

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  
☐ SIGNAGE

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

This project consists of the construction of an approximately 32,000 square foot addition to the approximately 30,000 square foot existing building to create a 104 room hotel with amenities including a restaurant and meeting facilities. The addition will add two stories above the existing two story hotel within the 50' height limit. 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.

Since the previous BAR work session, refinements have been made to the elevations based on comments received from BAR members and the community. Those refinements include:

- . Modifying the center roof mass from a gable roof with parapets and false chimneys on each end to a hip roof. The fifth floor terrace and the associated elevator overrun have been removed in the process of making the adjustment.
- . Modifying the Washington street facade cornice lines based on comments received at the BAR hearing.
- . Modifying the rear elevation, including providing set backs at the top floor and breaking up the elevation into individual facades to better relate to the townhouses to the rear.

**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.

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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 RUSTDate: August 3, 2015

# 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 O Peluso	✓	1/3
3. Stelldi 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. <i>Same</i>		
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. <i>NA</i>		
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                      Stephen A Bandister                      *[Signature]*  
 Date                      Printed Name                      Signature



**RUST | ORLING**  
ARCHITECTURE

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www.rustorling.com

**1101 North Washington Street**  
1101 North Washington Street  
Alexandria, VA 22314

14.059

REVISIONS	
DATE	DESCRIPTION

**BAR CONCEPT II**  
08.05.15

CONCEPT SITE PLAN

SHEET NO.  
**A0.1**



**SITE PLAN (PREVIOUS)**  
N.T.S.

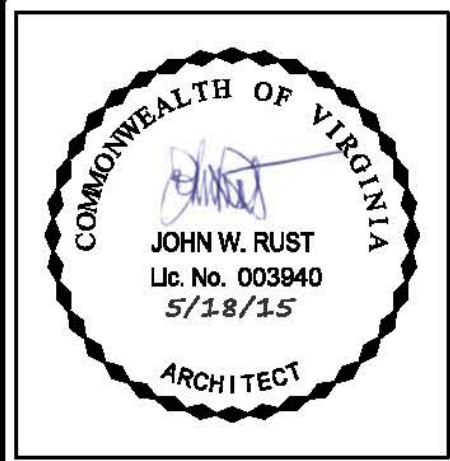


**SITE PLAN (CURRENT)**  
N.T.S.

APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
8/5/2015

B

A



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BAR  
CONCEPT II  
08.05.15

NEIGHBORHOOD  
CONTEXT  
EXISTING

SHEET NO.

A0.2

NEIGHBORHOOD CONTEXT (EXISTING)  
N.T.S.

APPLICATION MATERIALS  
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8/5/2015

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A

SOUTH VIEW (ST ASAPH ST)  
N.T.S



A

NORTH VIEW (ST ASAPH ST)  
N.T.S

APPLICATION MATERIALS  
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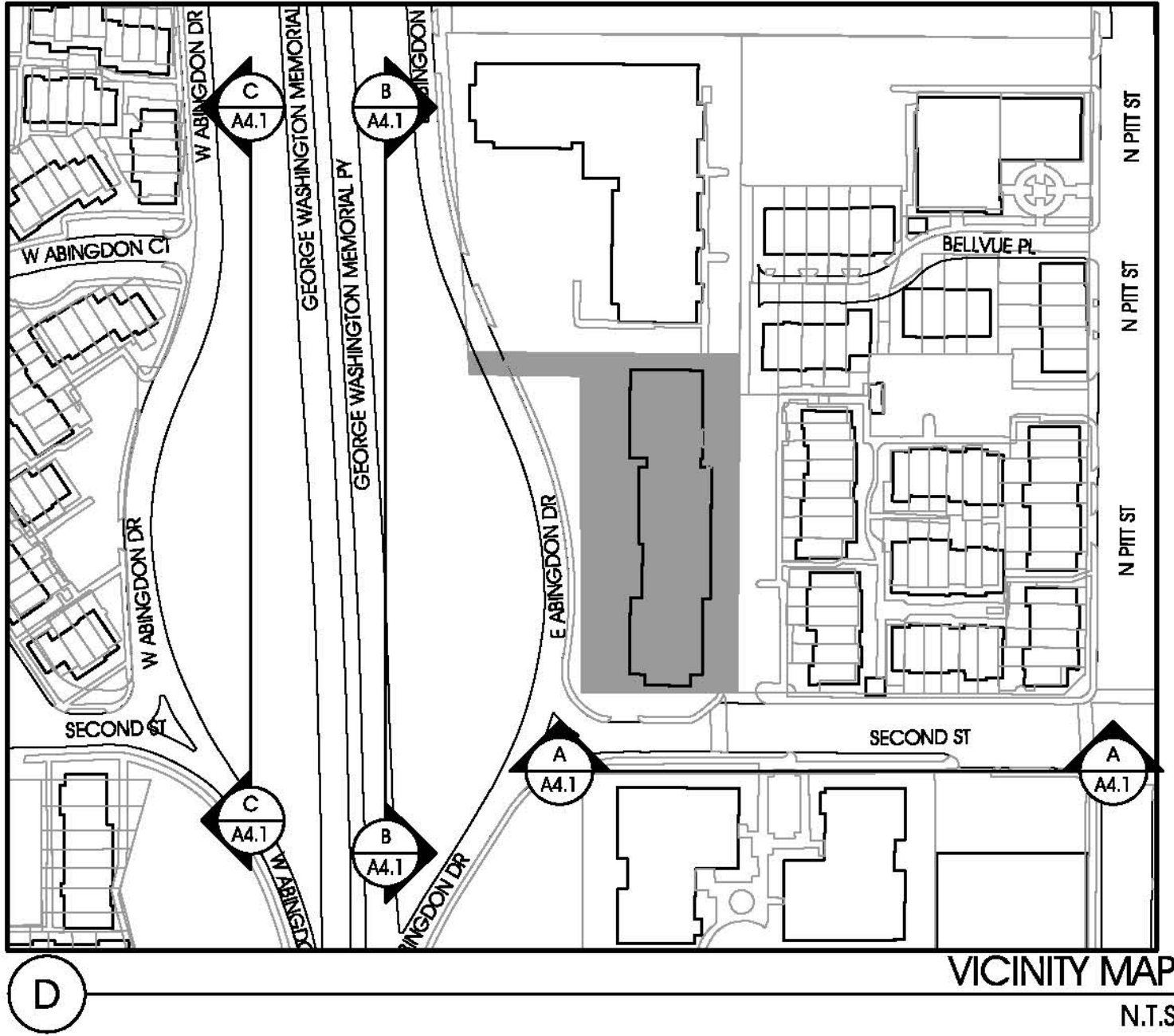
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DATE	DESCRIPTION

**BAR  
CONCEPT II**  
08.05.15

NEIGHBORHOOD  
IMAGES

SHEET NO.  
**A0.3**



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.

