

ADDRESS OF PROJECT: 1101 N. Washington St.

TAX MAP AND PARCEL: 044.04-05-02

ZONING: CD

APPLICATION FOR: *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).*

See attached project description on page-7A

**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.

**DESCRIPTION OF PROPOSED WORK:**

This project has been previously endorsed for the center mass, height, and rear elevation, with instructions to restudy the wings. 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:

**Modifications made for the 2<sup>nd</sup> BAR Concept work session:**

- 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.

**Modifications made for the 3rd BAR Concept work session:**

- Modifying the front façade to provide setbacks between the center mass and the mass at the end of each wing for greater emphasis on the height variation as viewed from Washington Street.
- Modifying the rear façade to reduce the height of the wings at each end and adjust the entrance location.
- Modifying the north and south façade to reflect the reduction in the height of the wings in the rear.

The revisions to the project since the first BAR worksession have reduced the proposed addition to the existing approx. 30,000 s.f. building from an approx. 34,000 s.f. addition to approximately 30,000 s.f. The proposed room count has gone from 111 to 95 room as well.

The addition provides a varied roofline with a maximum of two additional 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.

**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 RUST

Date: September 21, 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. 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

Board of Architectural Review Old and Historic District  
Project Update  
1101 N. Washington Street  
November 9, 2015

On September 21, 2015, the Applicant submitted Concept III to be discussed by the BAR in a work session originally scheduled for October 21, 2015. The revisions reflected in the September 21, 2015 BAR submission include:

- Modification of the front façade to provide setbacks between the center mass and the mass at the end of each wing for greater emphasis on the height variation as viewed from Washington Street.
- Modification of the rear façade to reduce the height of the wings at each end and adjustment to the entrance location.
- Modification to the north and south façades to reflect the reduction in the height of the wings in the rear.
- Reduction in the number of proposed hotel rooms from 111 originally to 104 in the last version to 95 rooms.
- Reduction in the square footage of the building addition from approximately 34,000 sq. ft. in the original plan to approximately 30,000 sq. ft. in the new plan.
- Reduction in the height and extent of the requested setback modification at the line of zone transition.
- Reconfiguration of the parking in the rear to maintain the 26' drive aisle. (This has reduced the number of on-site parking spaces from 69 to 62).
- Addition of a sidewalk along the rear of the building near the rear entrance.
- Addition of landscaping along the rear of the building and at the north end adjacent to the loading area.

Based on additional feedback from the community, the Applicant deferred the BAR meeting to December 2, 2015 to provide additional time to study an alternative to the September 21, 2015 proposal to further respond to their comments. The Applicant met with the community on November 2, 2015 to present the alternate, which includes the following revisions:

- The north and south ends of the building have been lowered to 3 stories and their associated roof forms removed.
- The total gsf has been reduced by approximately 3,000 sq. ft., for a building addition of approximately 27,000 sq. ft.
- The main entrance feature has been shifted to the north approximately 12' in the process to align with the new massing.
- The unit count remains at 95 units, but with reduced amenity areas.
- The restaurant has been moved from Second Street and is now internal to the hotel, located to the north of the building entrance, and accessed from inside the hotel only.

The community responded that they were still not satisfied with the changes and asked that the building be lowered further. While either option (September 21, 2015 or November 2, 2015) is feasible, the Applicant submits that the September 21, 2015 proposal best meets the Washington Street Guidelines and the Old Town North Urban Design Guidelines.

APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015





A NEIGHBORHOOD CONTEXT (EXISTING)  
N.T.S.



APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015

RUST | ORLING  
ARCHITECTURE

1215 CAMERON STREET  
ALEXANDRIA, VA  
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REVISIONS

DATE	DESCRIPTION

BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

NEIGHBORHOOD  
CONTEXT  
EXISTING

SHEET NO.

