

ADDRESS OF PROJECT: 1101 N. Washington St.

TAX MAP AND PARCEL: 044.04-05-02

ZONING: CD

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS "CONCEPT PLAN"☐ 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: CIA Colony Inn LLC

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@CAPINVESTAD.com

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

Name: John Rust, Rust Orling Architecture Phone: 703-836-3205

E-mail: jrust@rustorling.com

Legal Property Owner:

Name: CIA Colony Inn LLC

Address: 3147 Woodland Lane

City: Alexandria State: VA Zip: 22309

Phone: 703-836-1634 E-mail: sbannister@CAPINVESTAD.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☐ 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 (Exterior Facade Changes)
☐ SIGNAGE

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

Demolition of the existing exterior skin of a two story brick motel, and construction of a three story addition on top of the existing building within the 50' height limit.

This project consists of the construction of an approximately 34,000 square foot addition to the approximately 30,000 square foot existing building, creating an approximately 111 room hotel with amenities including a restaurant and meeting facilities. The new exterior skin will provide compliance with the Washington Street Standards and Guidelines. Frontage improvements such as increased screening for parking and the reduction of paved areas will reinforce the frame for the landscaped gateway at the north entrance to Old Town on the George Washington Memorial Parkway.

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 3 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.)
- 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 3 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: JOHN RUST _____

Date: 05/18/15 _____

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. Stephen A. Bandister	800 States Lane	1/3
2. Rebecca J. Peluso	✓	1/3
3. Steddi G. Bati	✓	1/3

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. [Signature]		
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. [Signature]		
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.

5/14/18 _____
 Date Printed Name Signature

26 May 2015

Ms Catherine Miliaras
Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22313

RE: 1101 North Washington Street – BAR Concept Submission

Catherine,

Per your request, the following is an itemized description of compliance with the Washington Street Standards. Please don't hesitate to call me if you've got any questions.

Alexandria Zoning Ordinance §10-105 (A)

(3) *Additional standards—Washington Street.*

(a) *In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*

(1) *Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*

(i) *Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

The overall style and individual elements of the proposed building have been drawn from historic buildings on Washington Street. See images of prototypes below.

(ii) *New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

On many blocks in the city of Alexandria, the height of historic buildings varies dramatically. Architecturally significant buildings with height/number of stories comparable to that proposed include the Cotton Factory (515 N. Washington Street), Washington Street Methodist Church (109 S. Washington Street), George Mason Hotel (126 S. Washington Street), and the Martin VB Bostetter, Jr., U.S. Courthouse (200 S. Washington Street). The architecture of the proposed building has been designed so that it will not "detract from, overwhelm, or otherwise intrude" on historic buildings elsewhere on Washington Street.

(iii) *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

Because the overall style as well as individual elements of the proposed building have been drawn from historic buildings on Washington Street and elsewhere in the Old and

Historic Alexandria District, the design of the proposed building is complementary to historic buildings on Washington Street.

- (iv) The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

No historic buildings are adjacent to this project.

- (v) New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

Differing roof forms and heights, variations in details such as window treatments, balustrades, and cornices, and the introduction of elements such as a pedimented, projecting entry, visually reduce the massing of the proposed building.

- (vi) Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

This application includes the required massing study. See sheet A5.1.

- (vii) The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

Prototypes for architectural style and massing include the Cotton Factory, the Martin V.B. Bostetter, Jr., U.S. Courthouse, Alexandria Hospital, and the Bank of Alexandria. See images below.

- (viii) New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

The designs of the various "buildings" that make up the proposed building have a historical basis in Alexandria and are consistent with their respective historic styles in scale, massing, and detailing.

- (2) Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of*

the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.

Facades of the individual "buildings" consist of 20'-40' bays, as expressed by changes in plane, architectural details, roof heights, massing, and articulation.

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

Proposed building materials include brick, cast stone, standing seam metal roofing, and synthetic wood. See Sheet A2.1.

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

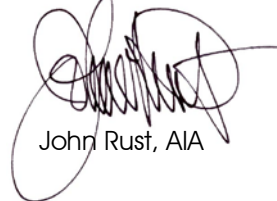
The fenestration patterns and solid-void relationships proposed are those found in historic buildings throughout the Old and Historic Alexandria District. See Sheets A2.1 and A2.2.

- (5) *Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

The quality of materials and richness of detail proposed is consistent with that of historic buildings with architectural merit existing within the Old and Historic Alexandria district. Construction documents will substantiate this at a later time.

Please don't hesitate to call me if you've got any questions.

Regards,

A handwritten signature in dark ink, appearing to read "John Rust", enclosed within a large, loopy circular flourish.

