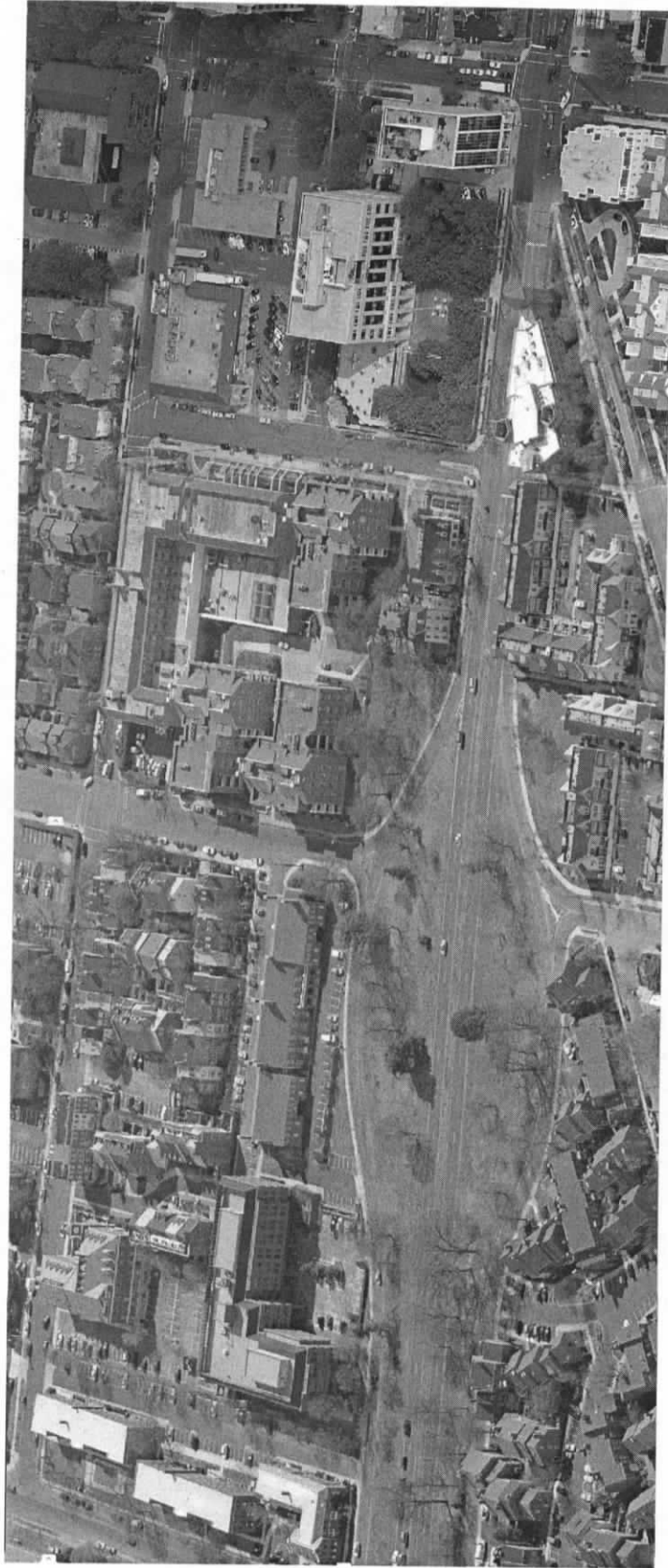
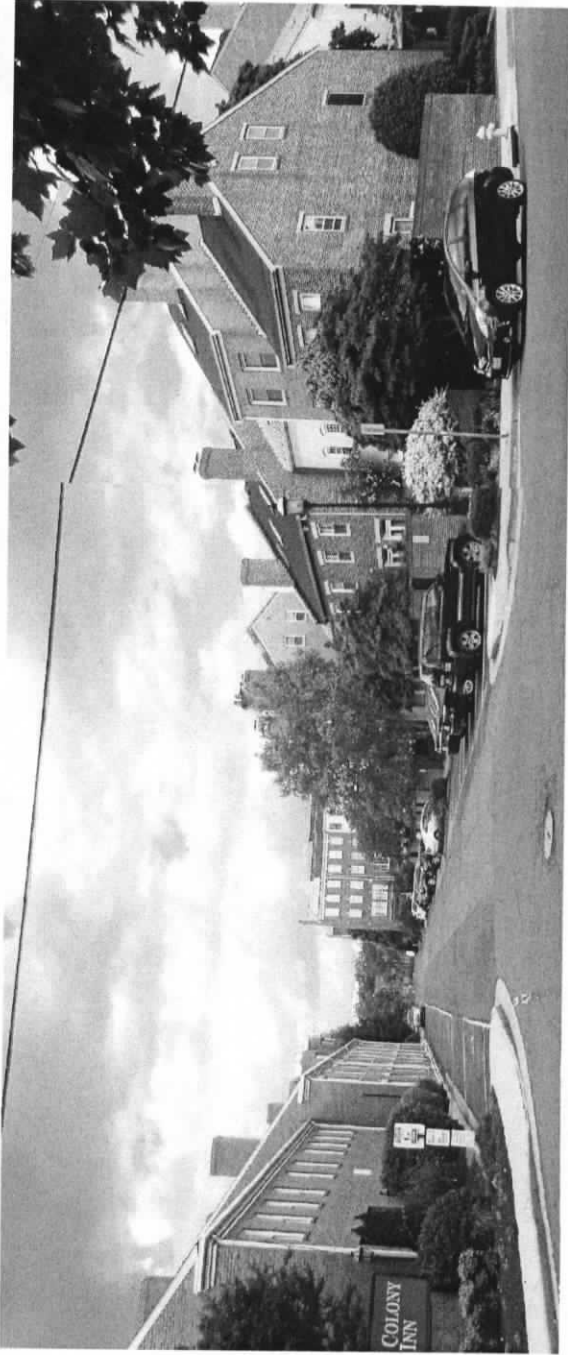
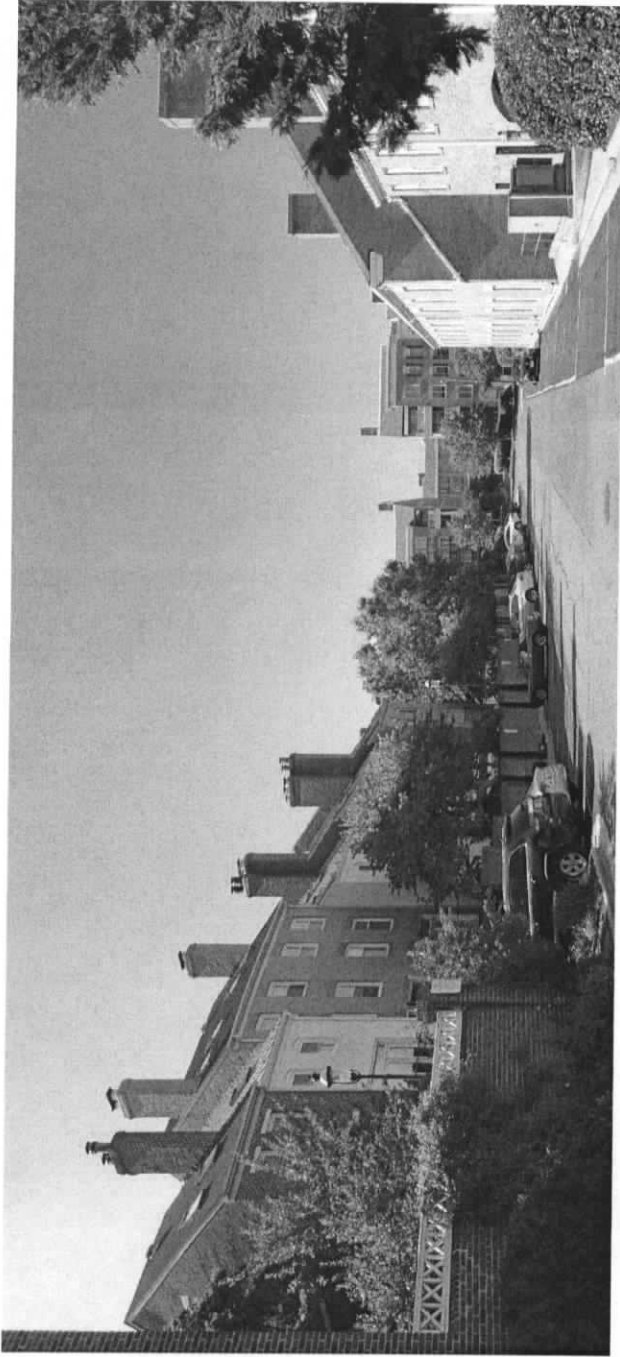




NEIGHBORHOOD CONTEXT - EXISTING

1101 North Washington Street  
14,059

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ARCHITECTURE



NEIGHBORHOOD IMAGES

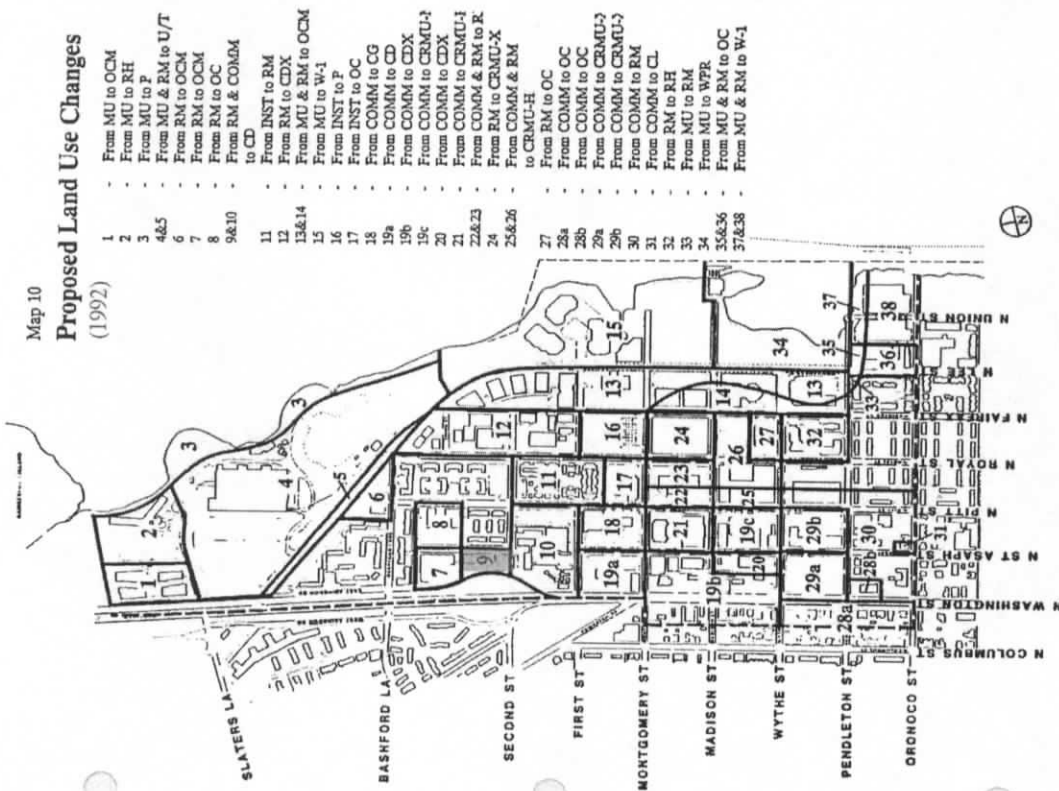
1101 North Washington Street

14.059

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ARCHITECTURE

Map 10

# Proposed Land Use Changes (1992)

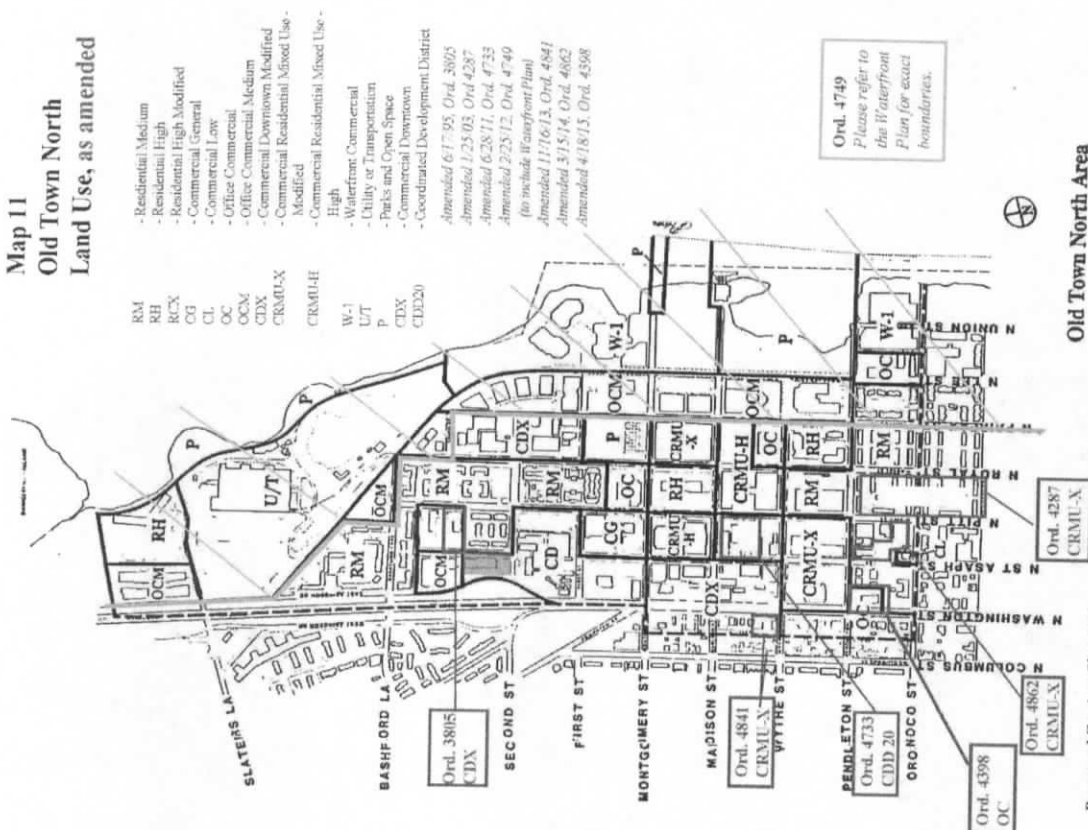


Land Use Changes

9 & 10: From RM and Commercial to CD - Commercial Downtown  
This is the Old Colony Hotel site including the motor court motel and the newly built hotel, restaurant, and conference facility. Should redevelopment of the older motor court occur then it is the intent of this Plan that the site contain a mix of office and hotel uses.