A0.1





APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015

ILLUSTRATIVE SITE PLAN - SUBMITTED SEPTEMBER 21, 2015 (CURRENT)  
N.T.S



ILLUSTRATIVE SITE PLAN - NOVEMBER 2, 2015 (CURRENT ALTERNATE)  
N.T.S

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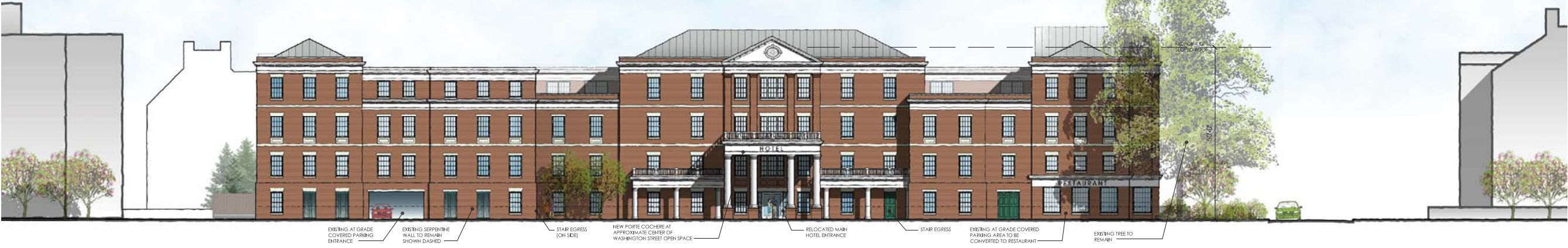
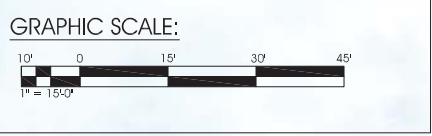
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11.09.15

ILLUSTRATIVE  
SITE PLAN

SHEET NO.

A1.0





A 1" = 15'-0"



B 1" = 15'-0"

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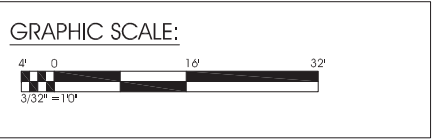
REVISIONS	
DATE	DESCRIPTION

BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

EXTERIOR  
ELEVATIONS

SHEET NO.  
**A2.1**





B WASHINGTON STREET ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT) 3/32" = 1'-0"



A WASHINGTON STREET ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE) 3/32" = 1'-0"

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REVISIONS	
DATE	DESCRIPTION

BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

EXTERIOR  
ELEVATIONS

SHEET NO.  
A2.2

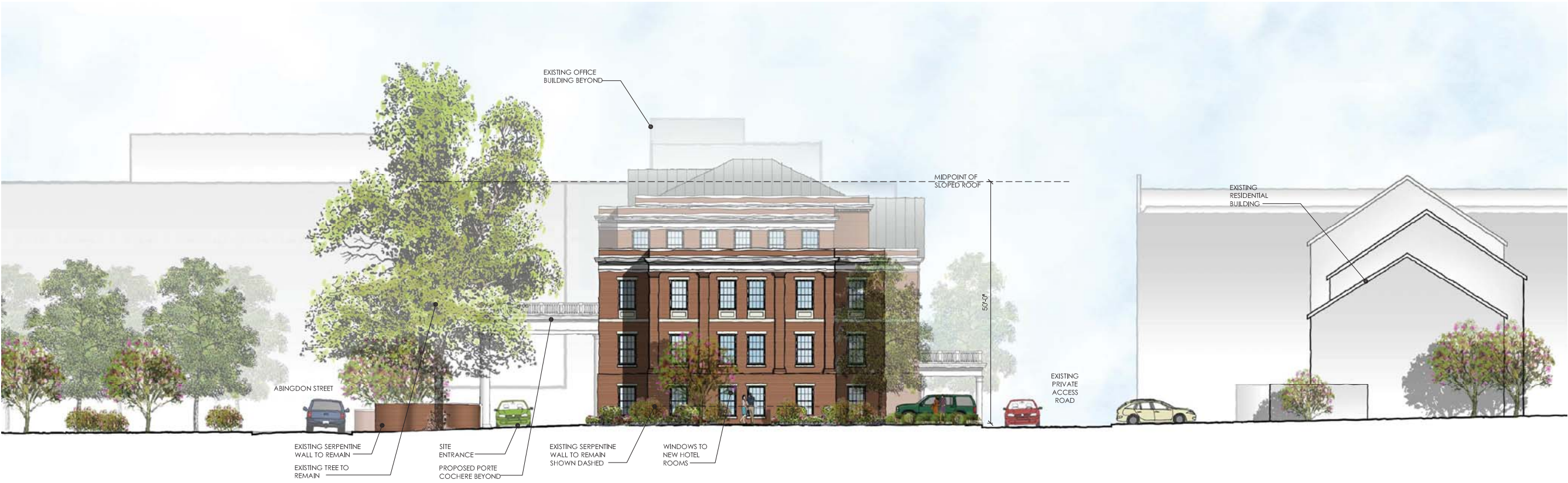


APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015

GRAPHIC SCALE:



A SECOND STREET (SOUTH) ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT) 3/32" = 1'-0"



A SECOND STREET (SOUTH) ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE) 3/32" = 1'-0"

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REVISIONS

DATE	DESCRIPTION

BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

EXTERIOR  
ELEVATIONS

SHEET NO.