A0.4

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	31,201
Total Gross	61,255

New Gross Floor Area	61,255
Allowable Deductions	3,063
New Net Floor Area	58,192

Open Space Computations

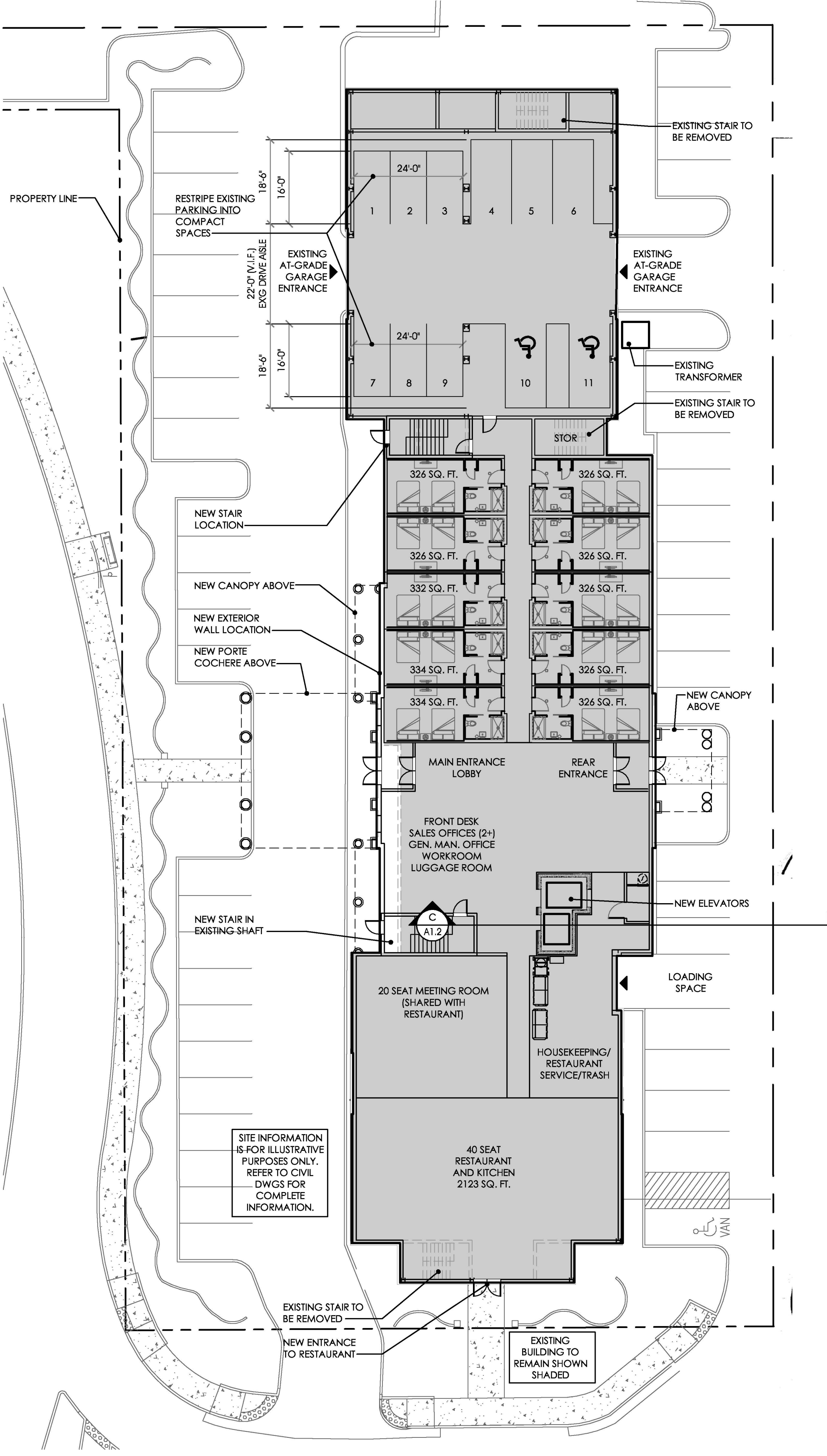
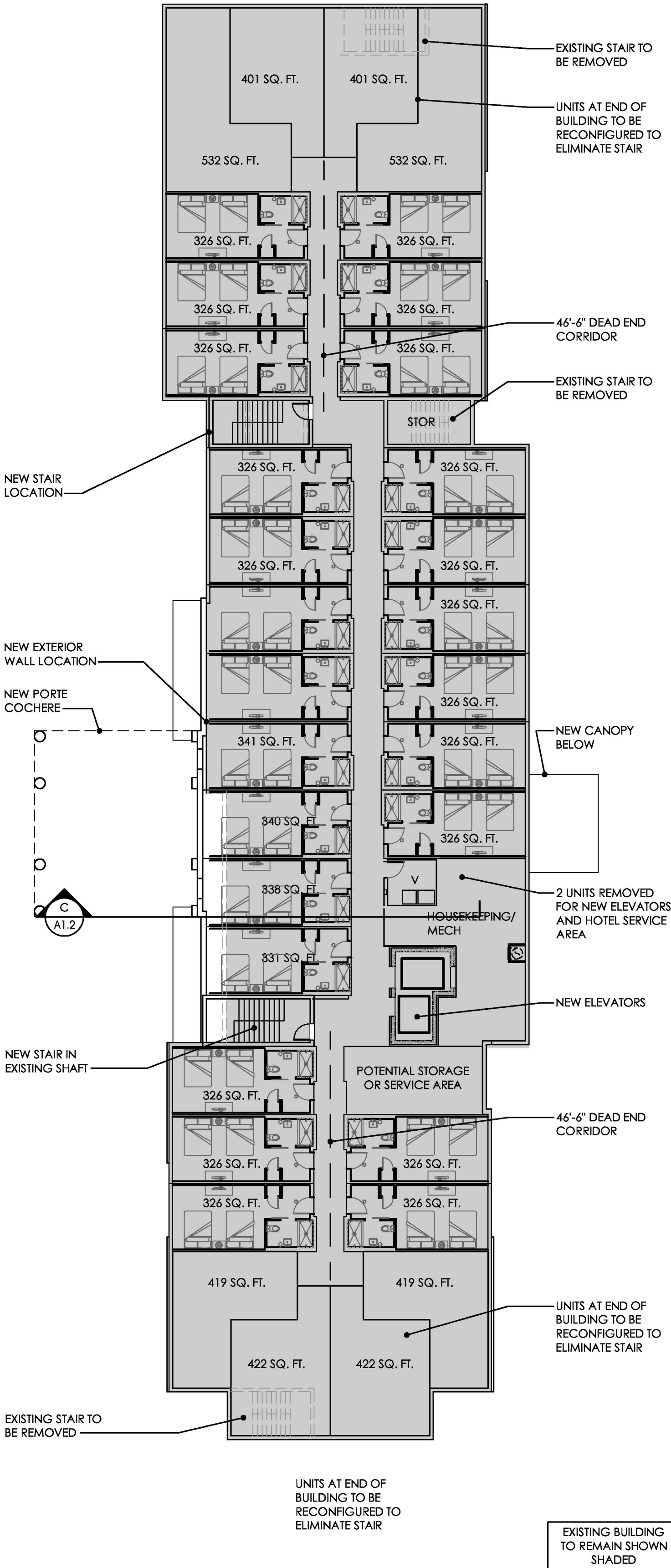
Required Open Space	0	sf
Proposed Open Space	6,137	sf

Building Height

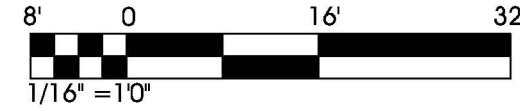
50'

Proposed Use

The project consists of reconfiguring the exterior facade and adding two stories above an existing two story hotel in order to create a hotel with approximately 104 rooms, new ground floor amenity spaces and a full service restaurant.



