

ADDRESS OF PROJECT: 220 S. Union Street

TAX MAP AND PARCEL: 075-03-03-08 ZONING: W-1

APPLICATION FOR: *(Please check all that apply)*

- ☒ CERTIFICATE OF APPROPRIATENESS CONCEPT REVIEW
- ☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Carr Hospitality

Address: 1455 Pennsylvania Ave., Suite 800

City: Washington State: DC Zip: 20004

Phone: (202) 349-1441 E-mail: aflajser@carrhospitality.com

Authorized Agent *(if applicable):* ☐ Attorney ☒ Architect ☐ _____

Name: Rust Orling Architecture Phone: (703) 836-3205

E-mail: morling@rustorling.com

Legal Property Owner:

Name: Cummings Investment Associates, Inc. - A Delaware Corporation

Address: 10 Prince Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 548-1401 E-mail: LindaWhitmore@cummingsinvestment.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The application is to review the design of a new proposed 75,419 GSF above grade
(FAR 59,682 SF) 120 room hotel with a 21,088 SF garage as represented in the
attached exhibits

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ N/A
☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- ☒ ☐ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☒ FAR & Open Space calculation form.
 - ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☒ Existing elevations must be scaled and include dimensions.
 - ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☐ Square feet of existing signs to remain: _____
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.) **CONCEPT REVIEW**
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 12 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT

Signature: _____

Printed Name: Mark S. OrlingDate: 08/26/2013

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 ten 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. Rust Orling Architecture	1215 Cameron Street, Alexandria, VA 22314	0%
2. Carr Hospitality	1455 Pennsylvania Ave., NW, Ste. 800 Washington, DC 20004	100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 220 South Union Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Cummings Investment Associates, Inc.	10 Prince Street, Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

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.		
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.

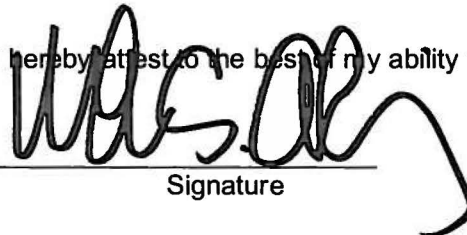
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08/26/2013

