will replace an outdated office building with a beautiful building containing much-needed new homes. Not only does the project make needed progress towards alleviating our region's housing shortage, it will also provide life-changing affordable homeownership opportunities for two families. Please approve this project for our city.

Very respectfully,

Phoebe Coy

From: Scott Talan scott.talan@gmail.com

Sent: Tuesday December 5, 2023 8:50 AM

To: PlanComm

Subject: Support Docket Item 6 - Condos at 301 N Fairfax

I support the condo project.

It would be a nice addition to have this type of residential offering in old town.

Scott R. Talan

4551 Stratfield Ln, Alexandria, VA 22311

From: Luca Gattoni-Celli potentiaeromanorum@gmail.com

Sent: Tuesday December 5, 2023 10:00 AM

To: PlanComm

Subject: Support for 301 N Fairfax St redevelopment (docket item #6)

Dear Planning Commission,

Today my new daughter turns three weeks old, but I still want to send a quick note in support of the 301 N Fairfax Street redevelopment. The current property is economically unproductive and adds little to no value to our city. We need more homes, and as policy experts, you know that even higher end construction relieves pressure on the rest of the market, reducing competition for market-rate affordable housing.

The usual complaints about traffic and crowding are just as short-sighted and hollow here as in most other cases. A minority of overzealous residents do not want new housing near them (there is an acronym for that!). But you know that mindset is not sustainable. Please support this worthy project in expansive form.

Thank you and best regards,

Luca Gattoni-Celli

Chief Executive & Founder, YIMBYs of Northern Virginia

From: Cathleen Curtin cathleen@cathleencurtinarchitects.com

Sent: Tuesday December 5, 2023 11:56 AM

To: antoine.pierce@alexandriava.gov

Subject: 301 N Fairfax St

Hello Mr. Pierce,

I am writing regarding the proposal for 301 N. Fairfax Street.

The key issues of great concern are:

The proposed building is too large for the lot and neighborhood.

The mass, scale, height and certain contemporary building facade materials are not in keeping with the historic districts brick, stone, wood and metal roofing materials.

The requested zoning of CRMU-H (high density with 2.5 FAR) is inconsistent and incompatible with existing Old and Historic district residential neighborhoods of medium density historic.

Is this the beginning of erasing character from our beloved beautiful and historic city? Perhaps the brick box that currently exists on the property is also characterless yet it is brick faced with regular spaced windows. It is a background building to the history around it.

It is all too easy and less expensive for developers to go for the basic box.

This town's architecture is more than basic boxes. God is in the details, let's see more detail, depth of window to facade, differentiation between window types, materials on the N Fairfax and Queen's elevations. This is not a Route 1, remote American town, residential group of units. What was done on Pendleton St at the former bus barn is a poor interpretation of a residential townhouse block, it's characterless and adds nothing to the area's streetscape. Tell the architect to bring his best design forward, not one that suits the developer's lowest budget.

I oppose this proposal and trust the commission can see that if this is approved the city's control and stops will be over and any developer's disregard for historic precedent will impact our historic streets regrettably.

Please be wary of the precedent this may set.

Respectfully,

Cathleen Curtin RA AIA

Principal Architect

501 Princess Street Alexandria VA 22314

www.CathleenCurtinArchitects.com

703 930 9322

Member - The American Institute of Architects

From: Danielle Romanetti danielle@fibrespace.com

Sent: Tuesday December 5, 2023 12:10 PM

To: PlanComm

Subject: Docket item #6

Dear Planning Commission,

I am writing to support 301 N Fairfax St, docket item #6. The building to be demolished is a 1970s outdated office building. Given office vacancy rates and the changing work environment post covid, it is becoming increasingly important and logical for our out dated office buildings to be replaced by much needed housing. Increasing supply will always help control the rapidly increasing costs of housing in Alexandria, as demand far exceeds supply at the moment.

The project is not going to devastate the historic fabric of Old town, as opponents have adamantly proclaimed. The property sits surrounded by a four story office building, a five story office building, a two story commercial building and 3-4 newer constructed townhomes. It also will not have a negative impact on parking in that area, as the project provides for parking and eliminates a curb cut that will allow for additional street spaces.

As a retail business owner in Old Town, I know how important it is to have a vibrant commercial district that is diverse. This office building has provided nothing to our amazing business community for quite some time. We fully support replacing it with housing, which is much needed in Old Town. This is an opportunity for a developer to add modern housing in our historic district with zero impact on the historic fabric of the community. I hope that you will support this project this evening.

