



***Development Site Plan #2025-00030  
Subdivision #2025-0006  
Townhouses at 806 N. Columbus St.***

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<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> N. Columbus Street townhouses	PC Hearing:	March 3, 2026
	If approved, DSP Expiration:	March 3, 2029
	Approved Plat Must Be Recorded By:	August 3, 2027
	Plan Acreage:	.1085 acre (4,725 SF)
<b>Location:</b> 806 N. Columbus Street	Zone:	RB/Townhouse
	Proposed Use:	Residential
	Dwelling Units:	3
	Gross Floor Area:	8,195 SF
<b>Applicant:</b> 732 and 806 Development LLC, represented by Ken Wire, attorney	Small Area Plan:	Braddock Road Metro Station
	Historic District:	Parker-Gray District
	Green Building:	2019 Green Building Policy
	Schools:	Naomi L. Brooks Elementary George Washington Middle Alexandria City

<b>Purpose of Application</b> The applicant requests approval of a Development Site Plan and a subdivision with variations to re-subdivide three existing lots and to construct three townhouses.
<b>Special Use Permits and Modifications Requested:</b> <ol style="list-style-type: none"> <li>1. Development Site Plan to construct three townhouses.</li> <li>2. Re-subdivision with variation for lot size, lot width and lot frontage.</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Robert M Kerns, AICP, Division Chief, <a href="mailto:Robert.Kerns@alexandriava.gov">Robert.Kerns@alexandriava.gov</a> Catherine Miliaras, AICP, Principal Planner, <a href="mailto:Catherine.Miliaras@alexandriava.gov">Catherine.Miliaras@alexandriava.gov</a> Stephanie Sample, Urban Planner, <a href="mailto:Stephanie.Sample@alexandriava.gov">Stephanie.Sample@alexandriava.gov</a> Sam Shelby, Principal Planner, <a href="mailto:Sam.Shelby@alexandriava.gov">Sam.Shelby@alexandriava.gov</a>

**PLANNING COMMISSION ACTION, MARCH 3, 2026:**

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to approve Subdivision #2025-00006. The motion carried on a vote of 6-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Dubé, the Planning Commission voted to approve Development Site Plan #2025-00030. The motion carried on a vote of 6-0.

Reason:

The Planning Commission agreed with the staff analysis.

Discussion:

Commissioner Ramirez said that she would be voting for the project and believed that the slight lot line adjustment as part of the subdivision with variation request was supportable because the new lots would be in character with the other townhouse lots in the immediate vicinity.

Commissioner Dubé said that the memo provided by staff prior to the hearing regarding the nuances of the subdivision request clarified his understanding and that he supported the project. He asked about the BAR process and if the BAR recommendations had been incorporated into the project materials. Ms. Sample explained that the materials Planning Commission reviewed were the same materials shared at the second BAR concept hearing.

Vice Chair Koenig said that the DSP request was straightforward and that he appreciated the subdivision memo which explained the complexities of the subdivision with variation request. He said that he was in support of the subdivision as that the townhouses met the standards of the RB zone, which allows for a height of 45 feet.

Chair McMahon asked staff about public access to Snowden Hallowell Way and Ms. Sample said that the private street had a public access and ingress-egress easement over it so the public and future residents of the townhouses were permitted to use the street. Ms. Sample noted that a portion of what is generally considered Snowden Hallowell Way is a 10 foot public alley and explained that the City would be required to maintain the alley, not Old Town Commons.

Chair McMahon stated that she struggled with the language in the zoning ordinance section related to subdivisions with variation and the “substantially unjust” terminology. She highlighted that “substantial injustice” means that the strict application of the ordinance creates an unreasonable burden which outweighs the land use purposes of the lot requirements. She noted that the new lots would be very similar in size and width to the existing lots. Chair McMahon found that denial of the requested variations would not further the land use purposes of the lot requirements. Therefore, it would be unreasonable to deny the applicant’s variation requests.

Speakers:

Kate Zernes, neighbor at 814 N. Columbus, said that she did not support the height of the proposed townhouses and that they were out of character with the townhouses on the block. She noted that because they would be four stories tall the houses would create shade on the alley and

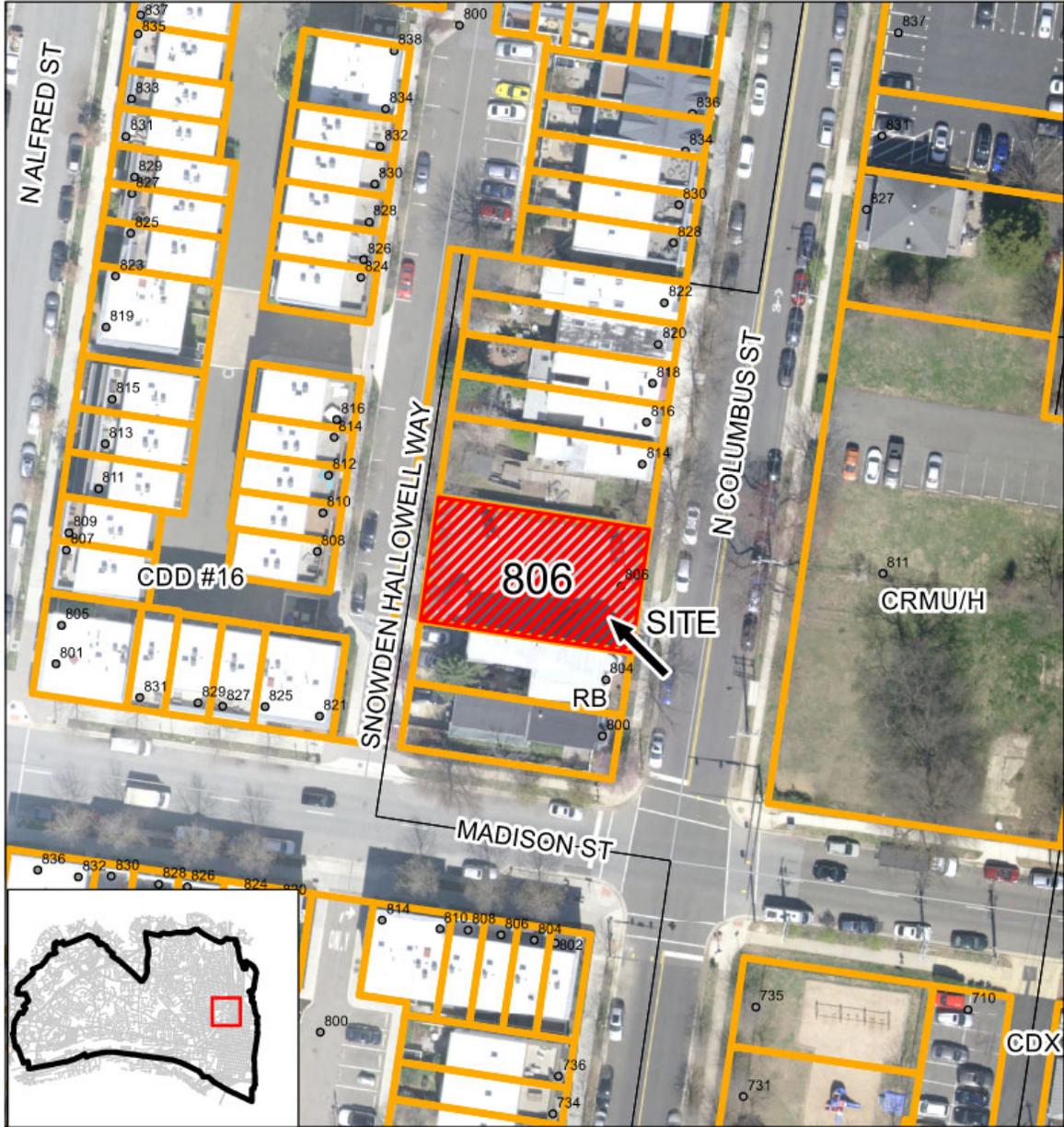
adjacent properties. She said she wasn't opposed to redevelopment of the parking lot but that the townhouses should be no more than three stories; she said that when the James Bland project was redeveloped the new townhouses were not permitted to go above three stories if they were adjacent to historic buildings.

Graeme Douglas, 808 Snowden Hollowell Way, expressed concern about the mass of the townhouses and said that three story townhouses would be more appropriate. He said the townhouses were out of scale and that he didn't support the applicant's use of the private street (Snowden Hollowell Way) to access the parking spaces in the rear yards. He said that the developer/future owners should compensate the Old Town Village Homeowners Association for their maintenance of the private street. He also said he thinks the aesthetics of the parking spaces should be improved and suggested a fence.

Ken Wire, project attorney, spoke in support of the project.

**PLANNING COMMISSION ACTION, FEBRUARY 3, 2026:**

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to accept the applicants request to defer Subdivision #2025-00006 and Development Site Plan #2025-00030. The motion carried on a vote of 7-0.



**DSP#2025-00030 & SUB#2025-00006**  
**806 N Columbus Street**



## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of the request to construct three townhouses in the existing surface parking lot at 806 N. Columbus Street. The completed project will provide several community benefits, including:

- Redevelopment of a surface parking lot;
- Creation of three new housing units;
- Removal of a curb cut streetscape improvements consisting of a sidewalk and planting strip with a street tree;
- Stormwater improvements that exceed the City’s policy requirement by approximately 65 percent; and,
- Compliance with the 2019 Green Building Policy.

### ***B. General Project Description***

The applicant, 732 and 806 Development, LLC, proposes to construct three townhouses on the existing parking lot. The request includes a re-subdivision with variation to shift the existing lot lines, and modifications to lot width and frontage.

## **II. BACKGROUND**

### ***A. Site Context***

The project site consists of three lots of record totaling 4,725 sq. ft. (.1085 acres) located in the Parker-Gray District, and within the boundaries of the Braddock Road Metro Station/Braddock Neighborhood Plan. The three lots front onto North Columbus Street and behind the site is a 10-foot public alley and Snowden Hallowell Way (figure 6). While Columbus is a two-way street, the east-west streets bounding the block are one-way east (Madison Street) and one-way west (Montgomery Street), and Snowden Hallowell Way behind the property is one-way southbound. The site is surrounded by a mix of uses, primarily residential in the immediate vicinity, with nearby office and neighborhood-serving uses along North Washington Street and in the Old Town North neighborhood. The parking lot is flat with pavers and vegetation around the edges.



Figure 1: Site aerial

### ***B. Existing Lots***

The subject lots were first recorded on April 15, 1891, with the subdivision of the block bounded by Montgomery, North Columbus, Madison, and North Alfred streets. All existing lots have the same dimensions with 17.5 feet in both width and frontage, and a lot size of 1,575 square feet each. Figures 2 and 3, below, show the existing lots and the original subdivision area in its current configuration.

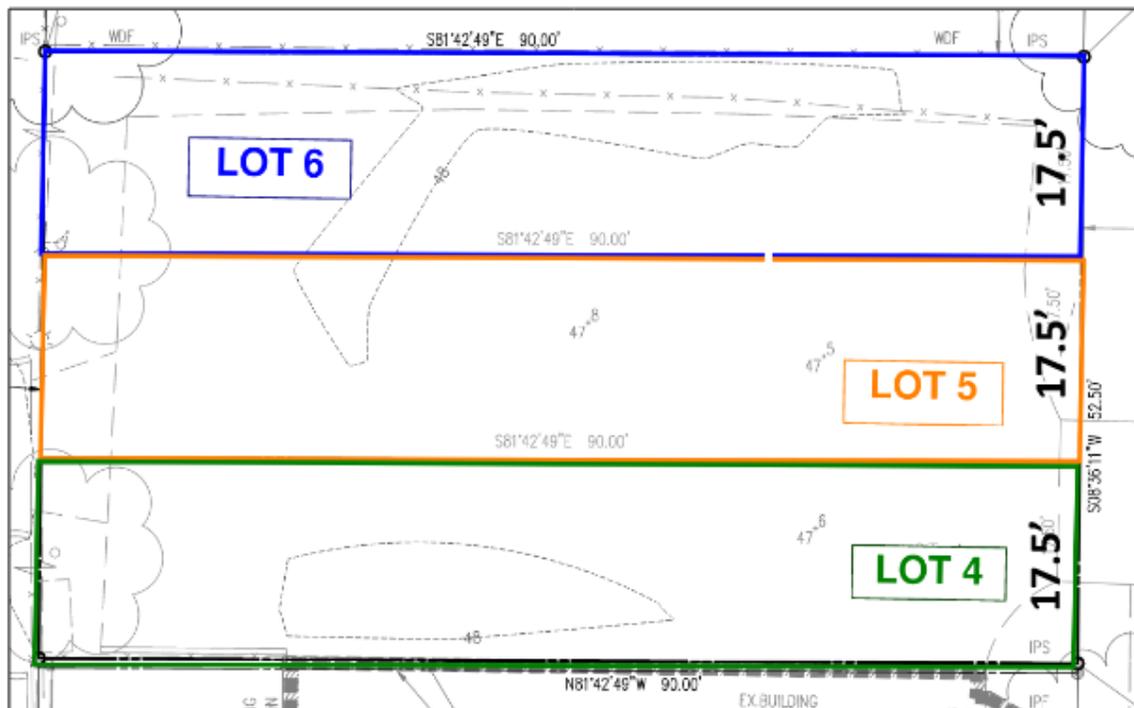


Figure 2: Existing lots

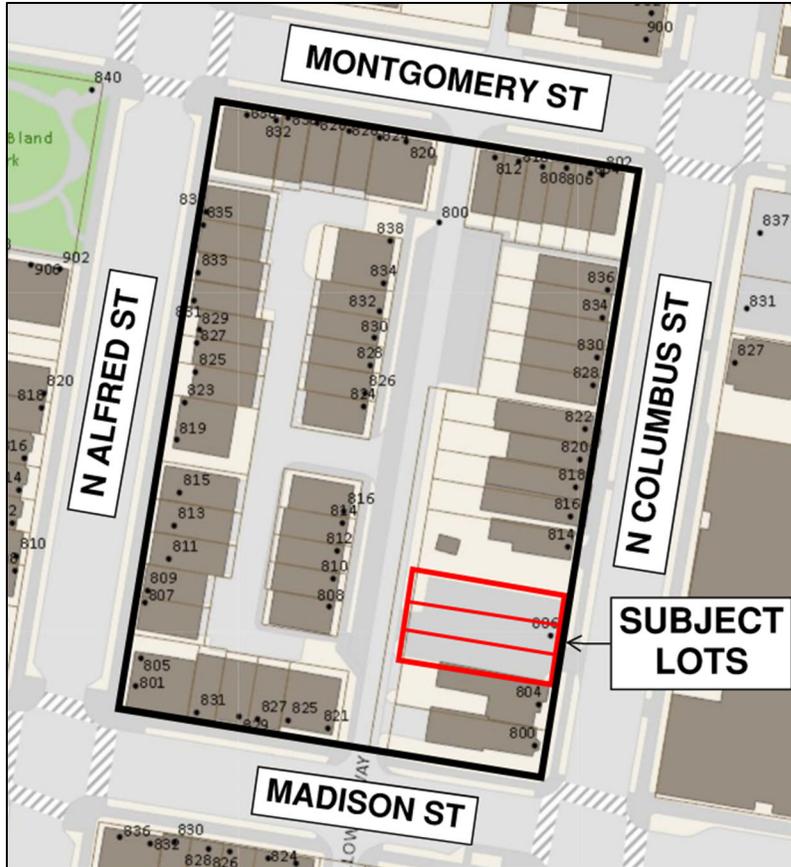


Figure 3: Original subdivision boundaries outlined in black; subject properties outlined in red.