John Rust, AIA

Enclosure: Images of prototypes

Images of Prototypes



Cotton Factory



Martin V. B. Bostetter, Jr., U.S. Courthouse



Alexandria Hospital



Bank of Alexandria

FLOOR AREA AND OPEN SPACE COMPUTATIONS

Property Information

Street	1101 North Washington Street
Zone	CD
Total Lot	42,746

FAR Information

Floor Area Ratio (F.A.R.) allowed by the zone	1.5
42,746 x 1.5 =	64,119
Lot Area	Max Permitted F.A.R.
	Maximum Allowable Net Floor Area

Gross Area Computations

New Gross Area (sf)	
Existing (above grade)	30,054
Proposed Addition	33,559
Total Gross	63,613

New Gross Floor Area	63,613
Allowable Deductions	3,181
New Net Floor Area	60,432

Open Space Computations

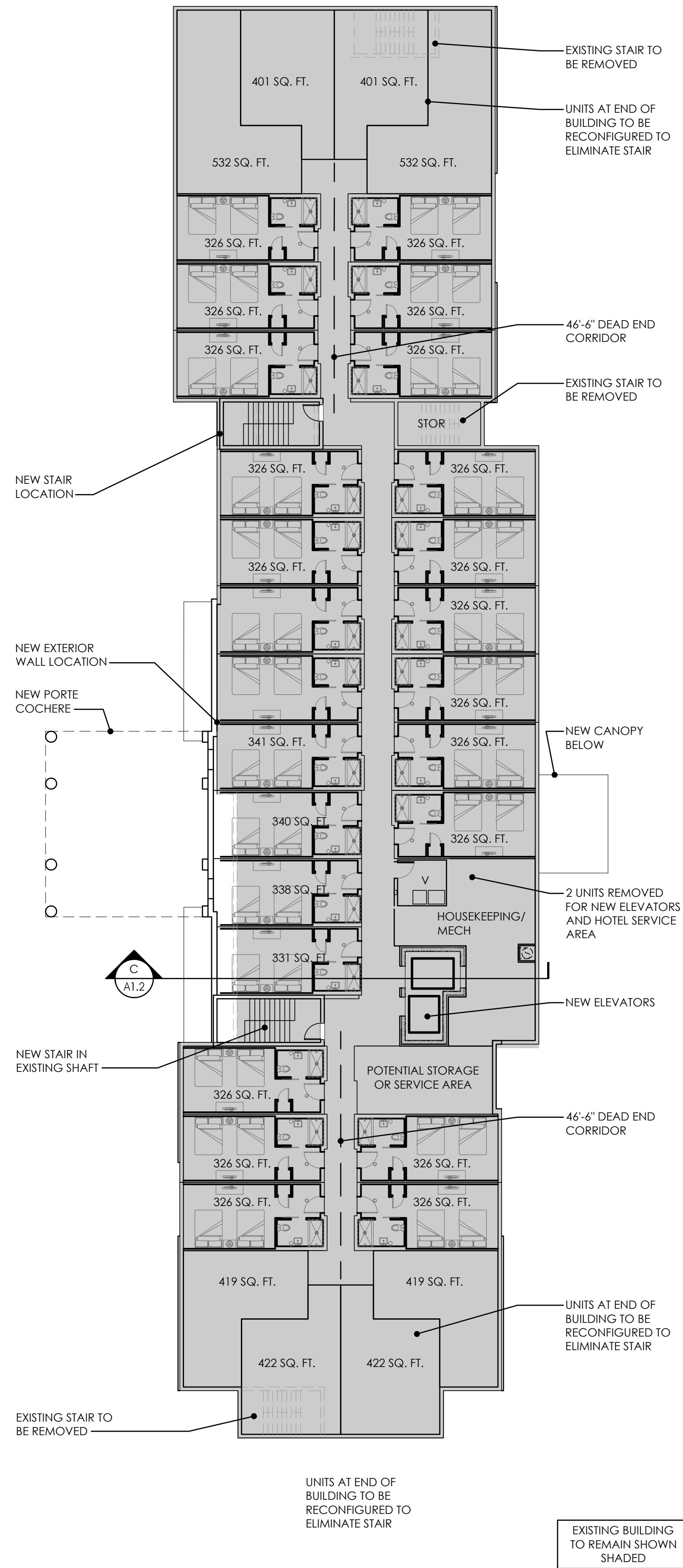
Required Open Space	0	sf
Proposed Open Space	6,137	sf

Building Height

50'