Regards,

Danielle Romanetti

Owner

fibre space | fibrespace.com

1319 Prince Street

Alexandria, VA 22314

phone 703-664-0344 | Instagram [fibrespace](https://www.instagram.com/fibrespace)

Find us on Ravelry: Fans of fibre space

From: Jesse O'Connell oconnellj@gmail.com

Sent: Tuesday December 5, 2023 12:21 PM

To: PlanComm

Subject: December 5, 2023: Docket item #6 - Development Special Use Permit #2023-10009

Members of the Planning Commission,

I'm writing in support of the master plan amendment, rezoning request, and DSUP at 301 N. Fairfax Street in Old Town. This is the project at the corner of Queen and N. Fairfax, which the applicants are proposing to replace an unsightly, underutilized, and historically inconsequential office building from the 1970s with nearly 50 units of housing: a purpose and use which is much more appropriate for this dense and walkable part of the city.

Our city just engaged in a year-long dialogue that left little doubt regarding the need and desire to build additional housing of all types across all areas of the city. A project like this one is an ideal example of the sort of efforts we should embrace - adapting the current built-environment to be both nicer looking and more effective and efficient at meeting the needs of the city and its residents. Equally important is the need to push back on the attempt to weaponize the notion of "historical" as an all-purpose impediment to progress. For our historic designations and preservation efforts to have any meaning at all, we cannot allow them to be applied to any run-of-the-mill building (one which should be noted that has already been approved by the BAR for demolition) or location merely out of desire to hoard convenience and preserve the status quo. If everything is deemed historic--even drab 1970s office complexes--by extension nothing is historic, and we may as well drop a glass dome around the margins of the city.

Cities change and evolve, neighborhoods grow and adapt, and we should embrace opportunities and projects--like this one--that come along where there is a willingness to merge past and present in a respectful, appropriate, and forward-looking way.

I wish you the best of luck in your deliberations, and as always thank you for your dedicated service to the city.

Warmly,

Jesse O'Connell

From: Elisabeth Peebles bethpeebles@gmail.com

Sent: Tuesday December 5, 2023 1:18 PM

To: PlanComm

Subject: Support Docket Item 6: Condos at 301 N Fairfax

Dear Planning Commission,

Thank you for all of your hard work for our City. I have lived in the City for 14 years, and in the area for over 20.

I am writing today in support of the current plan for 301 N Fairfax.

Alexandria needs more housing. This project will provide 48 more homes in our City, with 2 designated affordable.

The area surrounding the project has a mixture of sizes, ages, and styles of buildings and so this one will be right at home. Stopping this project because it doesn't "fit" makes no sense. All of Old Town has a mixture ages of buildings. Some of our most beloved spaces are incongruous with their direct neighbors. This building will fit better than many!

If Alexandria is serious about adapting in order to meet the needs of our current and future citizens, then we need more projects like this.

Please support this project.

Thank you.

-Elisabeth Peebles

From: Salon deZEN maria@salondezen.com

Sent: Tuesday December 5, 2023 1:20 PM

To: PlanComm

Subject: docket item #6 Letter of Support for 301 N Fairfax Development

Dear Planning Commission,

I am writing to express my wholehearted support for the proposed development at 301 N Fairfax. The current 1970s office building is outdated and lacks historical significance, as rightly acknowledged by the Board of Architectural Review's decision to approve its demolition.

The surrounding context, consisting of newer constructions and a variety of building types, supports the need for a modern, residential structure in this location. The proposed 50-foot tall residential building with 48 condos, including 2 affordable units, aligns with the City's housing goals and the Housing Master Plan.

Furthermore, the design's adherence to height, mass, scale, and architectural character, coupled with the inclusion of high-quality materials, demonstrates a commitment to compatibility with the surrounding area. The addition of new streetscape elements, landscaping, lighting, and other improvements enhances the overall urban environment.

I appreciate the project's conscientious approach to urban forestry, the reduction in vehicle trips, and the elimination of a curb cut and surface parking lot. These aspects contribute positively to the neighborhood's aesthetics and functionality.

I urge you to support the rezoning, DSUP, and modification requests associated with this development. It not only addresses the housing needs of the city but also brings about improvements that align with the broader goals of responsible urban development.

Thank you for your time and consideration.

Sincerely,

Maria Elizabeth she / her
maria@salondezen.com cell 202.431.0770

From: Ellen Mosher ellenmosher@gmail.com

Sent: Tuesday December 5, 2023 1:38 PM

To: PlanComm

Subject: Fwd: Planning Commission Hearing Dec 5, 2023 - Docket #6

Please see my attached letter for docket #6 for the Planning Commission hearing tonight, December 5, 2023.

Please confirm receipt and distribution to the Planning Commission.

Also, I have a powerpoint presentation I'd like to use tonight. May I use it? Who shall I send it to? Please advise. Thank you.