GRAPHIC SCALE:



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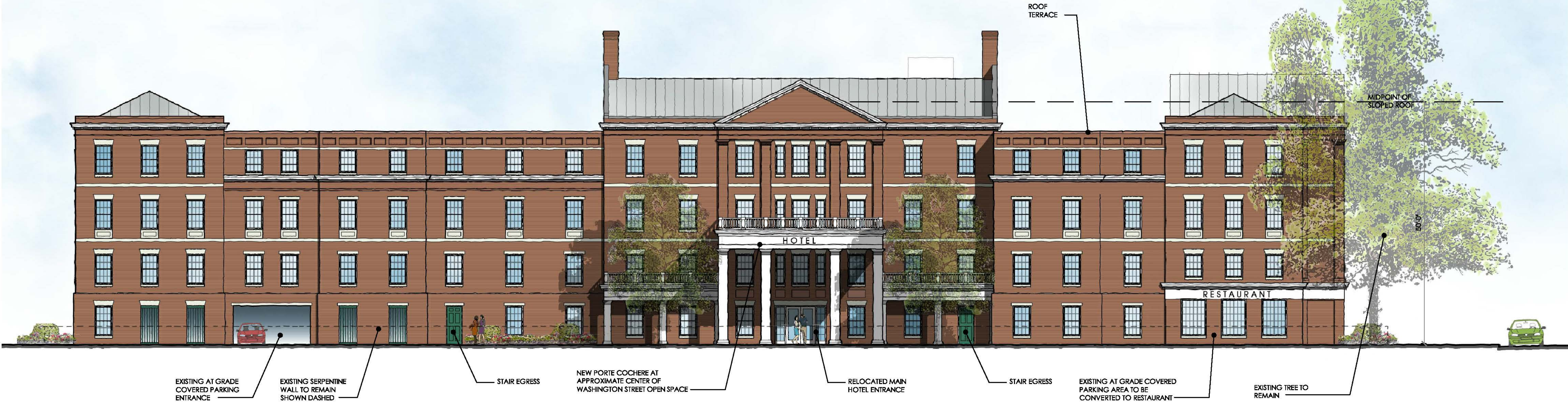
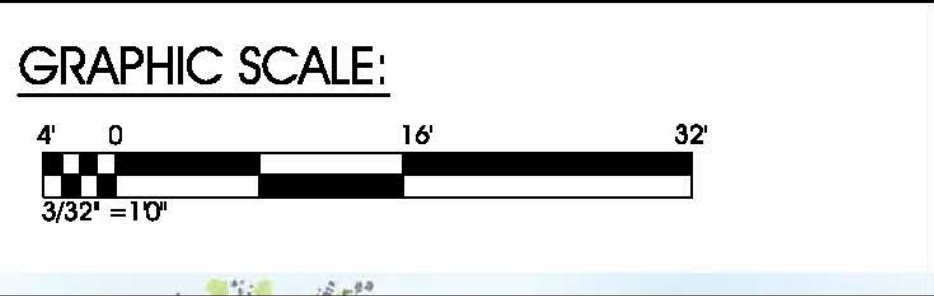
1ST FLOOR, & 2ND  
FLOOR  
RENOVATION PLANS

SHEET NO.

A1.1

APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
8/5/2015

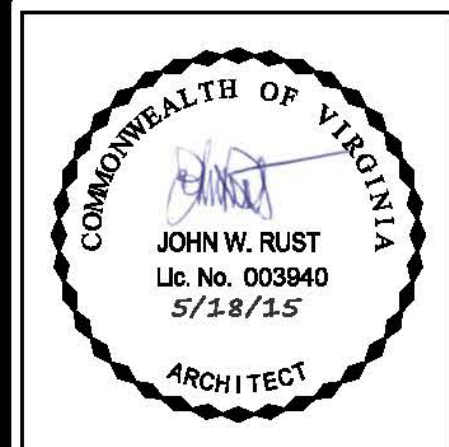




WASHINGTON STREET ELEVATION (PREVIOUS)  
3/32" = 1'-0"



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



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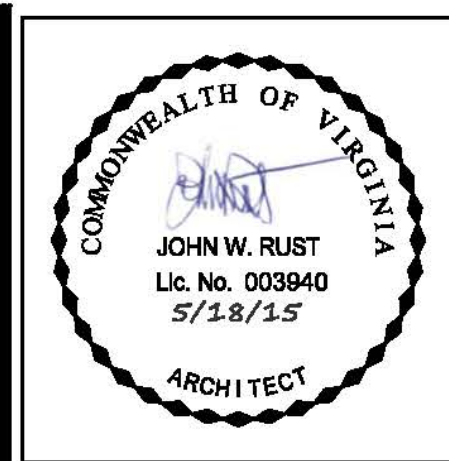
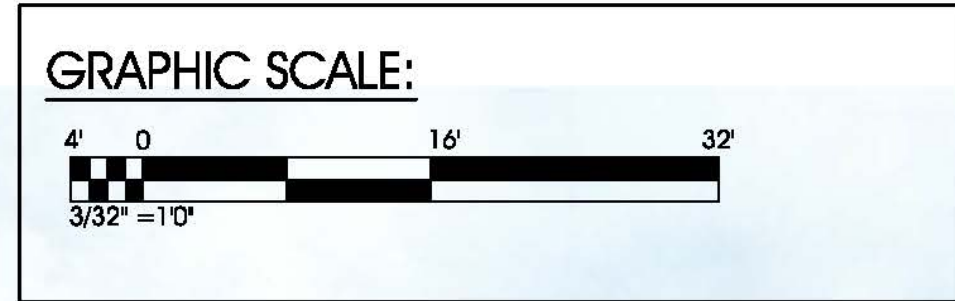
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REVISIONS	
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BAR  
CONCEPT II  
08.05.15