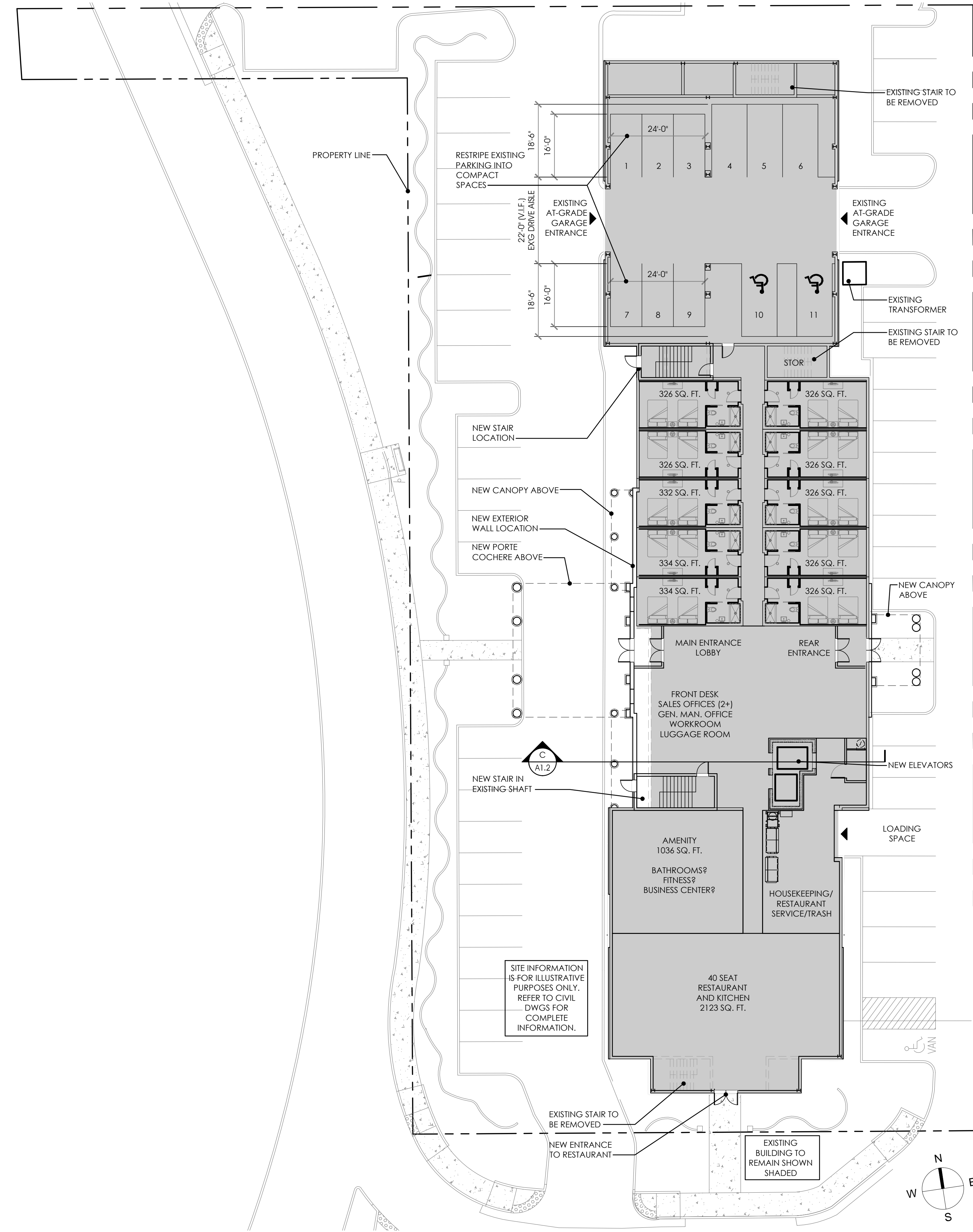
Proposed Use

Four floors of hotel units with an additional story containing a rooftop terrace as well as ground floor amenity spaces and a full service restaurant.



EXISTING SECOND FLOOR RENOVATION PLAN

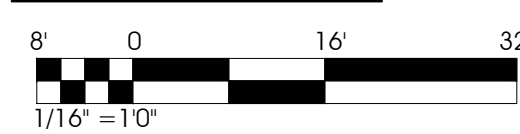
1/16" = 1'-0"



EXISTING GROUND FLOOR RENOVATION PLAN

1/16" = 1'-0"

GRAPHIC SCALE:



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Washington
Street

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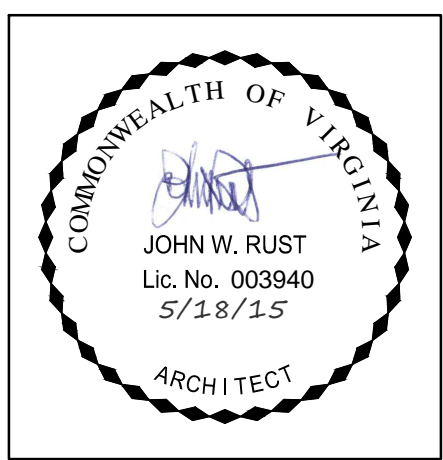
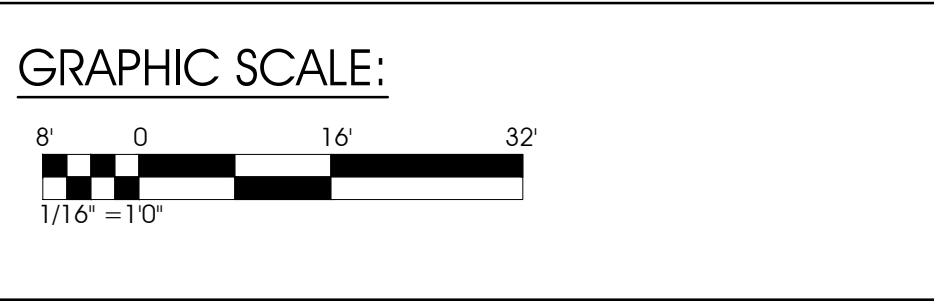
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BAR
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1ST FLOOR, & 2ND
FLOOR
RENOVATION PLANS

SHEET NO.