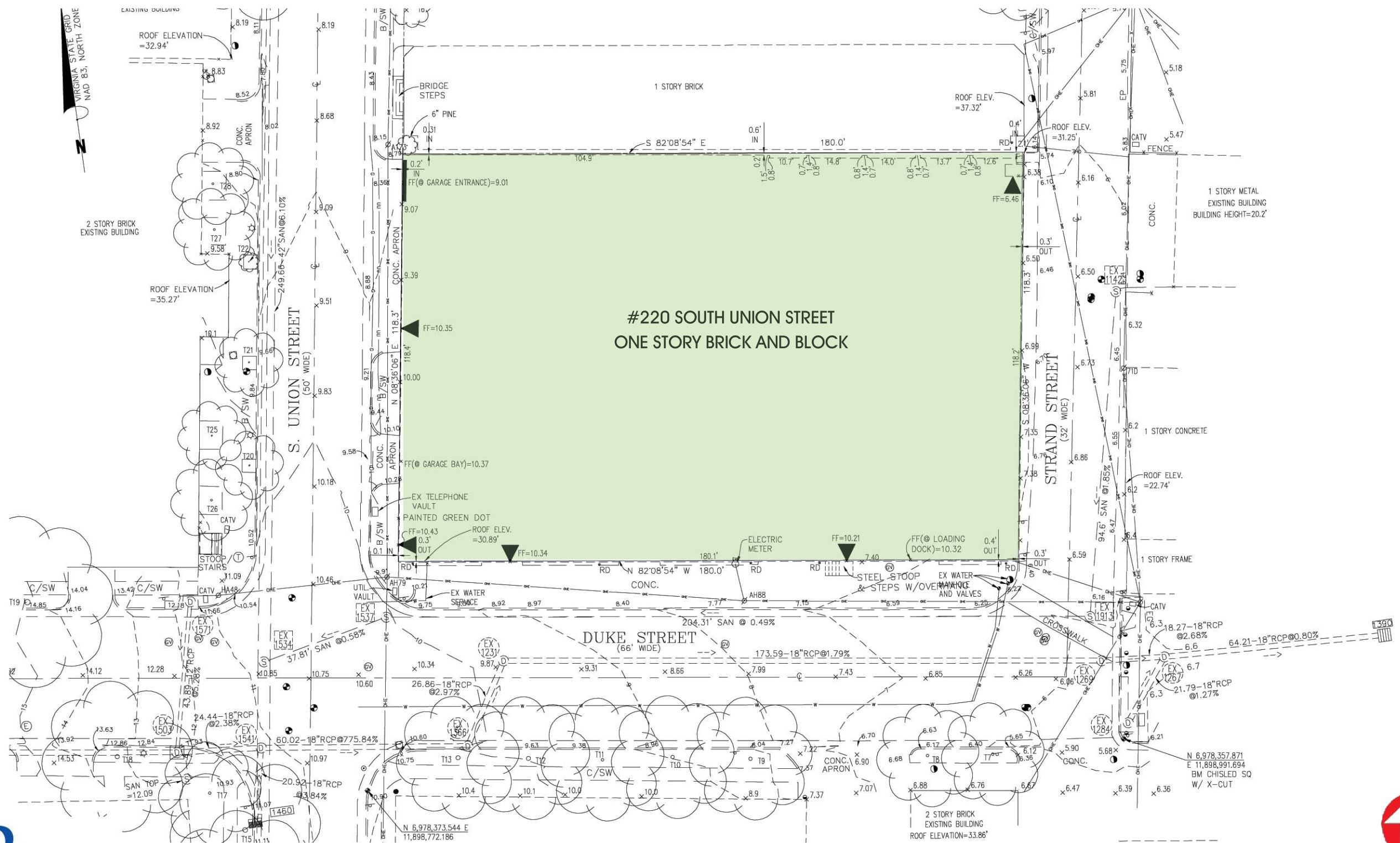
Date

Mark S. Orling

Printed Name



Signature





Union St. (NW corner of site)



Duke St. & Union St. (SW corner of site)