The existing lots do not comply with the RB zone's minimum requirements for lot width, frontage, or size. The RB zone requires 26 feet of both width and frontage for end unit townhouse lots, and 18 feet of both width and frontage for interior townhouse lots. Despite these deficiencies, the lots could still be developed with townhouse dwellings pursuant to Section 12-1000, which allows lower-density residential development on nonconforming lots in certain zones. The existing lot configuration and the RB zone requirements limit any other use or development potential for the site.

### ***C. Detailed Project Description***

The proposed townhouses will be three stories in height plus a smaller fourth floor set back from the front parapet, providing access to a roof deck, similar to the design approach at the adjacent Old Town Commons. With the re-subdivision, the end units will be 18.5 wide, while the center lot will be 16 feet wide. They will be brick on the front facades, with a portion of brick extending to the side elevation on the north, after which the wall material changes to fiber cement siding. The fourth-floor material will also be fiber cement but installed vertically.

Each townhouse will be set back from the front lot line approximately three feet, the same distance as the adjacent townhouses. The rear yards will accommodate two at-grade parking pads and well as outdoor open space for the townhouse residents. Because the center lot will have a transformer, the parking spaces will be in a tandem layout.

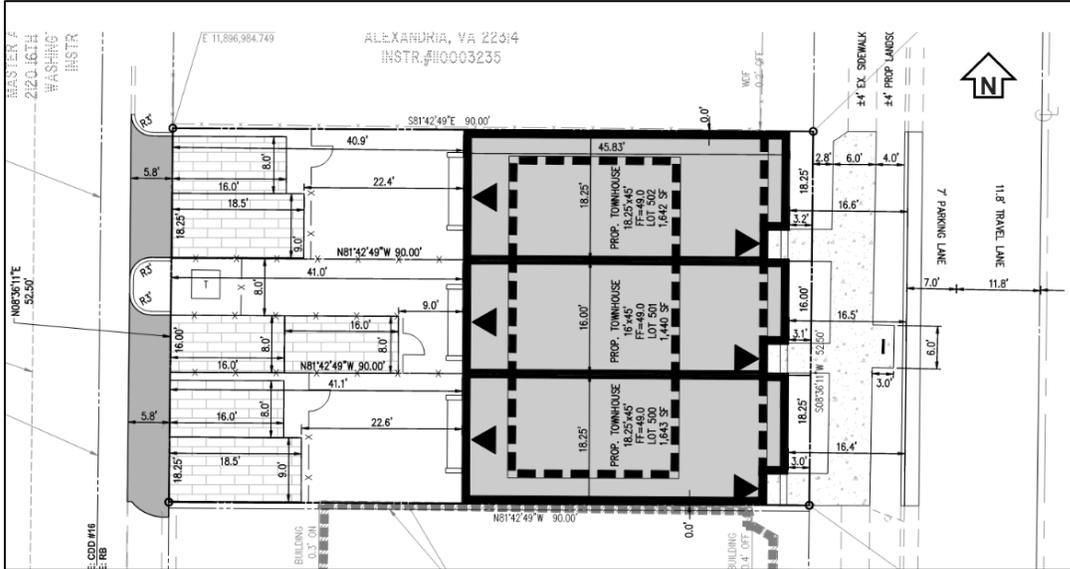


Figure 4: Site plan



Figure 5: BAR elevation (1/21/26)

## D. Detailed Subdivision Description

### Subdivision Request

The applicant requests approval for a re-subdivision of the three existing lots. The proposed end lots (500 and 502) would each have 18.25 feet of both width and frontage. Each would have a lot size of 1,643 square feet. The proposed interior lot (501) would have 16 feet of both width and frontage and a lot size of 1,440 square feet.

The proposed end lots (500 and 502) would be 1.25 feet wider and 68 square feet larger than existing, while the interior lot (501) would be 1.5 feet narrower and 135 square feet smaller. The following table summarizes the existing and proposed lot dimensions.

**Table 1: Existing and Proposed Lots**

Lot number		Frontage/Width			Size		
<i>Existing</i>	<i>Proposed</i>	<i>Existing</i>	<i>Proposed</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Required</i>
4	500	17.5 ft.	18.25 ft.	26 ft.	1,575 sq. ft.	1,643 sq. ft.	1,980 sq. ft.
5	501		16 ft.	18 ft.		1,440 sq. ft.	
6	502		18.25 ft.	26 ft.		1,643 sq. ft.	

Re-subdivisions that create lots which would not comply with the RB zone’s minimum requirements can be approved if Planning Commission also approves variations from these requirements pursuant to section 11-1713 as follows:

- (A) The Commission may, by vote of a majority of its members, authorize specific variations from the provisions of this section 11-1700, when the commission finds that (i) strict adherence to such provisions would result in substantial injustice
  - (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and (iii) one or more of the following special circumstances exists:
    - (1) Extremely rugged topography.
    - (2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
    - (3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
    - (4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.

- (5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.
- (B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.
- (C) The applicant shall have the burden of establishing each element required for the grant of a variation.

The applicant has requested a variation from the lot requirements with the re-subdivision request. The applicant's justification for these elements pursuant to 11-1713(C) can be found in the supplemental materials of this report.

### ***E. Community Outreach***

The applicant hosted a virtual community meeting and attended two BAR hearings. Speakers at the community meeting expressed concern about access to the rear of the townhouses for parking (see parking access discussion below) and compatibility of the new townhouses.

The BAR considered the proposed townhouses in concept at two BAR hearings, October 16, 2025, and January 21, 2026. At the first hearing the Board was generally supportive of townhouses on a surface parking. They provided feedback on the overall building height, the relationship of the proposed buildings to the neighboring historic structures and discussed the proposed building materials. The adjacent property owner to the south expressed the impact of the proposed townhouse on the visibility of the historic projecting bay on his house, given the proposal to locate the new townhouses closer to the sidewalk than the historic ones. Other members of the public expressed concern regarding the height of the structures, particularly the extent of the north wall of the new townhouse and its impact on the smaller historic building to the north of the site. There were also questions from neighbors regarding the use of the rear of the site for parking and how that access would work.

On January 21, 2026, the BAR considered the updated project plans and again expressed support for the townhouses, but recommended that the applicant clad the entire north wall of the end unit with brick, rather than half brick and half fiber cement, and that the first-floor picture style window on the middle unit be refined to be more compatible with the historic district. The applicant was receptive to the BAR's recommended refinements. The three speakers brought up concerns about the proposed building heights, design of the rear fences, roof terraces overlooking adjacent properties and access to the townhouse's parking spaces.

The project was also shared during the Planning & Zoning Virtual Community Meeting on January 8<sup>th</sup>.

**Table 2: Community Meetings**

Meeting	Date	Attendees
BAR Concept Review #1	10.16.2025	4 community members spoke
Applicant-hosted virtual community meeting	12.15.25	10 community members (combined with community meeting for 732 N. Washington Street)
P&Z Virtual Meeting	1.8.2026	18 community members
BAR Concept Review #2	1.21.26	3 community members spoke

### III. Zoning

**Table 3: Townhouse Zoning Tabulations**

<b>Property Addresses</b>	806 N. Columbus St. (Lots 500, 501 and 502)			
<b>Total Site Area</b>	4,725 SF (.1085 acres)			
<b>Existing Zone</b>	RB/Residential Townhouse zone			
<b>Current Use</b>	Surface parking			
<b>Proposed Use</b>	Townhouses			
	<i>Permitted/Required</i>	<i>Lot 500</i>	<i>Lot 501</i>	<i>Lot 502</i>
Lot Area	1,980 minimum <sup>1</sup>	1,643 SF	1,440 SF	1,642 SF
FAR	1.5	1.42	1.48	1.43
Height	45'	42.5'	42.5'	42.5'
Lot Width <sup>2</sup>	<i>Interior lot: 18'</i> <i>End lots: 26'</i>	18.25'	16'	18.25'
Lot Frontage <sup>3</sup>	<i>Interior lot: 18'</i> <i>End lots: 26'</i>	18.25'	16'	18.25'
Setbacks	<i>Front: front lot line or block average</i>	<i>Front: 3'</i> <i>Side: N/A</i> <i>Rear: 41.1'</i>	<i>Front: 3.1'</i> <i>Side: N/A</i> <i>Rear: 41'</i>	<i>Front: 3.2'</i> <i>Side: N/A</i> <i>Rear: 40.9'</i>

<sup>1</sup> Applicant is requesting to modify lot size as part of re-subdivision.

<sup>2</sup> Lot width modification requested.

<sup>3</sup> Lot frontage modification requested.

	<i>Side:</i> not required for lots less than 25' wide <i>Rear:</i> 1:1 (8' minimum)			
Open Space	35% (can include rooftop)	37.4%	35.5%	37.4%
Crown Coverage	25%	30%	34%	30%
Parking	No parking required	2 spaces	2 spaces	2 spaces

#### IV. **SUBDIVISION STAFF ANALYSIS**

Staff recommends approval of the applicant’s request for a re-subdivision with variations. The proposed re-subdivision would meet all requirements established by section 11-1710 except the lot frontage, width, and size provisions which are addressed through the requested variations. Despite the insufficient width, frontage, and size, the proposed lots would provide adequate access for emergency services, utilities, sufficient area for off-street parking and maneuvering, and lot configurations suitable for residential uses permitted in the RB zone. The proposed lots would be substantially the same character as similar situated lots in the surrounding neighborhood as demonstrated in further analysis below.

##### ***A. Similarly Situated Lots***

The original subdivision area, shown in figure 3 above outlined in black, includes at least 53 lots in its current configuration. Of these, staff has only included similarly situated lots in the lot character analysis required by [section 11-1710\(B\)](#). In this case, staff considered interior and end unit townhouse lots within the original subdivision area to be similarly situated to the existing and proposed lots. Staff excluded the 11 lots without frontage, the four corner lots, and lots developed with single or two-unit dwellings because they have different lot characteristics from the existing and proposed lots. The similarly situated lots have lot frontages and widths that both range from 13.7 feet to 38.1 feet. They have lot sizes ranging from 690 to 3,141 square feet. The following tables show how the proposed lots compare to the similar situated lots in terms of lot width, frontage, and size.

**Table 4: Similarly Situated Lots**

<b>INTERIOR LOTS</b>			
<b>ADDRESS</b>	<b>WIDTH/ FRONTAGE (FT.)</b>	<b>ADDRESS</b>	<b>SIZE (SQ. FT.)</b>
804 MONTGOMERY	13.7	830 MONTGOMERY	690
810 MONTGOMERY	13.7	827 MADISON	696
806 MONTGOMERY	13.9	810 MONTGOMERY	700
808 MONTGOMERY	14.3	833 N ALFRED	706
832 N COLUMBUS	16	831 N ALFRED	706
830 MONTGOMERY	16	804 MONTGOMERY	720
833 N ALFRED	16	806 MONTGOMERY	725
831 N ALFRED	16	808 MONTGOMERY	735
829 N ALFRED	16	828 MONTGOMERY	783
827 N ALFRED	16	826 MONTGOMERY	785
827 MADISON	16	809 N ALFRED	797
<b>PROPOSED LOT 501</b>	<b>16</b>	835 N ALFRED	801
830 N COLUMBUS	16.1	831 MADISON	801
834 N COLUMBUS	16.2	829 MADISON	803
<b>AVERAGE</b>	<b>16.9</b>	829 N ALFRED	823
820 N COLUMBUS	17.2	827 N ALFRED	823
818 N COLUMBUS	17.4	<b>AVERAGE</b>	<b>901.6</b>
<b>EXISTING LOT 5</b>	<b>17.5</b>	825 N ALFRED	978
829 MADISON	18.8	813 N ALFRED	978
831 MADISON	18.8	811 N ALFRED	978
809 N ALFRED	18.9	832 N COLUMBUS	1161
826 MONTGOMERY	19	834 N COLUMBUS	1165
828 MONTGOMERY	19	830 N COLUMBUS	1167
835 N ALFRED	19	<b>PROPOSED LOT 501</b>	<b>1440</b>
825 N ALFRED	19	818 N COLUMBUS	1556
813 N ALFRED	19	820 N COLUMBUS	1561
811 N ALFRED	19	<b>EXISTING LOT 5</b>	<b>1575</b>

END LOTS			
ADDRESS	WIDTH/ FRONTAGE (FT.)	ADDRESS	SIZE (SQ. FT.)
812 MONTGOMERY	16.4	812 MONTGOMERY	773
<b>EXISTING LOT 4</b>	<b>17.5</b>	807 N ALFRED	935
<b>EXISTING LOT 6</b>	<b>17.5</b>	837 N ALFRED	938
816 N COLUMBUS	17.6	<b>AVERAGE</b>	<b>1367.1</b>
822 N COLUMBUS	18	836 N COLUMBUS	1435
<b>PROPOSED LOT 500</b>	<b>18.25</b>	821/825 MADISON	1441
<b>PROPOSED LOT 502</b>	<b>18.25</b>	820/824 MONTGOMERY	1507
836 N COLUMBUS	19.9	828 N COLUMBUS	1533
828 N COLUMBUS	20.9	822 N COLUMBUS	1554
807 N ALFRED	22.1	<b>EXISTING LOT 4</b>	<b>1575</b>
837 N ALFRED	22.3	<b>EXISTING LOT 6</b>	<b>1575</b>
<b>AVERAGE</b>	<b>24.57</b>	816 N COLUMBUS	1594
821/825 MADISON	34	<b>PROPOSED LOT 500</b>	<b>1643</b>
820/824 MONTGOMERY	36.4	<b>PROPOSED LOT 502</b>	<b>1643</b>
819/821/823 N ALFRED	38.1	819/821/823 N ALFRED	1961

### ***B. Character Analysis***

The proposed lots would maintain compatibility with similarly situated lots. The proposed lot configuration would establish lots with similar frontages, widths, and sizes to those provided by similarly situated lots. This satisfies the requirement for the re-subdivided lots to be in character with the surrounding neighborhood. Moreover, the modest nature of the changes (the proposed end lots would be 1.25 feet wider and 68 square feet larger than existing, while the interior lot would be 1.5 feet narrower and 135 square feet smaller) would ensure the re-subdivision does not result in any noticeable incompatibility or detract from adjacent property values. While the proposed lots would not meet the RB zone's minimum dimensional requirements, they would align with the neighborhood's established development pattern.