A1.1



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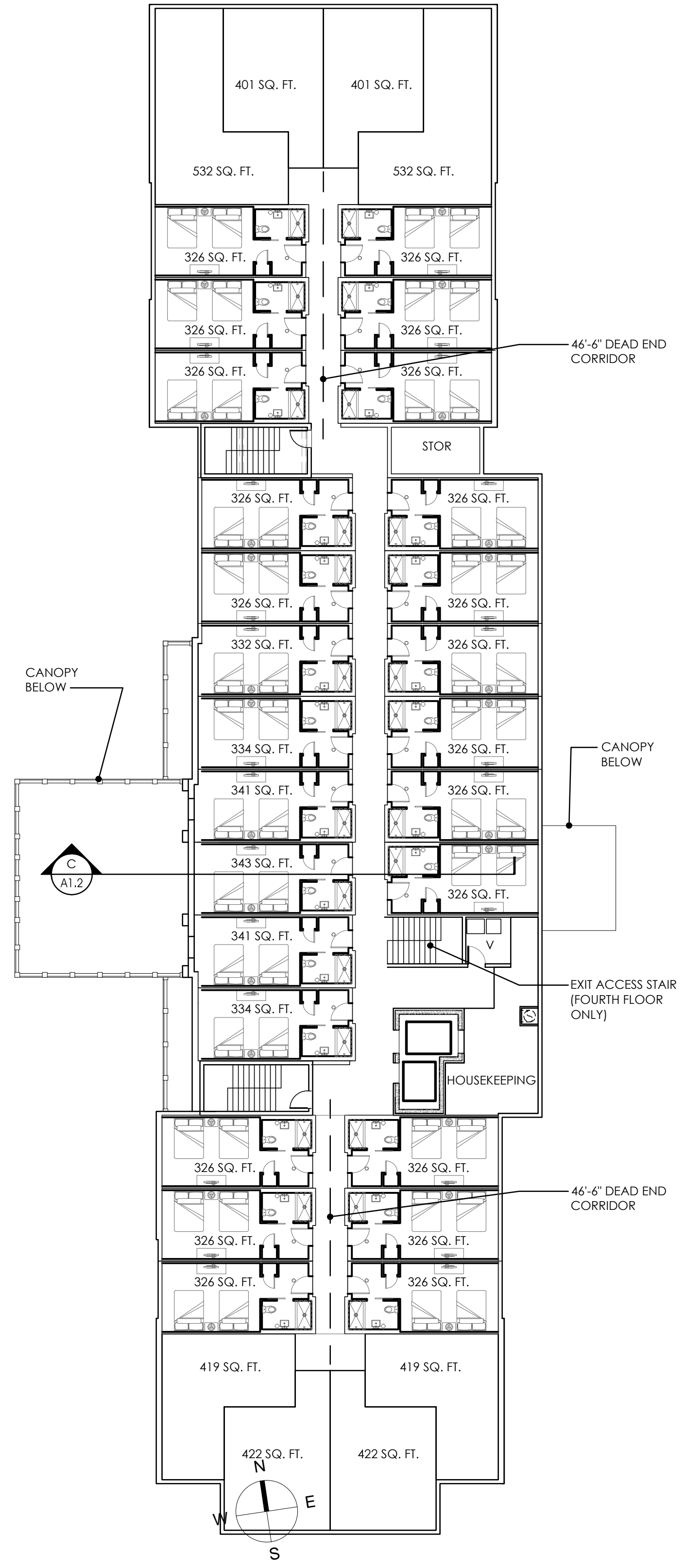
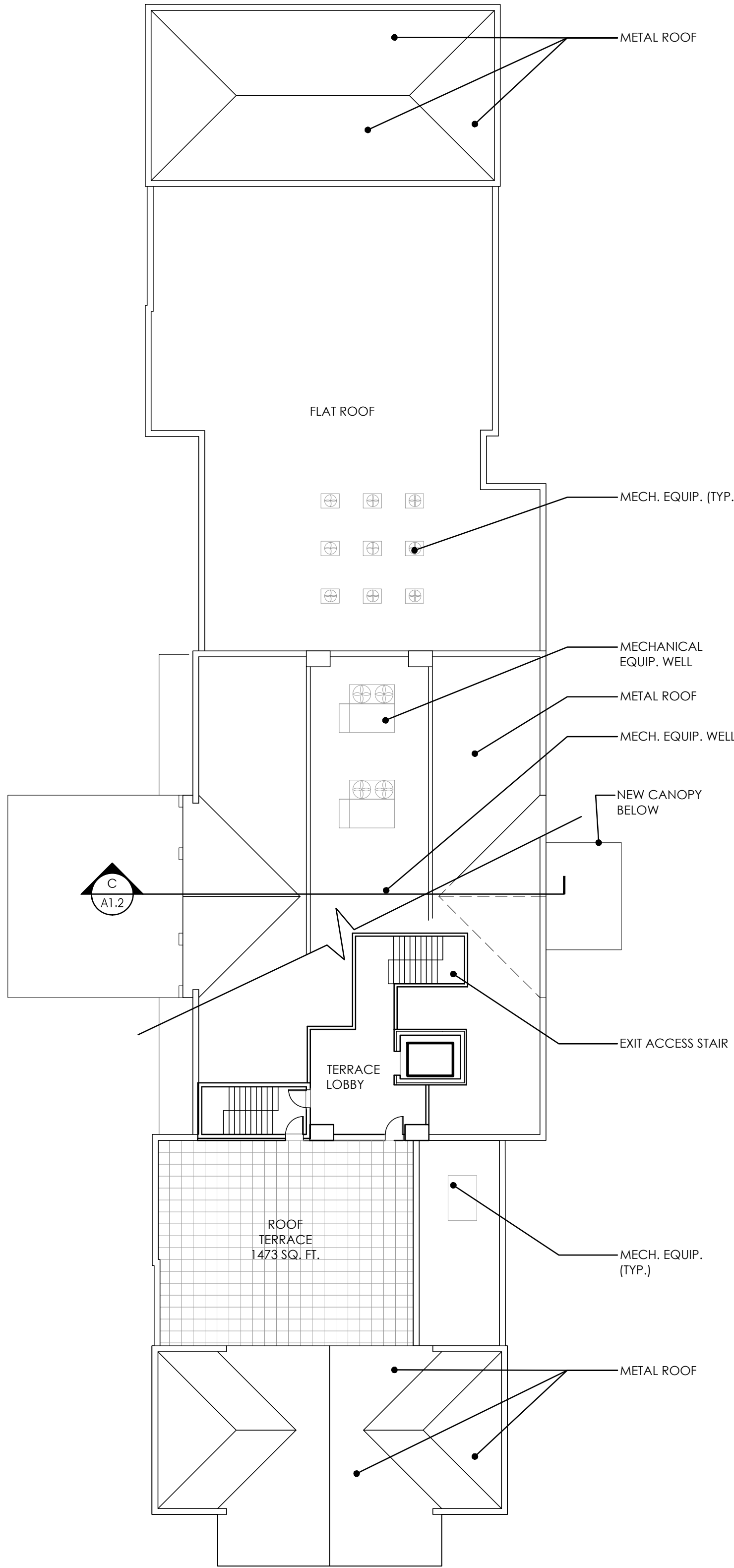