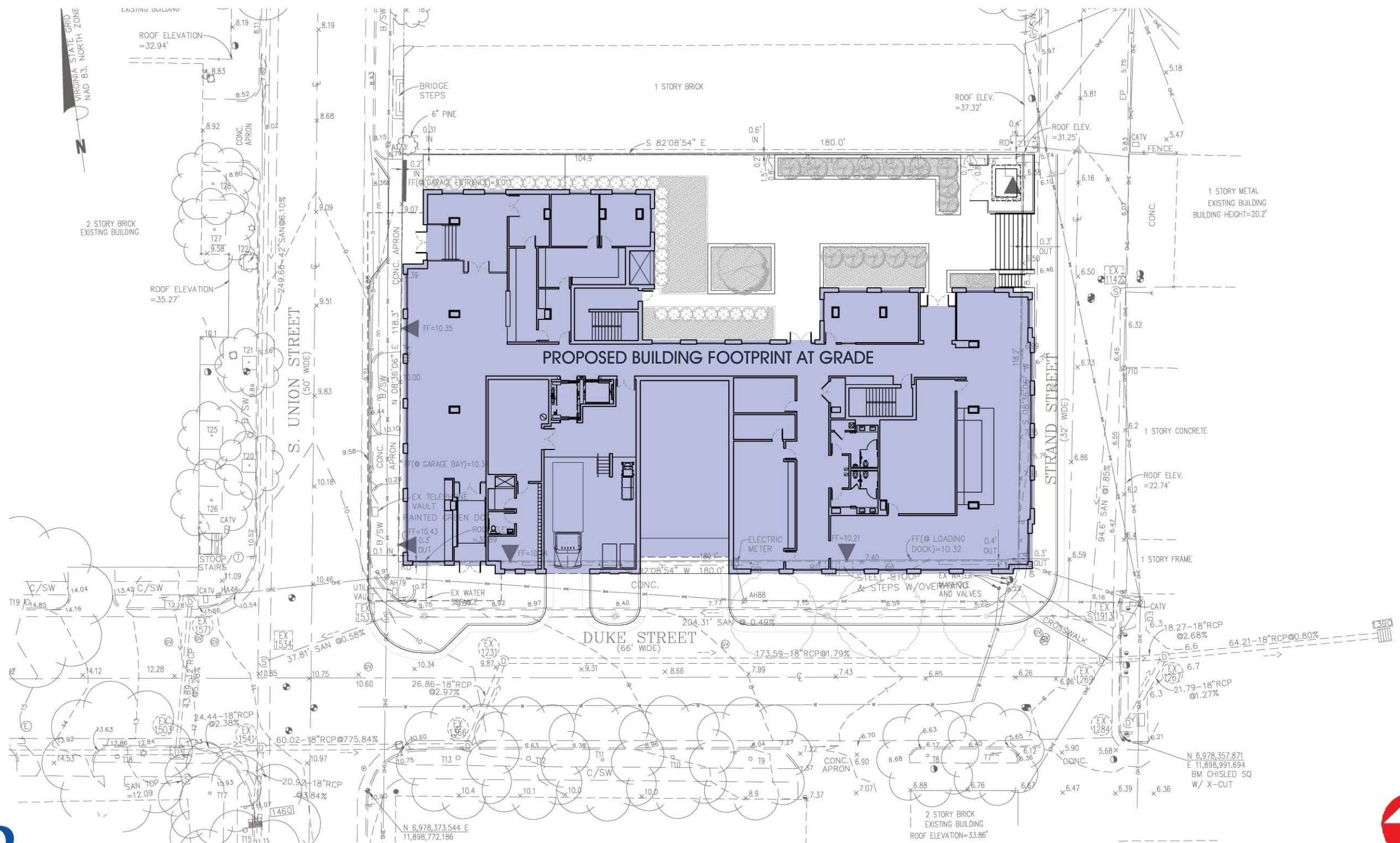


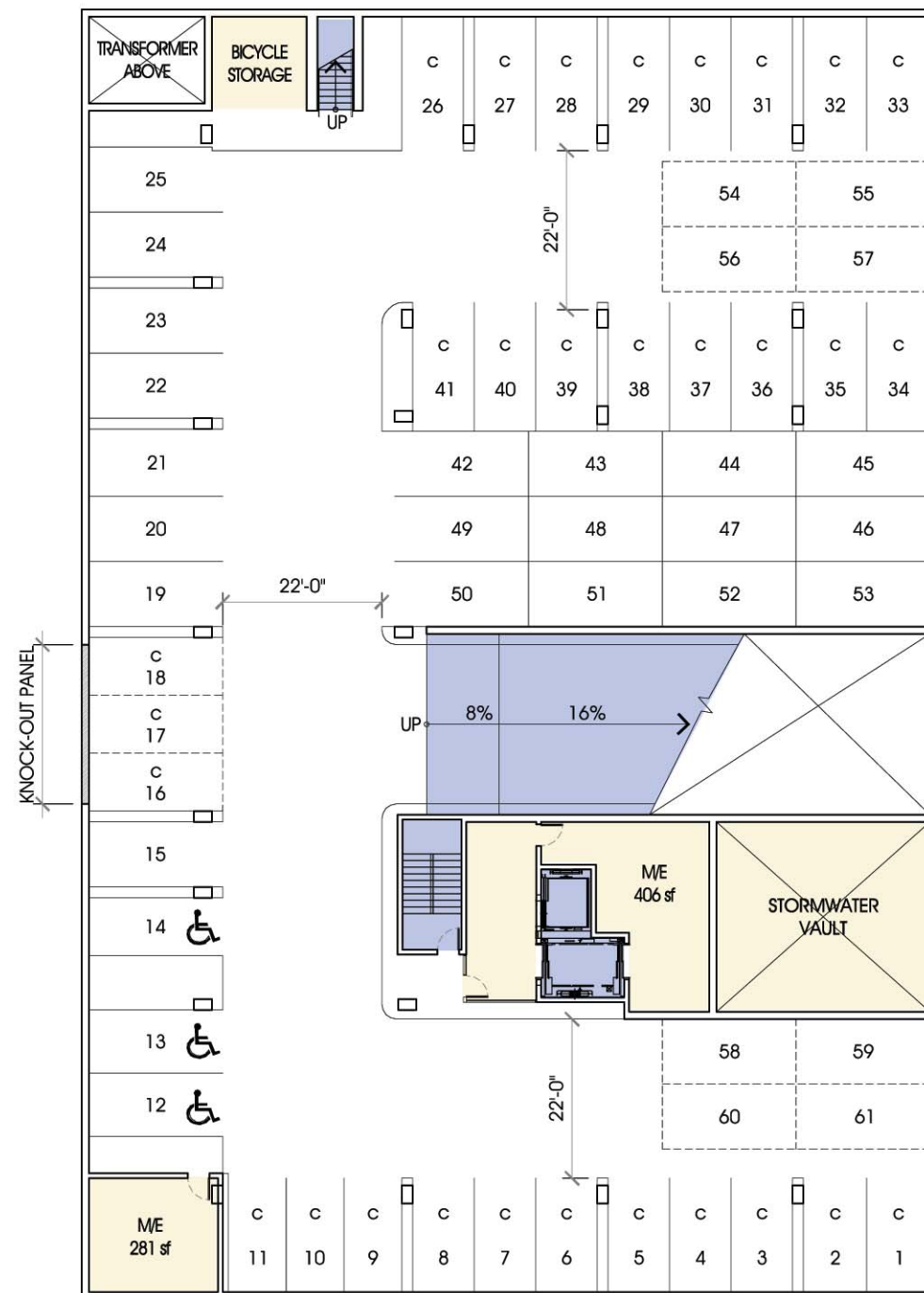
Duke St. & Strand St. (SE corner of site)