Ellen Mosher

703-973-8675

To: Planning Commission
From: Ellen Mosher, Alexandria, VA
Date: December 4, 2023
Re: Docket #6- MPA#2023-00002; REZ#2023-00003; DSUP#2023-10009- 301 North Fairfax Street

Please deny this application to build a high-density residential building in a medium density residential neighborhood of the Old and Historic District.

301 N. Fairfax Street is in the Waterfront Small Area Plan. Please see the attached map of the Old Town Small Area Plan where the east portion was added to the Waterfront Small Area Plan with Ordinance No. 4749 dated February 25, 2012. (*See attachment A*).

Why is this important? When George Washington surveyed Alexandria in 1749 there were 60 acres, and 84 lots. Today we are talking about one of those lots, lot 27, also known as 301 N. Fairfax Street. In 1749, the block with Lot 27 was a waterfront block. (*See attachment B*). Per the waterfront small area plan, “like the rest of the original cove, by the 1790’s it was filled in from what is now Lee Street with usable property and wharves”. (Appendix 6, p. 48)

By May 1865, Lot 27 had an alley on the south side of the property that started at Fairfax Street and continued to the wharves. (*See attachment C*). Today, lot 27’s has an alley on the north side of the property to the wharves. The alley view on the north side divides the block in half, east-west, and continues to the next block with Quay Street’s view to the river, as seen on a current map. (*See attachment D*). Per Merriam-Webster, a Quay is a wharf or pier, and “the spelling *quay*, first appearing in the sixteenth century, follows modern French.”

Per the Waterfront Small Area Plan highlights:

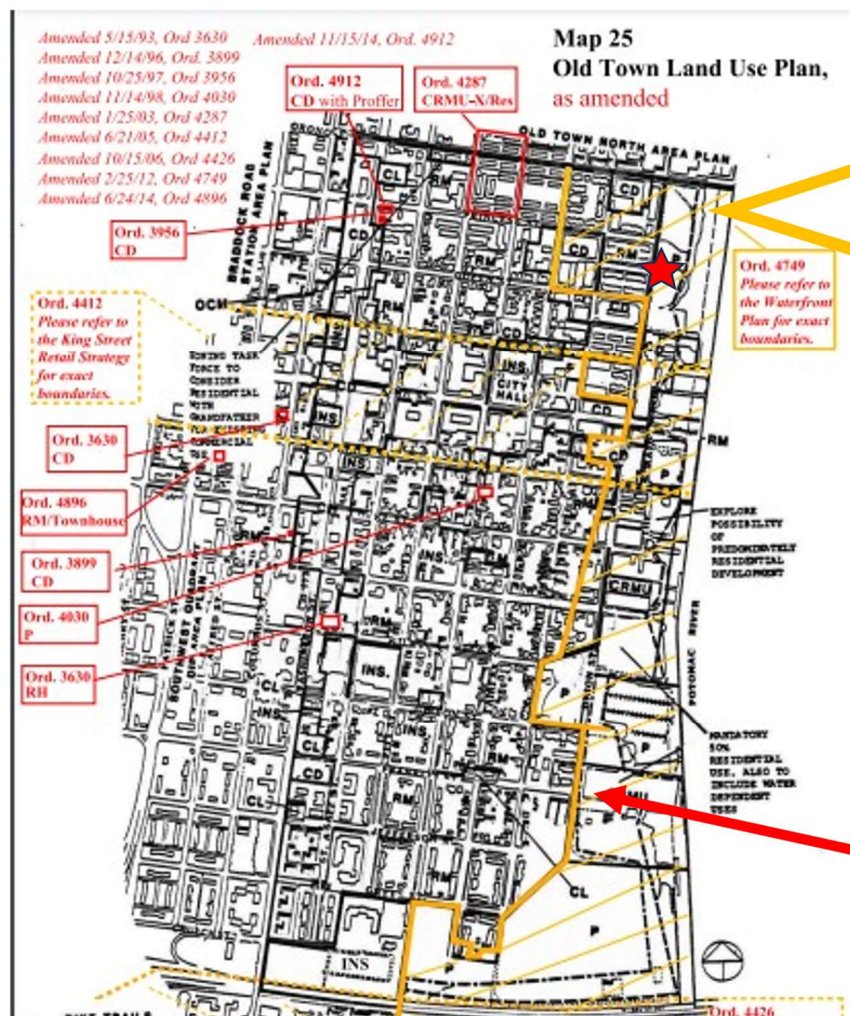
Corridors and Arteries

♣ Definition of Waterfront Area to be Incorporated into Planning: Because of the infill that occurred on the waterfront since Alexandria was founded, Lee and Fairfax Streets also can be considered as part of the waterfront and should be treated as such in any planning.