A2.3



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)		
	9/21/2015	11/2/2015 alternate
Existing (above grade)	30,054	30,054
Proposed Addition	30,668	27,668
Total Gross	60,722	57,722

New Gross Floor Area	60,722	57,722
Allowable Deductions	2,623	2,624
New Net Floor Area	58,099	55,098

Open Space Computations

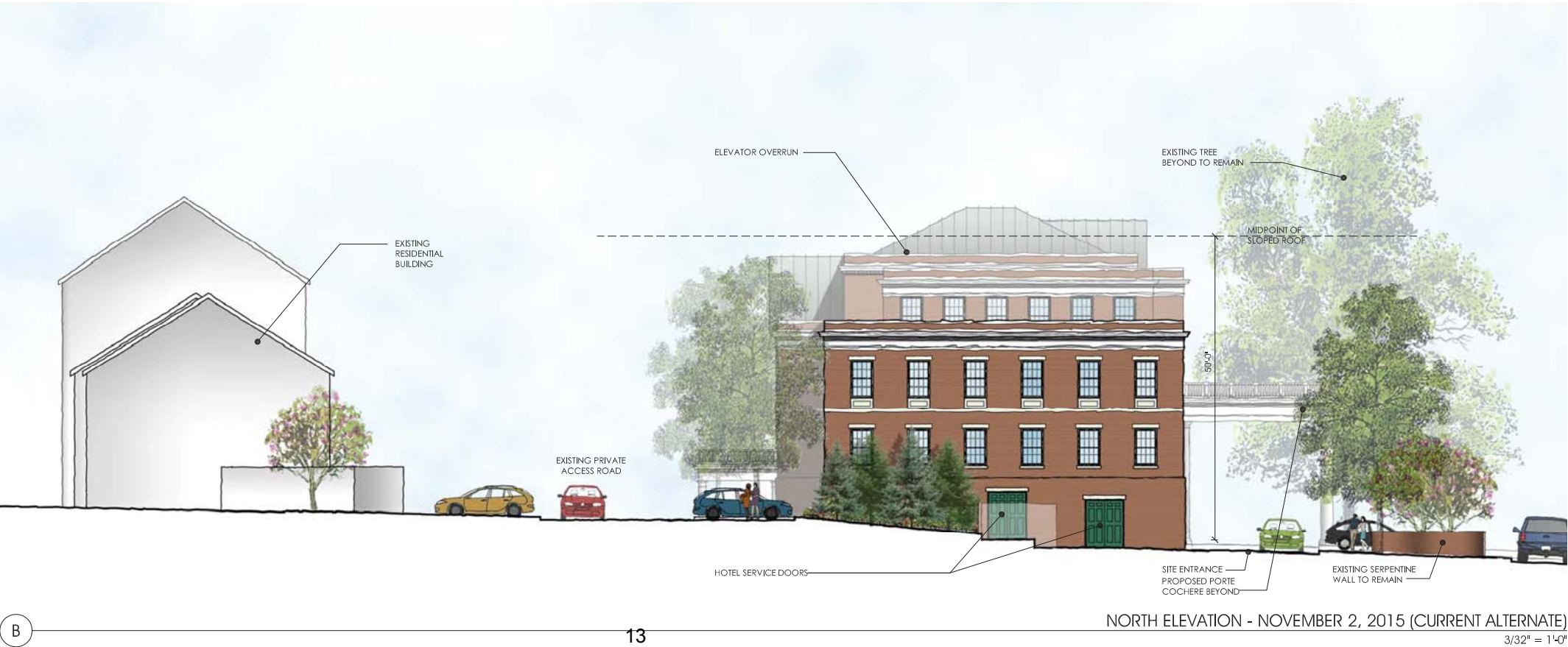
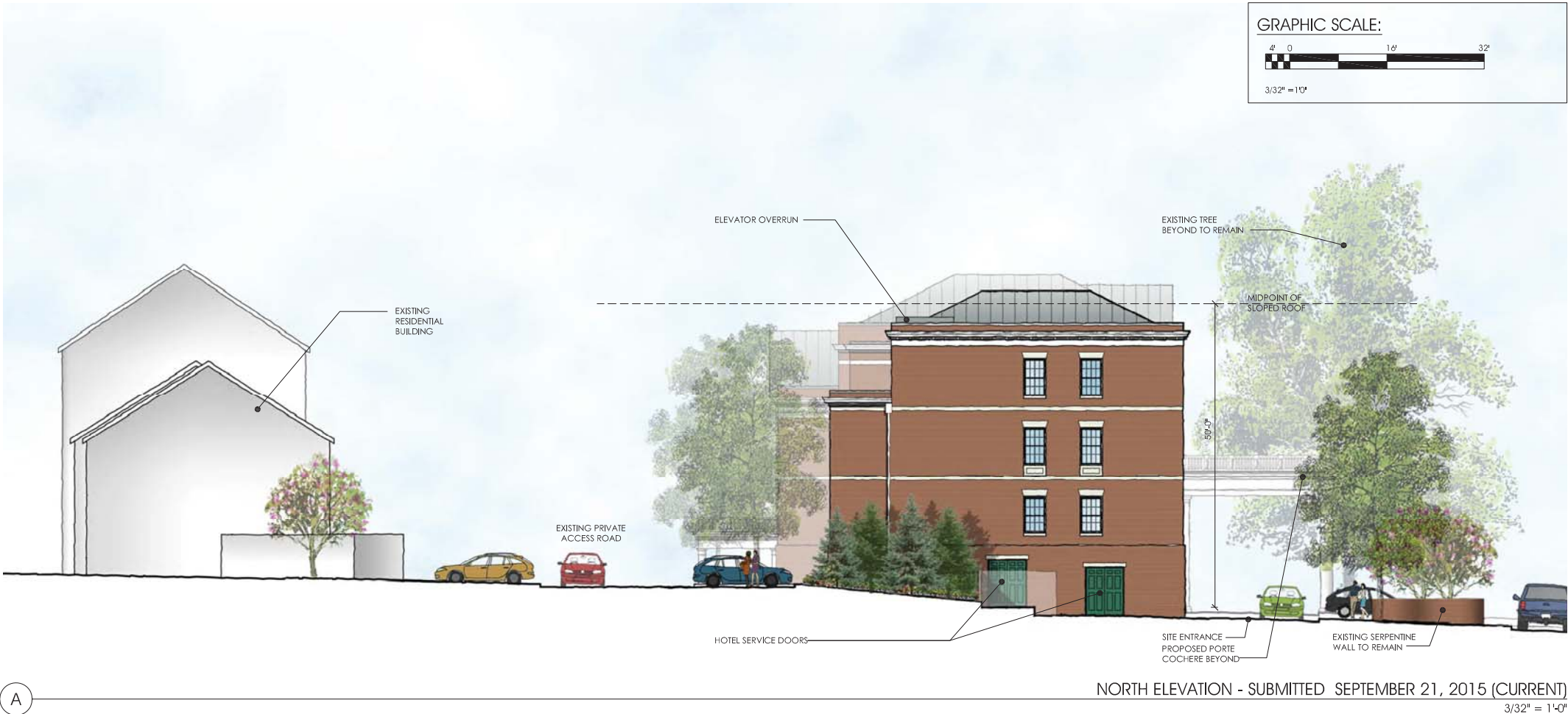
Required Open Space	0	sf
Proposed Open Space	5,616	sf