EXTERIOR  
ELEVATIONS

SHEET NO.  
**A2.1**



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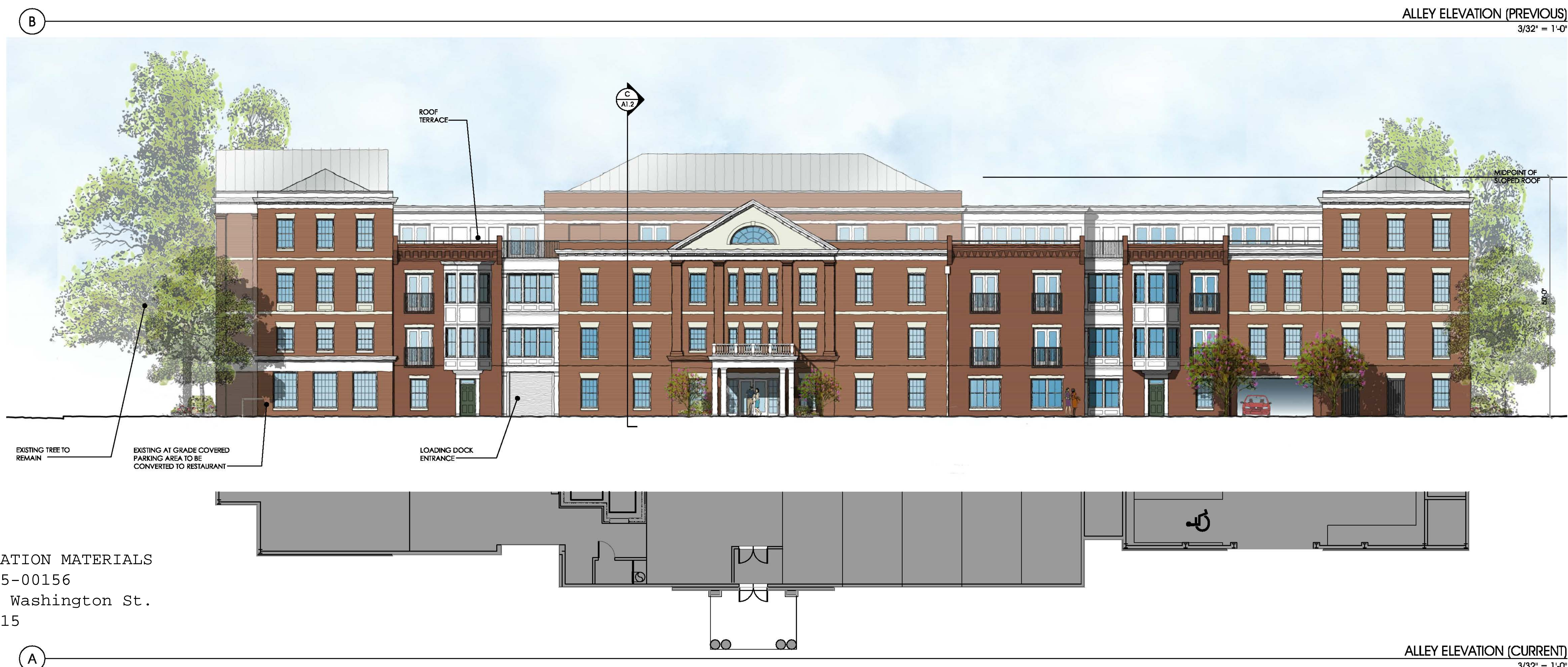
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REVISIONS	
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BAR  
CONCEPT II  
08.05.15

EXTERIOR  
ELEVATIONS

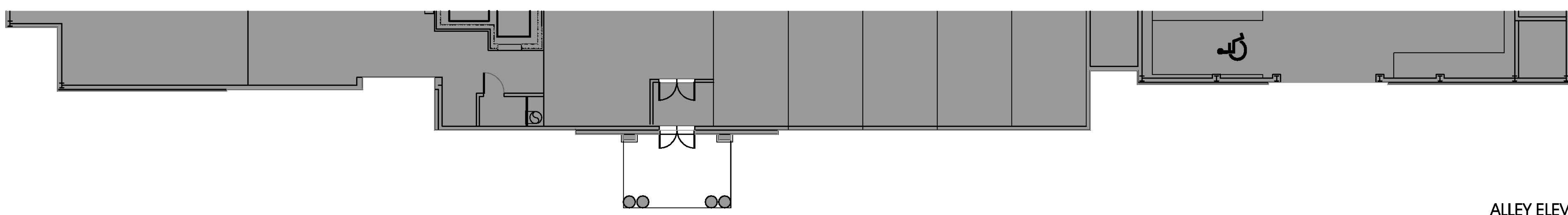
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**A2.2**

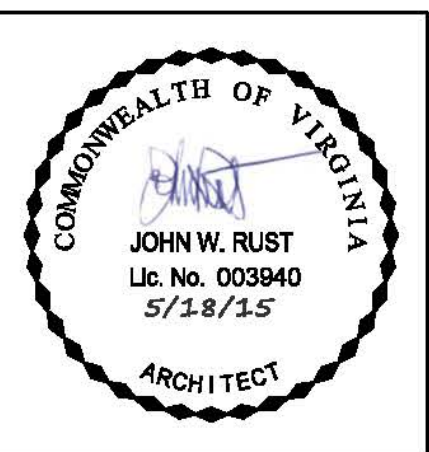


ALLEY ELEVATION (PREVIOUS)  
3/32" = 1'-0"

ALLEY ELEVATION (CURRENT)  
3/32" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
8/5/2015





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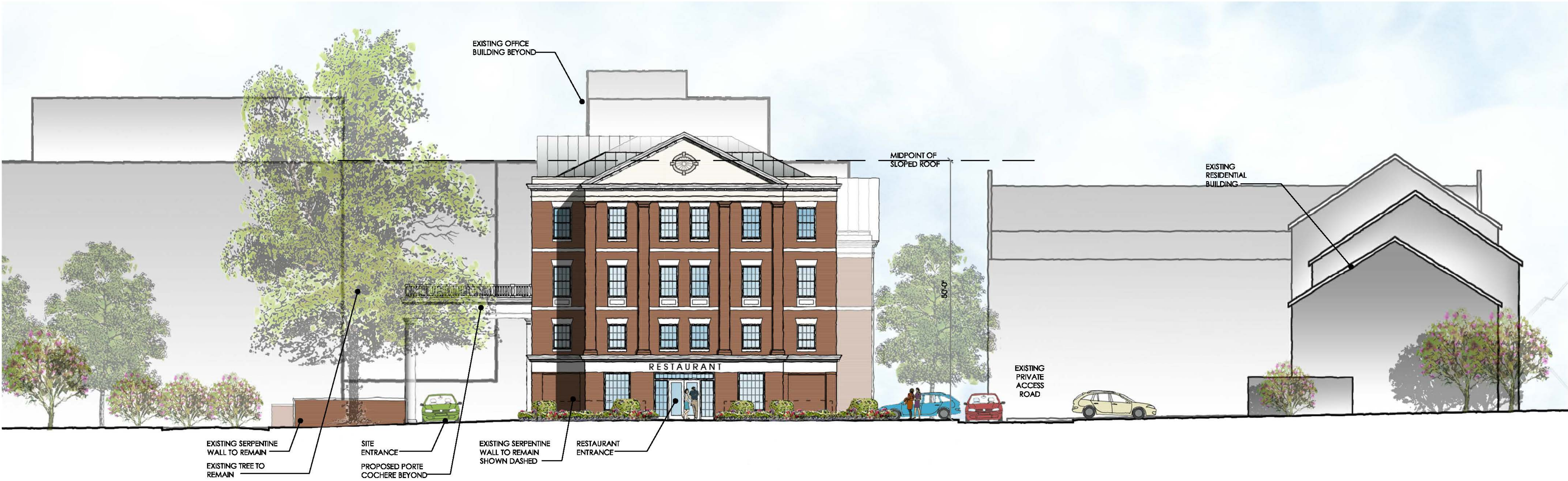
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CONCEPT II  
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EXTERIOR  
ELEVATIONS