♣ Preservation and Use of Historic Alleys: The alleys are of interest and historic significance as well. We have lost many of the alleys that served as arteries to the river. Identifying, designing, and using the existing alleys would make the waterfront more accessible and evoke the historic context. (Appendix 6, p. 75)

Per the Waterfront Small Area Plan, the alley on the north side of the property should be retained, and now that the alley on the south side of the property has been identified, it should be restored.

The applicant is seeking to remove this existing historic alley view on the north side of the property and hasn’t addressed the alley on the south side of the property. This is inconsistent with the Waterfront Small Area Plan. The alleys need to be restored/retained therefore the building size needs to be reduced. Three times BAR did not endorse the concept design. The height, mass, and scale of this high-density residential building are inconsistent with the medium density residential townhouses in the neighborhood. The CRMU-H zone is not consistent with the neighborhood. Please do not approve the request before you. Thank you.



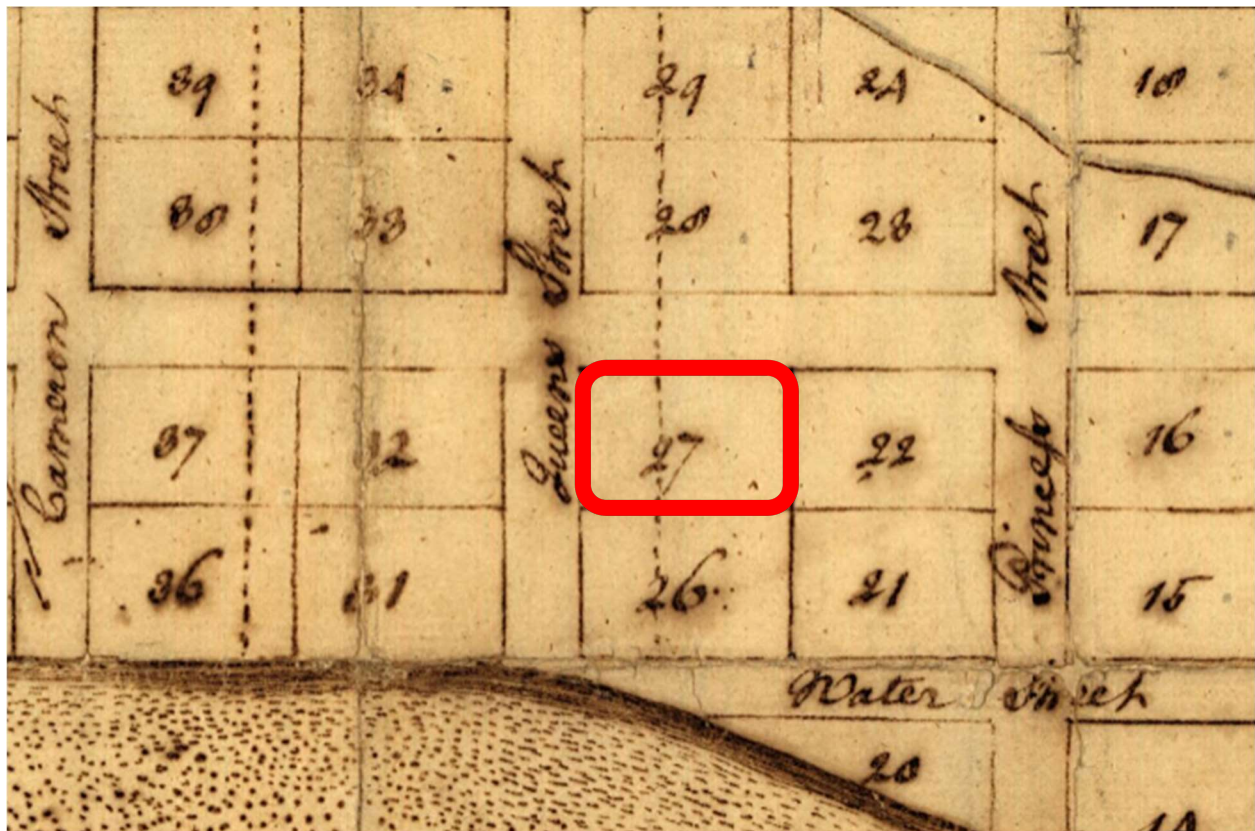
★ 301 N. Fairfax Street

The YELLOW line on Map 25 represents the Waterfront Small Area Plan being removed from the Old Town Small Area Plan.