### ***C. Variations***

To approve the applicant's variation request, the Planning Commission must find that it meets the requirements outlined in section 11-1713. The applicant must demonstrate three elements: (1) that strict adherence to the lot width, frontage, and size requirements would result in a substantial injustice; (2) that the resulting lots would be consistent with the zone's use provisions and existing development; and (3) that a special circumstance exists.

### **Substantial Injustice**

Staff finds that strict application would result in substantial injustice. Section 11-1713 states that a substantial injustice "...means that strict application of this ordinance would create an unreasonable burden on the development, use, and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue."

Strict application of the lot requirements would preclude any re-subdivision with three lots. Only a two-lot re-subdivision could be approved with strict application of the lot requirements. Technically, strict application would also allow for the existing three-lot configuration of the subject property to remain.

Staff finds that strict application would result in substantial injustice. The applicant's proposed configuration would increase the width of the end lots and reduce the width of the interior lot. This would be consistent with the RB zone's townhouse lot requirements, which establish larger width requirements for end unit townhouse lots and narrower width requirements for interior townhouse lots.

The purposes underlying the lot requirements would not be compromised by the proposal. Lot frontage requirements ensure adequate access for residents, vehicles, utilities, and first responders. All three lots would maintain sufficient frontage for these purposes, with only modest changes from existing conditions (end lots would increase by 1.25 feet; interior lot would decrease by 1.5 feet).

Lot width and size requirements ensure that lots within a zoning district have similar sizes and shapes. They also establish density limits. The proposed lots would remain in character with surrounding properties as the proposed dimensions fall within the range of similarly situated lots. The re-subdivision would also not increase density because the existing configuration already permits three dwelling units.

The substantial injustice test balances the burden on the applicant against the land use purposes served by strict compliance. In this case, given that the purposes underlying the lot requirements would be upheld, any burden on the development, use, or enjoyment of the property would be unreasonable.

### **Consistency with Use Provisions and Existing Development**

As outlined in the character analysis section above, staff found that the proposal would be consistent with the existing development in the surrounding area as required by section 11-1713(A). The proposed re-subdivision would allow for townhouse dwellings which would also be consistent with the RB zone's use provisions which allow townhouse dwellings by-right.

### **Special Circumstance**

Last, the special circumstance outlined in 11-1713(A)(5) exists. The subject property was subdivided in 1891, well before the cutoff date of January 1, 1952. Because of the size (gross area of land involved) of the subject property, the proposed lots could not conform to the RB zone's lot requirements.

## **IV. DEVELOPMENT SITE PLAN STAFF ANALYSIS**

### ***A. Conformance with the Master Plan and City Policies***

#### **Braddock Road Metro Station/Braddock Metro Neighborhood Plan**

The Braddock Road Metro Station Small Area Plan (1992), amended by the Braddock Metro Neighborhood Plan (2008), provides long-range guidance for neighborhoods surrounding the Braddock Road Metro Station. Neither plan identifies the existing parking lot as a development site. However, the redevelopment reflects several of the Plan's guiding principles, including: "create a sense of place/neighborhood identity, vitality and diversity"; "provide walkable neighborhoods that are secure and feel safe"; and, "achieve varying and transitional heights and scales." This infill development will add a compatible use to a residential block and contributes to the transitional height and scale from the larger scale buildings to the east to the townhouse-scale development to the west. Additionally, removing a parking lot and creating a continuous streetscape will enhance the walkability of this block.

The project does not require contributions to the Braddock Neighborhood funds because it utilizes existing zoning.

#### **Green Building Policy**

The project will comply with the 2019 Green Building Policy and will pursue EarthCraft certification. Sustainability strategies to be incorporated into the project will include recycling, access to quality views, ongoing water and air performance testing, bike storage, EV car charging stations, and access to public transportation. A commissioning agent will be contracted for the project and preliminary energy savings estimate the project will result in a 5% reduction in energy consumption from the baseline. Native plant species will be planted, and indoor water fixtures will be WaterSense-labelled. The project will be designed to be solar-ready and all electric.

#### **Affordable Housing Policy**

Pursuant to the City's affordable housing policies and procedures, voluntary Housing Trust Fund contributions are applicable to all new residential developments of five units or more. As the project proposes three units, no voluntary contribution is anticipated.

## **Public Art Policy**

As a DSP, the project does not require compliance with the Public Art policy.

## ***B. Building Design and Board of Architectural Review (BAR)***

The project site consists of three typically-sized lots for this area of N. Columbus Street. The proposal to construct townhouses is in keeping with the character of the neighborhood which includes both historic and contemporary townhouses as well as a newly-constructed multi-unit building across the street. The proposed townhouses draw on both historic and more contemporary precedents and will complete the streetscape along Columbus Street, removing an under-utilized parking lot.

## **BAR Refinements**

The BAR has been supportive of the construction of three townhouses on the currently vacant lot. At the first BAR Concept Review, the Board expressed concern regarding the overall height of the structures, asking the applicant to lower the building as much as possible. The Board also discussed the relationship of the proposed townhouses to the existing adjacent buildings, noting that the siting of the proposed townhouses located them in front of the existing building to the south overwhelming the bay on the north side of this structure. Regarding the proposed materials, the Board expressed concern regarding the mixture of brick and siding on the townhouses, suggesting that the north and west side of the buildings be clad in brick similar to the east elevation.

Prior to the second Concept Review, the applicant modified the design in response to these comments. Revisions included lowering the overall height, stepping back the fourth floor, lowering the height of the projecting bay, and pushing the building away from the edge of the sidewalk to be more similar to the building to the south of the subject site. The Board appreciated these revisions and asked the applicant to make additional revisions prior to returning for the Certificate of Appropriateness. These additional revisions include cladding the full north elevation with brick and redesigning the first-floor windows on the center townhouse.

## ***C. Development Site Plan***

The project requires approval of a Development Site Plan under Section 11-403 and Planning Commission must evaluate the following standards for approval:

1. The applicable factors of section 11-410 have been appropriately considered in the site plan;

*The massing, location and design of the proposed townhouses is compatible with the pattern of townhouse development in the immediate neighborhood and will enhance this part of the historic district by filling in this “missing tooth” on the blockface.*

2. The development will not adversely affect the public health safety and welfare; and,

*Staff finds that there will be no adverse effect on the public health, safety and welfare due to the construction of townhouses. The removal of the curb cut on Columbus Street will allow for an enhanced and safer streetscape for pedestrians.*

3. The application complies with all provisions of this ordinance and all applicable laws.

*The townhouses are consistent with most of the provisions in the ordinance and unlike many infill townhouses they comply with open space and crown coverage requirements.*

Staff notes that the removal of surface parking in the historic districts is generally encouraged and the proposal contributes to the City’s housing goals.

#### ***D. Open Space and Crown Coverage***

##### **Open Space**

Each of the townhouse lots will exceed the 35 percent required open space through a combination of rear yard and rooftop open space. Future owners can enjoy at-grade open space as well as rooftop open space, something rarely provided with most new townhouses in the historic district.

**Table 5: Crown Coverage and Tree Preservation Table**

<b>Total Proposed Canopy Cover</b>	30%
Preserved Trees	0
Proposed Trees	30%
<b>Existing Trees*</b>	2
Preserved Trees	0
Removed Trees	2 <sup>4</sup>
Invasive Trees	0
Trees in Poor Condition**	0

\*Per the Landscape Guidelines, existing trees included in the tree survey are trees greater than 8” diameter at 4.5’ above ground level at the trunk, at the time of submission.

<sup>4</sup> Two trees in the unimproved public alley will also be removed.

As shown in the table above, the project is meeting the required 25% canopy cover on a lot by lot basis through the planting of a single tree in each rear yard. The trees to be removed include trees in the public alley and two at the back of the site.

With respect to tree removal and tree protection, two existing trees at the rear of the property and two additional trees in the unimproved portion of the public alley right-of-way will be removed to facilitate the project. Nearby trees at the rear of the site will receive tree protection during the project's construction.

### ***E. Streetscape***

The applicant's streetscape improvements include removing the existing curb cut on N. Columbus Street and the installation of a continuous four-foot planting strip with a street tree and a six-foot concrete sidewalk. The applicant will also install a bike rack along N. Columbus Street. The removal of the curb cut will allow for more two-hour street parking in front of the proposed townhouses.

### ***F. Stormwater***

The applicant proposes Level 2 permeable pavement systems for the surface parking spaces, which provide a 16 percent improvement in total phosphorus removal compared to pre-development conditions. The proposed design achieves 100 percent of the required phosphorus reduction entirely through green infrastructure practices, thereby exceeding the City's policy requirement that at least 65 percent of the required removal be achieved through non-proprietary (green infrastructure) practices, as outlined in the City's Memo to Industry 01-18. Due to the site's location within the City's combined sewer system, the proposed design demonstrates compliance with the City's Memo to Industry 23-02 by reducing post-development ten-year storm flows to a minimum of 10 percent below pre-development conditions through runoff reduction and on-site detention within permeable pavement systems.

### ***G. Transportation***

#### **Parking**

Although there is no parking required for the proposed townhouses, the applicant has cited market conditions in their proposal to include two parking spaces per townhouse (one standard and one compact) at the rear. Access to the parking will be from the partially improved public alley and Snowden Hollowell Way behind the townhouses as shown in Figure 6 below. The previously approved CDD and DSUP for the former James Bland public housing complex (Old Town Commons), included the recordation of a public access easement over the private Snowden Hollowell Way to allow for north-south traffic and to provide access to parking in the rear of several Columbus facing properties.

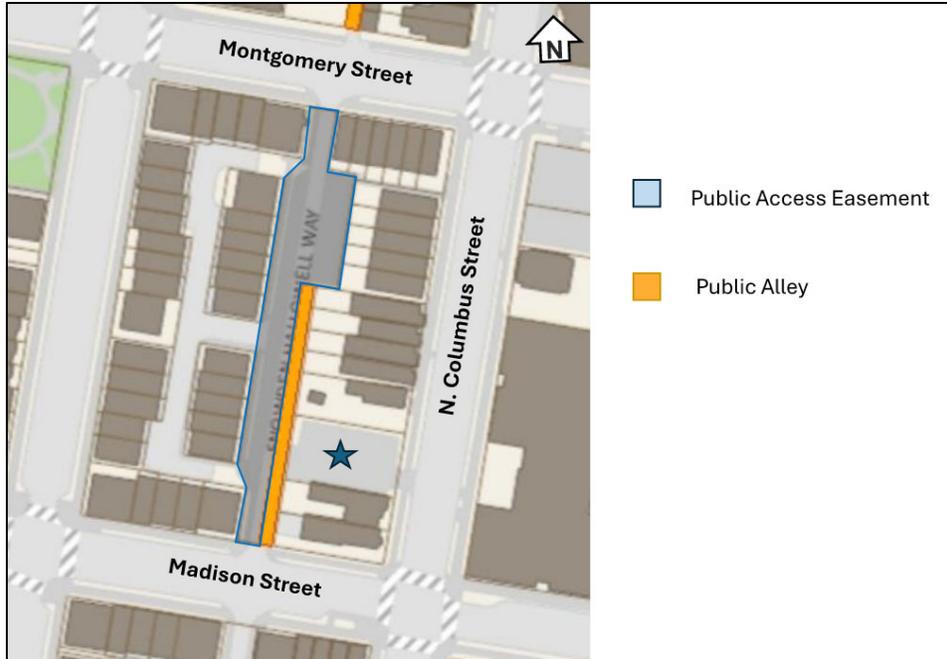


Figure 6: Location of the public access easement and public alley behind the subject property.

The site is also within the District 3 Residential Permit Parking District and future residents of the townhouses will be eligible for parking permits.

### **Transit, Bicycle and Pedestrian Circulation**

The site is well-served by a variety of transit options, including the WMATA Braddock Metro Station, numerous DASH and Metro buses and several Capital Bikeshare stations within a quarter-mile radius.

The neighborhood is highly walkable, with access to many personal services within walking distance, including two grocery stores, gyms, medical offices, restaurants and child care.

### ***H. Traffic***

The size of the project does not trigger a traffic study. However, the applicant's trip generation analysis showed a modest increase in trips to the site, which does not necessarily reflect recent use of the lot. The lot has been used sparingly by the American Statistical Association over the last decade but recently the lot was used for construction staging and construction worker parking for the Whitley project recently completed across the street. The removal of the lot, and the curb cut, as well as the inclusion of two spaces for each townhouse accessed from the rear should reduce traffic on North Columbus Street.

### ***I. School Impacts***

The student generation rate for three townhouses is .36 students, equivalent to one student (based on a generation rate of .12 per townhouse). This project is in the Naomi L. Brooks Elementary, George Washington Middle, and Alexandria City High School attendance areas. City and ACPS staff will monitor and integrate the projected student generation numbers in forthcoming school enrollment projections and ACPS will continue to coordinate with the City to review, plan and allocate resources.

## **V. CONCLUSION**

Staff recommends approval of the Development Site Plan and Subdivision, subject to compliance with all applicable codes and the recommended conditions included in this report.