SHEET NO.

A2.3

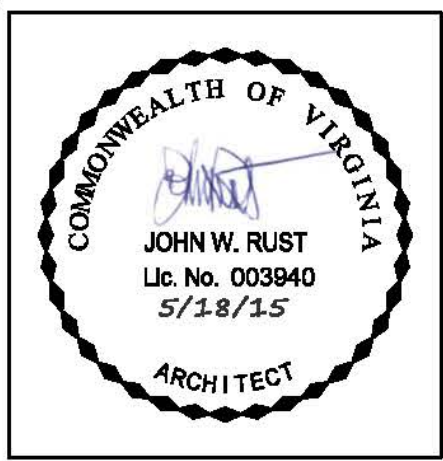
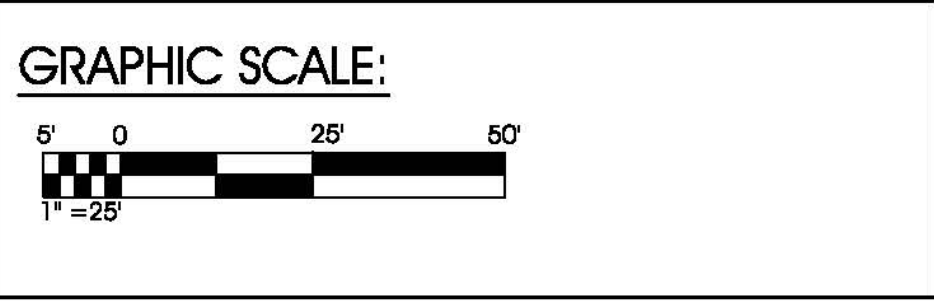


SOUTH (ALLEY) ELEVATION  
3/32" = 1'-0"