Planning Commission Hearing, December 5, 2023

Lot 27, also known as 301 N. Fairfax Street, is one of the original 84 lots surveyed by George Washington in 1749, and part of the original 60 acres of Alexandria. The original owner was John Alexander. The Waterfront Small Area Plan states:

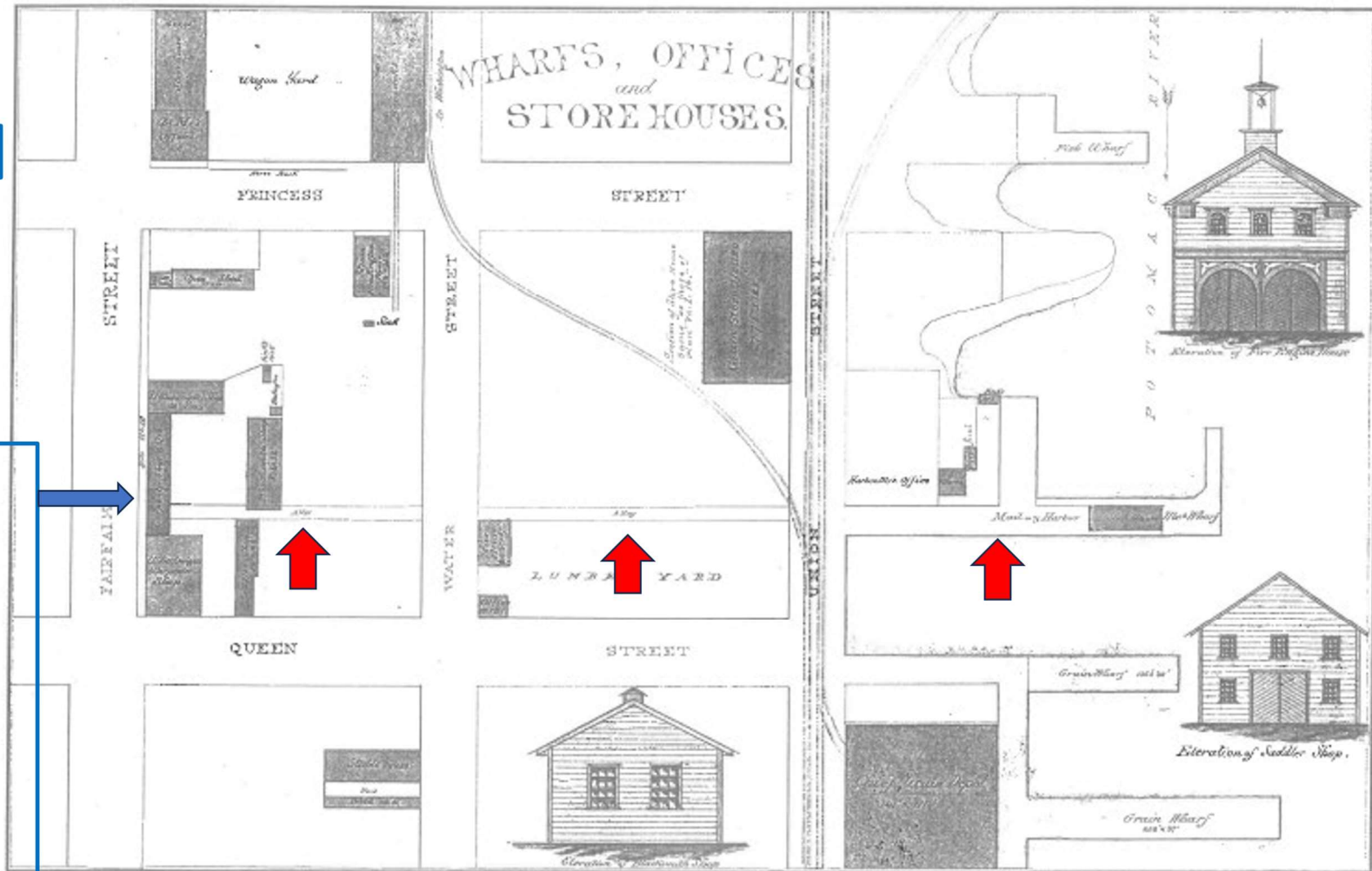
Founders Park is part of the northern section of the original waterfront of the 60-acre 1749 town. Like the rest of the original cove, by the 1790s it was filled in from what is now Lee Street with usable property and wharves. (Appendix 6, p.48)



77	Math. Chapman	56
32	Jam. Alexander	20
27	John Alexander	0
37	John Dalton	16
42	John Carlyle	16
52	Law: Washington	16
47	Wm. Ramsey	16
71	Henry Fitzhugh	16

1865 Map

Lot 27,
301 N. Fairfax
Street –
red arrows
point to the
alley on the
south side of
the property
from Fairfax
Street to the
Wharves