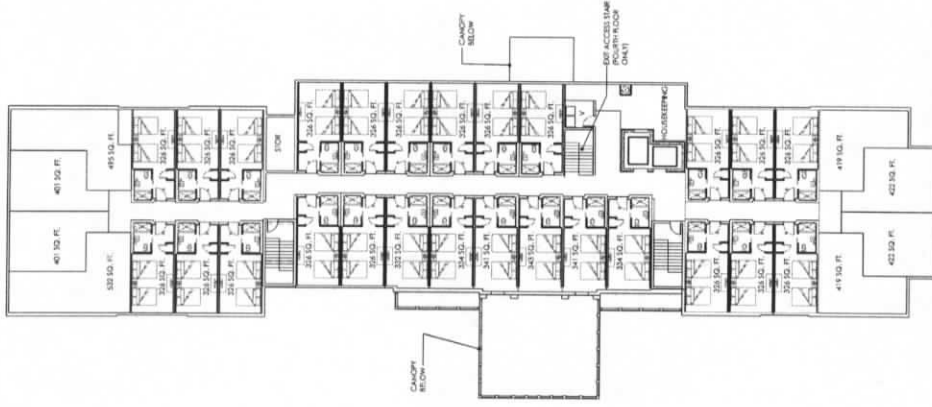
Map 11

# Old Town North Land Use, as amended

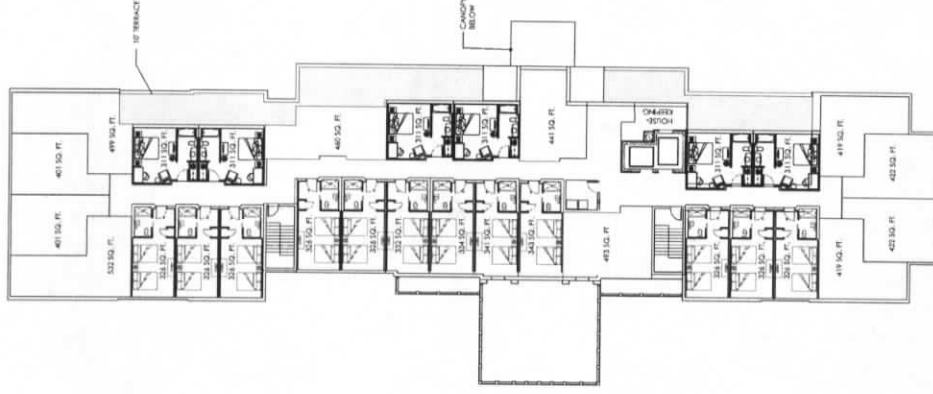


Proposed Zoning Changes

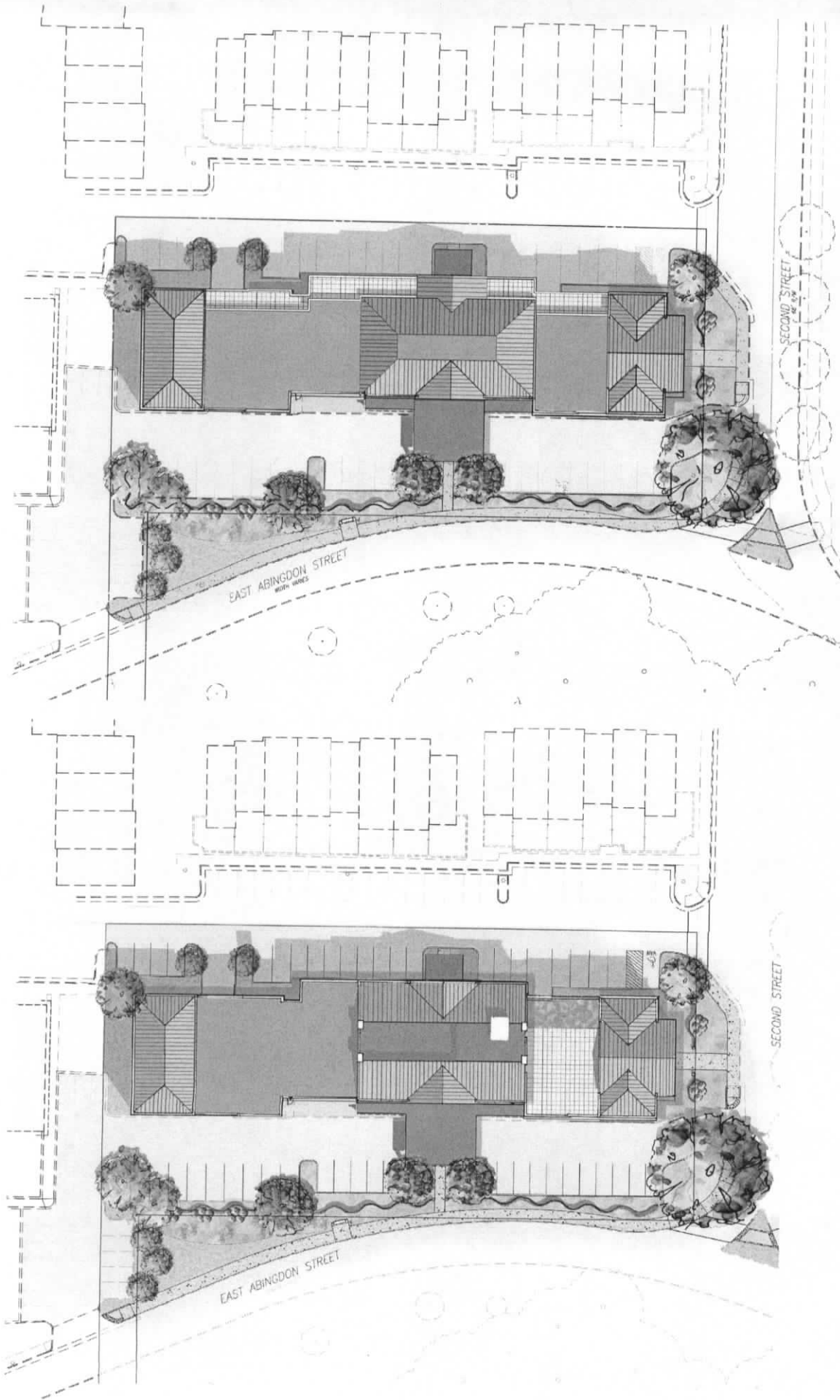
8: From C-2 to CD  
This site contains the Old Colony Hotel and Conference Center, and the use is consistent with the proposed designation. Should the site develop a mixture of office and hotel would be appropriate; residential would also be acceptable.



PREVIOUS FOURTH FLOOR PLAN



CURRENT FOURTH FLOOR PLAN

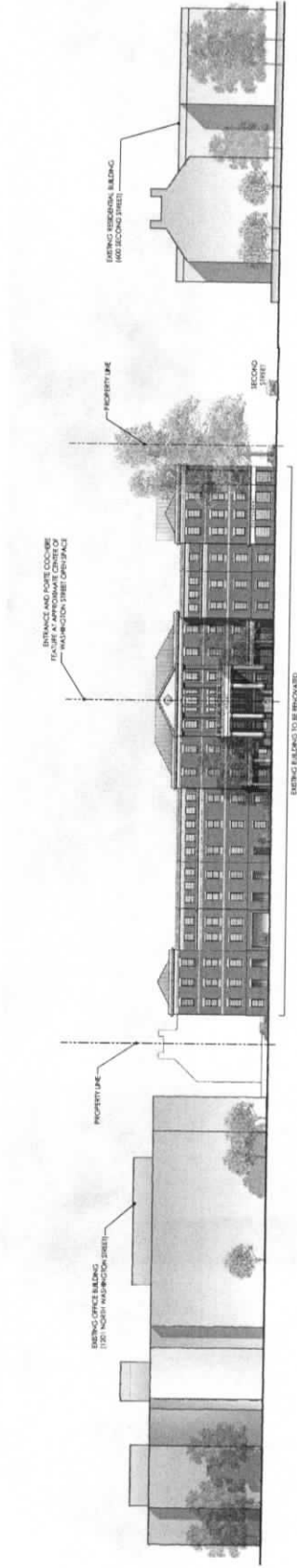


PREVIOUS

CURRENT

CONCEPT SITE PLAN  
1101 North Washington Street  
14.059

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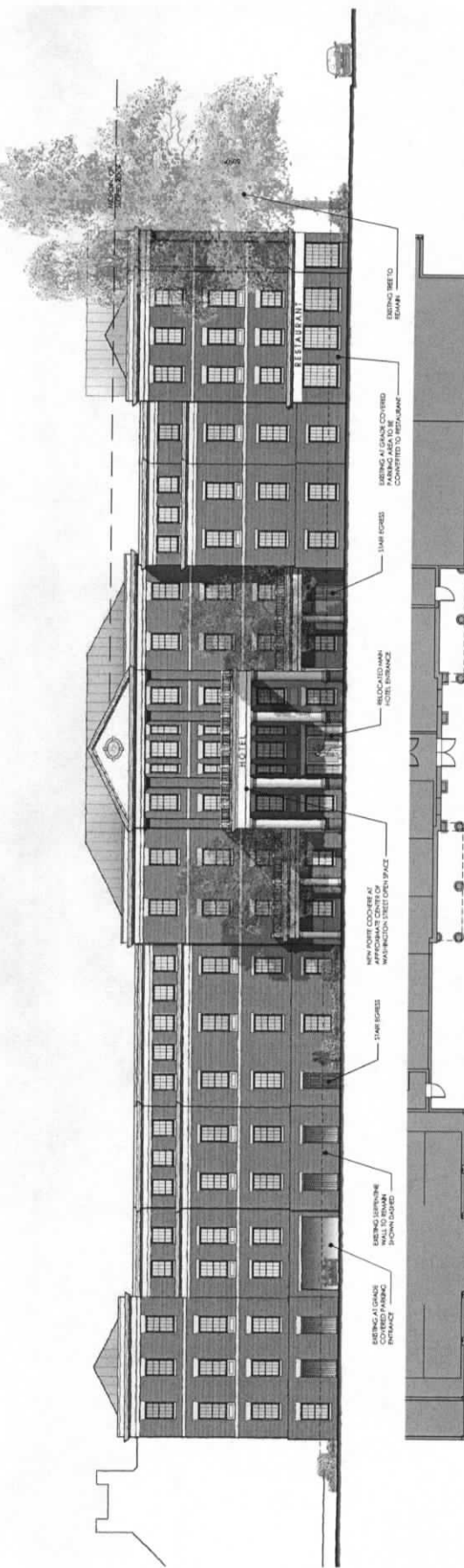
WASHINGTON STREET STREETSCAPE