NORTH (ALLEY) ELEVATION  
3/32" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00156  
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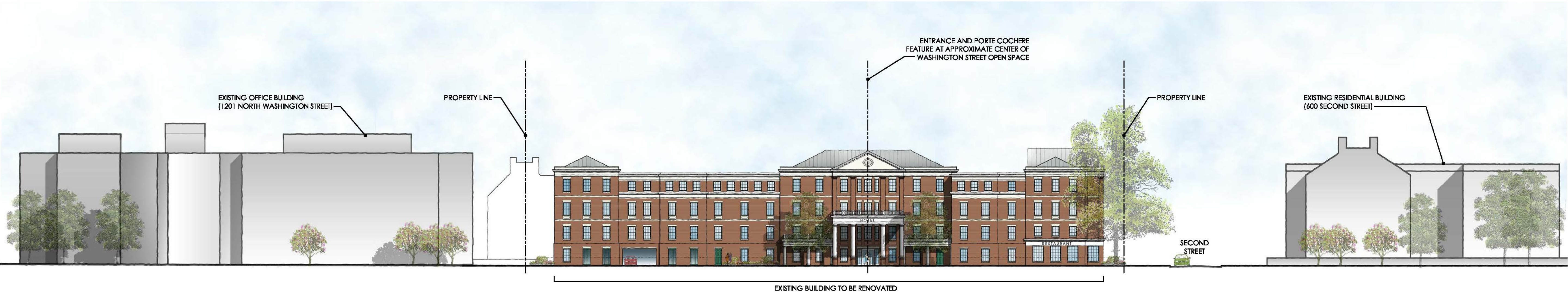
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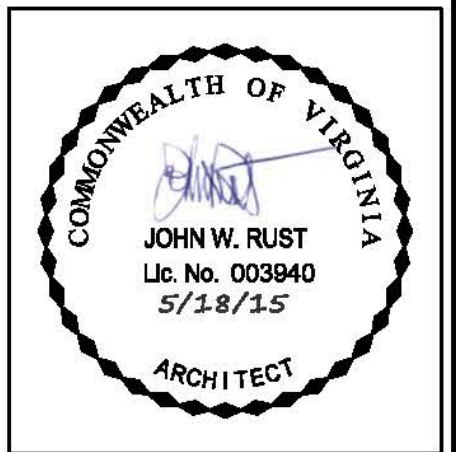
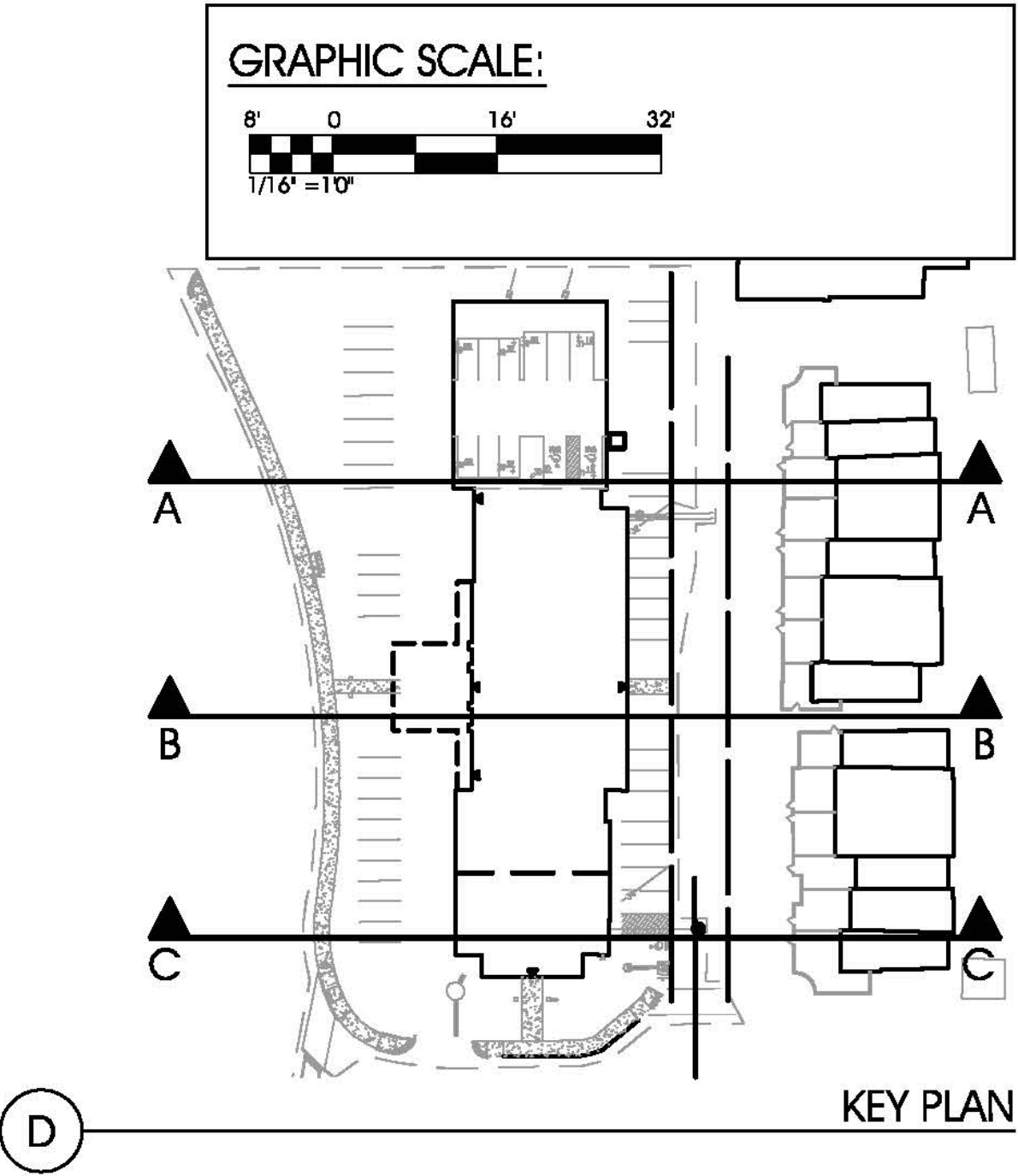
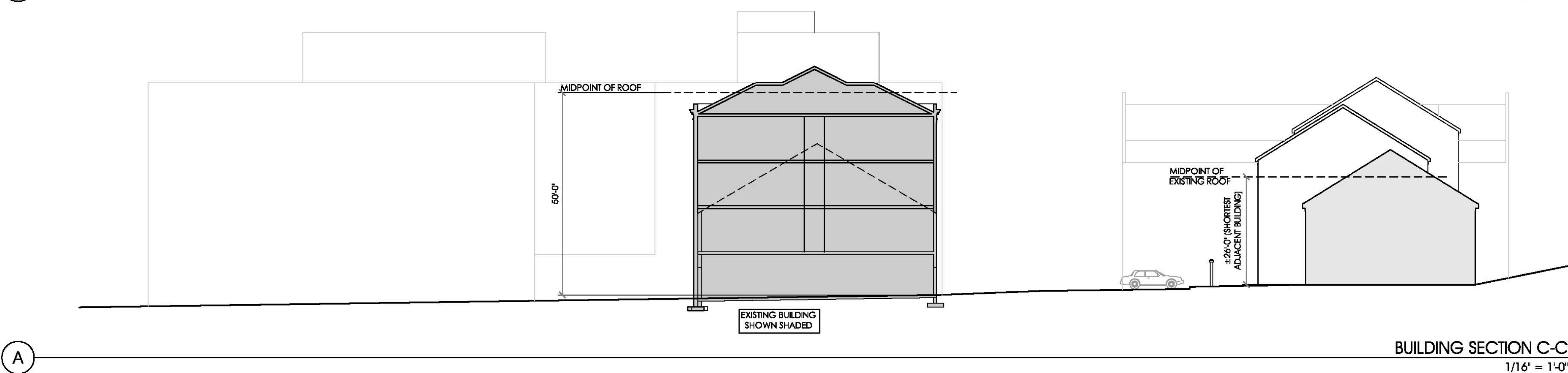
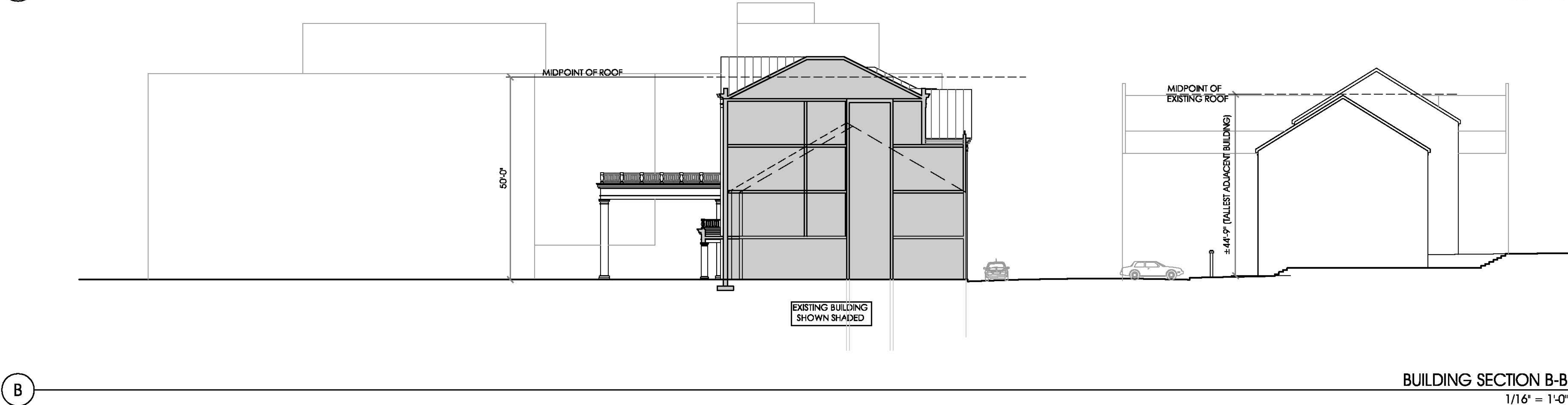
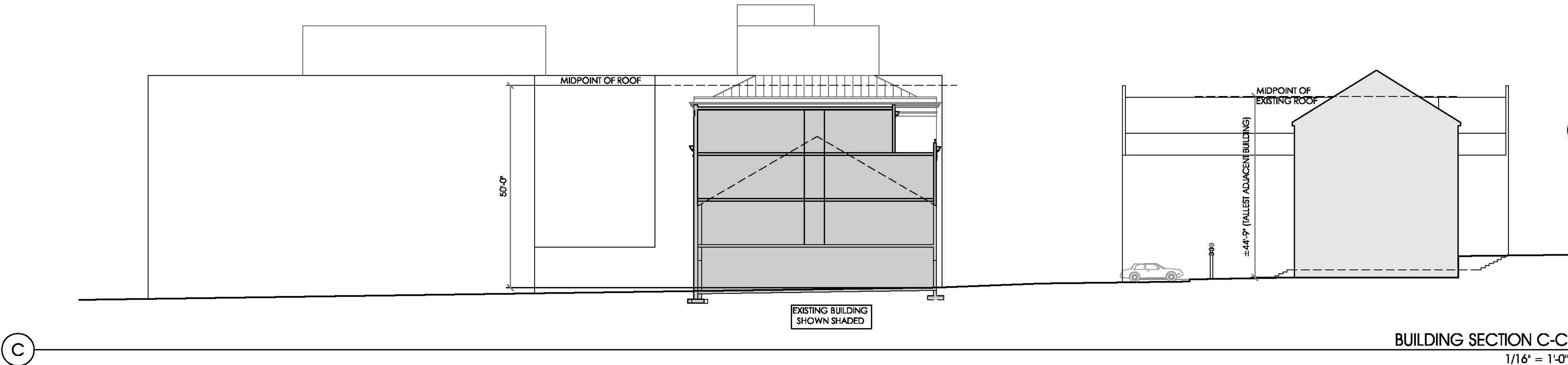
STREETSCAPES