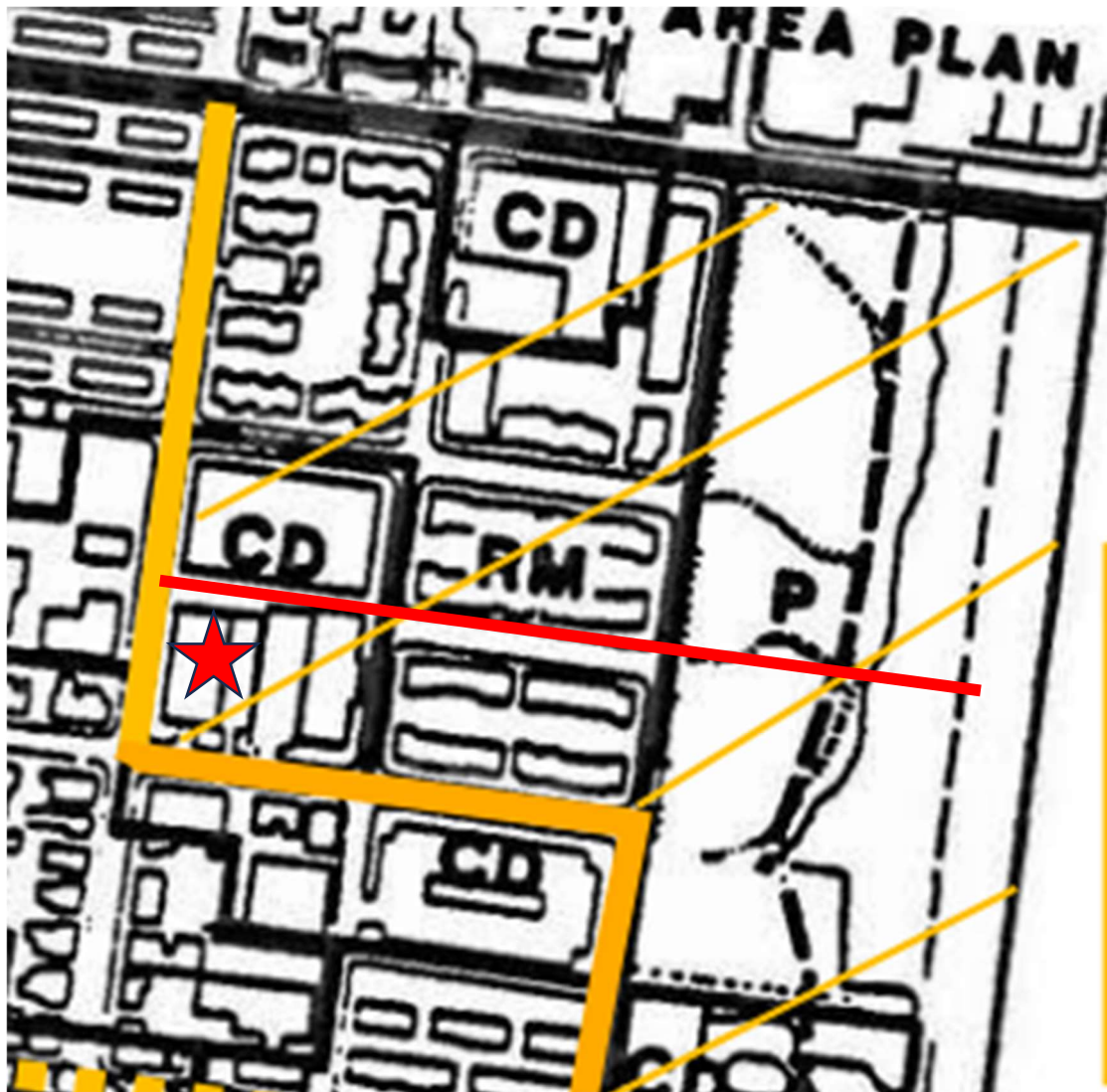


Planning Commission Hearing, December 5, 2023

4 30

Attachment D

Here is an enlarged section of the Waterfront Small Area Plan map showing 301 N. Fairfax Street's existing alley view on the north side of the property, shown in red, to Quay Street and the river.



From: Josh Barnathan joshbarnathan@gmail.com

Sent: Tuesday December 5, 2023 1:38 PM

To: PlanComm

Subject: 301 north Fairfax development support

Hi there!

This is Josh Barnathan, a resident of Old Town (address is 400 wythe st). Just wanted to make my opinion known re:301 N Fairfax before the hearing tonight.

A friend in my building tried to get a group of us to sign a petition against redevelopment of this property. I strongly disagree with this friend, and upon talking to other folks in my building it seems I'm not the only one. A bunch of us **strongly** support the redevelopment.

Alexandria has awesome historic buildings, but this just is not one of them, and any effort by residents to get it classed as one is ridiculous.

Anyway, I do not need a response, and appreciate all that your committee does for us in expanding housing.