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 95 rooms, new ground floor amenity spaces and a full service restaurant.



APPLICATION MATERIALS  
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REVISIONS

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BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

EXTERIOR  
ELEVATIONS

SHEET NO.

A2.4



APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015



AA SECOND STREET (SOUTH) ELEVATION - BAR CONCEPT I - MAY 18, 2015  
1" = 20'



BB SECOND STREET (SOUTH) ELEVATION - BAR CONCEPT II - AUG 5, 2015  
1" = 20'



CC SECOND STREET (SOUTH) ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT)  
1" = 20'



DD SECOND STREET (SOUTH) ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE)  
1" = 20'



A WASHINGTON STREET ELEVATION - BAR CONCEPT I - MAY 18, 2015  
1" = 20'



B WASHINGTON STREET ELEVATION - BAR CONCEPT II - AUG 5, 2015  
1" = 20'



C WASHINGTON STREET ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT)  
1" = 20'



D WASHINGTON STREET ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE)  
1" = 20'

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REVISIONS

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BAR CONCEPT III  
AND UDAC III  
SUBMISSION  
11.09.15

ELEVATION  
TIMELINE

SHEET NO.

A2.5



APPLICATION MATERIALS  
BAR2015-00156  
1101 N Washington St.  
11/9/2015



AA NORTH ELEVATION - BAR CONCEPT I - MAY 18, 2015  
3/32" = 1'-0"



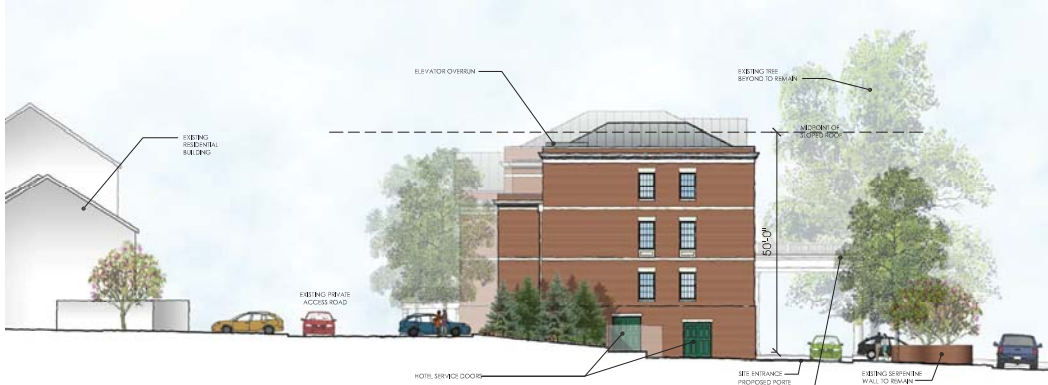
A ALLEY ELEVATION - BAR CONCEPT I - MAY 18, 2015  
3/32" = 1'-0"



BB NORTH ELEVATION - BAR CONCEPT II - AUG 5, 2015  
3/32" = 1'-0"



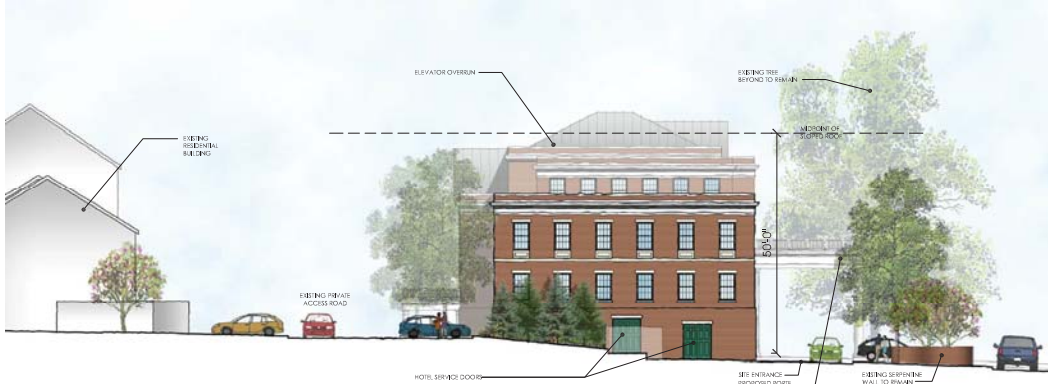
B ALLEY ELEVATION - BAR CONCEPT II - AUG 5, 2015  
3/32" = 1'-0"



CC NORTH ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT)  
3/32" = 1'-0"



C ALLEY ELEVATION - SUBMITTED SEPTEMBER 21, 2015 (CURRENT)  
3/32" = 1'-0"



DD NORTH ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE)  
3/32" = 1'-0"



D ALLEY ELEVATION - NOVEMBER 2, 2015 (CURRENT ALTERNATE)  
3/32" = 1'-0"

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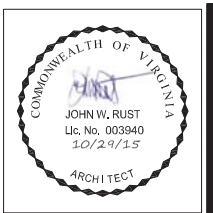
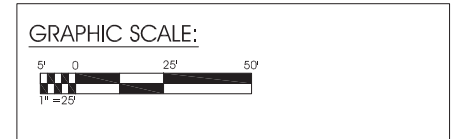
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ELEVATION  
TIMELINE

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A2.6





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11.09.15

STREETSCAPES

SHEET NO.

A3.1



C

WASHINGTON STREET STREETSCAPE  
1" = 25'-0"

APPLICATION MATERIALS  
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11/9/2015