**Staff:** Robert M. Kerns, AICP, Division Chief/Development  
Catherine Miliaras, Principal Planner/Development  
Stephanie Sample, Urban Planner/Development  
Sam Shelby, Principal Planner/Land Use Services

VI. GRAPHICS

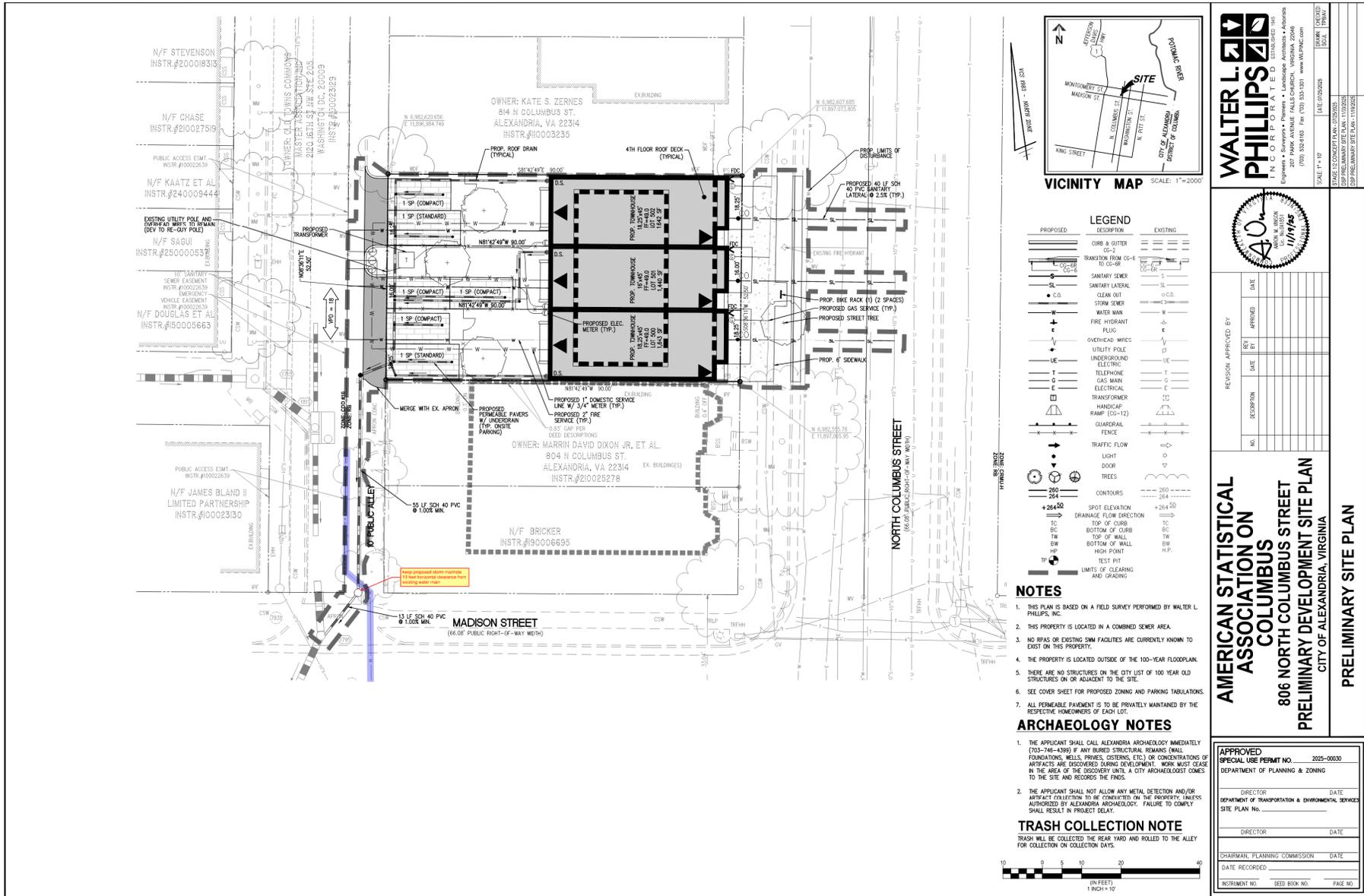
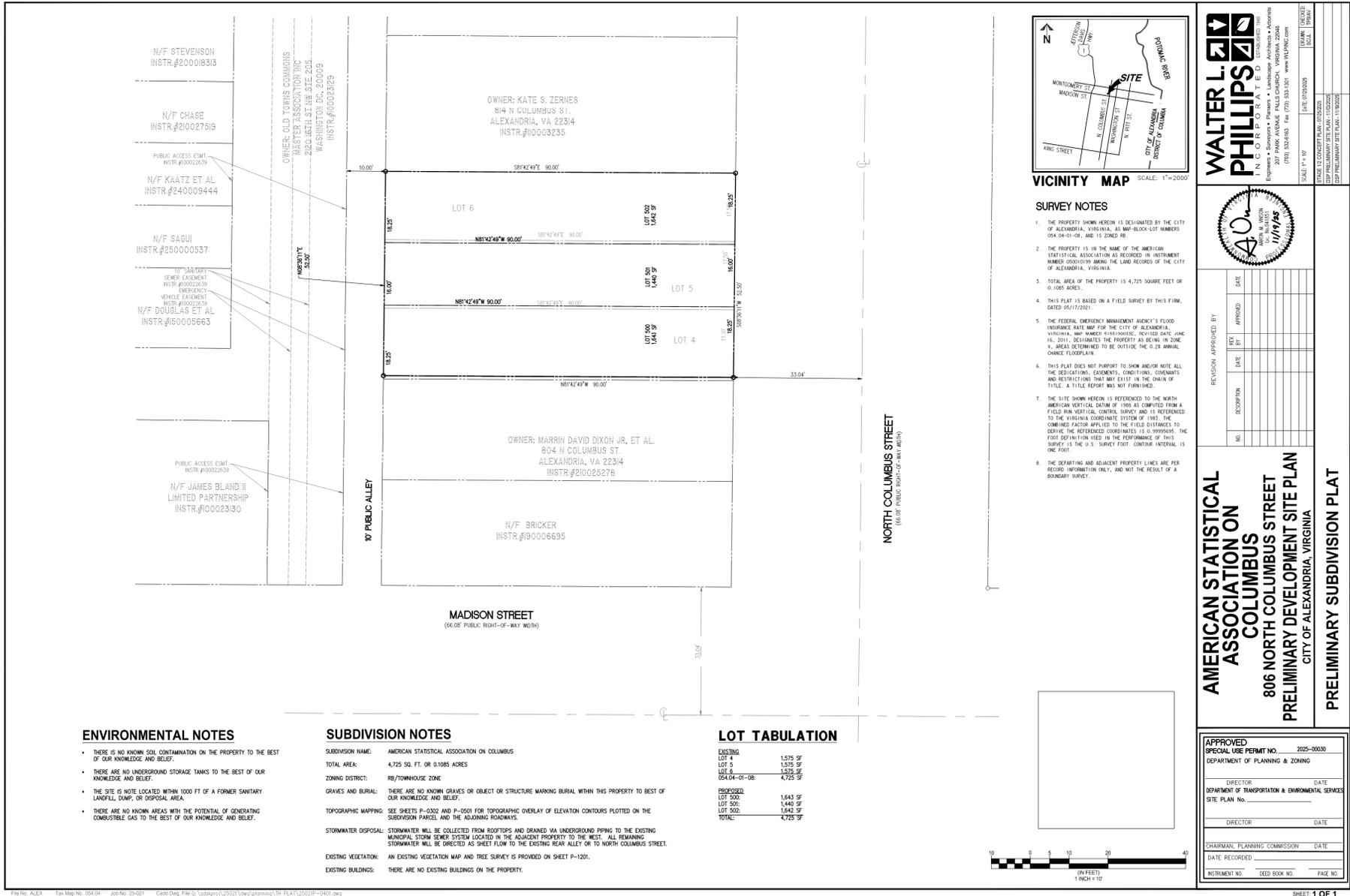


Figure 73: Proposed Site Plan.



File No. ALEX - Title Map No. 04-04 - Job No. 25-021 - Civil Eng. File No. 199999912021 (wp) (s) (m) (n) PLAT 125021P-0401.dwg

Figure 84: Preliminary Subdivision Plat



Figure 95: Elevations dated 11.3.25 (pre-BAR approval)

## **VII. STAFF RECOMMENDATIONS**

1. The Final Site Plan shall conform substantially with the preliminary plan dated November 19, 2025, and comply with the following conditions of approval.

### **I. SITE PLAN**

2. Per § 11-418 of the Zoning Ordinance, the development site plan shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plat and associated deed for all applicable subdivisions identified in the Preliminary Plat dated July 28, 2025. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. Provide proof of recordation with the first application for a building permit. (P&Z) (T&ES) \*, \*\*
4. Show site utilities compatibly with other conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) \*
  - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
  - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
  - c. Excluding above grade utilities from dedicated open space areas and tree wells.
  - d. Screening all utilities from the public right-of-way.
5. Provide a lighting plan prior to Final Site Plan release, unless otherwise identified below, to verify that lighting meets the City's Design and Construction Standards. The plan shall be to the satisfaction of the Directors of P&Z, T&ES, Code, and the Climate Action Officer of OCA and shall include: (P&Z) (T&ES) (OCA) (Code) \*
  - a. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
  - b. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.

- c. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
6. Provide a georeferenced CAD file in **AutoCAD 2018**.dwg or greater format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. If proposing a subdivision, include the existing and new parcels and neighboring parcels. Identify legal lot numbers for each lot and document the square footage. Show adjacent lots and their Tax Map numbers on the subdivision plat. (GIS) \*

## A. BUILDING

7. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, (7) fire protection system requirements, and (8) accessible routes. (P&Z) (Code) \*
8. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the Certificate of Appropriateness and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) (OCA) (BAR) \*
  - a. Where fiber cement façade panels are permitted, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
  - b. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression. Roof surfaces must be light-colored with green roofs encouraged as an alternative.
  - c. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches or in accordance with the BAR approval.
9. Provide detailed drawings in realistic colors to permit evaluation of key building elements such as the building base, entrances, entry canopy, stoops, windows, balconies, railings, cornices, and other ornamental elements, and material details including the final detailing, finish, and color of these elements prior to Final Site Plan release. (P&Z) \*
  - a. The drawings shall be enlarged and coordinated plan-section-elevation studies, typically at 1/4" = 1'-0" scale, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections.
  - b. Separate design drawings shall be submitted for each primary building typology, different wall, or bay type.
10. Provide the items listed below to allow Staff to review the materials, finishes, and architectural details. These materials shall conform substantially to the preliminary plan

and the current *Guidelines for Preparation of Mock-Up Panels*, Memo to Industry effective at application submission. (P&Z) (Code)

- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling). \*
  - i. Window sizes and types.
  - ii. Window mullion dimensions and projection in front of face of glass.
  - iii. Window frame, sash, and mullion materials.
  - iv. Any windows visible from a public park or right-of-way shown as simulated divided light type shall include between the glass spacer bars aligned with exterior muntins; any such exterior muntins shall project not less than 3/8 inch beyond the face of glass and be reflected in the window samples provided. Grills located between the glass will not be supported.
11. Before ordering final building materials, provide a materials board that includes all proposed materials and finishes prior to Final Site Plan release. The materials board shall remain with P&Z until the issuance of the final Certificate of Occupancy, when Staff will return all samples to the applicant. (P&Z)\*, \*\*\*
  - a. Staff may request more detailed/extensive materials relating to the proposed fenestration, such as samples of the glazing, frame, and sash components, and including whether the windows will be double-or-triple glazed and have simulated divided lights.
  - b. Materials may be modified or substituted only if in substantial conformance with the Preliminary Site Plan approval and to the satisfaction of the Director of P&Z. \*
  - c. Drawings of mock-up panel(s) that depict all proposed materials, finishes, and relationships as part of the Final Site Plan. \*
  - d. An on-site mock-up panel using the approved materials, finishes, and relationships shall be constructed for Staff review and approval. Per VCC108.2 concrete or masonry mock-up panels exceeding 6-ft. require a building permit. The panel(s) shall be constructed and approved prior to vertical (above-grade) construction and before ordering building materials. Locate the panel so that it receives sunlight from the same predominant direction as will the finished structure. \*\*
  - e. The mock-up panel shall remain on-site, in the same location, and visible from the right-of-way without entering the site throughout construction until the issuance of the first Certificate of Occupancy. \*\*\*

## **B. TREE PROTECTION AND PRESERVATION**

12. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. When the Applicant is responsible for the protection and preservation of City-owned trees (within right-of-way, park, etc.), the applicant shall provide signage indicating that the trees are under private management and maintenance

for the period of construction and maintenance bond. (P&Z) \*

### **C. ARCHAEOLOGY**

13. Call Alexandria Archaeology immediately at 703.746.4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*
14. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

### **D. PEDESTRIAN/STREETSCAPE**

15. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) \*, \*\*\*
  - a. Construct all concrete sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be 6 feet in commercial, mixed-use, or other high-density areas and five feet in single-unit or other lower density areas.
  - b. Sidewalks must comply with the City's Green Streets and Sidewalks guidance and the Complete Streets Design Guidelines.
16. Provide sidewalks, crosswalks, and curb ramps per the City's Memo to Industry 23-01, Design and Construction Standards, the City's Complete Streets Design Guidelines, and these requirements: (P&Z) (T&ES) \*, \*\*\*
17. Provide two empty slots in the electrical panel for the future Level 2 charging and pull wire ready conduit from the electrical panel to the garaged parking spaces. Install and label the conduit outlet in each garage prior to receiving the Certificate of Occupancy. (OCA) \*\*\*

### **E. PARKING / CURB MANAGEMENT**

18. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes after Signature Set approval. (P&Z) (T&ES) \*

### **F. SUSTAINABILITY**

19. The project shall comply with the requirements of the City of Alexandria's 2019 Green Building Policy (OCA) \*, \*\*, \*\*\*, \*\*\*\*

20. The applicant shall provide these items to comply with the Green Building Policy at Final Site Plan: (OCA) \*
  - a. Evidence of the project's registration with LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - b. A copy of the draft certification scorecard which indicates the project will meet the required performance points as outlined in the Green Building Policy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
21. The applicant shall provide these items to comply with the Green Building Policy with the Building Permit: (OCA) \*\*
  - a. An updated copy of the draft certification scorecard/checklist prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - b. Water efficiency and indoor environmental quality documentation for the priority performance points in the Green Building Policy prior to building permit release for above-grade construction for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
22. The applicant shall provide these items to comply with the Green Building Policy at with requests for Certificates of Occupancy: (OCA) \*\*\*
  - a. Evidence that design phase credits (for the certifying party) have been submitted by Temporary Certificate of Occupancy for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - b. Evidence showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for Design Phase credits for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
  - c. If the project fails to achieve the required certification level and priority performance points, then demonstrate a good faith, reasonable, and documented effort to achieve the certification level to the satisfaction of the Climate Action Officer.
23. The applicant shall provide the following to comply with the Green Building Policy at Release of Performance Bond: (OCA) \*\*\*\*
  - a. Documentation of applicable green building certification showing that the project meets the priority performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality for LEED, Green Globes, EarthCraft, NGBS, or equivalent.
24. Demonstrate that the roof(s) are solar ready, with the necessary conduit to enable future solar panel installation, on the Building Permit. (OCA) \*\*
25. At the Final Site Plan, demonstrate that the building will be fully electric including all mechanical systems. For limited accessory elements, if using gas, food and beverage uses in retail spaces and outdoor grills, must be controlled with occupancy sensors, timers

not to exceed two hours, or other technology to prevent the accessory element from using natural gas when not being used by an occupant of the building. (OCA) \*

## **II. TRANSPORTATION**

### **A. STREETS/TRAFFIC**

26. Repair any of the City's existing public infrastructure that construction damages per the most recent version of the T&ES Design and Construction Standards Memo to Industry 23-01, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) \*\*\*\*
27. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) \*\*\*\*
28. Finalize street names and addresses for mail delivery (addressed per the front door) prior to Final Site Plan release. (P&Z) (T&ES) (GIS) \*

## **III. PUBLIC WORKS**

### **A. WASTEWATER/SANITARY SEWERS**

29. Comply with the Combined Sewer System Management Policy per Memo to Industry 23-02, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant proposes to discharge sanitary flow from the project site to the separated sanitary sewer system. With respect to storm water requirement, the applicant proposes to reduce runoff by at minimum 10% via detention to meet Option B requirements of Memo to Industry 23-02. (T&ES).