1101 North Washington Street  
14.059

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ARCHITECTURE



PREVIOUS WASHINGTON STREET ELEVATION



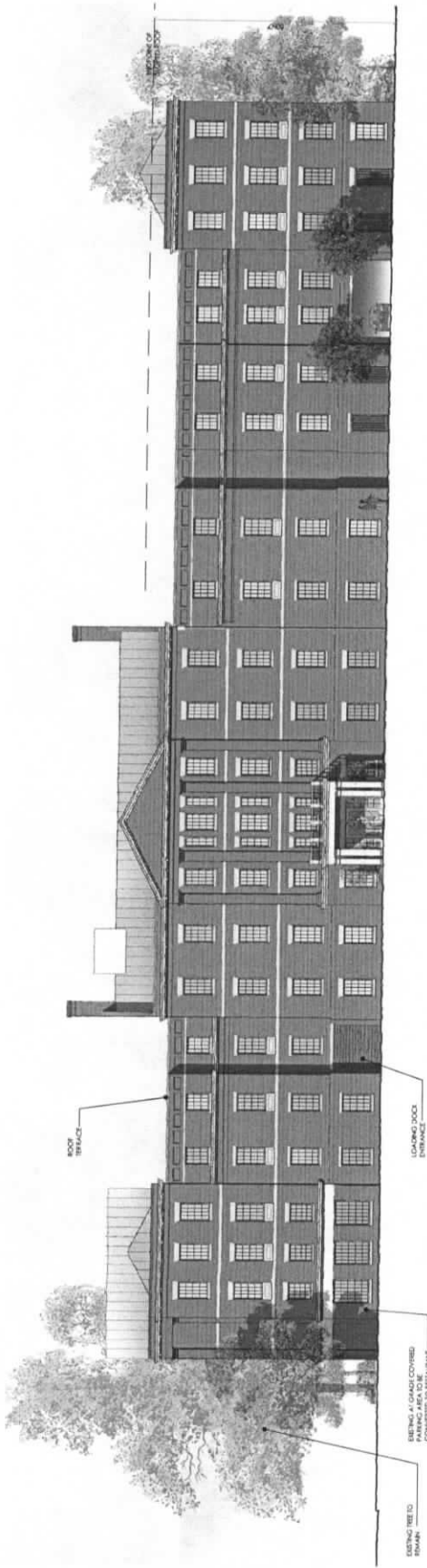
CURRENT WASHINGTON STREET ELEVATION

WEST ELEVATIONS

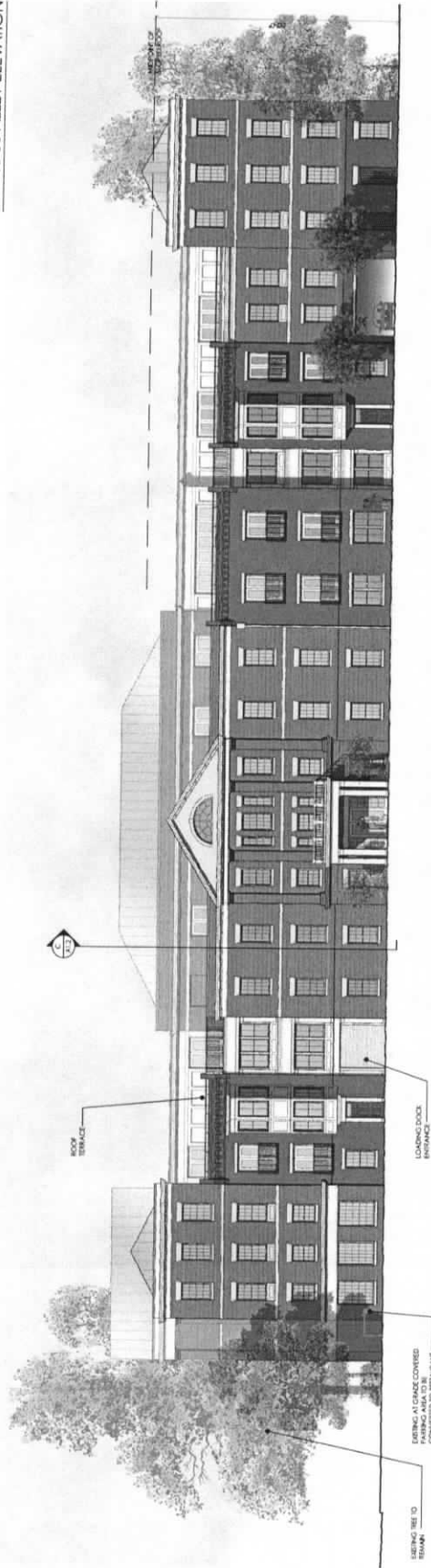
1101 North Washington Street

14,059

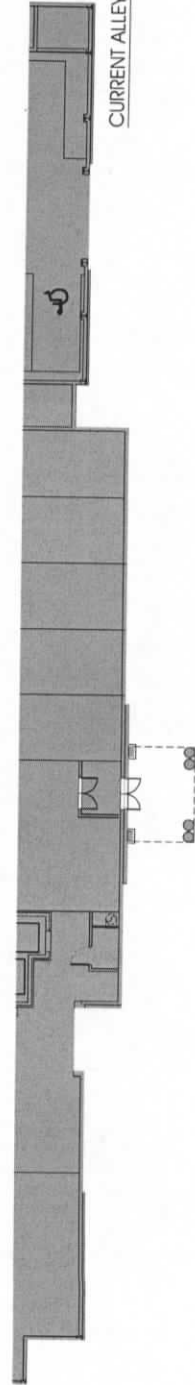
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PREVIOUS ALLEY ELEVATION



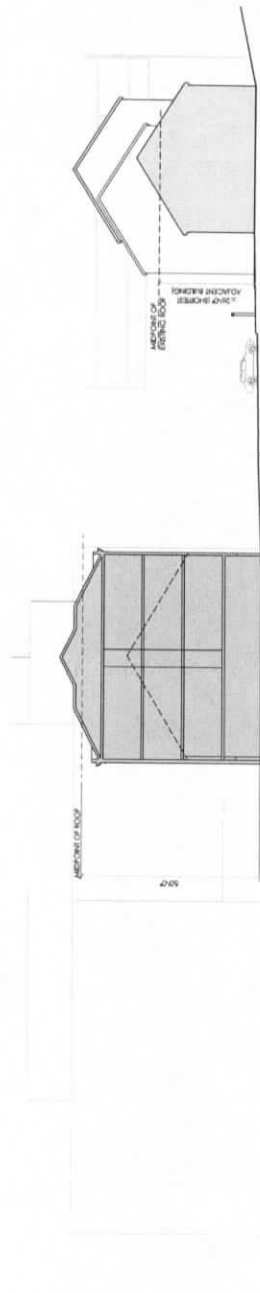
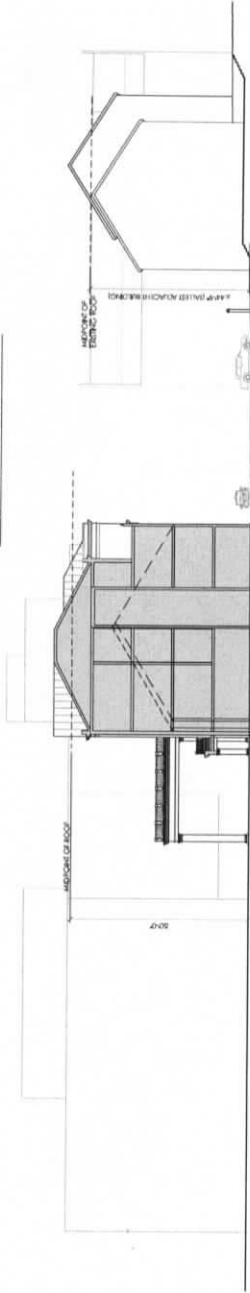
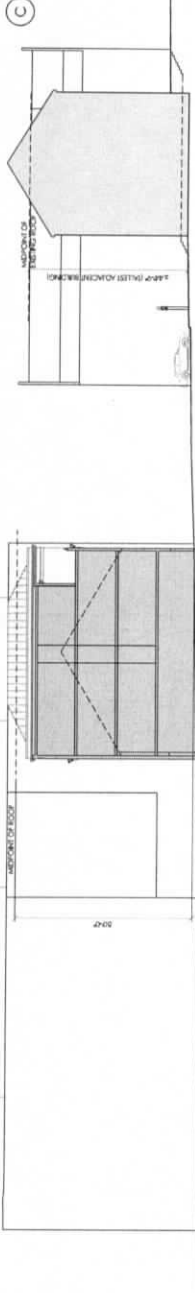
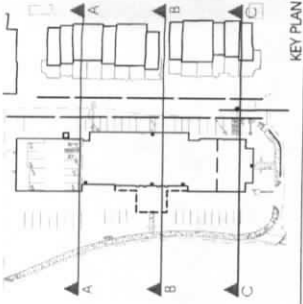
CURRENT ALLEY ELEVATION



EAST ELEVATIONS

1101 North Washington Street  
14,059

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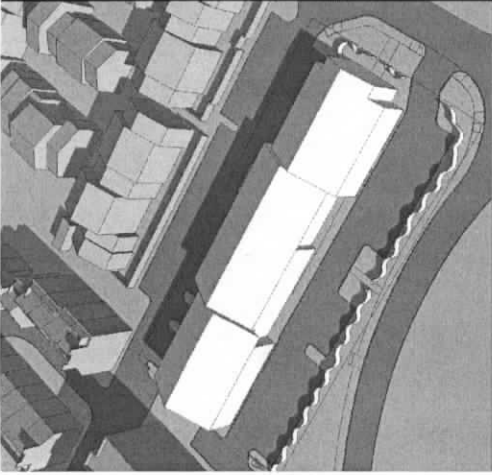


BUILDING SECTIONS

1101 North Washington Street

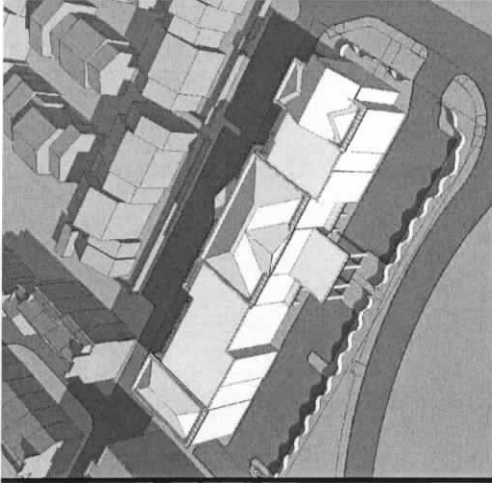
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EXISTING

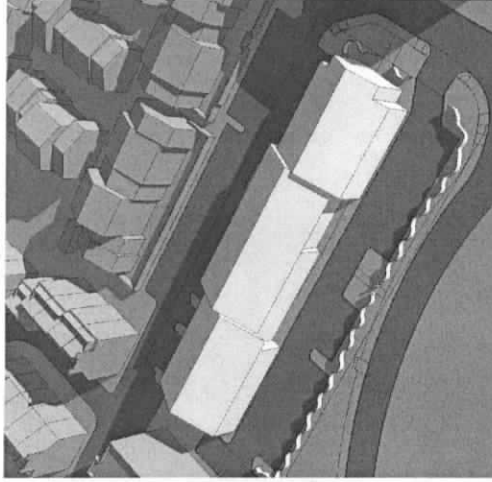


5:50 P.M.

PROPOSED

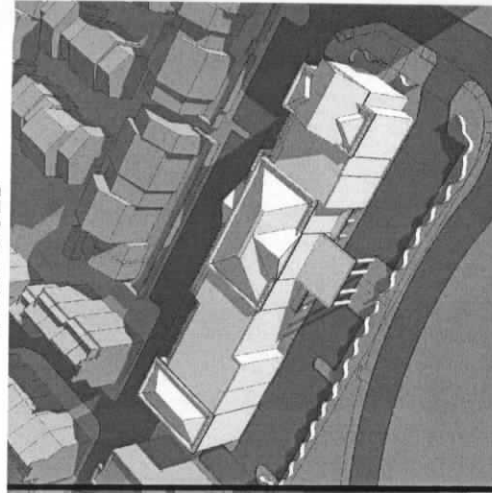


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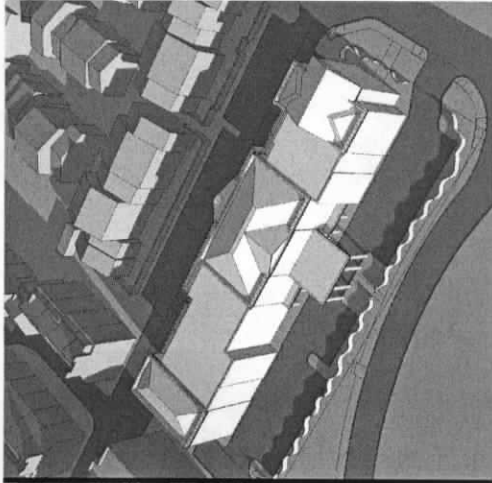
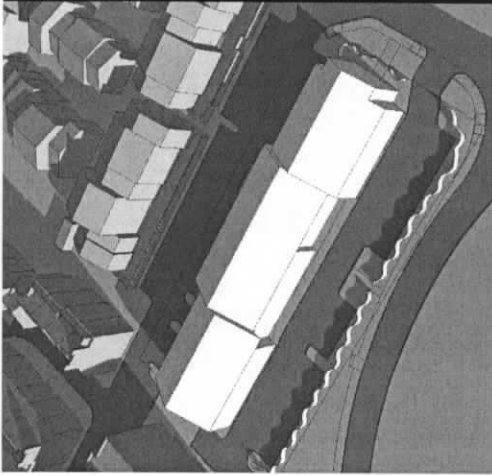
2:50 P.M.

