

Del Ray Citizens Association

Established 1954
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301
<http://www.delraycitizen.org>

PC Docket Item #: 12
Project: Tony's Corner

September 25, 2013

Faroll Hamer, Director, Department of Planning and Zoning
City Hall, Room 2100
Alexandria, VA 22314

Subject: Docket item #12, DSP 2012-00030, 2700-2706 Jefferson Davis Highway - Tony's Corner

Dear Ms. Hamer,

The Del Ray Citizens Association Land Use Committee and Executive Board discussed this Development Site Plan application involving the redevelopment of the site of the current Afghan Restaurant.

The developer has proposed to tear down the existing building and build a new building with retail along Route 1 and parking in the rear. After an initial presentation to the Land Use Committee in August, the developer made several changes to the design, the revised version of which was presented to the Committee at our September 12, 2013 meeting.

The Land Use Committee was very pleased overall with the redesign and the applicant's considerable effort to address concerns raised by the Land Use Committee in August. The Committee voted to support the DSP application with the recommendation that the developer consider making a few minor changes to the architectural details of the design. These suggestions are set forth in detail in the attached document and include recommendations to: switch to linear canopies that make the retail areas more visible (potentially in metal and keeping in line with the industrial architecture of the building); raise the parapets on the ends and in the center slightly; use precast stone trim similar to other similarly styled buildings in Del Ray, such as those along Leslie and Monroe Avenues; switch to less detail in the brickwork in the rear of the building (painted CMU wall, less trim, e.g.) but consider incorporating murals in the future as are seen along the stores on Mt. Vernon Avenue (Cheesetique, Mancini's, etc.). The suggested architectural changes are described in greater detail in the attached document.

Celebrating 100 years of the Town of Potomac
1908 - 2008

Del Ray Citizens Association

September 27, 2013

Page 2 of 2

Subject:

The DRCA Executive Board vote to support the Land Use Committee's position at its September 16, 2013 meeting.

Thank you for your consideration.