Strand St. (NE corner of site)

The Developer is proposing a new hotel for this site. The existing warehouse structure is not only incompatible with the proposed development, but would render required sub-surface parking unfeasible if it were not demolished.





TRANSFORMER

UP

DN

RESTAURANT

KITCHEN

PRE-FUNCTION

BOARD ROOM

16%

8%

DN

GARAGE ENTRANCE

+8.91'

TRASH & RECYCLING

LOADING DOCK
32'-10" X 13'-6"

+9.3'

EMPLOYEE LOUNGE

HOUSEKEEPING

UP

ADA ENTRANCE

10'-0"

BUSINESS CENTER

+10'

LOBBY
+11.2'

RECEPTION

CARTS

ADMIN

+11.2'

UP

PEDESTRIAN ENTRANCE

+9.2'

UP

ADA ENTRANCE

+11.2'

FITNESS

LOBBY

ADA ENTRANCE

+11.2'

STAIRS

ME

M

W

STOR.

PBX/LAN

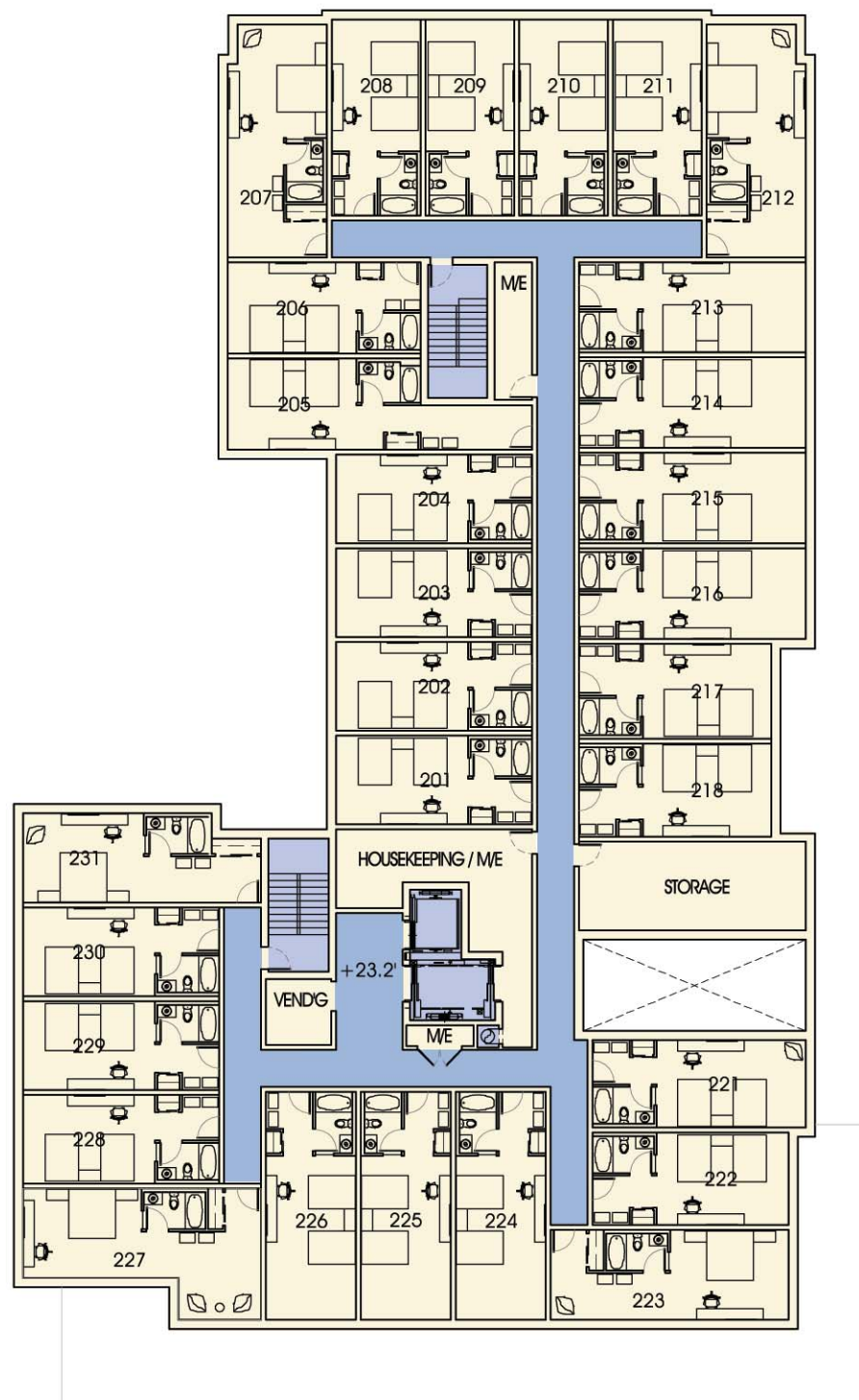
10'-0"