PROPOSED



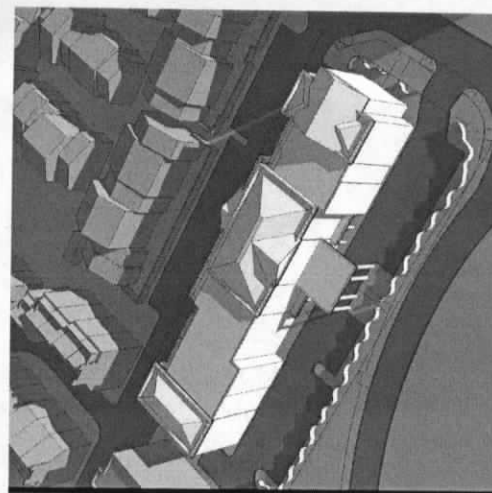
6:50 P.M.

SUMMER



3:30 P.M.

WINTER



SHADOW STUDY

1101 North Washington Street

14.059

RUST | ORLING  
ARCHITECTURE

## **Puskar, M. Catharine**

---

**From:** Puskar, M. Catharine  
**Sent:** Wednesday, June 17, 2015 10:46 PM  
**To:** 'chrisnewbury@comcast.net'; 'cathleen.dooley@gmail.com'; 'ecchimento@comcast.net'  
**Subject:** 1101 N. Washington Street

Chris and Elizabeth,

Thank you for talking to me after tonight's BAR hearing and for giving me your contact information as well as the contact information for Cathy Dooley, President of Pitt Street Station. As I stated to you this evening, you have my sincere apologies for not reaching out directly to your Association sooner. I did contact NOTICe for a meeting that was held at the end of May and, mistakenly, assumed that your association was informed of that meeting. Either way, I should have reached out to you directly and apologize for the oversight. I am glad to now have contact information for you moving forward.

We have heard the comments from you, your neighbors at Canal Way, as well as the BAR and Staff and look forward to working with you to try and address your concerns and reach a mutually agreeable result. We will be looking at revisions based on the input we have received tonight, but would also welcome the opportunity to hear any other concerns you may have if you would like to meet and discuss the concept proposal further. We can host the meeting at the hotel or come to a meeting place of your choice. Please let me know what works for you.

Thanks again,

Cathy

**Jackie Henderson**

7  
5-14-16

**From:** Kristen Walentisch  
**Sent:** Friday, May 13, 2016 10:41 AM  
**To:** Jackie Henderson  
**Cc:** Kendra Jacobs  
**Subject:** FW: NPS Response to May 3, 2016 Planning Commission Meeting  
**Attachments:** 160512 COA BAR 2015-00156 MEMO.PDF

Hi Jackie,

Per our phone conversation, here is an additional item for DSUP2014-0043 – 1101 North Washington Street - for tomorrow's Council hearing.

Thanks,

Kristen Walentisch  
Department of Planning & Zoning  
City of Alexandria  
(703) 746-3806

---

**From:** Dirk Geratz  
**Sent:** Thursday, May 12, 2016 4:14 PM  
**To:** Kristen Walentisch  
**Cc:** Robert Kerns; Al Cox  
**Subject:** FW: NPS Response to May 3, 2016 Planning Commission Meeting

Krissy,

Please forward the attached letter to the City Clerk for Saturday's public hearing. The case number is DSUP2014-0043.

Thanks,

Dirk

**Dirk H. Geratz, AICP**

Principal Planner  
Development Division, Department of Planning & Zoning  
703.746.3815  
[dirk.geratz@alexandriava.gov](mailto:dirk.geratz@alexandriava.gov)

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**From:** Al Cox  
**Sent:** Thursday, May 12, 2016 3:40 PM  
**To:** Karl Moritz; Robert Kerns; Dirk Geratz; Michael Swidrak; Catherine Miliaras  
**Subject:** FW: NPS Response to May 3, 2016 Planning Commission Meeting

They have responded in writing but it is noncommittal and is not what I was told on the phone. Steven Pisani had told me that the building was closer to complying with the Washington Street standards. I pointed out that the NPS had no

regulatory authority over the Washington Street Standards and that the BAR had unanimously agreed that these had been met. When I then asked whether he believed the 3 ½ story, red brick, Colonial Revival style building with a varied cornice line maintained the memorial character of the GW Parkway, he said that it did.

This letter reneges on his previous statement following a meeting several months ago and over the phone the day of the Planning Commission hearing but it is all we are going to get.

Michael:

Please insure that it is distributed, as they request.

al

**From:** Newman, Jason [[mailto:jason\\_newman@nps.gov](mailto:jason_newman@nps.gov)]

**Sent:** Thursday, May 12, 2016 3:13 PM

**To:** Al Cox

**Cc:** Stephen Pisani

**Subject:** NPS Response to May 3, 2016 Planning Commission Meeting

Mr. Cox-

Please see the attached memo regarding the May 3, 2016 Planning Commission meeting and Old Colony Hotel project. The park would like to have the memo included as part of the review file and/or record.

Please let me know if you have any questions.

Jason

---

Jason Newman  
Chief of Lands, Planning & Design  
National Park Service  
George Washington Memorial Parkway  
703-289-2515 (o)  
571-317-4119 (c)  
[jason\\_newman@nps.gov](mailto:jason_newman@nps.gov)



## United States Department of the Interior

NATIONAL PARK SERVICE  
George Washington Memorial Parkway  
c/o Turkey Run Park  
McLean, Virginia 22101

IN REPLY REFER TO:

A44 (GWMP)

May 12<sup>th</sup>, 2016.

### Memorandum

To: Historic Preservation Manager, City of Alexandria  
From: Superintendent, George Washington Memorial Parkway   
Subject: Comments regarding Alexandria BAR case: BAR 2015-00156

It has come to our attention that during the May 3, 2016, City of Alexandria Planning Commission meeting, the city stated the National Park Service is in support of the Old Colony Hotel project on North Washington Street.

To be clear, the National Park Service (NPS) did not state that it was in support of the project. During a phone call that the park had with you on May 3, 2016, prior to the commission meeting, the NPS clarified that its previous objections stated in a memorandum dated June 8, 2015, addressing the massing, were being addressed in the revisions subsequent to the initial June 2015 submission.

In our June 8, 2015, memorandum the NPS commented on several aspects of the structure that were not in keeping with the Memorial Character of the George Washington Memorial Parkway. The developer and their architect have since made several design revisions. Those revisions include lowering areas of roofline and stepping back portions of the upper floors to further break up the massing. In our opinion, the massing and design changes bring it closer to meeting the Washington Street Standards and Memorial Character of the George Washington Memorial Parkway.

7  
5-14-16

## Jackie Henderson

---

**From:** Friedlander, Amy <afriedlander@thelandlawyers.com>  
**Sent:** Friday, May 13, 2016 1:31 PM  
**To:** Jackie Henderson  
**Cc:** Puskar, M. Catharine  
**Subject:** Presentation  
**Attachments:** WCLW Old Colony Inn - CC Presentation FINAL.pdf

Jackie,

Attached is the presentation. Let us know if this doesn't work and you need it on a thumbdrive and I can swing by later this afternoon with one.

Thanks!  
Amy



**Amy E. Friedlander**

Walsh Colucci Lubeley & Walsh PC

2200 Clarendon Boulevard | Suite 1300 | Arlington, VA 22201

Phone: (703) 528-4700 | Ext. 5463 | Fax: (703) 525-3197

[www.TheLandLawyers.com](http://www.TheLandLawyers.com)

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# **1101 N. Washington Street**

## **Old Colony Inn**

# HISTORY

1966:

Old Colony Motor Lodge  
Conference Center approved

**Modifications:**

BZA variance for the zone  
transition setback granted for the  
south and east setbacks.

“It is particularly important from  
an aesthetic viewpoint of the  
G.W. Memorial Parkway and the  
operation of the motel to have the  
structure set back as far as  
possible from the Parkway  
property line.”



# HISTORY

1978:

Canal Way Cluster Development  
Plan SUP approved

Modifications from RM zone  
achieved through cluster  
development:

- Lot size
- Lot width
- Frontage
- Front, side, rear yard setbacks
- Open space

Zoning Ordinance Section 11-606(D):  
Considerations on Review

“That the proposed cluster development  
will be constructed, arranged, and  
operated so as not to dominate the  
immediate vicinity or to interfere with  
the development and use of neighboring  
property in accordance with the  
applicable zone regulations.”



# HISTORY

1981:

1201 E. Abingdon office building  
approved

Modifications:

BZA variance for zone transition  
setback granted for north and  
east setback property lines.

The setback was necessary “to  
avoid poor soil conditions on the  
southwest corner of the site and  
respect the open space related to  
the George Washington  
Parkway.”



# HISTORY

1984:

Pitt Street Center approved

Amended Canal Way Cluster SUP  
to remove Phase 1B

Rezoning from RM to C0 with  
proffers



# HISTORY

1995:

Pitt Street Station approved

Rezoning from OC to CDX

Modifications:

- SUP for lots without frontage
- SUP for tandem parking spaces/parking reduction of 13 spaces
- SUP for compact parking spaces
- Modification for front, rear, and side yard requirements
- Modification for yard requirements to use more than 50% of the rear and side yards of certain lots for parking or driveway use



# HISTORY

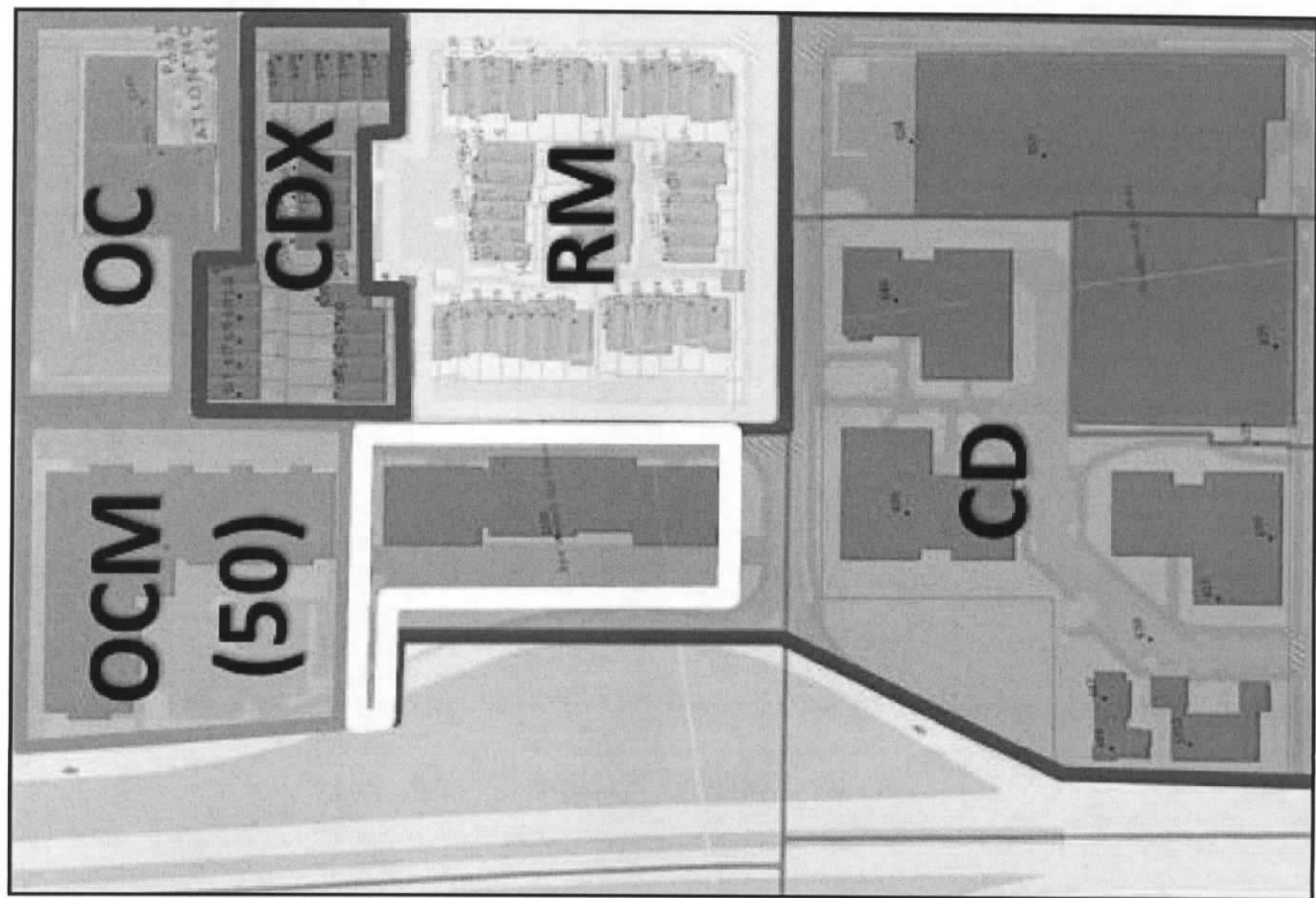
2001:

Liberty Row Condominiums  
approved

Modifications:

- Front yard setback





# EXISTING ZONING

# EXISTING USES

 Residential

 Commercial



# PROPOSAL

**Renovation and addition to hotel constructed in 1968**

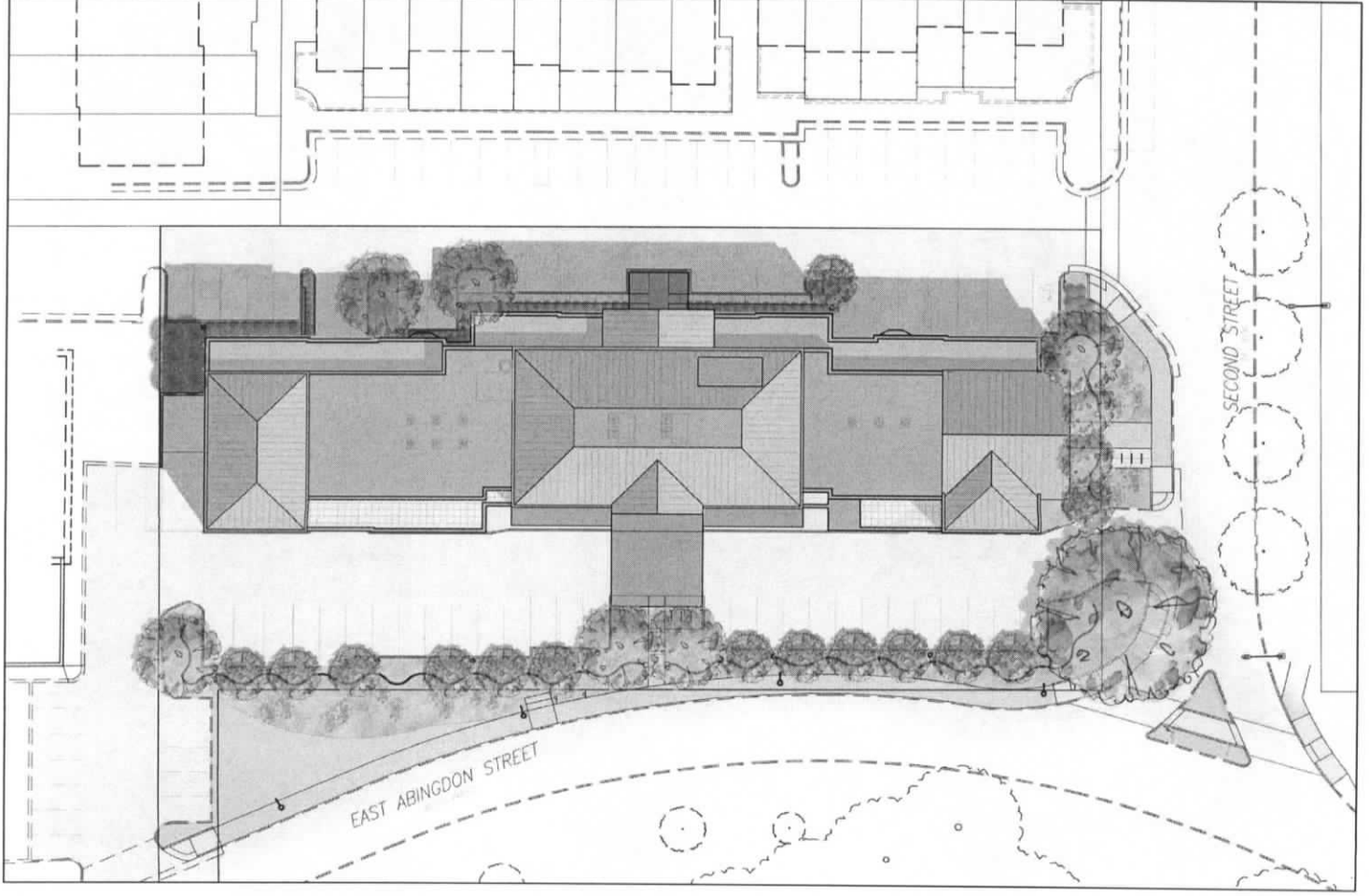
- 95 rooms
- 60 seat restaurant/meeting space
- 62 on-site parking spaces

**Modifications requested:**

- Parking reduction SUP
- Landscape island ratio
- Zone transition setback

**Consistent with:**

- CD/Commercial Downtown zoning regulations
- Old Town North Small Area Plan
- Old Town North Urban Design Guidelines
- Washington Street Guidelines
- Economic sustainability goals



# PARKING

| Hotel                            | Observed/Approved Parking Ratio            |
|----------------------------------|--------------------------------------------|
| Embassy Suites                   | 0.31 spaces / room (observed)              |
| Holiday Inn                      | 0.31 spaces / room (observed)              |
| Crowne Plaza                     | 0.32 spaces / room (observed)              |
| 220 S. Union Street (Carr Hotel) | 0.57 spaces / room (approved)              |
| 500 N. Union Street              | 0.50 spaces / room (approved)              |
| <b>1101 N. Washington Street</b> | <b>0.65 spaces / room (on-site spaces)</b> |

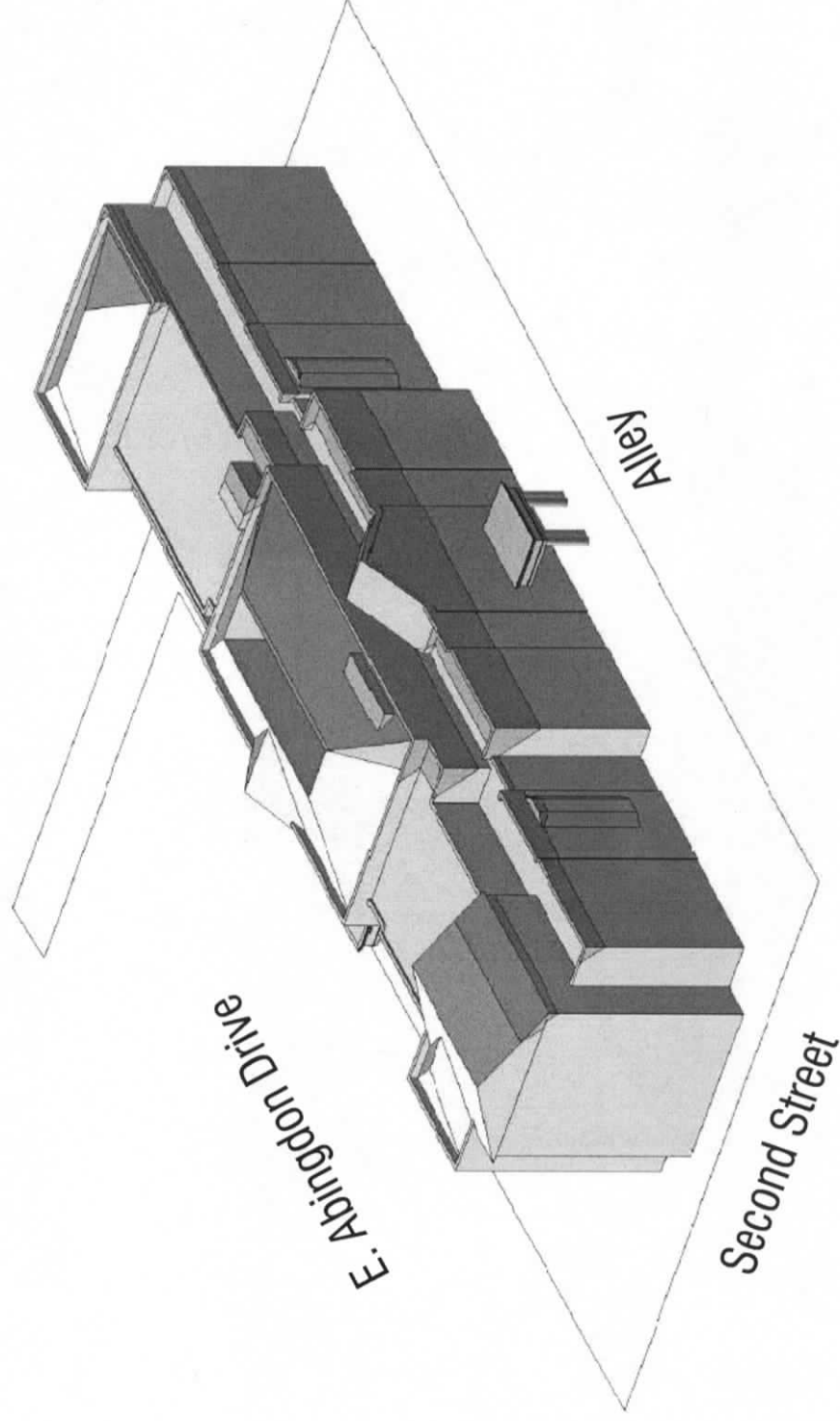
## Request:

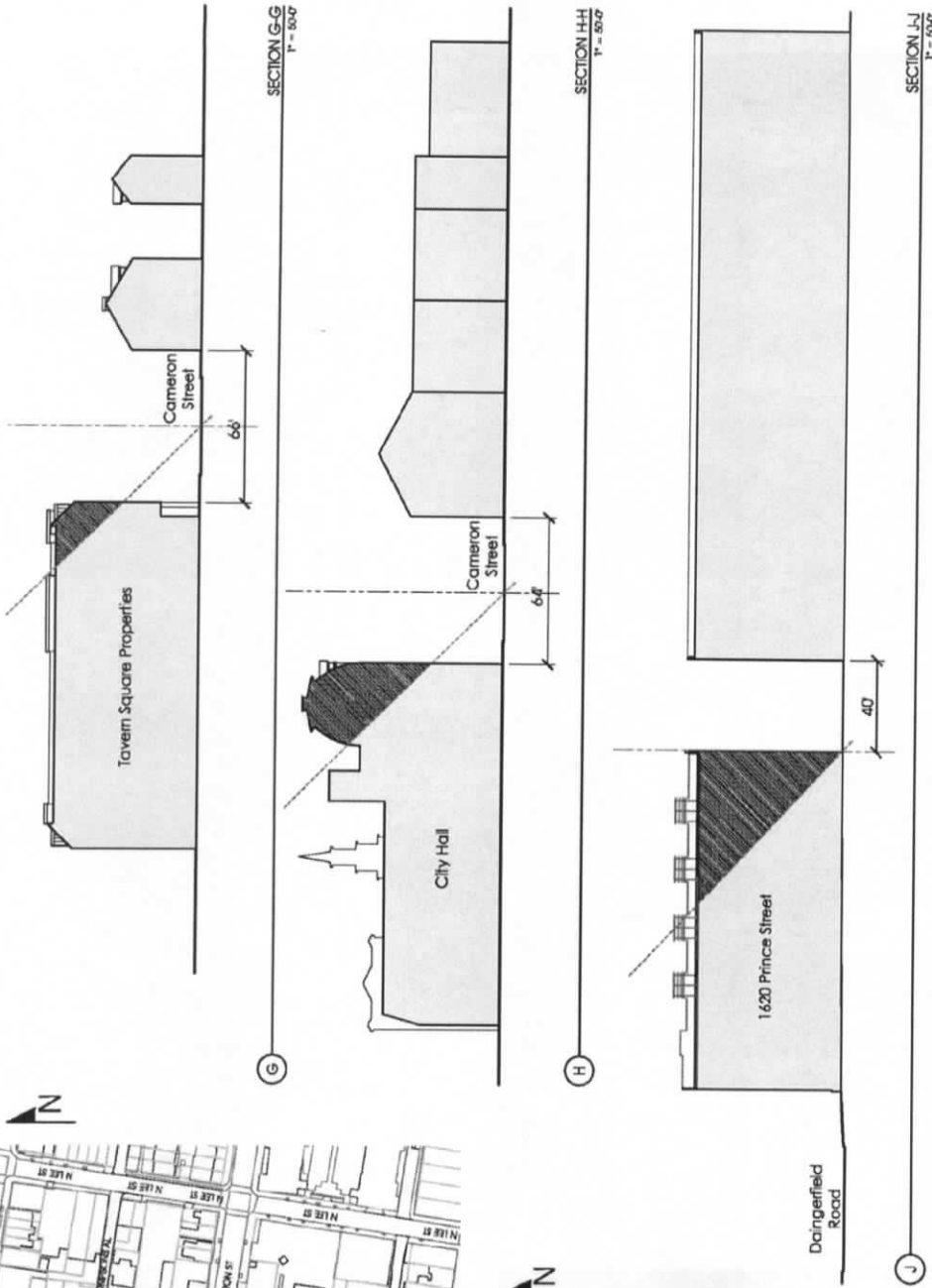
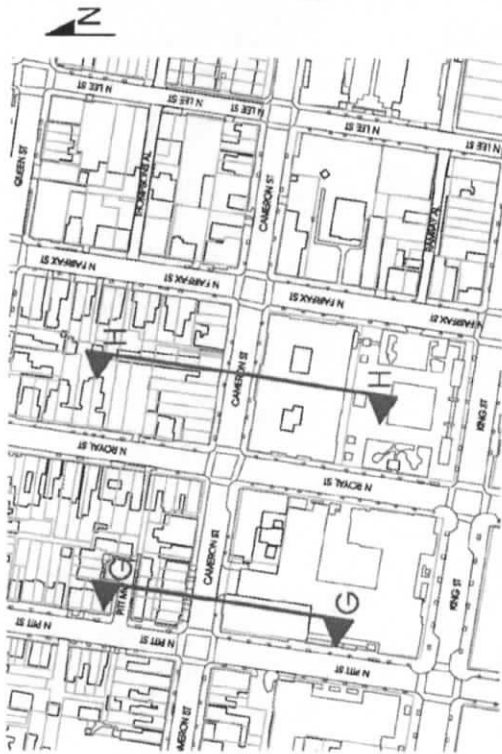
- 13-space parking reduction, with 13 spaces provided off-site nights and weekends
- 3-space loading reduction