### **B. UTILITIES**

30. If the applicant does not have a franchise agreement with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
31. Do not locate transformers and switch gears in the public right-of-way. (T&ES)

### **C. SOLID WASTE**

32. Meet all the minimum street standards for the City to provide solid waste collection service per City Code Title 5, Chapter 1 (Solid Waste Control). Collection vehicles must be able to pick up solid waste without backing up. Store containers inside the units or within an enclosure that completely screens them from view. (T&ES)
33. Place all trash and recycling with lids closed at the official set-out location(s) as approved by the Director of T&ES. (T&ES)

## **IV. ENVIRONMENTAL**

### **A. STORMWATER MANAGEMENT**

34. The City of Alexandria’s stormwater management regulations for water quality are:  
(1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. Treat the Alexandria Water Quality Volume Default, as determined by the site’s post-development impervious area, in a Best Management Practice (BMP) facility. (T&ES) \*
35. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group “D” in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) \*
36. Design all stormwater (BMPs to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs, including site specific plan views, cross sections, planting plans, and complete design calculations for each BMP prior to Final Site Plan release. (T&ES) \*
37. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs.), and latitude and longitude in decimal degrees, prior to Final Site Plan release. (T&ES) \*
38. Complete construction inspection checklists and associated photographic documentation for each stormwater BMP and detention facility. Submit all documents required by the City of Alexandria As-Built Stormwater Requirements including as-built plans, CAD data, BMP certifications, and completed construction inspection checklists prior to Performance Bond release. (T&ES) \*\*\*\*\*
39. Construct and install the stormwater BMPs required for this project under the direct supervision of the design professional or their designated representative. Submit a written certification from the design professional to the Director of T&ES prior to Performance Bond release certifying that the BMPs are: (T&ES) \*\*\*\*\*
  - a. Constructed and installed as designed and in accordance with the released Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized.
40. Install descriptive signage for surface-installed stormwater BMPs (e.g., Bio- Retention Filters, Vegetated Swales) prior to the submission of As-Built Plans to the satisfaction of the Director of T&ES. (T&ES) \*\*\*\*
41. Submit the stormwater quality BMP and/or Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the Final Site Plan #2. Execute and record the agreement with the Land Records Division of Alexandria Circuit Court prior to Final Site Plan release. (T&ES) \*
42. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the owner, the applicant shall: (T&ES) \*\*\*\*
  - a. Execute a maintenance service contract with a qualified private contractor for a minimum of three years, and transfer the contract to the owner.
  - b. Include a copy of the contract in the BMP Operation and Maintenance Manual.
  - c. Submit a copy of the maintenance contract to T&ES prior to Performance Bond release.
43. Provide the Owner with an Owner's Operation and Maintenance Manual for all on site BMPs. The manual shall include at a minimum: (T&ES)
  - a. An explanation of the functions and operations of the BMP(s),
  - b. Drawings and diagrams of the BMP(s) and any supporting utilities,
  - c. Catalog cuts on maintenance requirements including any mechanical or electrical equipment,
  - d. Manufacturer contact names and phone numbers,
  - e. A copy of the executed maintenance service contract, and
  - f. A copy of the maintenance agreement with the City.
44. Provide each home purchaser with a brochure describing the stormwater BMP(s) installed on the site, outlining the responsibilities of the Owner, with respect to maintenance requirements.. (T&ES)

45. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division prior to Performance Bond release. (T&ES) \*\*\*\*
46. Submit a certification by a qualified professional that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not affected adversely by construction operations prior to Performance Bond release to the satisfaction of the Director of T&ES. If maintenance of the facilities or systems were required to make this certification, describe the maintenance measures performed. (T&ES) \*\*\*\*

## **B. WATERSHED, WETLANDS, & RPAs**

47. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
48. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
49. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
  - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
  - b. Highly erodible and highly permeable soils,
  - c. Steep slopes greater than 15 percent in grade,
  - d. Known areas of contamination; springs, seeps, or related features, and
  - e. A listing of all wetlands permits required by law.

## **C. CONTAMINATED LAND**

50. Indicate on the site plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) \*
51. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) \*
  - a. Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.

- b. A Risk Assessment indicating any risks associated with the contamination.
  - c. A Remediation Plan detailing any contaminated soil and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Describe the environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
  - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).
52. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Development Site Inspector and Office of Environmental Quality and the Fire Marshall’s Office immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. Include the preceding text as a note on the Final Site Plan. (T&ES) (Code) (Fire) \*
53. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas to prevent the migration or accumulation of methane or other gases or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. The vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted. If a vapor barrier and ventilation system is required, the schematic shall be signed by a professional engineer and included in the Final Site Plan. (T&ES) (Code) \*
54. If a Soils Management Plan is required by the Site Characterization report, then the plan shall be included in the Final Site Plan. (T&ES) \*

55. If the environmental assessment or investigations discover the presence of contamination on site, furnish each prospective buyer with a statement disclosing the prior history of the property, including previous environmental conditions and on-going remediation measures. (T&ES)

**D. SOILS**

56. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) \*

**E. NOISE**

57. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked, including construction vehicles, per 9 VAC 5-40-5670 of the Virginia State Code. (T&ES) \*\*\*

**F. AIR POLLUTION**

58. Control odors and any other air pollution sources resulting from construction operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

**V. CONSTRUCTION MANAGEMENT**

59. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
- a. Do not remove streetlights without authorization from the City of Alexandria,
  - b. If streetlights are to be removed from the public right-of-way, then provide temporary lights until the installation and commissioning of new lights, \*
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, \*
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, \*
  - e. Include an overall proposed schedule for construction, \*
  - f. Include a plan for temporary pedestrian circulation, \*
  - g. Include the location and size of proposed construction trailers, if any, \*
  - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include

- i. proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and \*
  - j. Post copies of the plan in the construction trailer and give it to each subcontractor before they start work. \*\*\*
60. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall: (P&Z) (T&ES) \*
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, \*
  - b. Post information on transit schedules and routes, \*
  - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
  - d. If the off-street construction worker parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected.
- 
61. In the construction management plan, include chapters on: (T&ES) \*
- a. **Maintaining pedestrian access.** Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
  - b. **Maintaining bicycle access.** Bicycle facilities on Columbus Street shall remain open during construction. If the shared-lane ("sharrows") bicycle facility on Columbus Street must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry 04-18 throughout the construction of the project.
  - c. **Maintaining access to transit stops.** Stops shall remain open to the extent feasible for the duration of construction. If construction requires closing a stop on Madison Street then install a temporary ADA accessible stop. Coordinate with the T&ES Transportation Planning Division at 703.746.4088 as well as the transit agency serving the stop. Install signs noting the closure and the location of the temporary stop prior to ending service at the current stop.
  - d. **Waste control program.** This program shall control waste (e.g., discarded building materials, concrete truck washout, chemicals, litter or trash, sanitary waste) and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment. Dispose of all waste offsite per all applicable federal, state, and local laws. Provide documentation as required per the City's Green Building Policy and conditions therein.

62. Conduct these pre-construction meetings: (P&Z) (T&ES) (Code) \*, \*\*
  - a. Walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection and Code Administration staff to document existing conditions prior to starting construction at the site.
  - b. An in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any building or grading permits are issued.
  - c. An in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work.
  
63. Identify these individuals prior to Final Site Plan release: (P&Z) (T&ES) \*
  - a. Certified Land Disturber (CLD) in a letter to the Division Chief of Permits & Inspections prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets. If the CLD changes during the project, then note the change in a letter to the Division Chief.
  - b. Community liaison for the duration of the project. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes.
  
64. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches the proposed finished grade. Ensure the wall check shows: (P&Z) \*\*
  - a. Key dimensions of the building as shown on the approved Final Site Plan,
  - b. Key dimensions from the future face of finished wall above to the property line and any adjacent structures on the property,
  - c. Extent of any below-grade structures,
  - d. Foundation wall in place, and
  - e. Future face of finished wall above.
  
65. Submit a stamped electronic copy of an as-built development site plan survey, per the *As-Built Development Site Plan Survey Checklist* prior to applying for a Certificate of Occupancy permit. A registered architect, engineer, or surveyor shall prepare the as-built plan. (P&Z) (T&ES) \*\*\*
  
66. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or,

in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) \*\*\*\*

Asterisks denote:

- \* Condition must be fulfilled prior to release of the Final Site Plan
- \*\* Condition must be fulfilled prior to the release of the building permit
- \*\*\* Condition must be fulfilled prior to the issuance of the Certificate of Occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

**APPLICATION**

**DSP #** \_\_\_\_\_ **Project Name:** \_\_\_\_\_

**PROPERTY LOCATION:** 806 North Columbus  
**TAX MAP REFERENCE:** 073.01-02-04 **ZONE:** RB

**APPLICANT**

Name: 732 and 806 Development LLC  
Address: \_\_\_\_\_

**PROPERTY OWNER**

Name: American Statistical Association  
Address: \_\_\_\_\_

**PROPOSED USE:** Three residential town homes

- THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

**Kenneth W. Wire**

Print Name of Applicant or Agent

\_\_\_\_\_

Mailing/Street Address

\_\_\_\_\_

City and State

Zip Code



Signature

\_\_\_\_\_

Telephone #

Fax #

\_\_\_\_\_

Email address

**November 3, 2025**

Date

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

**The applicant is: (check one)**

The Owner    Contract Purchaser    Lessee or    Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

No individual owns more than 3% of the property owner.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

**Yes.** Provide proof of current City business license.

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.





**APPLICATION**

**SUBDIVISION OF PROPERTY**

**SUB #** \_\_\_\_\_

**PROPERTY LOCATION:** 806 North Columbus Street, Alexandria, Virginia 22314

**TAX MAP REFERENCE:** 054.04-01-08 **ZONE:** RB

**APPLICANT:**

Name: 732-806 Development LLC

Address: \_\_\_\_\_

**PROPERTY OWNER:**

Name: American Statistical Association

Address: \_\_\_\_\_

**SUBDIVISION DESCRIPTION**

Applicant requests a resubdivision of three existing lots as shown on the preliminary plat. Applicant requests variation of lot area for Lot 501 from 16,000 sf to 1,440 SF. Applicant also requests variations for end unit and interior unit lot widths and lot frontages.

- THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

**Kenneth Wire, Attorney**

Print Name of Applicant or Agent  
\_\_\_\_\_

Mailing/Street Address  
\_\_\_\_\_

City and State \_\_\_\_\_ Zip Code \_\_\_\_\_

Signature  
\_\_\_\_\_

Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_

Email address  
11/03/2025

Date

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

**The applicant is: (check one)**

the Owner     Contract Purchaser     Lessee or     Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

No individual owns more than 3% of the property owner

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If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Patrick Bloomfield		>3%
2.	Jerry Ricciardi		>3%
3.	Juan Lopez		>3%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 806 North Columbus Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	None		
2.			
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.	None		
2.			
3.			

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

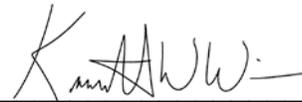
As the applicant or the applicant's authorized gent, I hereby attest to the best of my ability that the information provided above is true and correct.

11/03/2025

Date

Kenneth W. Wire

Printed Name



Signature

**WAIVER OF RIGHT TO AUTOMATIC APPROVAL**

**SUBMITTED TO  
THE DEPARTMENT OF PLANNING & ZONING  
CITY OF ALEXANDRIA, VIRGINIA**

**PROJECT NAME:** 806 North Columbus

**PROJECT ADDRESS:** 806 North Columbus

**DESCRIPTION OF REQUEST:**

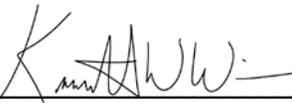
Resubdivision with variation for 3 existing lots

**THE UNDERSIGNED**, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 11/03/2025

Applicant

Agent

Signature: 

Printed Name: Kenneth W. Wire

N/F STEVENSON  
INSTR.#20001833

N/F CHASE  
INSTR.#210027519

PUBLIC ACCESS ESMT.  
INSTR.#100022639

N/F KAATZ ET AL  
INSTR.#240003444

N/F SAGUI  
INSTR.#25000537

N/F DOUGLAS ET AL  
INSTR.#150008663

PUBLIC ACCESS ESMT.  
INSTR.#100022639

N/F JAMES BLAND II  
LIMITED PARTNERSHIP  
INSTR.#100023130

OWNER: OLD TOWNS COMMONS  
MASTER ASSOCIATION INC  
2203 16TH ST STE C05  
WASHINGTON DC, 20009  
INSTR.#100003029

IMPROVITE  
32.25'

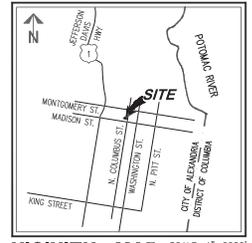
OWNER: KATE S. ZERNES  
814 N COLUMBUS ST.  
ALEXANDRIA, VA 22314  
INSTR.#110003235

OWNER: MARRIN DAVID DIXON JR, ET AL.  
804 N COLUMBUS ST.  
ALEXANDRIA, VA 22314  
INSTR.#210025278

N/F BRICKER  
INSTR.#190006695

MADISON STREET  
(66.08' PUBLIC RIGHT-OF-WAY WIDTH)

NORTH COLUMBUS STREET  
(66.08' PUBLIC RIGHT-OF-WAY WIDTH)



VICINITY MAP SCALE: 1"=2000'

**SURVEY NOTES**

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LIST NUMBERS 054.04-01-06, AND IS ZONED RB.
2. THE PROPERTY IS IN THE NAME OF THE AMERICAN STATISTICAL ASSOCIATION AS RECORDED IN INSTRUMENT NUMBER 05000199 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. TOTAL AREA OF THE PROPERTY IS 4.725 SQUARE FEET OR 0.1085 ACRES.
4. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 05/17/2021.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 5105 H0002E, REVISED DATE JUNE 16, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THIS PLAN DOES NOT PURPORT TO SHOW AND/OR NOTE ALL THE DEDICATIONS, EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE. A TITLE REPORT WAS NOT FURNISHED.
7. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD NON VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999955. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
8. THE DEPARTING AND ADJACENT PROPERTY LINES ARE PER RECORD INFORMATION ONLY, AND NOT THE RESULT OF A BOUNDARY SURVEY.