+6.5'

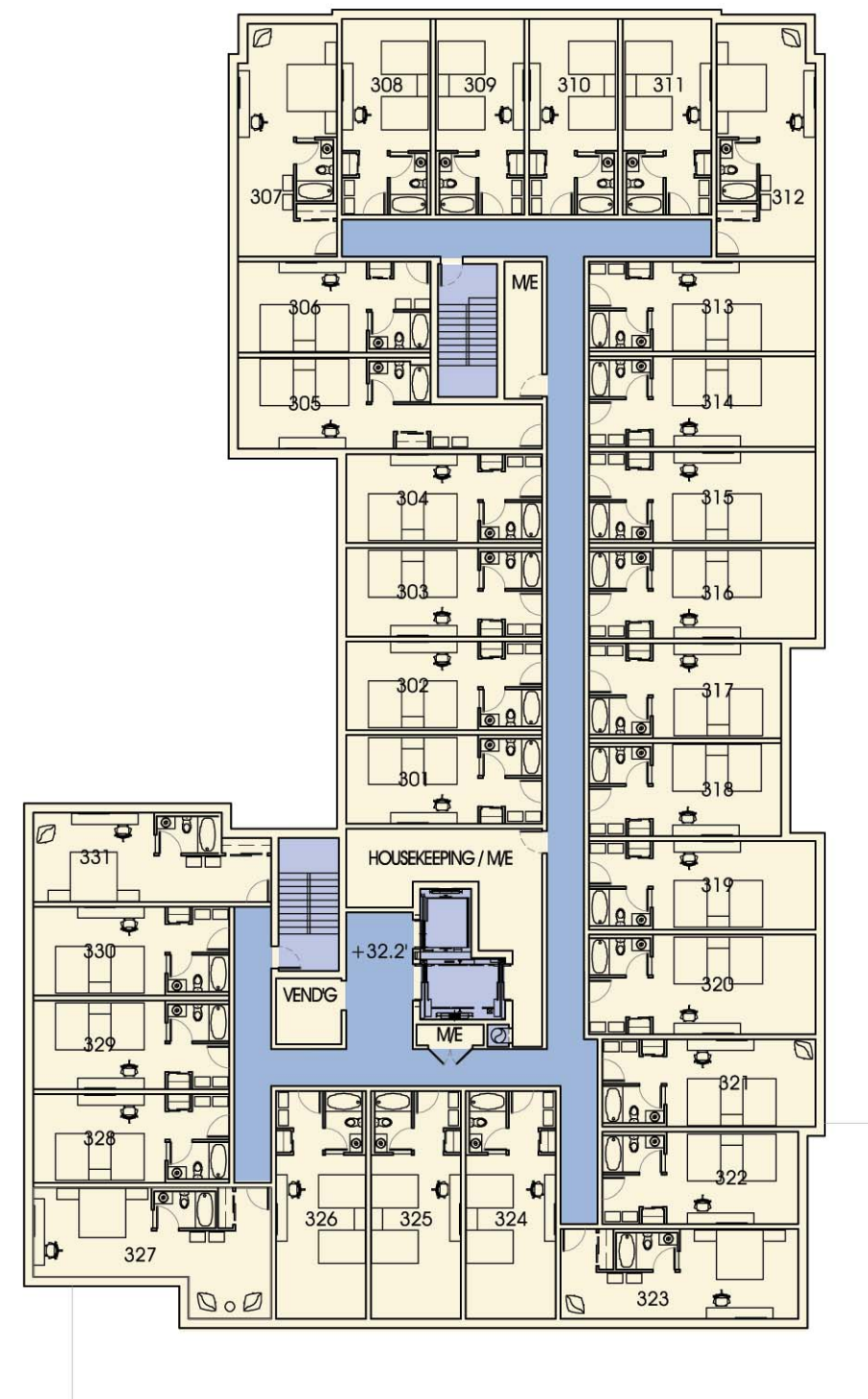
+7'