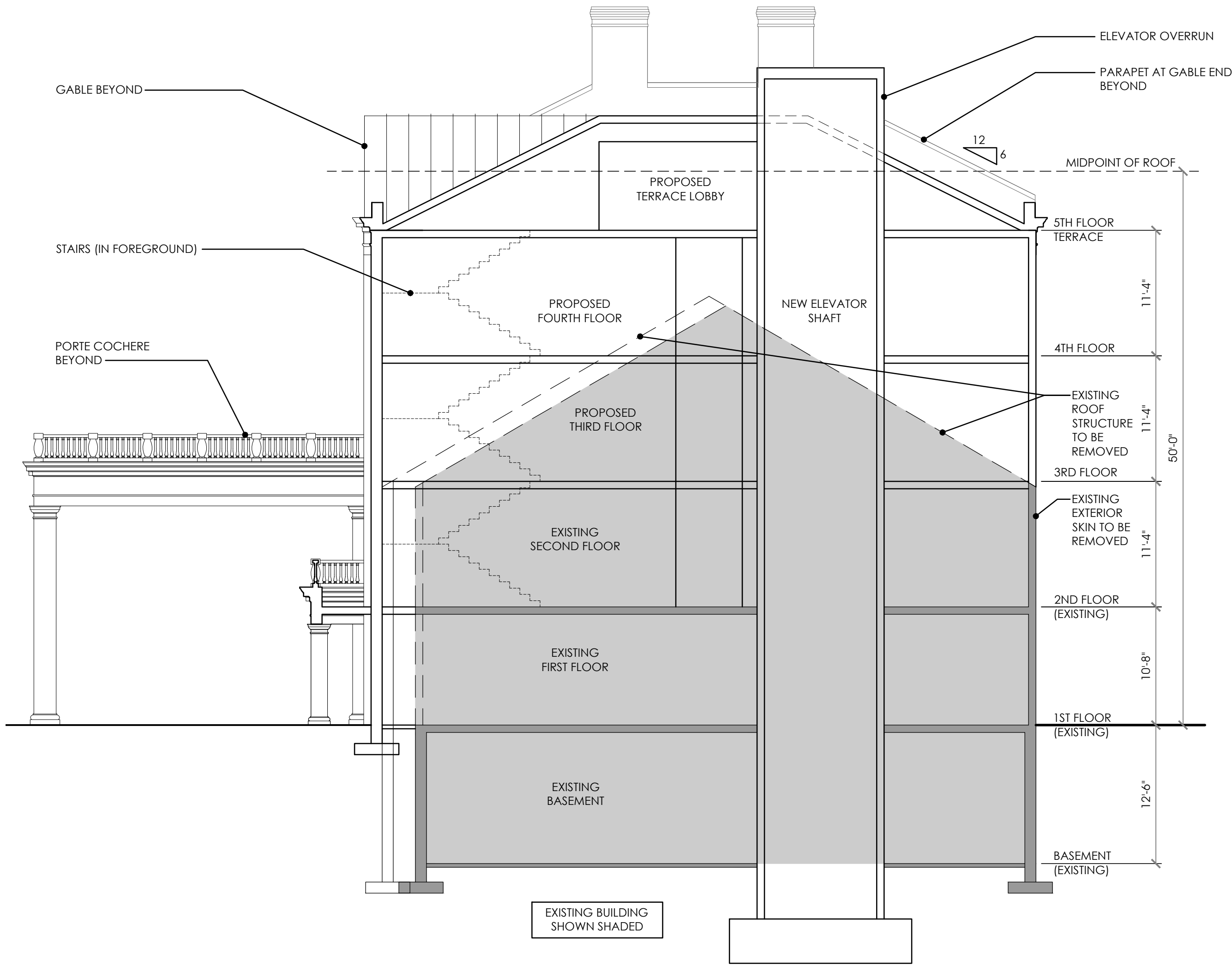
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BAR
CONCEPT
05.18.15