**ENVIRONMENTAL NOTES**

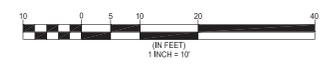
- THERE IS NO KNOWN SOIL CONTAMINATION ON THE PROPERTY TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THERE ARE NO UNDERGROUND STORAGE TANKS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
- THE SITE IS NOT LOCATED WITHIN 1000 FT OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
- THERE ARE NO KNOWN AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GAS TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**SUBDIVISION NOTES**

SUBDIVISION NAME: AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS  
 TOTAL AREA: 4.725 SQ. FT. OR 0.1085 ACRES  
 ZONING DISTRICT: RB/TOWNHOUSE ZONE  
 GRAVES AND BURIAL: THERE ARE NO KNOWN GRAVES OR OBJECT OR STRUCTURE MARKING BURIAL WITHIN THIS PROPERTY TO BEST OF OUR KNOWLEDGE AND BELIEF.  
 TOPOGRAPHIC MAPPING: SEE SHEETS P-0302 AND P-0402 FOR TOPOGRAPHIC OVERLAY OF ELEVATION CONTOURS PLOTTED ON THE SUBDIVISION PARCEL AND THE ADJOINING ROADWAYS.  
 STORMWATER DISPOSAL: STORMWATER WILL BE COLLECTED FROM ROOFTOPS AND DRAINED VIA UNDERGROUND PIPING TO THE EXISTING MUNICIPAL STORM SEWER SYSTEM LOCATED IN THE ADJACENT PROPERTY TO THE WEST. ALL REMAINING STORMWATER WILL BE DIRECTED AS SHEET FLOW TO THE EXISTING REAR ALLEY OR TO NORTH COLUMBUS STREET.  
 EXISTING VEGETATION: AN EXISTING VEGETATION MAP AND TREE SURVEY IS PROVIDED ON SHEET P-1201.  
 EXISTING BUILDINGS: THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY.

**LOT TABULATION**

EXISTING	AREA
LOT 4	1,575 SF
LOT 5	1,575 SF
LOT 6	1,575 SF
054.04-01-06	4,725 SF
PROPOSED	AREA
LOT 500	1,643 SF
LOT 501	1,640 SF
LOT 502	1,642 SF
TOTAL:	4,725 SF



**WALTER L. PHILLIPS INCORPORATED**  
 ESTABLISHED 1946  
 Engineers • Surveyors • Planners • Landscape Architects • Arborists  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 524-1183 Fax: (703) 533-1501 www.wlphillips.com

DATE: 07/29/2021  
 DRAWN: JCD/STL  
 SCALE: 1"=10'

STAGE 12 CONCEPT PLAN-07/29/2021  
 PDP PRELIMINARY SITE PLAN-11/03/2021

AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS  
 806 NORTH COLUMBUS STREET  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	REVISION APPROVED BY		DATE	
		DATE	BY	APPROVED	DATE

APPROVED  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

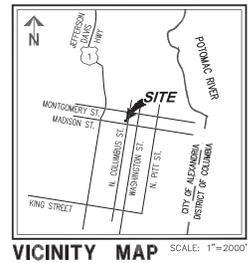
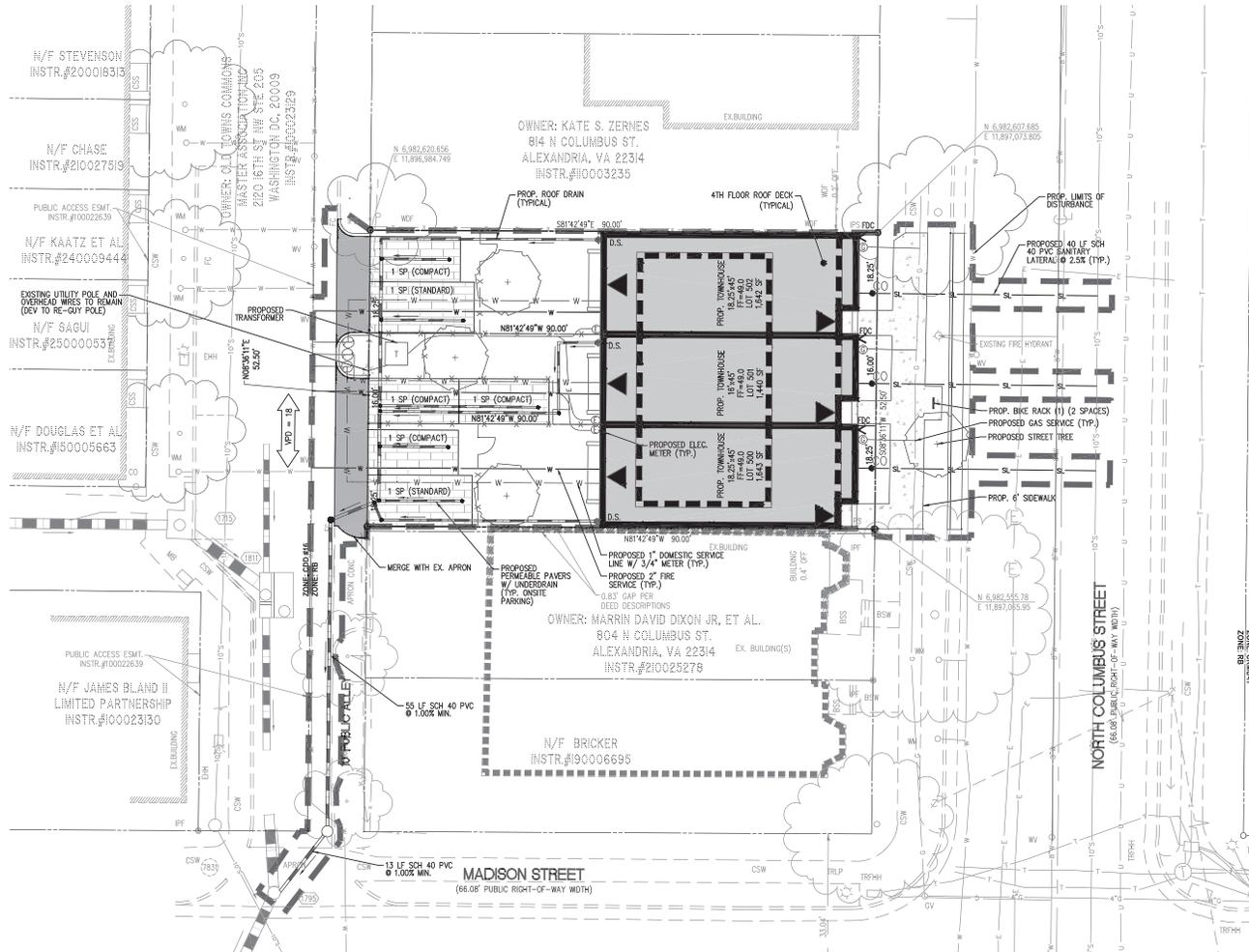
\_\_\_\_\_  
 DIRECTOR DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

\_\_\_\_\_  
 DIRECTOR DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_





**LEGEND**

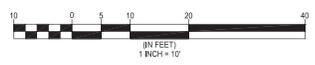
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[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRICAL	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	QUADRANT FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
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[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
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[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
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[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	HIGH POINT	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]

- NOTES**
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
  2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
  3. NO RIPS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
  4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
  5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
  6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
  7. ALL PERMEABLE PAVEMENT IS TO BE PRIVATELY MAINTAINED BY THE RESPECTIVE HOMEOWNERS OF EACH LOT.

- ARCHAEOLOGY NOTES**
1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

**TRASH COLLECTION NOTE**

TRASH WILL BE COLLECTED THE REAR YARD AND ROLLED TO THE ALLEY FOR COLLECTION ON COLLECTION DATES.



**WALTER L. PHILLIPS, INC.**  
 INCORPORATED EST. 1968  
 Engineers • Surveyors • Planners • Landscape Architects • Archeologists  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 524-9149 Fax: (703) 552-1901 www.WLPI.com

DATE: 07/26/2025  
 DRAWN: [ ]  
 CHECKED: [ ]  
 SCALE: 1"=2000'  
 STAGE: 10 CONCEPT PLAN - 07/26/2025  
 DISCIPLINE: PRELIMINARY SITE PLAN - 11/03/2024

**AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET**

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET**  
**806 NORTH COLUMBUS STREET**  
**PRELIMINARY DEVELOPMENT SITE PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA

**PRELIMINARY SITE PLAN**

**APPROVED**

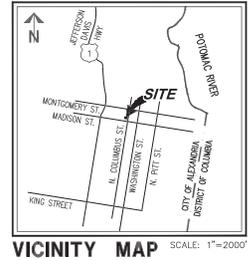
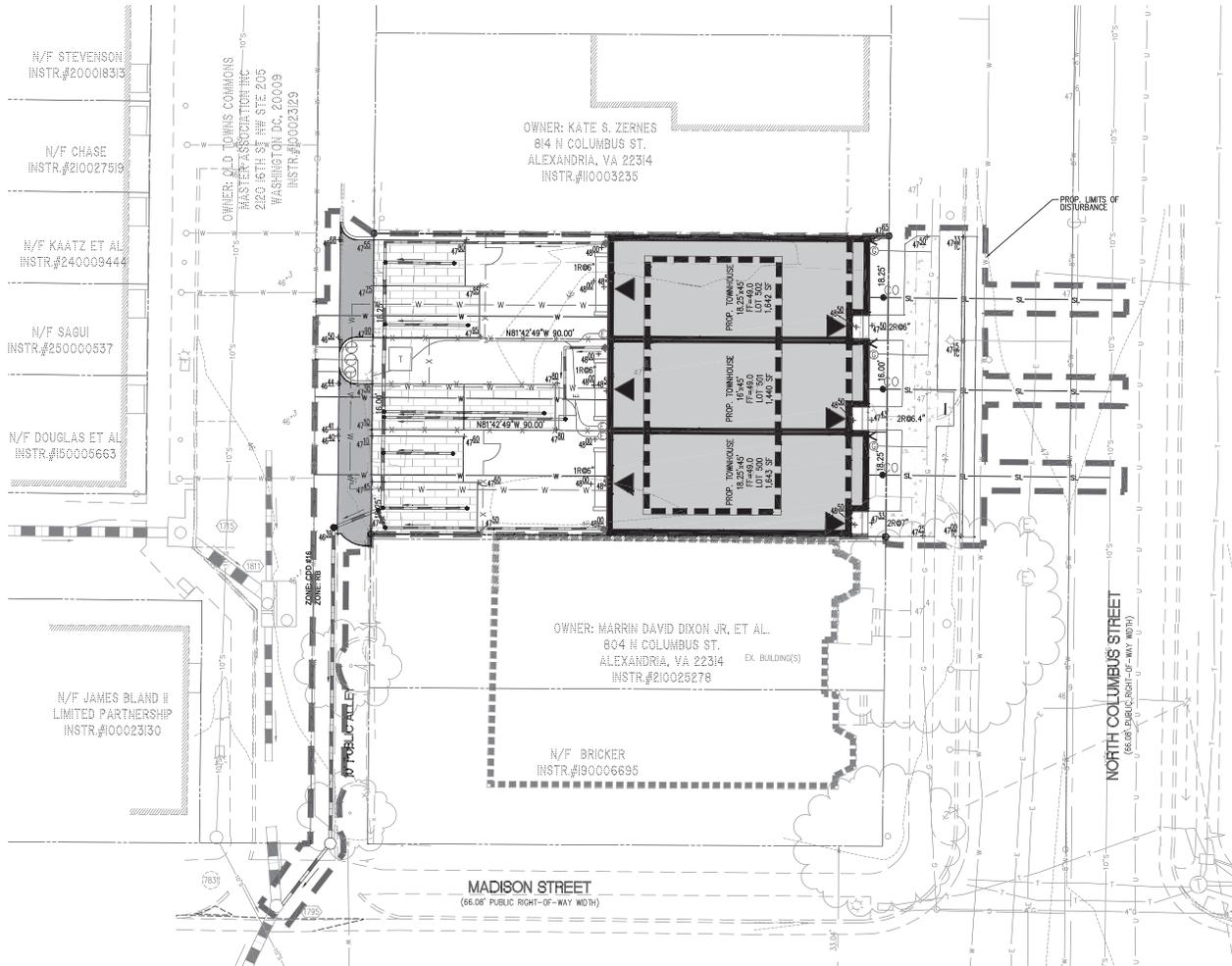
SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_



**LEGEND**

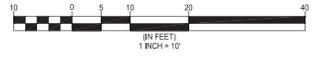
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[Symbol]	TRANSITION FROM CG-6 TO CG-2	[Symbol]
[Symbol]	CG-6	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY LATERAL	[Symbol]
[Symbol]	CLEAN OUT	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	PLUG	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	TELEPHONE	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	TRANSFORMER	[Symbol]
[Symbol]	HANDICAP RAMP (CG-12)	[Symbol]
[Symbol]	QUADRIL FENCE	[Symbol]
[Symbol]	TRAFFIC FLOW	[Symbol]
[Symbol]	LIGHT	[Symbol]
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[Symbol]	TREES	[Symbol]
[Symbol]	CONTOURS	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	DRAINAGE FLOW DIRECTION	[Symbol]
[Symbol]	TOP OF CURB	[Symbol]
[Symbol]	BOTTOM OF CURB	[Symbol]
[Symbol]	TOP OF WALL	[Symbol]
[Symbol]	BOTTOM OF WALL	[Symbol]
[Symbol]	D.W.	[Symbol]
[Symbol]	H.P.	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	LIMITS OF CLEARING AND GRADING	[Symbol]

- NOTES**
1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.
  2. THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.
  3. NO RPS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
  4. THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
  5. THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
  6. SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.

**AVERAGE FINISHED GRADE**

PROPOSED LOTS	AVERAGE FINISHED GRADE
LOT 500 =	47.50 FT
LOT 501 =	47.50 FT
LOT 502 =	48.00 FT

- ARCHAEOLOGY NOTES**
1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PIPES, CISTERNS, ETC) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
  2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.