From: ngueterm@gmail.com

Sent: Tuesday December 5, 2023 2:04 PM

To: PlanComm

Subject: 391 N. Fairfax

Good afternoon!

Alexandria architect, resident, and aesthete here expressing my concern that desperately needed housing and neighborhood revitalization might be sacrificed in the name of an underutilized and surplus office building at 301 north Fairfax all in the name of metathesiophobia.

Thank you,

From: Trip (James) Hook jchhook3@gmail.com

Sent: Tuesday December 5, 2023 2:04 PM

To: PlanComm

Subject: 301 N Fairfax Redevelopment

Dear Planning Commission,

I am writing to express my enthusiastic support for the proposed redevelopment of 301 N. Fairfax Street. This project is a complete no-brainer - it will transform an unproductive, outdated building into much-needed housing. Every family housed in one of the new units will (1) have the privilege of living in a beautiful and vibrant community well-served by transit, and (2) not be competing with another family and driving up prices on another home in another neighborhood.

This is one of the few neighborhoods in our city, region, and country where it is possible to live car-lite or car-free, and as such, I believe concerns about traffic are overblown and largely irrelevant. Furthermore, if the families that would live here are instead forced to live farther afield, this guarantees additional car trips and traffic.

Thank you for your consideration.

James (Trip) Hook

100A East Braddock Rd

Alexandria, VA 22301

Good evening. I'm Allan Krinsman and I live at 314 North Fairfax across from this project. The current building at 301 North Fairfax may not be architecturally important or commercially viable, but it has been a good background building for decades. Now, instead of a compatible replacement building, we're faced with the prospect of a large-scale, immense box that would overwhelm the medium density, residential townhouses in the surrounding blocks.

As for the staff report, it's very professional, but it's more of an advocacy statement favoring the project than an objective assessment. For example, I live in Fairfax Row where 6 out of the 8 homes are 3 stories. What is prominently highlighted in the staff report? Not those 6 homes, but the 2 out of the 8 homes that are 4 stories. Moreover, it's hard to agree with the report's position that the community concerns for the past 8 months have been adequately addressed by a few nice exterior modifications and token cash contributions of about \$15,000.

You may recall that up the road at 801 North Fairfax, an office-to-residential conversion was completed that only requested *one* special use permit. In contrast, to get a project of this volume, scale and mass built, a total of *five* special use permits, master plan amendment and rezoning had to be requested. Especially troubling is the requested special use permit for an increase in FAR to 2.5.

I respect the role that important developers play in the growth of Alexandria. Urban growth is vital. But I also believe that, from time to time when appropriate, it's up to the Planning Commission and the City Council to tap on the brakes and consider both the benefits and harm of upzoning sites within the boundaries of the Old Town Small Area Plan and Waterfront Plan. If this application is approved, it will be a major step towards extending south the architectural character of Old Town North, creating a future condo canyon, and thereby diminishing the overall character of the Historic District.

To close, by showing restraint in your consideration of the requested special use permits, rezoning and master plan amendment, the Planning Commission will demonstrate strength and leadership in keeping the Historic District a vibrant tourist and dining destination and keeping Alexandria at the top of the list of the best places to live and work in America. Thank you.

RE: [EXTERNAL]Confirmation please

From: Karl Moritz <Karl.Moritz@alexandriava.gov>
To: Ann Shack <annshack@earthlink.net>
Cc: BARBARA BEACH <bpbeach@aol.com>
Subject: RE: [EXTERNAL]Confirmation please
Date: Nov 17, 2023 11:58 AM

Good morning, Ann.

The project proposed for 301 N. Fairfax isn't making use of any element of Zoning for Housing. For example, the parking recommendations in Zoning for Housing don't apply to this project. Zoning for Housing is not changing the permitted floor area, height, or setback requirements for 301 N. Fairfax. The proposal for 301 N. Fairfax provides the number of parking spaces required by the current ordinance and it meets current height limits.

I hope that helps!

Karl

Karl W. Moritz
he/him/his
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

From: Ann Shack <annshack@earthlink.net>
Sent: Thursday, November 9, 2023 11:48 AM
To: Karl Moritz <Karl.Moritz@alexandriava.gov>
Subject: [EXTERNAL]Confirmation please

Good morning, Karl.

In your community engagement sessions, you stated that the Historic District, and specifically 301 N. Fairfax Street, would not be affected with the new proposed zoning changes.

That means to me that the FAR is 1.5 for the residential housing proposed by Hoffman & Assoc., the setbacks will still be required, and the design and size need to conform to the existing guidelines plus the Small Area Waterfront plan.

And no DSUPs will allow changes to these requirements.