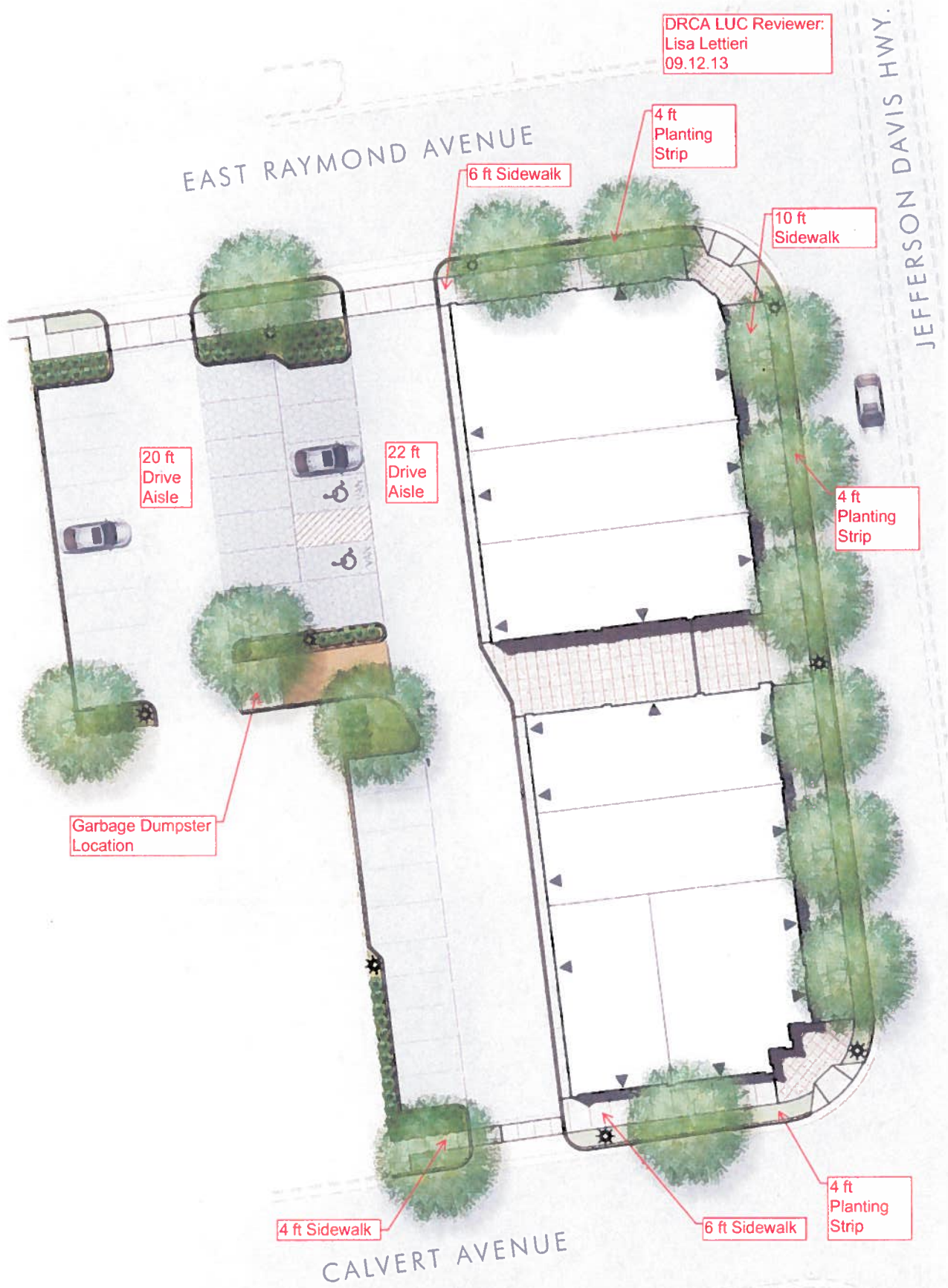
Sincerely,

Danielle Fidler
Co-Chair, Land Use Committee
Second Vice-President, DRCA

Attachment

cc: Planning Commission
Jessica McVary, Staff Reviewer
Kendra Jacobs, Administrative Supervisor
Bill Hendrickson, DRCA President
Duncan Blair, Applicant's Representative

DRCA LUC Reviewer:
Lisa Lettieri
09.12.13



TONY'S CORNER

Overall Site Plan





1
A4.1

BUILDING RENDERING W. SIDE OF J.D.H. INCLUDING ADJACENT PROPERTY ACROSS EAST RAYMOND AVE.

NO SCALE
PRELIMINARY SITE PLAN SUBMITTAL



2
A4.1

BUILDING RENDERING N.W. CORNER OF CALVERT AVE. AND J.D.H. INCLUDING ADJACENT PROPERTIES ON CALVERT AVE.

NO SCALE
PRELIMINARY SITE PLAN SUBMITTAL

Suggest cast stone parapet
at the tower

Increase height of tower
element

DRCA LUC Reviewer:
Lisa Lettieri
09.12.13

DATE	REVISIONS
08/05/13	

OWNER
TONY'S CORNER, LLC 2144 PACIFIC BLVD. STERLING, VIRGINIA 20166

ARCHITECT
WALTER D. NEALE & ASSOCIATES DESIGN/PLANNING-ARCHITECTURE 10331 HICKORY FOREST DRIVE OAKTON, VIRGINIA 22124 TEL: 703-281-1410 FAX: 703-281-1831 WWW.WDNEALE.COM