RUST | ORLING
ARCHITECTURE

- OPEN SPACE / GREEN ROOF
- HOTEL FUNCTIONS
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION

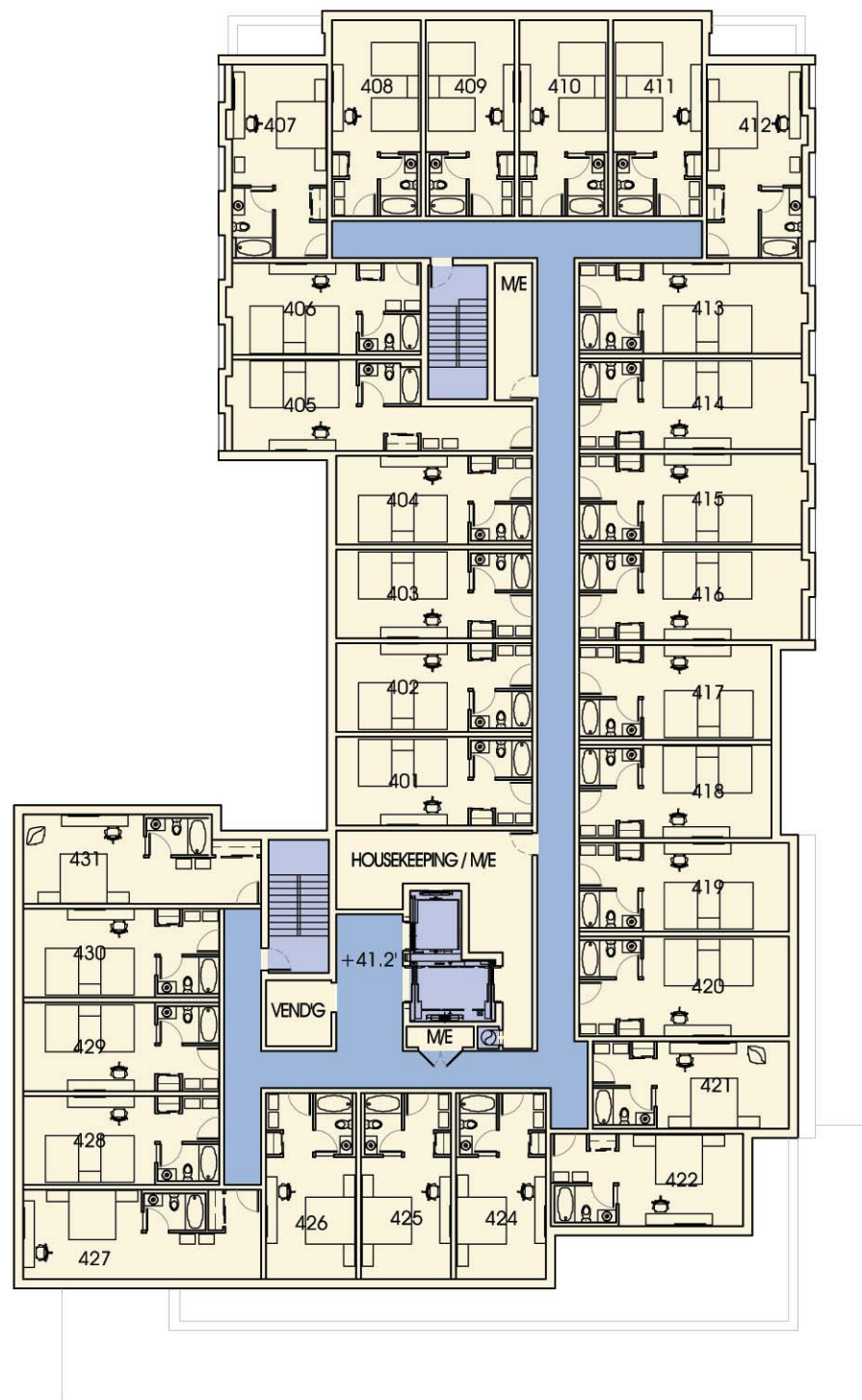


SECOND FLOOR

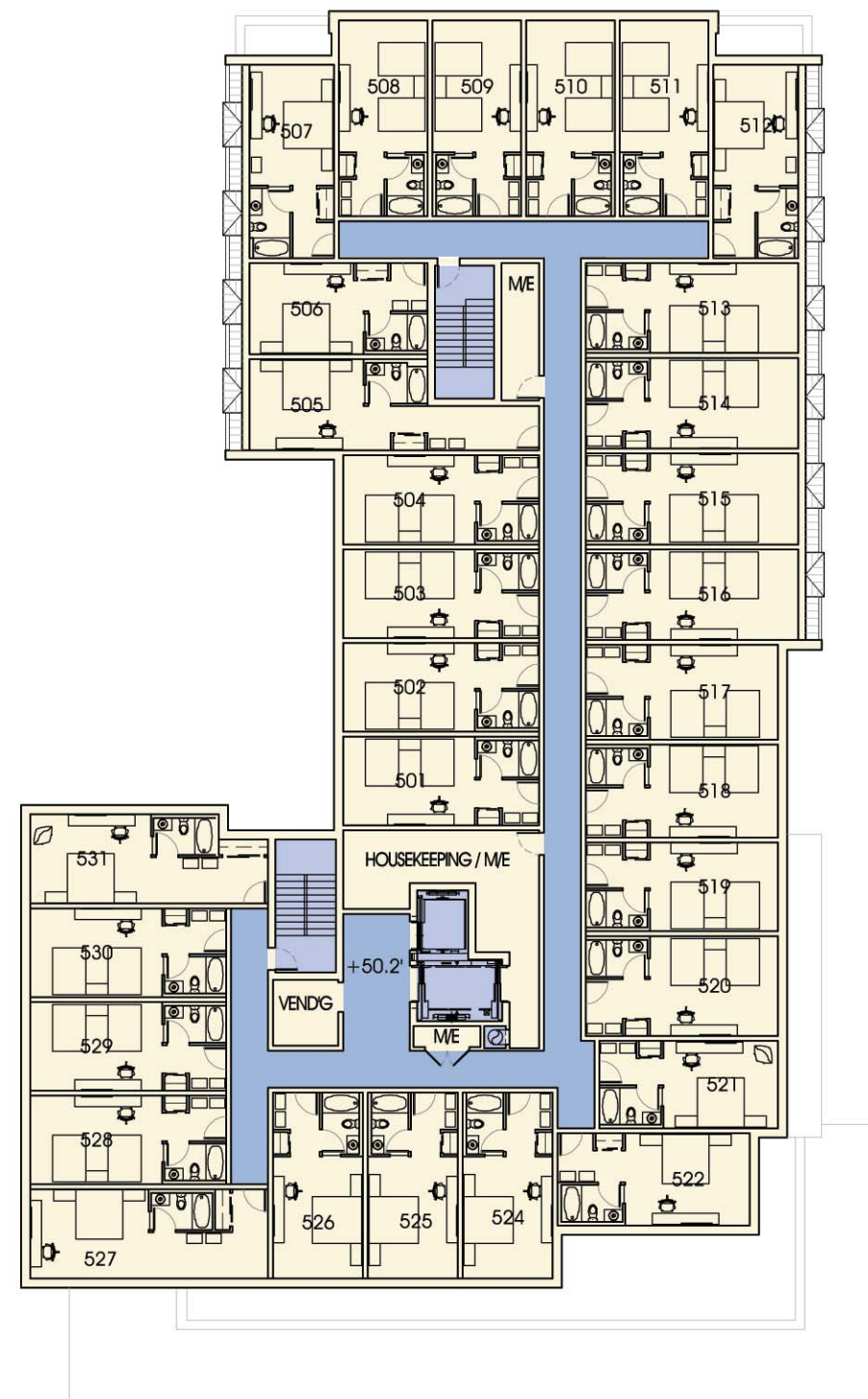


THIRD FLOOR

- OPEN SPACE / GREEN ROOF
- HOTEL FUNCTIONS
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION



FOURTH FLOOR



FIFTH FLOOR

PROPOSED FOURTH AND FIFTH FLOORS

	Gross Area		Rooms
	Below Grade	Above Grade	
Basement	21,088		
Ground Floor		16,787	
2nd Floor		15,287	29
3rd Floor		15,287	31
4th Floor		14,196	30
5th Floor		13,862	30
Total	21,088	75,419	120
Total Area	96,507		

Lot Area	21,299 sf
Hotel Area Above Grade	75,419 sf