# OFF-SITE PARKING OPTIONS WITHIN 3 BLOCKS



# **MODIFICATION REQUESTED: 2% of total building volume**





04.06.16

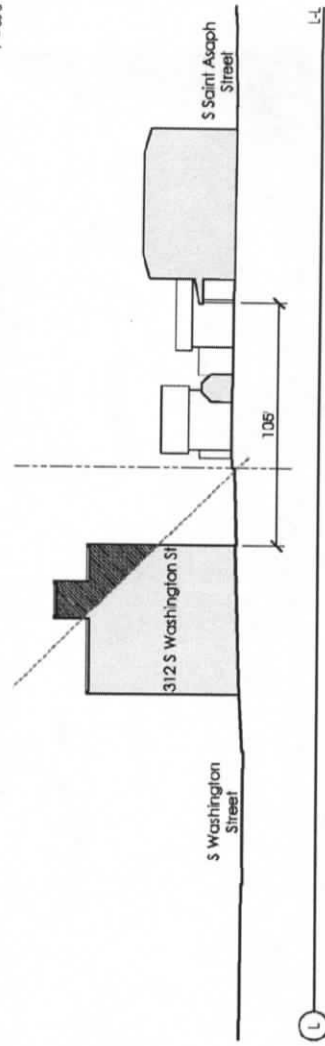
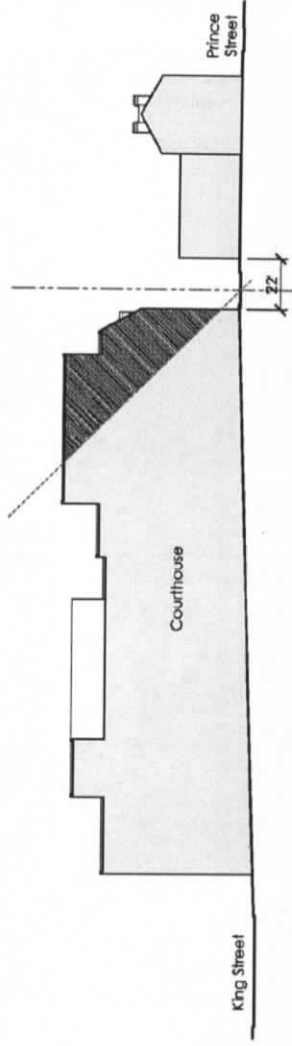
STREET SECTIONS

1101 North Washington Street

14.059

SCALE: 1" = 50'

RUST | ORLING  
ARCHITECTURE



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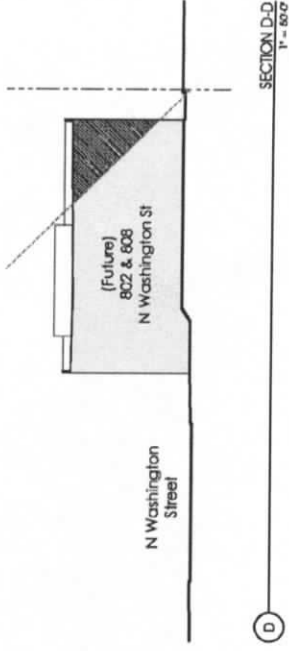
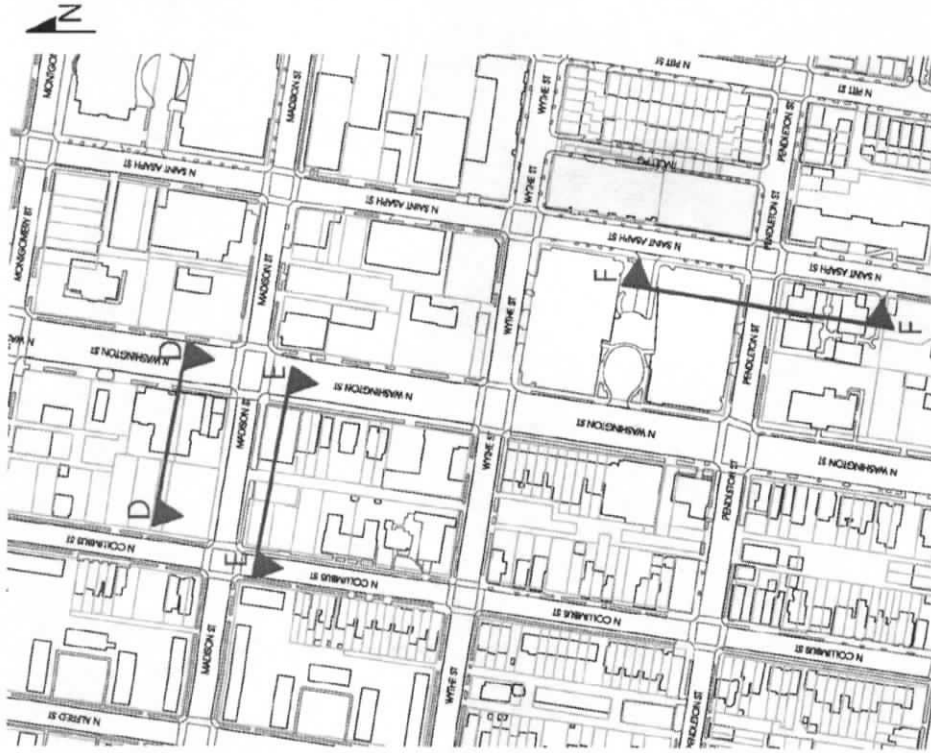
STREET SECTIONS

1101 North Washington Street

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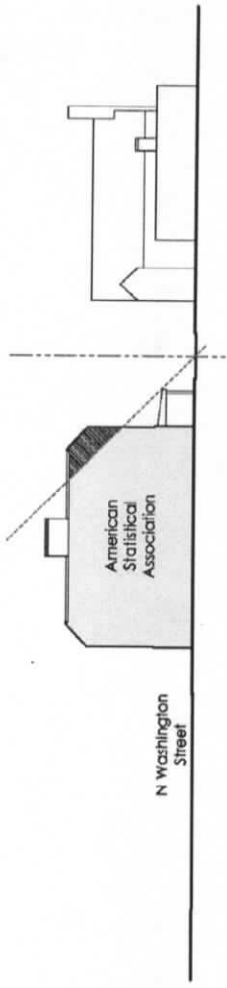
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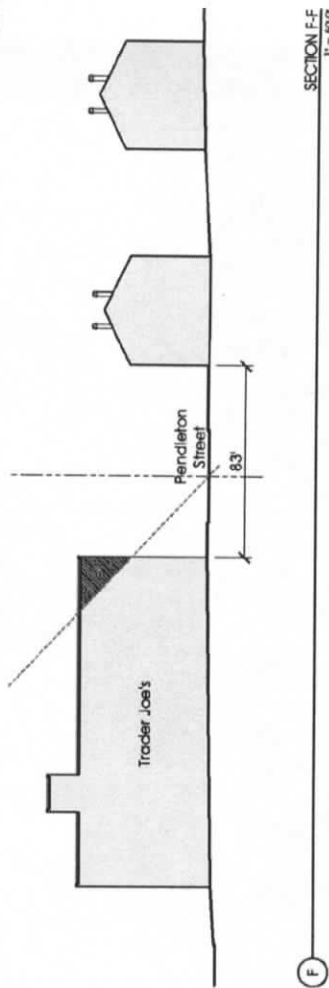
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D



SECTION E-E  
1" = 80'0"

E



SECTION F-F  
1" = 80'0"

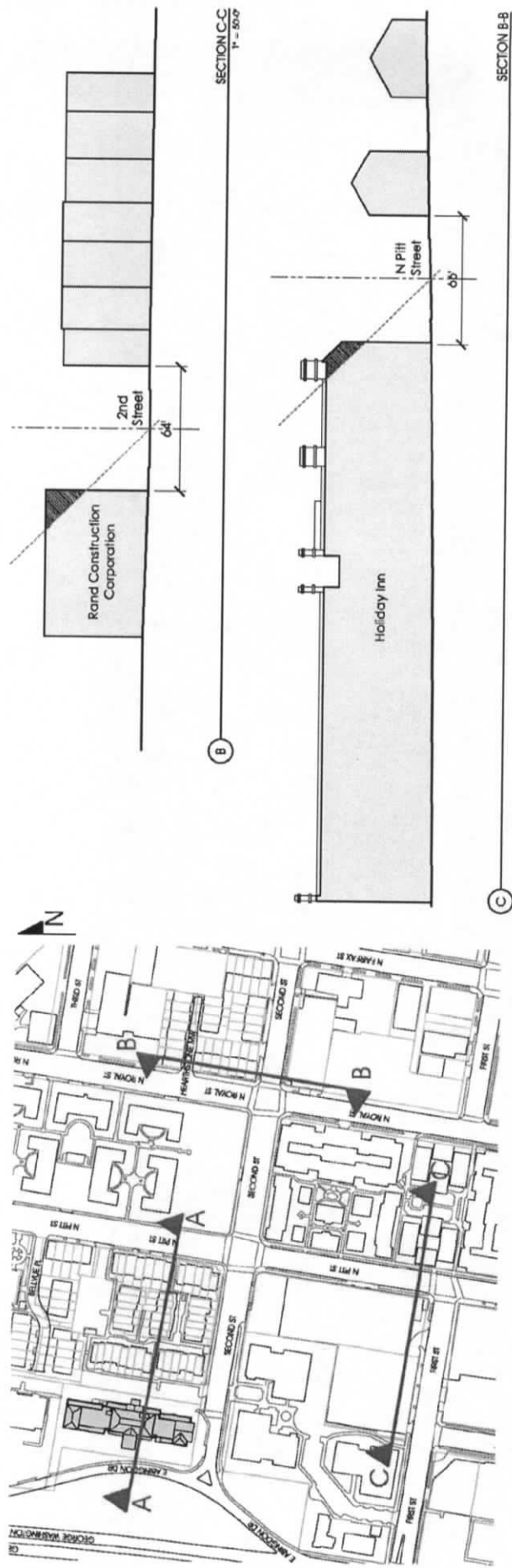
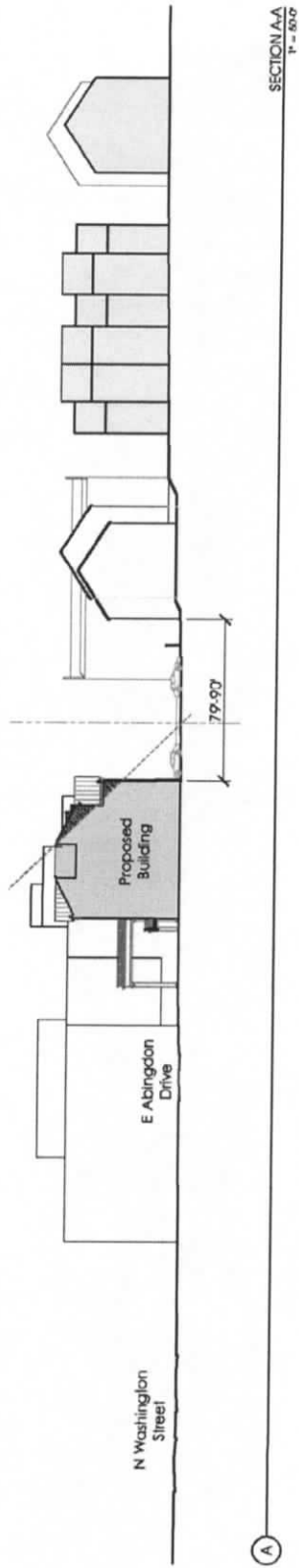
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STREET SECTIONS  
1101 North Washington Street  
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04.06.16