3RD AND 4TH
FLOOR PLANS, 5TH
FLOOR TERRACE
AND BUILDING
SECTION

SHEET NO.

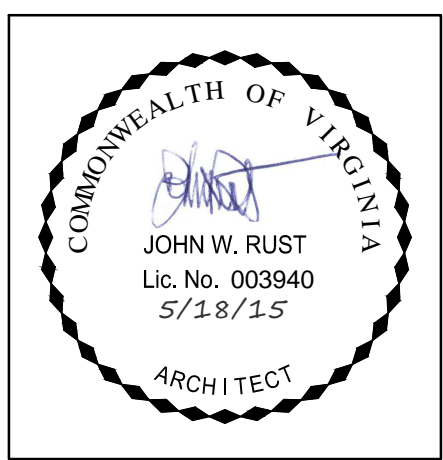
A1.2



C BUILDING SECTION
1/8" = 1'-0"

B NEW FIFTH FLOOR PLAN AND ROOF PLAN
1/16" = 1'-0"

A NEW THIRD AND FOURTH FLOOR PLAN
1/16" = 1'-0"



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DATE	DESCRIPTION

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EXTERIOR
ELEVATIONS

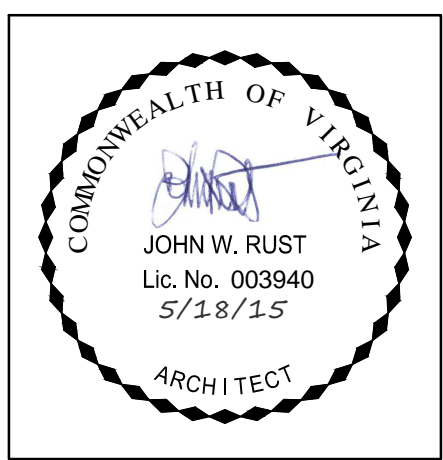
SHEET NO.
A2.1



B WEST (WASHINGTON STREET) ELEVATION
3/32" = 1'-0"



A SOUTH (SECOND STREET) ELEVATION
3/32" = 1'-0"



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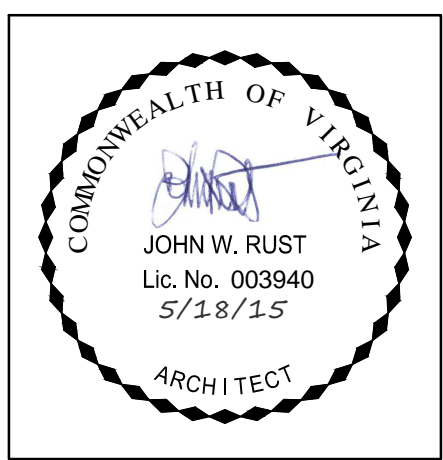
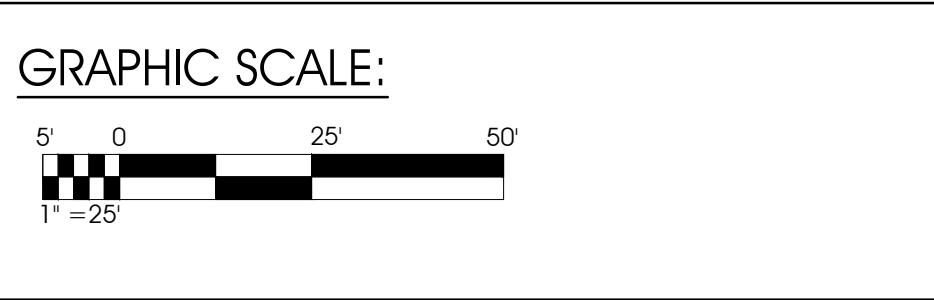
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EXTERIOR
ELEVATIONS