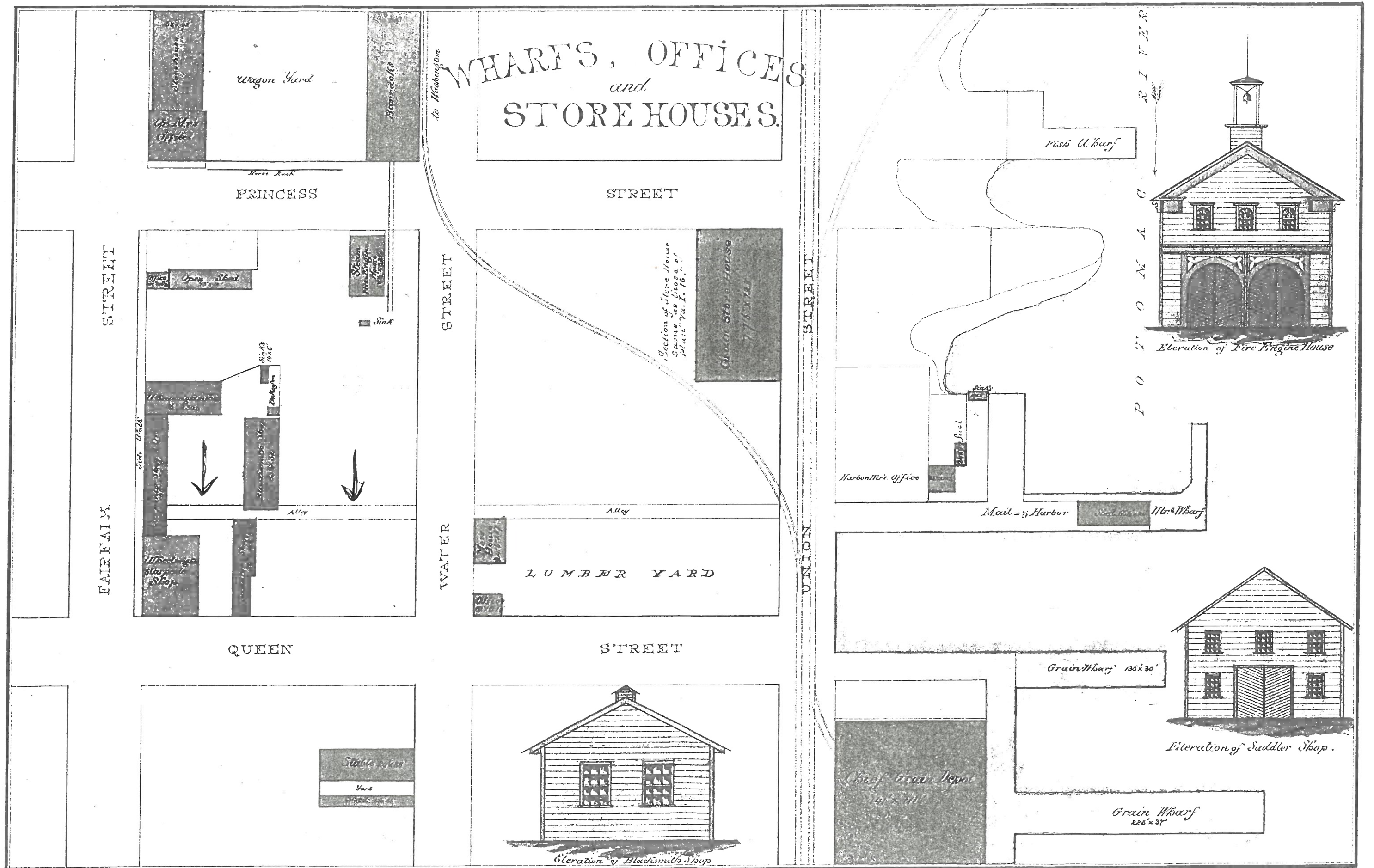
If that's true, then the BAR's rejection of the proposed building will require Hoffman to adhere to the pre-set/determined requirements.

With all of the concern and more than 800 residents signing a petition to require Hoffman to adhere to these, it is vital that we have your answer in writing.

Thank you for your immediate attention to this request.

Sincerely,
Ann Shack

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.



From: Travis A. Niles travisandrewniles@gmail.com

Sent: Tuesday December 5, 2023 5:24 PM

To: PlanComm

Subject: Writing in support of the 301 N Fairfax project

hello planning committee,

I'm writing to submit to my support for the proposed housing project at 301 North Fairfax.

I am confident that the dialogue between the project architects and the board of architectural review will yield a building facade that is complementary to the neighborhood.

but the question of how it looks should not distract us from whether or not it should exist. this new development should very much exist if Alexandria is to have a vibrant future with more citizens.

respectfully,

Travis A. Niles

202 • 643 • 1751