TONY'S CORNER
NEIGHBORHOOD CONVENIENCE CENTER 2700/2706 JEFFERSON DAVIS HWY ALEXANDRIA, VIRGINIA
BUILDING RENDERINGS

APPROVED	
SPECIAL USE PERMIT NO. _____	
SUBJECT OF PERMIT & ZONING _____	
SPONSOR _____	SITE _____
SUPERVISOR OF DEVELOPMENT & CONSTRUCTION, DISTRICT _____	
SITE PLAN NO. 2012-00030	
PREPARED BY _____	CHECKED BY _____
DATE RECORDED _____	DATE _____
CHECKED BY _____	DATE _____

SHEET NO.
A4.1



DRCA LUC Reviewer:
Lisa Lettieri
09.12.13

1 BUILDING RENDERING S.W. CORNER OF RAYMOND AVE. INCLUDING ADJACENT PROPERTIES ON RAYMOND AVE.
A4.2 NO SCALE
PRELIMINARY SITE PLAN SUBMITTAL



2 BUILDING RENDERING W. SIDE OF JEFFERSON DAVIS HIGHWAY
A4.2 NO SCALE
PRELIMINARY SITE PLAN SUBMITTAL



APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
PROJECT	DATE
APPROVED BY: [Signature]	DATE: 2012-08-30
SHEET NO. 2012-00030	
DESIGNER: [Signature]	DATE: 2012-08-30
DATE RECORDED	DATE
2012/08/30	2012/08/30

REVISIONS:	DATE:
	08/06/13

OWNER
TONY'S CORNER, LLC
2144 PACIFIC BLVD.
STERLING, VIRGINIA 20155

ARCHITECT
WALTER D. NEALE & ASSOCIATES
DESIGN/PLANNING/ARCHITECTURE
10331 HICKORY FOREST DRIVE
OKTOM, VIRGINIA 22124
TEL: 703-281-0410 FAX: 703-281-3531
e-mail: hdn@wneale.com

TONY'S CORNER
NEIGHBORHOOD CONVENIENCE CENTER
27002706 JEFFERSON DAVIS HWY
ALEXANDRIA, VIRGINIA
BUILDING RENDERINGS

SHEET NO.
A4.2

EXTERIOR FINISH MATERIALS

ELEVATIONS FACING STREETS AND COURTYARD:

ALL RED BRICK AS INDICATED ON JDH ELEVATION
ALL BUFF BRICK AS INDICATED ON JDH ELEVATION
CAST STONE WINDOW SILLS / WATERTABLE
CAST STONE PILASTER BASES
CAST STONE FEATURES, CORNICE, AND PILASTERS
SEE NOTE 1
BLACK FACTORY PAINTED ALUMINUM WINDOW AND
DOOR FRAMES, DOOR STILES, AND COLUMN COVERS
BLUE CONTEMPORARY WEDGE AWMINGS WITH OPEN ENDS

ELEVATION FACING REAR PARKING AREA:

MASONRY VENEER TO MATCH BUFF BRICK
FEATURE COLOR MASONRY VENEER BANDS AND
BASE TO MATCH RED BRICK
PAINTED METAL SCUPPERS AND DOWNSPOUTS
COLOR TO MATCH CAST STONE
PAINTED METAL DOORS AND FRAMES, COLOR TO
MATCH RED BRICK

NOTE 1:
CAST STONE WHERE INDICATED, MAY BE SIMILAR
LIGHTWEIGHT CAST PRODUCT OR SIMULATED
FABRICATIONS PROVIDING THE TEXTURE AND
APPEARANCE OF CAST STONE AS APPROVED
BY CITY OF ALEXANDRIA.

NOTE 2:
ALL ROOF COPINGS PAINTED METAL TO MATCH
CAST STONE

DRCA LUC Reviewer:
Lisa Lettieri
09.12.13



Suggest cast stone parapet
at the tower

Increase height of tower
element

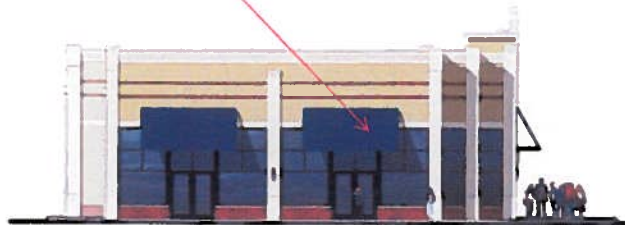


Suggested canopy to
maintain the horizontal line,
but not detract from the
vertical pilasters, typ.