FAR Area Allowed (3.0)	63,897 sf
Total Net Building Area	59,682 sf
FAR	2.80

Required **60**
.5 per Room
(Projected requirement for W-2 Zone)

Total Provided **61**

Self Parking 0
Standard 0
Compact 0

Valet Parking 61
Standard 28
Compact 30

ADA 3



EAST ELEVATION - SOUTH UNION STREET



SOUTH ELEVATION - DUKE STREET

PROPOSED WEST & SOUTH ELEVATIONS



EAST ELEVATION - THE STRAND



NORTH ELEVATION - COURTYARD/ALLEY

PROPOSED EAST & NORTH ELEVATIONS



UNION STREET



DUKE STREET



THE STRAND

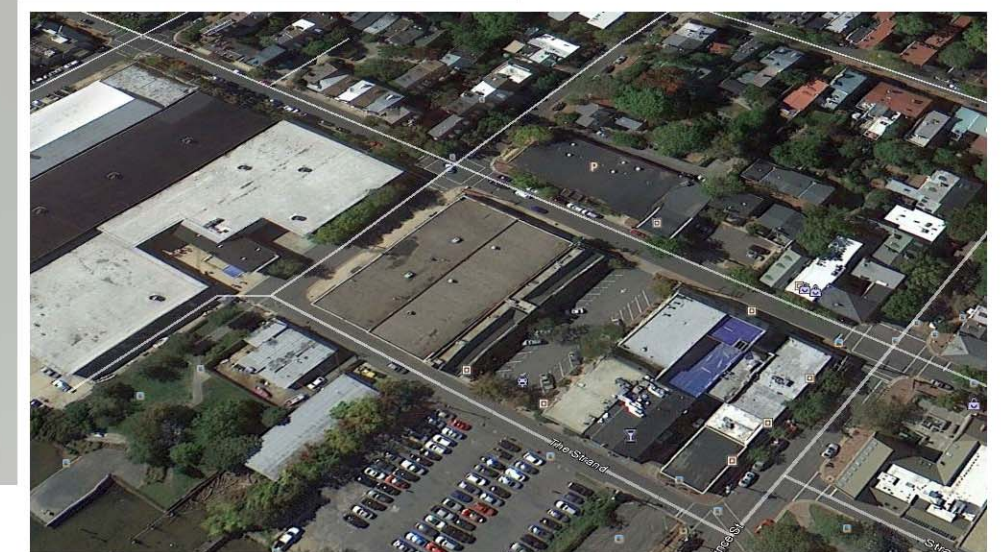




Existing Condition



Existing Condition



Existing Aerial View

AERIAL VIEW FROM NORTHEAST CORNER OF THE SITE