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A2.2





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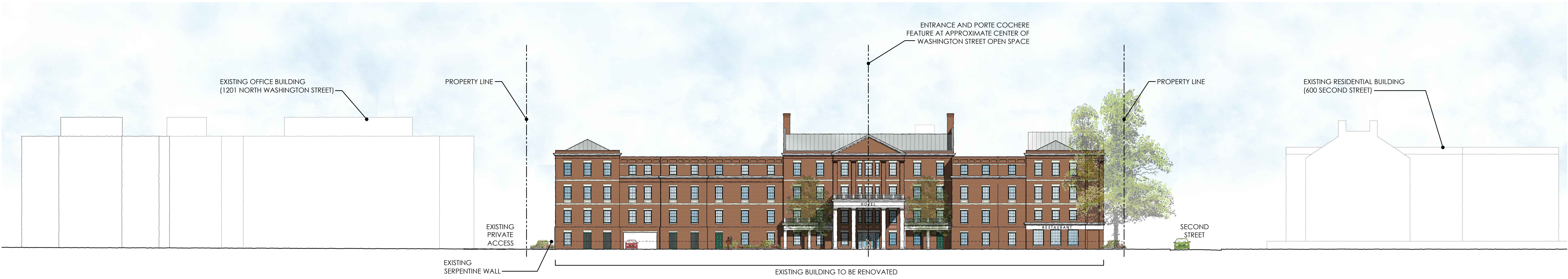
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STREETSCAPES

SHEET NO.

A3.1



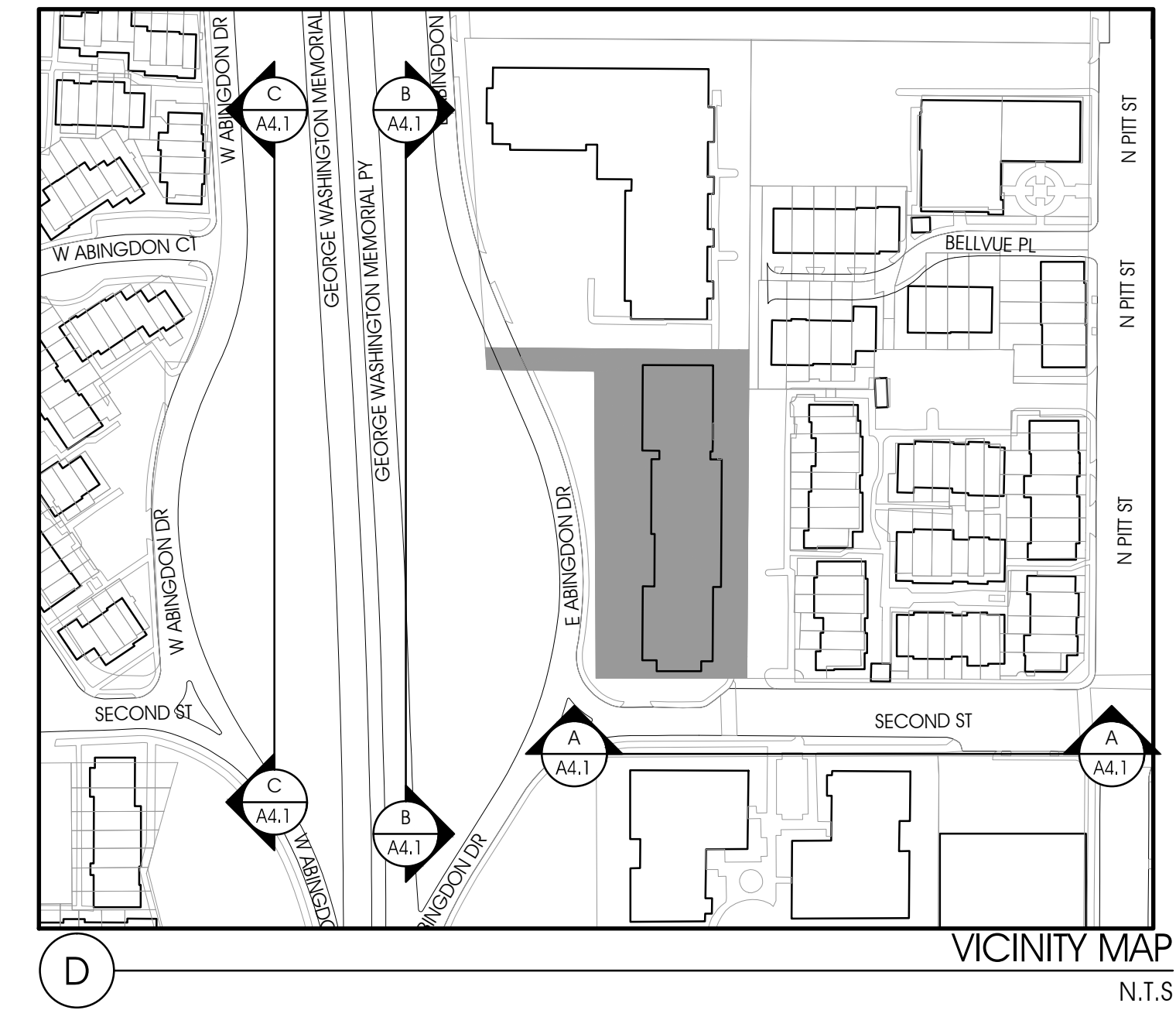
C WASHINGTON STREET STREETSCAPE
1" = 25'-0"



B REAR STREETSCAPE
1" = 25'-0"



A SECOND STREET STREETSCAPE
1" = 25'-0"



WEST ABINGDON DRIVE (NORTH-SOUTH)

EXISTING ADJACENT CONDITION
N.T.S.