2 JEFFERSON DAVIS HIGHWAY ELEVATION
A2.1 SCALE: 1/8"=1'-0"

Canopy overpowers
the elevation, typ.



3 CALVERT AVENUE ELEVATION
A2.1 SCALE: 1/8"=1'-0"



4 RAYMOND AVENUE ELEVATION
A2.1 SCALE: 1/8"=1'-0"

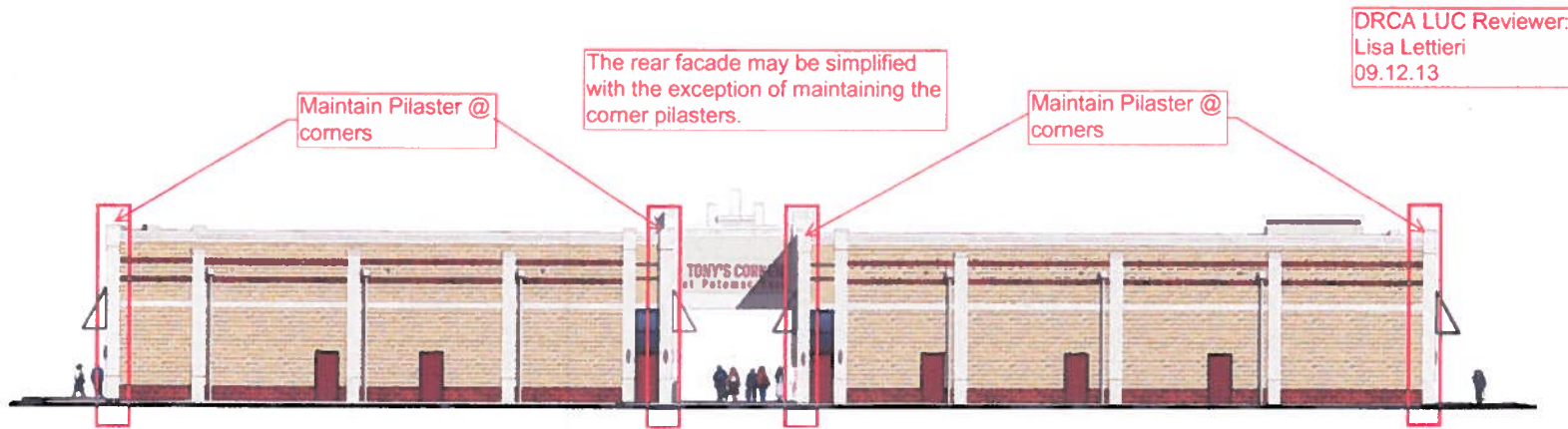
APPROVED	
SPECIAL USE PERMIT NO. _____	
SUBMITTER OF PERMIT NO. _____	
DESIGNER	DATE
APPROVED BY (Signature) & (Title)	DATE
DATE RECORDED	DATE
APPROVED BY (Signature) & (Title)	DATE
APPROVED BY (Signature) & (Title)	DATE