SCALE: 1" = 50'

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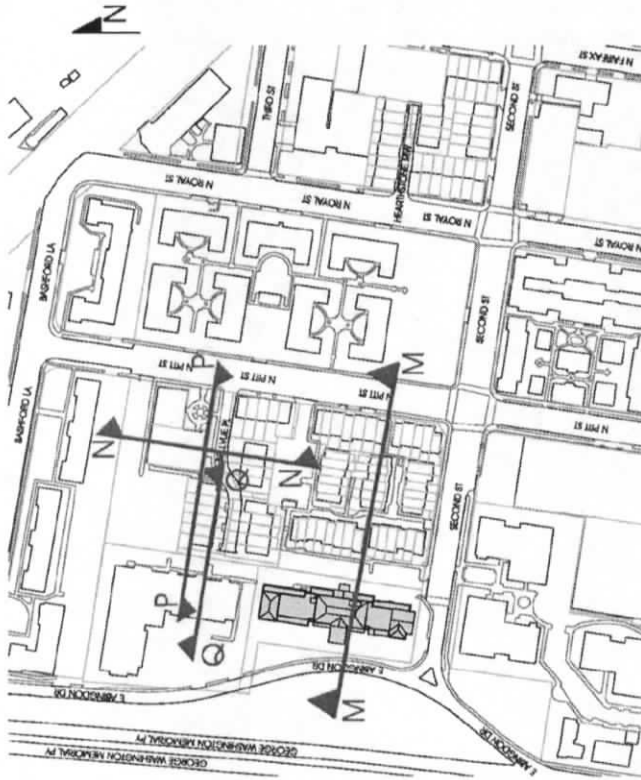
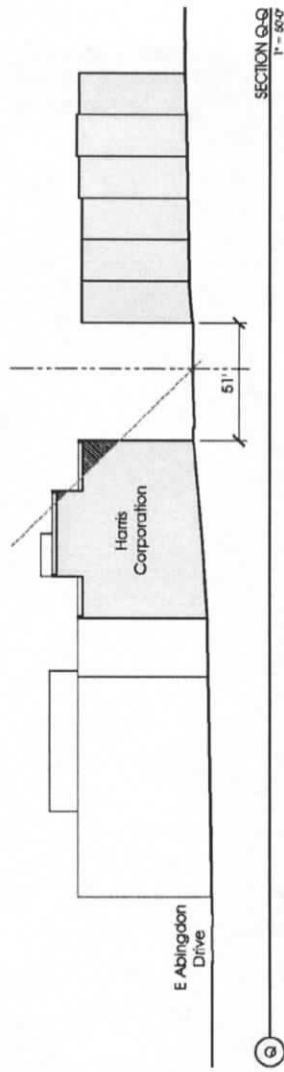
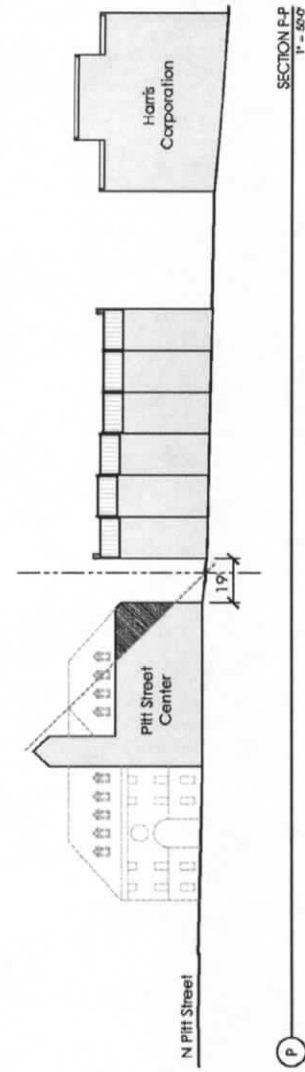
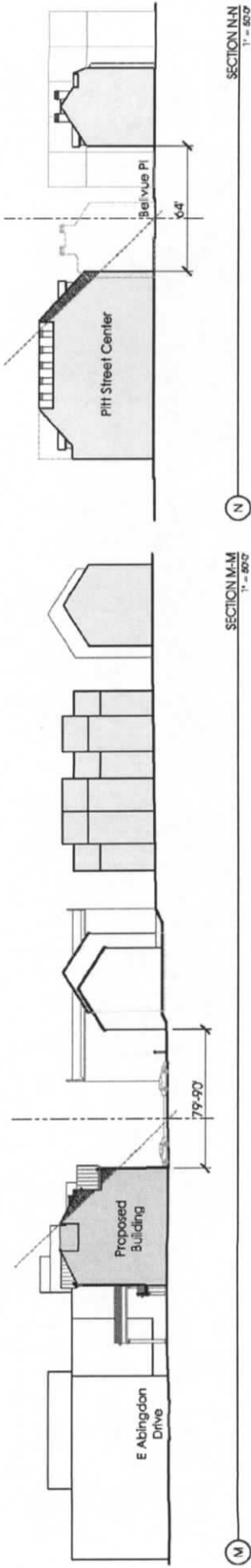
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## STREET SECTIONS

SCALE: 1" = 50'

1101 North Washington Street  
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ARCHITECTURE



04.06.16

STREET SECTIONS

1101 North Washington Street

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SCALE: 1" = 50'

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ARCHITECTURE

# **ZONE TRANSITION SETBACK MODIFICATIONS GRANTED IN THE PAST 5 YEARS**

- June 2011 – Yate’s Corner (DSP#2010-0023)
- February 2013 – Prince Street Hotel (DSUP#2011-0034)
- October 2013 – Travelodge Site (DSUP#2013-0002)
- May 2015 – Marino’s (DSUP#2014-0005)
- September 2015 – ezStorage (DSUP#2015-0002)
- November 2015 – King and Beauregard (DSUP#2013-0001)
- January 2016 – Towne Motel Site (DSUP#2015-0004)

# COMMUNITY/PUBLIC MEETINGS

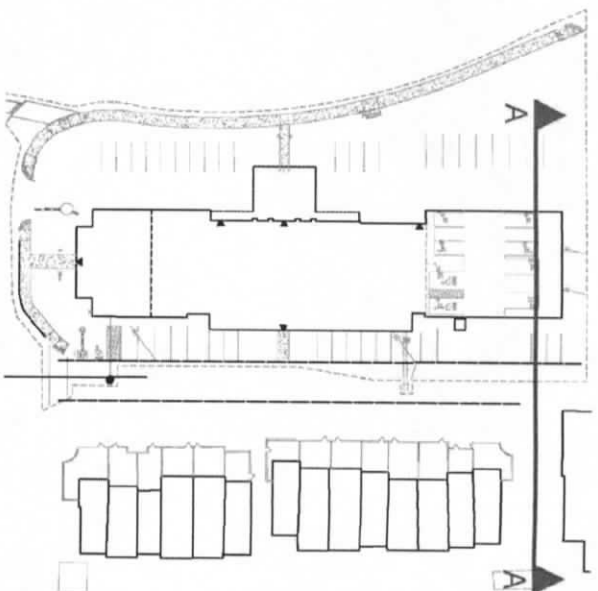
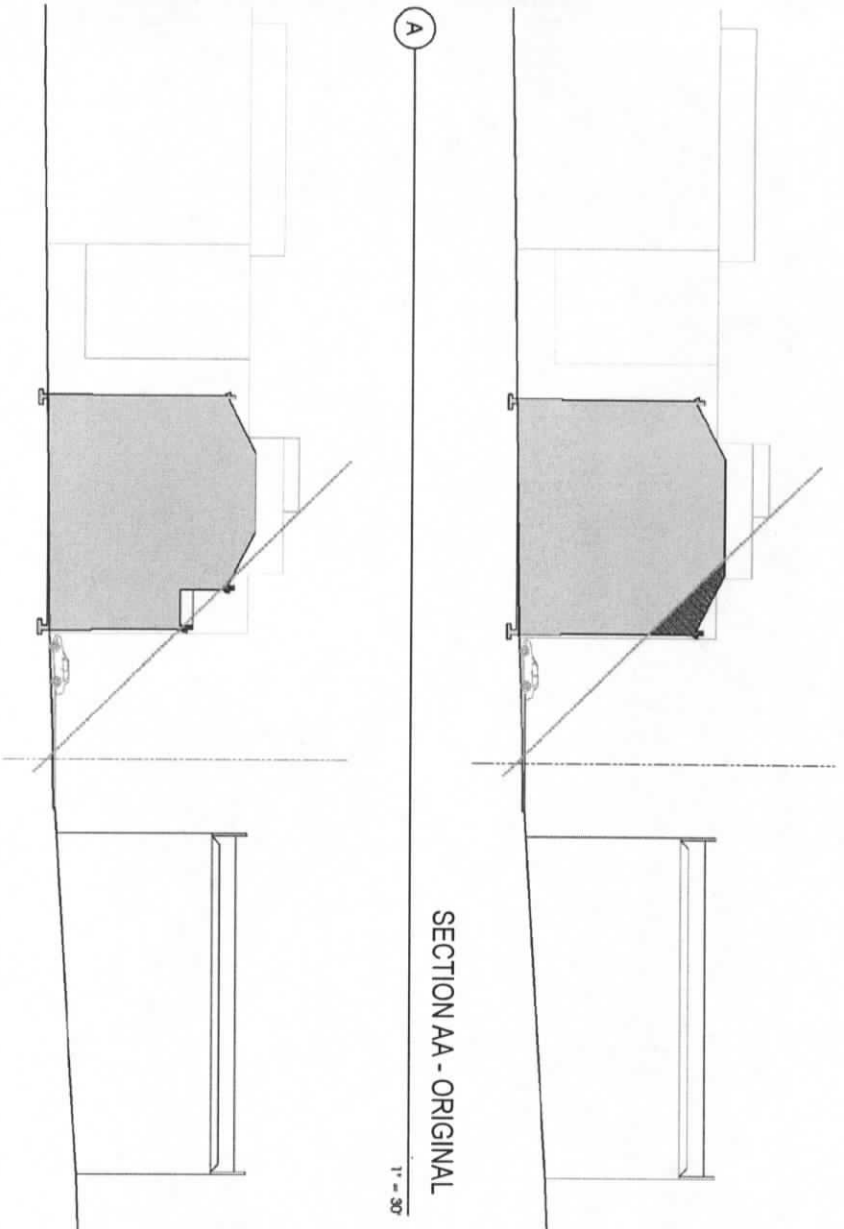
| Date              | Meeting                                            |
|-------------------|----------------------------------------------------|
| May 27, 2015      | Meeting with Canal Way                             |
| May 27, 2015      | Community meeting with NOTICE                      |
| June 17, 2015     | BAR Hearing: Permit to Demolish and Concept Review |
| July 16, 2015     | Meeting with Pitt Street Station                   |
| July 21, 2015     | Community Meeting                                  |
| August 31, 2015   | Community Meeting                                  |
| September 2, 2015 | BAR Concept Review                                 |
| September 9, 2015 | UDAC                                               |
| October 8, 2015   | Community Meeting                                  |
| October 21, 2015  | UDAC                                               |
| November 2, 2015  | Community Meeting                                  |
| November 18, 2015 | UDAC                                               |
| December 2, 2015  | BAR Concept Review                                 |

# ACCOMMODATIONS MADE TO DATE:

1. Reduced the proposed number of rooms from 111 to 95.
2. Reduced the proposed building addition by 2,000 square feet.
3. Relocated the loading from the alley to the northern end of the building with access from the front drive aisle.
4. Set the top floor of the rear elevation back to better relate to the townhouses to the east.
5. Redesigned the rear façade to create variation to better relate to the townhouses to the east.
6. Modified the front façade to create additional variation in height and massing as seen from the Parkway.
7. Revised the proposed roof from a gable roof with false chimneys on the center mass to a hipped roof.
8. Revised the front façade cornice lines.