**WALTER L. PHILLIPS, INC.**  
 INCORPORATED  
 ESTABLISHED 1945  
 Engineers • Surveyors • Planners • Landscape Architects • Archeologists  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 524-9149 Fax: (703) 532-1501 www.wlphi.com

DATE: 07/26/2025  
 DRAWN: [ ]  
 CHECKED: [ ]  
 SCALE: 1"=10'

STAGE 10 CONCEPT PLAN - 07/26/2025  
 DISPRELIMINARY SITE PLAN - 11/03/2024

**REVISION APPROVED BY**

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET**  
 806 NORTH COLUMBUS STREET  
 PRELIMINARY DEVELOPMENT SITE PLAN  
 CITY OF ALEXANDRIA, VIRGINIA  
 PRELIMINARY GRADING PLAN

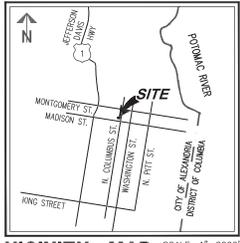
**APPROVED**  
 SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN No. \_\_\_\_\_

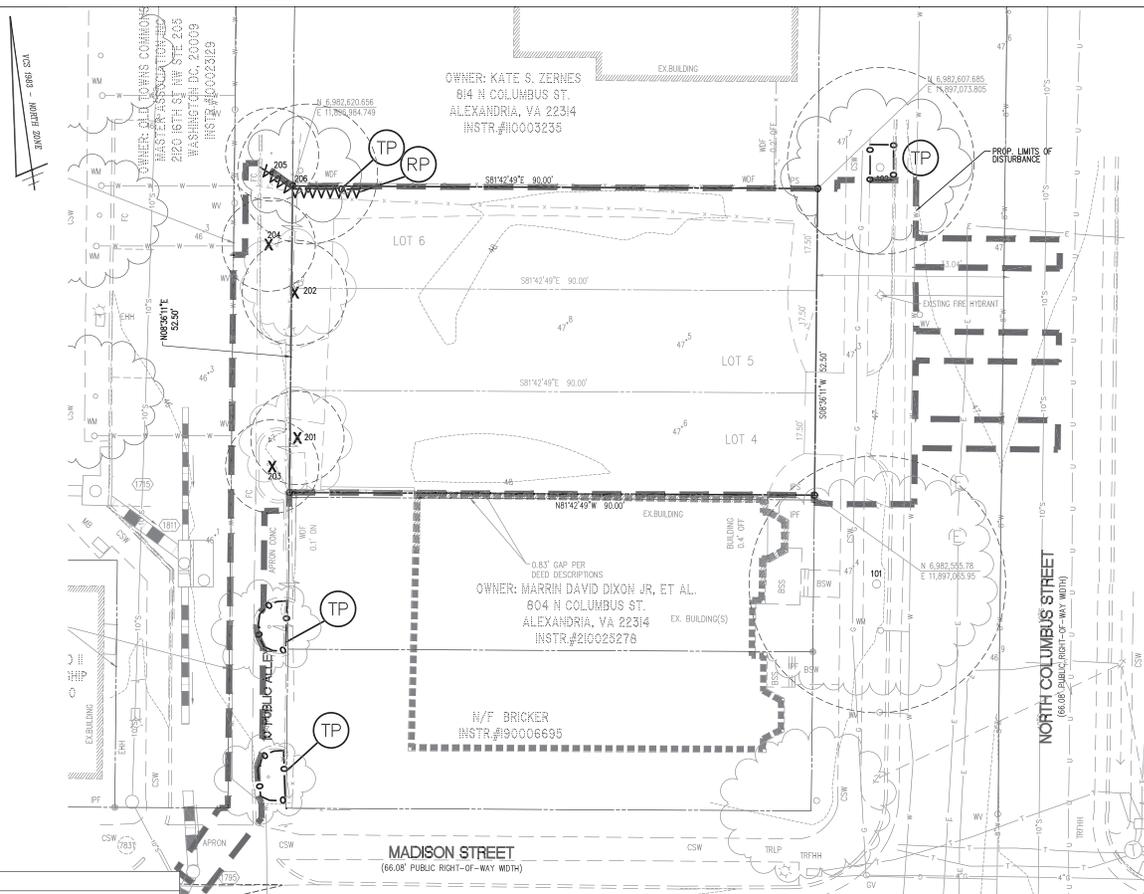
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
 DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

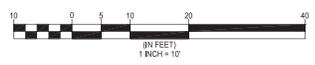


VICINITY MAP SCALE: 1"=200'



**TREE PRESERVATION LEGEND**

KEY	TITLE	SYMBOL
	EXISTING TREELINE	
	LIMITS OF DISTURBANCE	
	EXISTING TREE	
	EXISTING TREE TO BE REMOVED	
	SUPER SILT FENCE (INCLUDES TP)	
	TREE PROTECTION FENCE	
	ROOT PRUNING	
	ROOT PADDING 10"-15" WOOD CHIP LAYER	



Alexandria		Tree Inventory										
Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	OR Site or Shared	Removal	Tree Protection Fence	Root Prune	Activities	Notes
101	Acer saccharinum	Silver maple	22"	22'	45%	63%	O					
102	Ulmus parvifolia	Chinese elm	16"	16'	70%	63%	O		X			
201	Quercus rubra	Northern red oak	8"	8'	75%	66%		X				
202	Juglans nigra	Black walnut	9"	9'	68%	66%		X				
203	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X				
204	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O	X				
205	Cercis canadensis	Eastern redbud	3"	8'	73%	66%	O		X			
206	Morus alba	White mulberry	12"	12'	30%	66%	O		X			

DBH = Diameter at Breast Height (measured 4.5 feet above ground)  
 CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter  
 CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.  
 Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.  
 Crown Clean Pruning - Remove all dead, dying, and diseased limbs 1" in diameter and larger, measured at the point of attachment.  
 Mulching - Chips or shredded hardwood mulch shall be placed in tree preservation area to a minimum depth of 4" along the limits of clearing and grading to a maximum depth of 10" into the preserved areas.  
 Mulch within protected areas without the use of motorized equipment (ie, use wheelbarrows) and will be distributed manually.

**WALTER L. PHILLIPS INCORPORATED**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • ARCHAEOLOGISTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 524-9143 Fax: (703) 532-1101 www.WLPHINC.com

SCALE: 1" = 10'  
 DATE: 07/26/2025  
 STAGE: 10 CONCEPT PLAN - 07/26/2025  
 DIS: PRELIMINARY SITE PLAN - 11/03/2025

DRAWN: [ ] CHECKED: [ ]  
 SCALE: [ ]



REVISION APPROVED BY		DATE	DESCRIPTION
NO.	DATE	BY	APPROVED

**AMERICAN STATISTICAL ASSOCIATION ON COLUMBUS STREET**  
**PRELIMINARY DEVELOPMENT SITE PLAN**  
 CITY OF ALEXANDRIA, VIRGINIA  
**TREE INVENTORY & TREE PRESERVATION PLAN**

APPROVED SPECIAL USE PERMIT NO. \_\_\_\_\_  
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE  
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

File No. ALEXA Tax Map No. 054.04 Job No. 25-421 Cadd Dwg. File O:\addproj\25021\dwg\planning\TR DSP\25021P-1201.dwg

## 806 Columbus Street Subdivision Variance Request

### Applicant's Proposal

The existing properties consist of three separate lots that were subdivided prior to 1952. The three existing lots are identical and 17.5 feet wide, 90 feet deep and each consist of 1,575 square feet of lot area. None of these three lots meet the current width or area requirements of the existing RB zone which requires a minimum lot width of 18 feet and a lot area of 1,980 square feet that may be reduced to 1,600 square feet with a special use permit.

The applicant is proposing to maintain three separate lots with the exterior Lots 500 and 502 being resubdivided to be 18.25 feet wide and the interior Lot 501 being 16 feet wide. Lots 500 and 502 will consist of 1,642.5 square feet and Lot 501 will be 1,440 square feet. Lots 500 and 502 will meet the minimum lot width and area under the RB zone while the interior lot will be the only lot that does not meet the requirements of the RB zone.

### Variance Justification

Section 11-1713 of the zoning ordinance sets forth two elements the Planning Commission must evaluate to support the variance. This application meets the first element as the properties were subdivided prior to 1952. The second element is the "substantial injustice" evaluation. This section of the zoning ordinance requires an evaluation of the use and character of the properties compared to the uses in the immediate area and a weighing of the use and enjoyment of the property against the purpose served by the relief sought.

This variance meets the second element above for the following reasons:

1. The proposed plan will bring the exterior lots 500 and 502 into compliance with the provisions of the zoning ordinance thus reducing the number of lots not in compliance.
2. The proposed lot widths are in substantial conformance with the other existing lots on this block frontage.
3. The variation in lot width enables the Architect to articulate a different façade for the interior unit. Otherwise, all three facades would be identical.
4. With Lots 500 and 502 at 18.25 feet wide, they will
  - a. Enable vehicles to park side by side and minimize the periodic blocking of the public alley in the rear. If all three lots had tandem parking spaces, the rear vehicles would need to back out of the space into the alley to let the interior parked tandem vehicle leave the property.
  - b. Provide more useable outdoor open space at the rear of the proposed townhomes.
5. The relief in lot width is de minimis for the interior lot and similar to lot widths at 830, 832 and 834 N. Columbus just North of property.

## **Zoning Ordinance Section 11-1713 – Variations**

(A) The commission may, by vote of a majority of its members, authorize specific variations from the provisions of this [section 11-1700](#), when the commission finds that (i) a strict adherence to such provisions would result in substantial injustice (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; (iii) and one or more of the following special circumstances exists:

(1) Extremely rugged topography.

(2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.

(3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.

(4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.

(5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.

(B) As used in this section, "substantial injustice" means that the strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue.

(C) The applicant shall have the burden of establishing each element required for the grant of a variation.

Graeme Douglas  
808 Snowden Hollowell Way  
Alexandria, VA 22314

January 28, 2025

Dear Members of the Alexandria Planning Commission,

I am writing to provide the Planning Commission with my concerns regarding Development Site Plan #2025-00030 (BAR Concept # 2025-00373-ParkerGrey) associated with three townhouses located at 806 N. Columbus Street. I have resided at 808 Snowden Hollowell Way for the past 10 years. The back side of the proposed townhouse development at 806 N. Columbus Street sits directly across from my home.

#### **Use and Impact of Snowden Hollowell Way**

The Conceptual Layout Plan labels the street (Snowden Hollowell Way) behind the proposed townhomes as a "Public Alley." Our understanding is that Snowden Hollowell Way is a private street that is maintained by the residents of Old Town Commons Homeowners Association (OTCHOA), thru quarterly homeowner dues. This includes snow removal, landscape maintenance, trees, lighting, resurfacing and storm sewer / utilities. I am aware that a public access easement exists. The concept plan shows that all private parking for the three townhouses will be accessed from Snowden Hollowell Way. Only one existing home along N. Columbus that is not part of Old Town Commons has vehicular access to this street. The former alleys were converted into private streets under council approval of Development Special Use Permit (DSUP) #2008-0013 for the James Bland Redevelopment in Alexandria, VA. This was approved at an October 18<sup>th</sup>, 2008 Alexandria City Council hearing for conditions. I believe all utility and construction access easements at the time have now expired.

If the three proposed townhouses will be using this private street as primary access to their parking, how will those townhouses be contributing to the maintenance of Snowden Hollowell Way? I am concerned about impacts to Snowden Hollowell Way, including traffic, noise, and use of a private street that is maintained by OTCHOA. The vehicles of future homeowners will be backing into Snowden Hollowell Way to access Madison Street, adding traffic to Snowden Hollowell Way.

I am also concerned that the developer proposes to connect to sewage and water utilities on Snowden Hollowell, creating significant disruption in the use of this narrow street. All

other properties on the 800 block of North Columbus connect to sewage and water on the North Columbus side.

The developer will require permission from the OTCHOA and coordination to mitigate impacts on residents dependent on access via Snowden Hallowell Way.

### **Aesthetic Impacts of Proposed Parking**

The parking lot being proposed for the townhouses is currently screened from Snowden Hallowell Way by a fence and landscaping / trees, with one curb cut for access to the lot. For the past three years, the residents along Snowden Hallowell Way have been impacted by construction staging use of the lot for the condominiums on N. Columbus Street (across from the proposed townhouse development), including noise, parking and aesthetics. The proposed site plan for the townhouses shows continuous parking spaces along the entire width of the lot that will be accessed from Snowden Hallowell Way. This parking area will affect the aesthetics along the alley and views from the existing townhouses directly across from it. Rather than a fence and landscaping, we would be subjected to a view of cars and no landscaping or screening. If the parking is to be accessed off Snowden Hallowell Way, the developer should consider a shared parking lot with one curb cut (rather than the multiple proposed) that can accommodate the same number of vehicles (6). A fence should be placed on either side of the curb cut to provide additional screening (See attachment 1). This proposed design will still allow for private back yards for each of the proposed townhouses.

### **Proposed Height of Townhouses**

The height of the proposed townhomes significantly exceeds the heights of the existing historic townhomes on the west side of the 800 block of N. Columbus Street, which are all two stories. The concept proposes four level townhomes, which will be nearly twice the height of the existing homes. This proposal is out of character relative to the existing historic neighborhood. The attached photograph (See attachment 2) shows one of the three story townhomes in the Old Town Commons development next to one of the two story homes that existed prior to the Old Town Commons development. The photograph illustrates the dramatic height variation between the two buildings. A four-story building next to the neighboring two-story buildings would therefore be an extreme contrast in height. None of the concept documents provided by the developer show photographs of the existing buildings on either side of the of the proposed development. The diagrams that the developer has shared imply that the mansard roofs of these buildings constitute an entire story which is clearly not the case when seen in photographs (see Attachment 3.)