PROJECT SITE
EAST ABINGDON DRIVE (NORTH-SOUTH)

EXISTING ADJACENT CONDITION
N.T.S.



PROJECT SITE

SECOND STREET (EAST-WEST)

EXISTING ADJACENT CONDITION
N.T.S.



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EXISTING
CONDITION AND
CONTEXT
PHOTOGRAPHS

SHEET NO.

A4.1



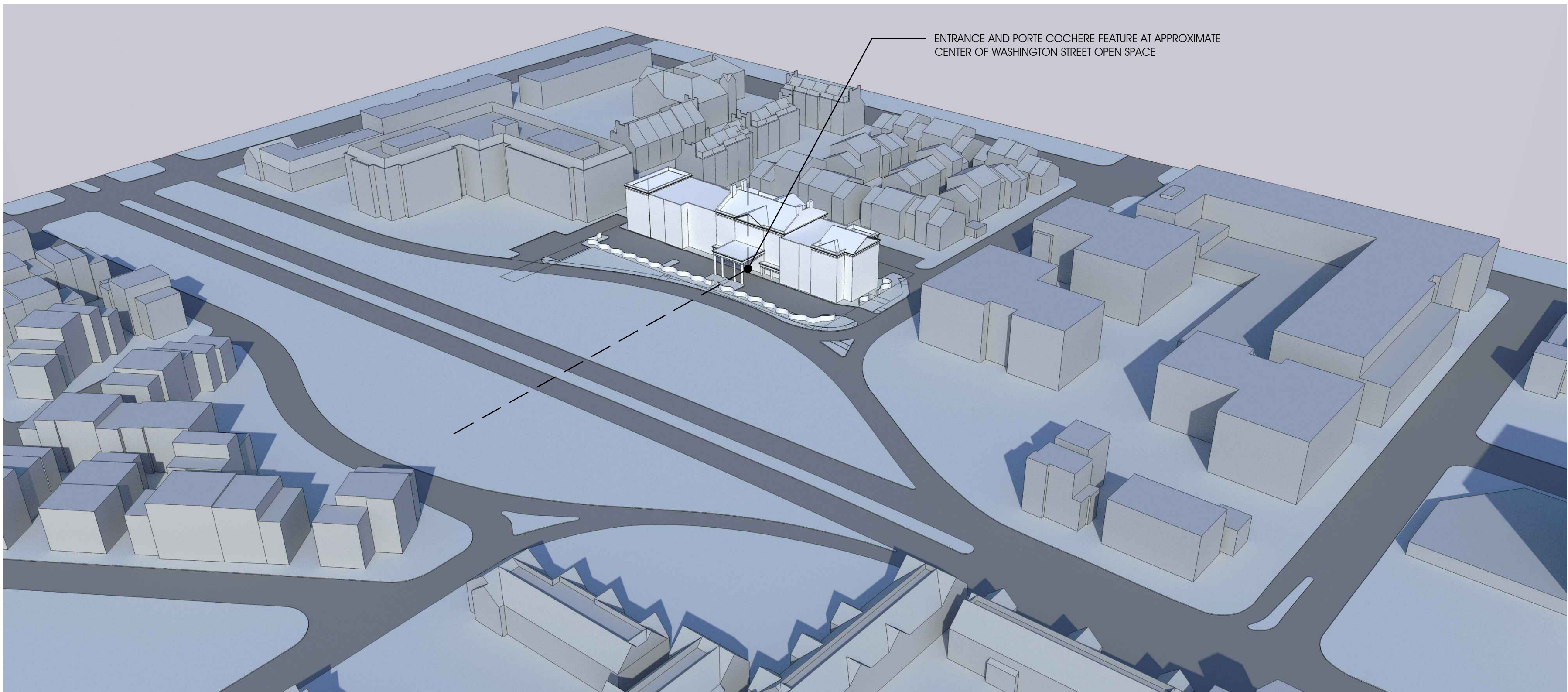
C

VIEW FROM SOUTH
N.T.S.



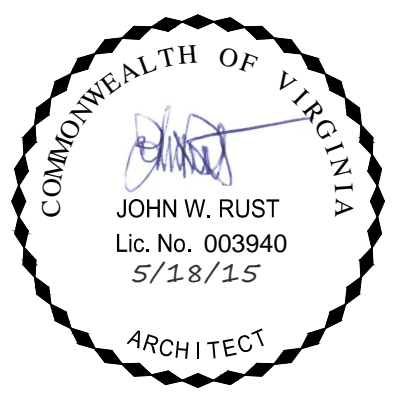
B

VIEW FROM EAST
N.T.S.



A

AERIAL VIEW
N.T.S.



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REVISIONS

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MASSING MODEL

SHEET NO.

A5.1