SHEET NO.

A3.1



APPLICATION MATERIALS  
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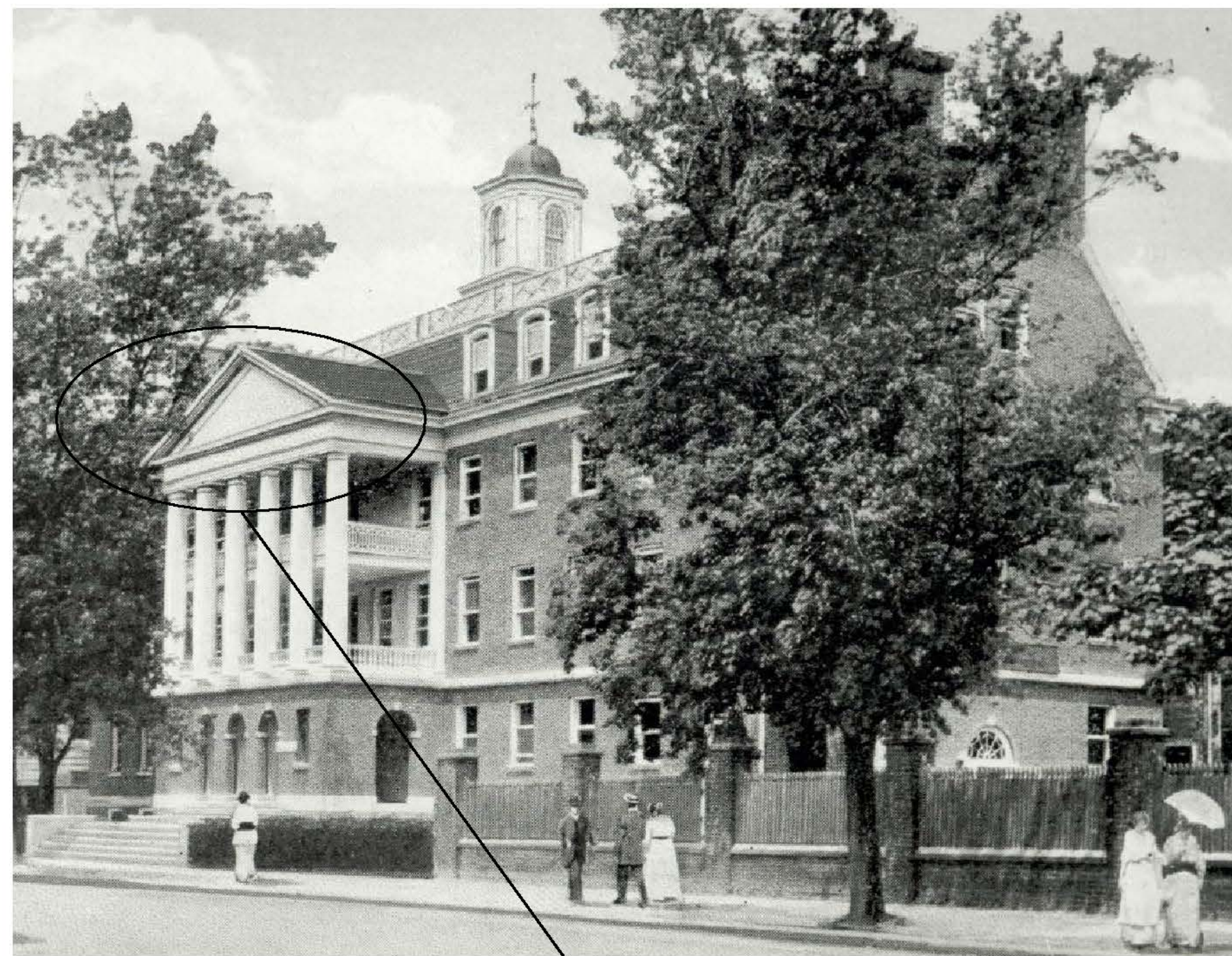
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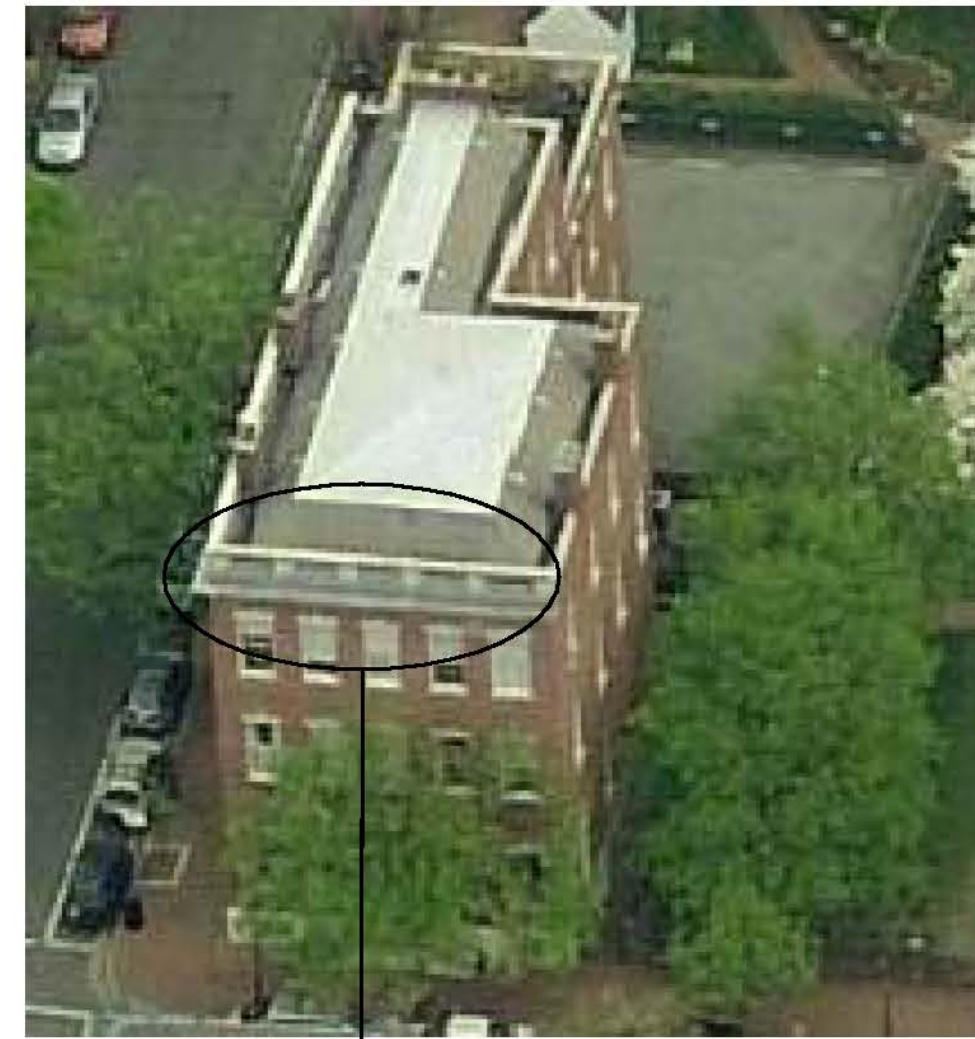
BAR  
CONCEPT II  
08.05.15