Sincerely,

Graeme Robertson Douglas

Attachment 1 - Recommendation to Alexandria Board of Architectural Review and Planning  
 Commission for Changes to 806 N Columbus Townhouse Development

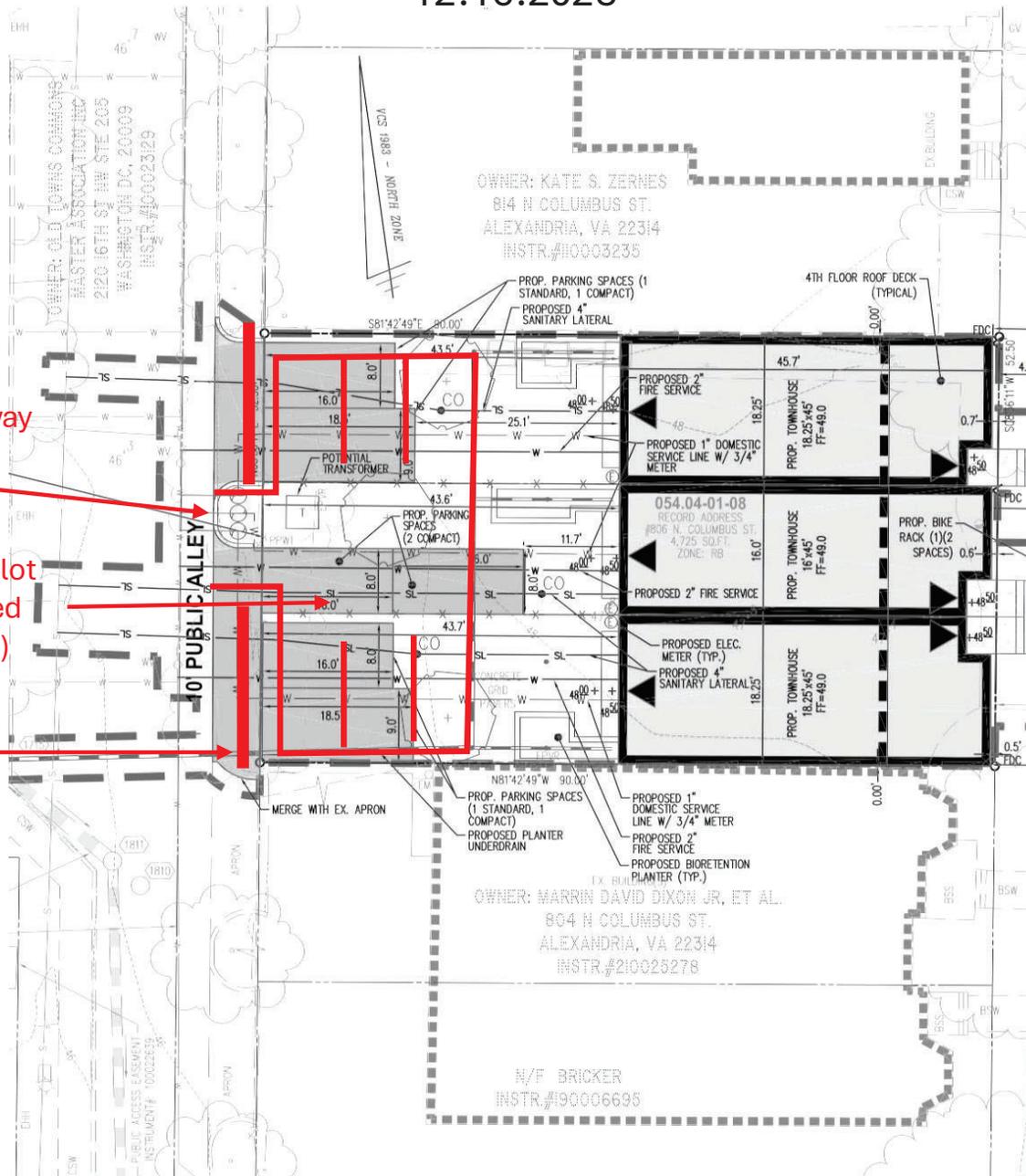
12.16.2025

DSP2025-00030 & SUB2025-00006  
 Additional Materials  
 February 3, 2026

Reduce to one  
 curbcut / driveway  
 off Snowden  
 Hallowell

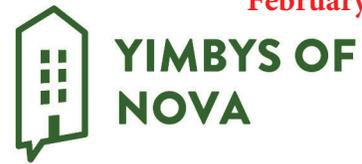
Provide parking lot  
 with reconfigured  
 parking stalls (6)

Add screened  
 fence



Submitted by Graeme Douglas,  
 808 Snowden Hallowell Way,  
 Alexandria, VA 22314





3 February 2026

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYS of Northern Virginia, we are excited to see three significant housing developments on today's docket, in addition to one subdivision, and we ask you to vote yes on all of them. Together, these developments will add 107 desperately needed new homes to Alexandria.

Docket item 2, the Upland Park extension, will add 92 townhouses to Alexandria West. This development also has significant benefits to its neighbors, with a new public park, a traffic signal at Fairbanks Avenue, and a new bike/pedestrian path along Seminary Road.

Docket item 6, the Duke & Quaker townhouses, will add eleven new homes, including one much-needed committed affordable home suitable for a large family, to an unbuilt commercial lot along Duke Street. The development will also significantly benefit the entire city by dedicating land for the Duke Street Transitway.

Docket item 7, 806 North Columbus Street, will develop a surface parking lot into three homes. It will also benefit neighbors by improving the sidewalk and adding a street tree. Small townhouse developments like this one and Duke & Quaker are a great way to add more homes to Alexandria, and we hope you'll consider how we might allow more of them, including in low-density residential zones.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi  
YIMBYS of Northern Virginia Alexandria leads

**Ted Alberon**

---

**From:** Catherine Miliaras  
**Sent:** Tuesday, February 3, 2026 9:32 AM  
**To:** PlanComm; Stephanie Sample; Sam Shelby; Kendra Jacobs  
**Subject:** FW: [EXTERNAL]806 Columbus

Please add to record.

Catherine K. Miliaras, AICP  
City of Alexandria  
703.407.1450 (mobile)

-----Original Message-----

From: RICHARD FOLEY <rjpfoley@aol.com>  
Sent: Monday, February 2, 2026 7:51 PM  
To: Catherine Miliaras <Catherine.Miliaras@alexandriava.gov>  
Subject: [EXTERNAL]806 Columbus

[You don't often get email from rjpfoley@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Nice report but I think only 2 townhouses of the 26 foot frontage should go on this site

The removal of curb cut and more street parking is only one space since the city recently added a new fire hydrant in the middle of the front of this location Sent from my iPhone \_\_\_\_\_

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.



DEPARTMENT OF  
PLANNING & ZONING

DATE: FEBRUARY 27, 2026

TO: CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: PAUL STODDARD, PLANNING AND ZONING DIRECTOR Paul Stoddard Digitally signed by Paul Stoddard  
Date: 2025.03.27 16:45:28  
+0500

SUBJECT: DOCKET ITEM #4 – 806 NORTH COLUMBUS STREET

---

The purpose of this memo is to provide further information regarding the requested subdivision at 806 North Columbus Street scheduled to be heard at the March 3 Planning Commission hearing. Specifically, this memo

- i. clarifies the distinction between subdivision and zoning considerations,
- ii. describes the applicable standards when considering subdivisions with variations,
- iii. summarizes a similar case involving a subdivision with variation, and
- iv. applies the variation standards to the current application.

### I. SUBDIVISION VS. ZONING REGULATIONS

Subdivision and Zoning regulations are related, but establish different review criteria and serve different purposes. Subdivision regulations govern the division of land into lots for development or transfer of ownership. They ensure orderly land division. Among other things, the subdivision regulations require new lots to be compatible with surrounding lot character and meet the dimension requirements of the zoning district in which the subdivision is situated. See [Zoning Ordinance Section 11-1710](#).

Zoning regulations establish permitted land uses and development standards for what can be built on any given lot, including building height, density (often measured by Floor Area Ratio or FAR), and setbacks. See [Zoning Ordinance Section 3-706](#) (RB zone regulations).

Through the subdivision process, the Planning Commission may consider whether a proposed lot could accommodate a building in general compliance with zoning regulations ([see section 11-1710\(B\)](#)). However, the Planning Commission cannot evaluate the appropriateness of a proposed development in the context of the subdivision considerations. For example, an evaluation of a proposed building height is not

appropriate under the subdivision regulations. Instead, such analysis is appropriate through the site plan process. See [Zoning Ordinance Section 11-410](#) and *Seymour v. City of Alexandria*, 273 Va. 661 (2007).

## **II. SUBDIVISION VARIATION STANDARDS (Section 11-1713)**

The Planning Commission may approve variations from the subdivision standards upon finding that the criteria in [Zoning Ordinance Section 11-1713](#) have been met. This requires the Planning Commission to find that:

- (i) *a strict adherence to such provisions would result in substantial injustice*
- (ii) *the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area;*
- (iii) *and one or more of the following special circumstances exists:*
  - ...
  - 5. *Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.*

The subdivision ordinance then defines substantial injustice as follows:

*strict application of this ordinance would create an unreasonable burden on the development, use and enjoyment of the property which outweighs the land use or land development purposes served by the specific zoning provision or provisions of this ordinance at issue*

The text above was updated on January 23, 2010 when City Council approved a text amendment to the subdivision with variation regulations. The staff report provided the following explanation (emphasis added) of how staff expected to implement the variation standards.

*This standard requires a balancing between the harm to the applicant in terms of limitations on the use and development of his property, on the one hand, and the benefit to the community of zoning compliance on the other. There are cases in which the zoning benefit of a particular lot width, or FAR, is elusive, especially in a neighborhood where the lot and building in question have been part of the community and the streetscape without harm for decades, if not centuries. By the same token, changes in lot lines in established neighborhoods are typically to benefit a private owner and his particular preference, such as a larger yard, more ample separation from neighbors, or a larger house. Subdivisions in established*

*areas are often necessary as a precursor to development or to the sale of land. Thus, on both sides of the equation, there is room for judgment and flexibility.*

*This additional language, especially when considered with the already existing use and character standard for variations (Section 11-1713(A)(iii)) and the "character" requirement for all subdivisions (Section 11-1710(B)) is very helpful. In the variation context, the result of the three considerations is tantamount to a **balancing of planning standards with zoning standards**, a determination on a case-by-case basis whether they are different and, if so, a decision about which provides greater benefit. **If the zoning rules are not met but the stated planning considerations are, then staff will typically recommend in favor of the variation.**"*

The substantial injustice standard asks whether the burden outweighs the land use purposes served by the specific zoning provisions at issue. It does not ask whether an unreasonable burden exists in isolation. It asks whether the burden outweighs the land use purposes served by the specific provisions at issue.

When reviewing subdivision applications, it is important to focus on the application as submitted and whether or not the applicant's proposal meets the standards. Another way to view this is, the question is not "does the applicant have other options?" but rather "does preventing this specific configuration serve any land use purpose?" when there is a burden on the applicant. If the answer is no, then the variation request meets the substantial injustice criteria. This is consistent with the 2010 staff report referenced above, which noted: "If the zoning rules are not met but the stated planning considerations are, then staff will typically recommend in favor of the variation."

### **III. PREVIOUS APPLICATION**

The 2010 text amendment staff report highlighted above referenced a subdivision case at 427 North West Street as an example of proper application of the substantial injustice test. The applicant sought to re-subdivide one 32-foot-wide lot into two 16-foot-wide lots to construct a second dwelling. The proposed lots would not meet RB zone requirements (50 feet for single-unit dwellings). The lots had originally been platted as two separate 16-foot lots in 1895-1896 and were consolidated in 1962.

Staff found substantial injustice based on the balancing framework: "The planning considerations of the neighborhood character seem to staff to clearly override the technical zoning requirements for this and for other lots in the area." Staff also noted that "a substantial injustice may also exist to the neighborhood upon consideration of alternative development schemes"—specifically, that strict application would allow the

applicant to build a large addition creating "a single-family dwelling [that] could be large enough and wide enough to be out of character and rhythm for this neighborhood." The Commission approved the variation 5-2.

#### **IV. CURRENT APPLICATION**

Like 427 North West Street, the current case involves a pre-1952 lot pattern in which the lot widths and sizes in the neighborhood are smaller than what is strictly required in the applicable zoning district. While the proposed re-subdivision does not meet the strict dimensional requirements of the zoning ordinance, it satisfies the underlying planning purposes – adequate access, neighborhood compatibility, and density control.

Staff recommends approval of the application because the burden of meeting the strict lot requirements of the zoning ordinance would prevent a re-subdivision that meets the planning purposes of the subdivision ordinance.

**Re: Opposition to SUB2025-00006 and DSP2025-00030 (806 N. Columbus Street)**

**Submitted by: Kate Zernes, 814 N. Columbus Street**

I respectfully request that the Planning Commission deny the applicant's subdivision variation and Development Site Plan for 806 N. Columbus Street. Based on the standards in Zoning Ordinance §§ 11-1710 and 11-1713, the application does not meet the required findings.

1. The proposed lots fail the compatibility requirement of § 11-1710(B).

Section 11-1710(B) requires that new lots be "compatible with surrounding lot character" and capable of accommodating buildings in "general compliance with zoning regulations."

The applicant's own subdivision exhibit shows:

- Proposed lot widths of 17.5 feet
- Existing lot widths of 18.25 feet or greater

This reduction is inconsistent with the established lot rhythm of the block and fails the ordinance's compatibility requirement.

Further, the Design Guidelines for the Old and Historic Alexandria District and the Parker Gray district, the guidelines clearly disagree with the developers' design as presented. Referencing Page 165, the Guidelines state the following regarding height:

"Height: Building height should generally reflect the existing heights of buildings in the immediate vicinity of the proposed new construction. Single family houses Most single family houses in the historic districts are 2 or 3 stories in height. New single family residential construction should generally reflect this prevailing pattern."

In this case, the proposed project is 42.5 feet tall and four stories. The two adjacent buildings are both two stories with a total height of 32 feet for the building to the south and 25 feet for the building to the north. Thus, the proposed project will be nearly double the height of one of the adjoining existing historic properties. The proposed project has a significantly greater height and would not be in alignment with the "prevailing pattern" as referenced by the guidelines.

Further, this breaks precedent set by the Board of Architectural Review for the James Bland/Old Town Commons (OTC) development in 2019, which required that no four-story building could be built adjacent to a two-story historic building. This is particularly evident on the 800 block of North Columbus: the OTC development demonstrates almost no visible height difference to the historic homes to which they are directly adjacent. This demonstrates that a thoughtful and harmonious approach between historic and new construction, as required in Section 11-1710(B) and the Design Guidelines, can, and has been, achieved, on the exact block in question.

2. The applicant has not demonstrated “substantial injustice” under § 11-1713(A)(i).

The ordinance defines substantial injustice as a burden that “outweighs the land-use purposes served by the zoning provision.” The applicant has not shown any such burden.

- The property is fully developable today.
- The applicant can construct two by-right townhouses on the existing lots.
- The desire to build a third unit is a private preference, not a hardship.

As the applicant retains full, reasonable use of the property, no substantial injustice exists.

3. The pre-1952 lot-pattern exception does not apply.

Staff relies on § 11-1713(A)(iii)(5), which allows variations when restoring historic lot patterns. But the applicant is not restoring anything. The existing lots already reflect the historic pattern. The proposal would create new, narrower lots that never existed and that are inconsistent with both the historic fabric and the RB zone.

4. The proposal undermines the RB zone’s density and massing controls.

The RB zone’s dimensional standards protect neighborhood character by regulating spacing, rhythm, and massing. The applicant’s site plan shows:

- Three attached units with zero separation
- A combined façade width of approximately 52.5 feet
- A height of 42'-6"

This massing is incompatible with the block and defeats the zoning purpose of density control.

5. DSP-level benefits cannot justify a subdivision variation.

The applicant cites stormwater improvements, curb-cut removal, and transit access. These are site-plan considerations, not subdivision criteria. The subdivision must independently satisfy §§ 11-1710 and 11-1713, and it does not.

#### Conclusion and Request

The application fails the compatibility requirement, does not meet the substantial-injustice standard, misapplies the pre-1952 exception, and undermines the RB zone’s core purposes. I respectfully request that the Planning Commission deny SUB2025-00006 and DSP2025-00030.