DATE	REVISIONS
08/06/13	

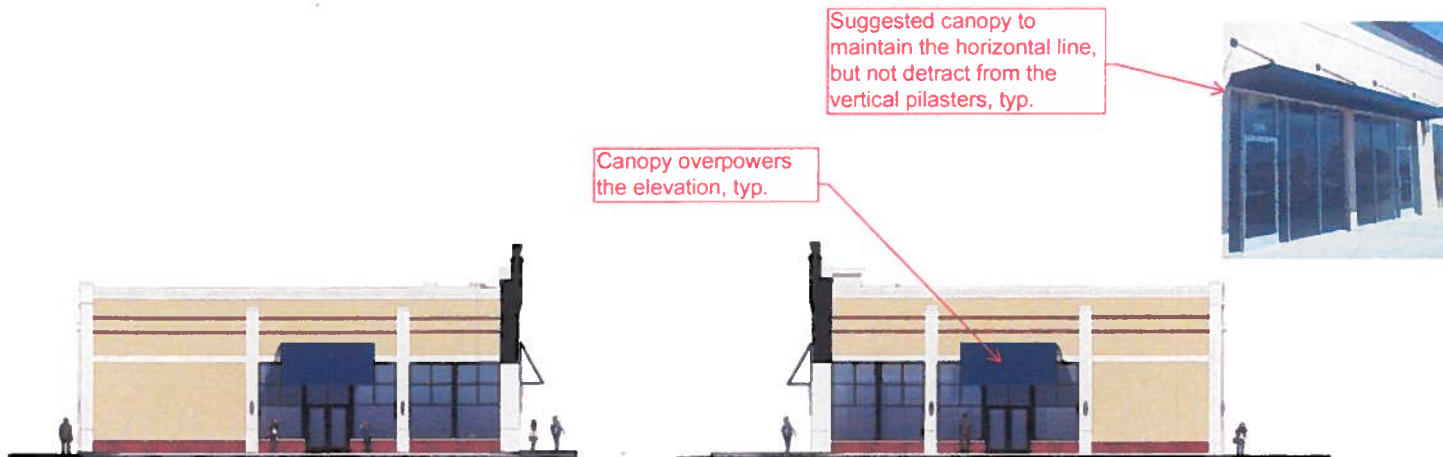
OWNER
TONY'S CORNER, LLC
2141 PACIFIC BLVD.
STERLING, VIRGINIA 20166

ARCHITECT
WALTER D. NEALE & ASSOCIATES
DESIGN-PLANNING-ARCHITECTURE
10311 HICKORY FOREST DRIVE
OKTOM, VIRGINIA 22124
TEL: 703-261-1410 FAX: 703-261-3531
e-mail: wneale@wdna.com

TONY'S CORNER
NEIGHBORHOOD CONVENIENCE CENTER
27002706 JEFFERSON DAVIS HWY
ALEXANDRIA, VIRGINIA
SUPPLEMENTAL
EXTERIOR ELEVATIONS



3 REAR ELEVATION FACING PARKING
SCALE: 1/8"=1'-0"



2 COURTYARD ELEVATION 2
SCALE: 1/8"=1'-0"

1 COURTYARD ELEVATION 1
SCALE: 1/8"=1'-0"

APPROVED	
SPECIAL USE PERMIT NO.	
Exemptions if Permitted to Proceed	
DESIGNED BY	DATE
APPROVED BY (Signature) & (Printed Name)	
SPEC. PLAN NO.	2012-00030
DESIGNED BY	DATE
DESIGNED BY (Signature)	DATE
DATE RECORDED	DATE
RECORDED BY	DATE

DATE:	08/08/13
REVISIONS:	

OWNER	TONY'S CORNER, LLC 21441 PACIFIC BLVD. STERLING, VIRGINIA 20166
-------	---

ARCHITECT	WALTER D. NEALE & ASSOCIATES DESIGN/PLANNING/ARCHITECTURE 10211 HICKORY FOREST DRIVE OAKTON, VIRGINIA 22124 TEL. 703-291-0410 FAX 703-291-4031 e-mail: wneale@aol.com
-----------	---

TONY'S CORNER	NEIGHBORHOOD CONVENIENCE CENTER
27002706 JEFFERSON DAVIS HWY	ALEXANDRIA, VIRGINIA
SUPPLEMENTAL EXTERIOR ELEVATIONS	