BUILDING SECTION

SHEET NO.  
**A3.2**



OLD ALEXANDRIA HOSPITAL



ALEXANDRIA BANK  
139 N. FAIRFAX ST.



BOSTETTER U.S. COURTHOUSE  
200 S. WASHINGTON ST.



COTTON FACTORY  
515 N. WASHINGTON ST.



THE HOMESTEAD RESORT



THE HOMESTEAD RESORT

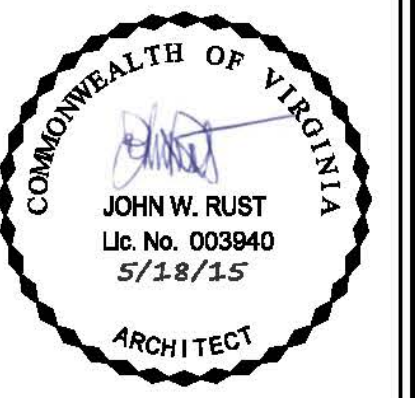
APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
8/5/2015

B

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

A

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



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#### REVISIONS

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08.05.15

EXTERIOR  
ELEVATIONS

SHEET NO.

A3.3



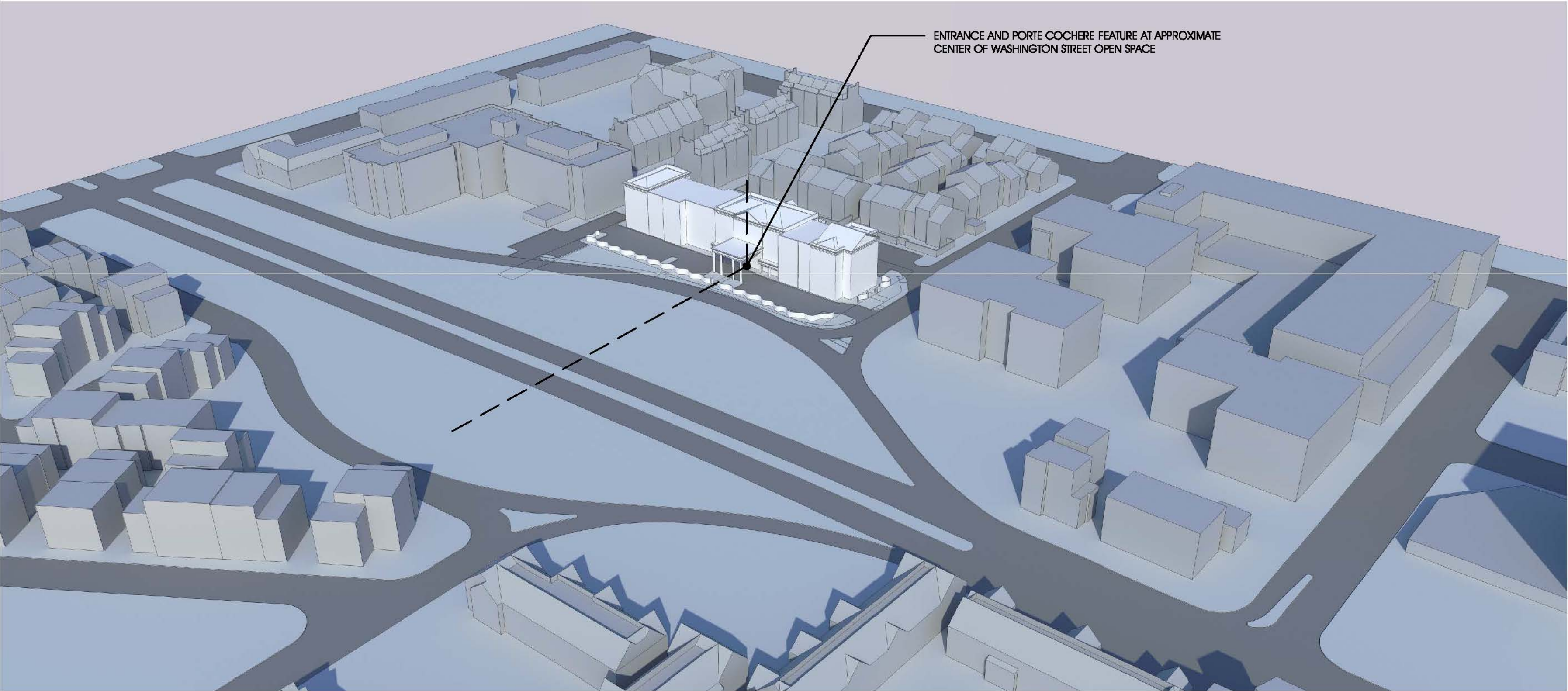
C

VIEW FROM SOUTH  
N.T.S.



B

VIEW FROM EAST  
N.T.S.



A

AERIAL VIEW  
N.T.S.



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REVISIONS

DATE	DESCRIPTION

BAR  
CONCEPT II  
08.05.15

MASSING MODEL

SHEET NO.

A4.1