# **ACCOMMODATIONS MADE TO DATE:**

9. **Shifted the central mass and porte-cochere towards the center** of the building to make the entrance more prominent from the Parkway.
10. **Eliminated guest access to terraces** facing the residential uses to the east to reduce potential noise impacts.
11. **Removed the fifth floor terrace** and associated elevator overrun.
12. **Reconfigured parking in the rear alley to maintain the 26' drive aisle and add a sidewalk** along the building with enhanced landscaping.
13. **Limited loading hours** for the hotel and restaurant uses.
14. **Limited restaurant operating hours.**
15. **Limited hours of access to the Second Street restaurant entrance.**
16. **Agreed to provide 13 off-site parking spaces on nights and weekends.**



SECTION AA - ORIGINAL  
1" = 30'

SECTION AA - CURRENT  
1" = 30'

KEY PLAN

05.09.16

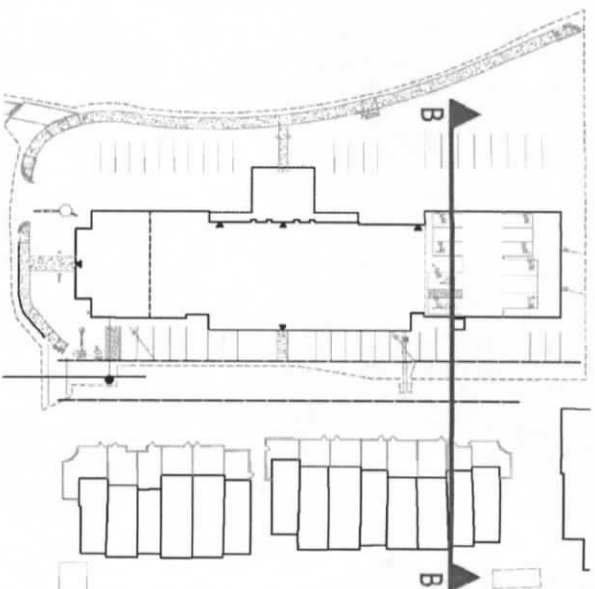
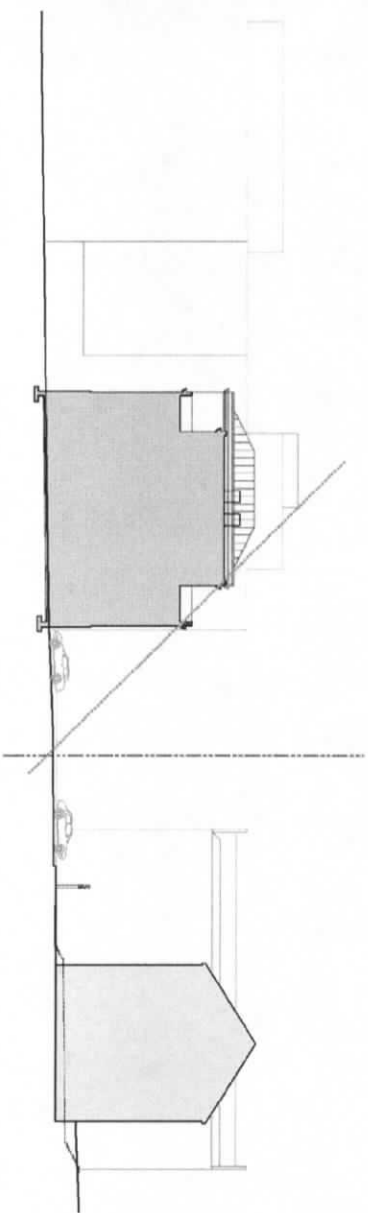
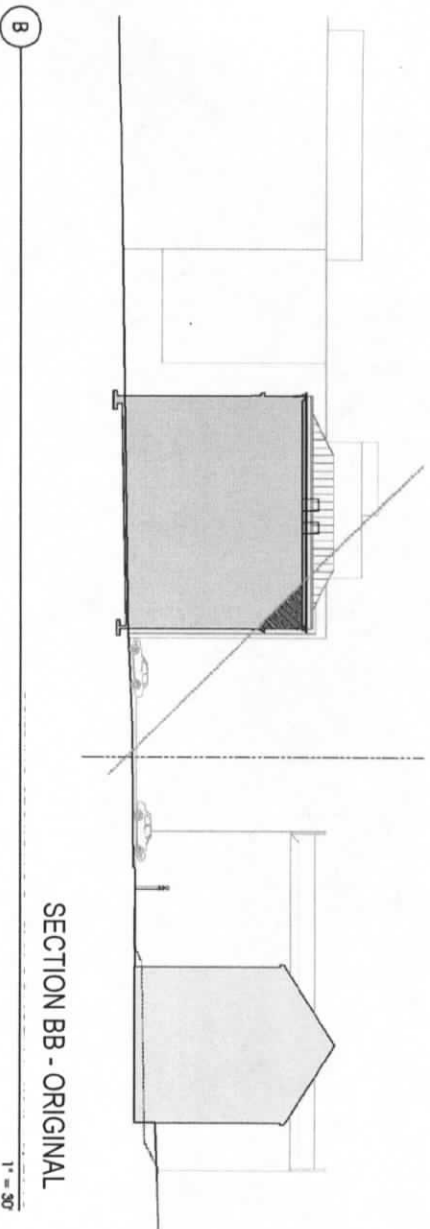
BUILDING SECTIONS

1101 North Washington Street

14.059

SCALE 1" = 30'

RUST ORLING  
ARCHITECTURE



06.09.16

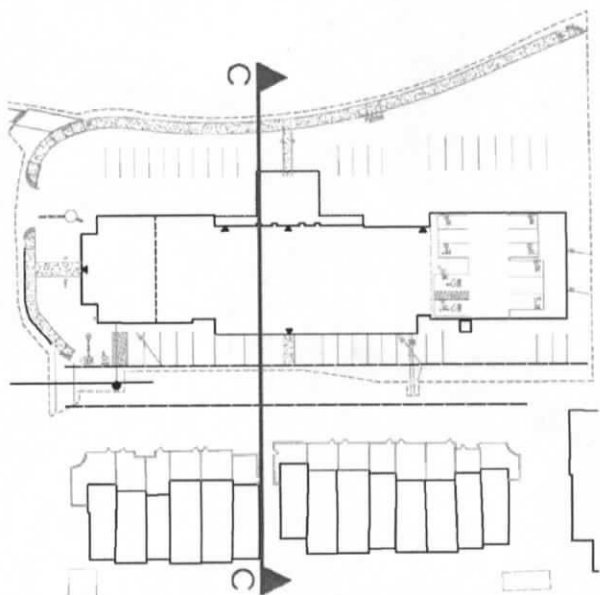
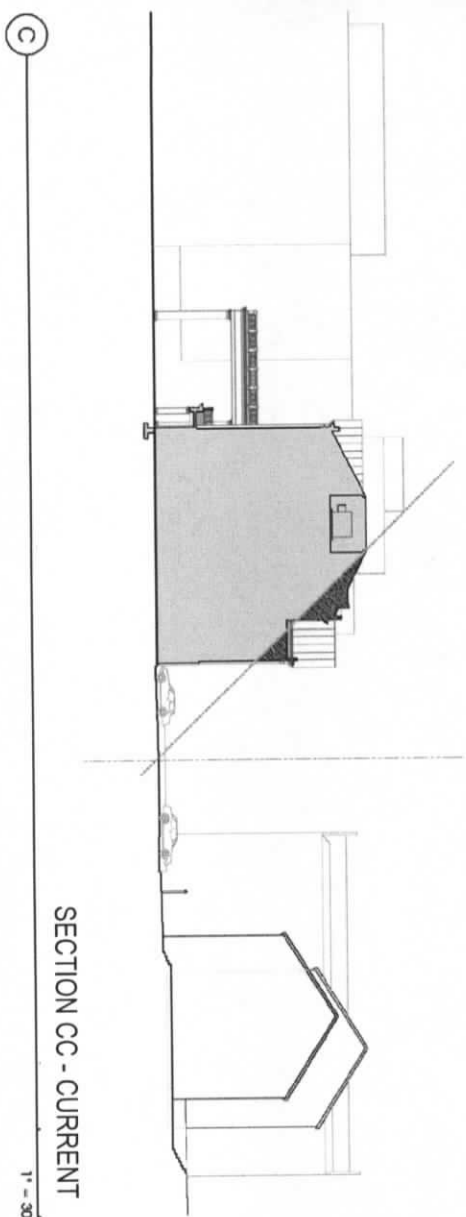
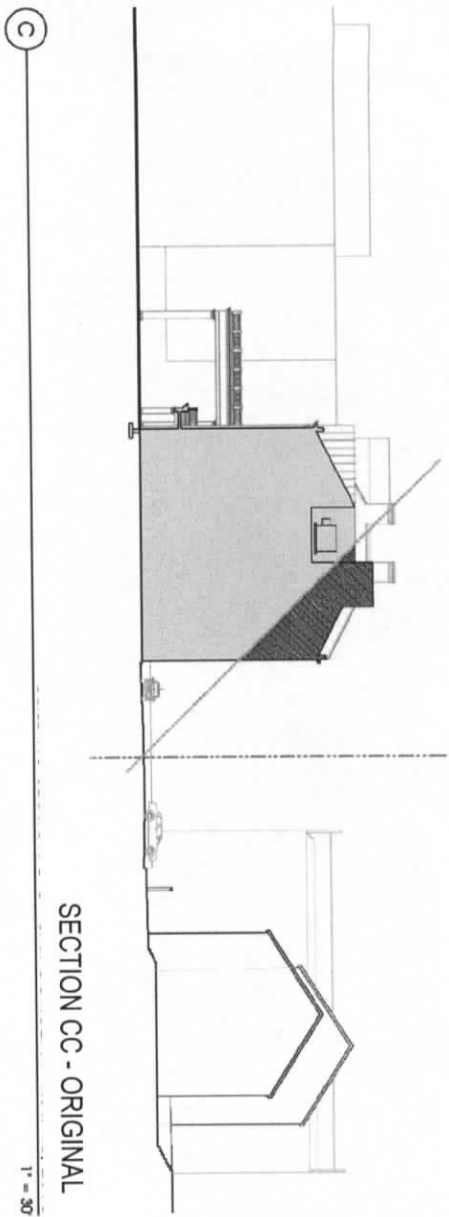
BUILDING SECTIONS

1101 North Washington Street

14.059

SCALE: 1" = 30'

RUST | ORLING  
ARCHITECTURE



05.09.16

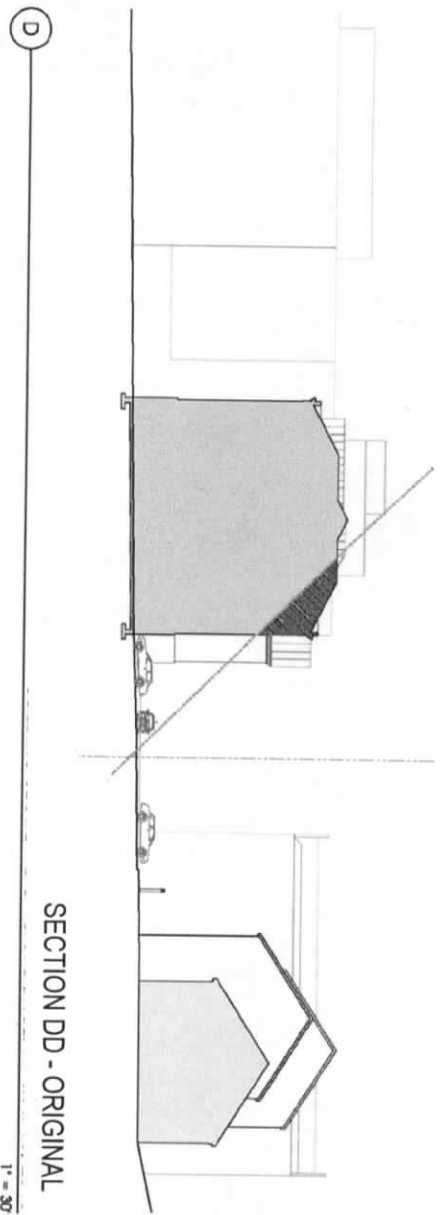
BUILDING SECTIONS

1101 North Washington Street

14.059

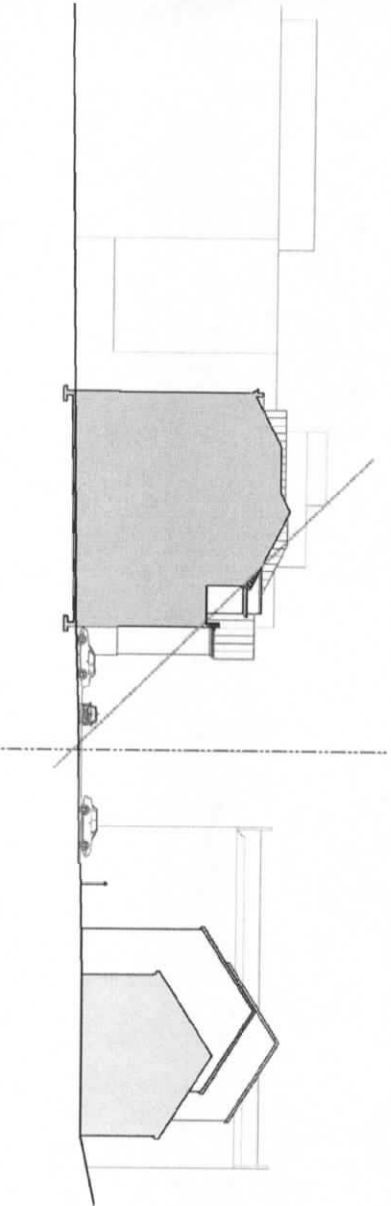
RUST | ORLING

ARCHITECTURE



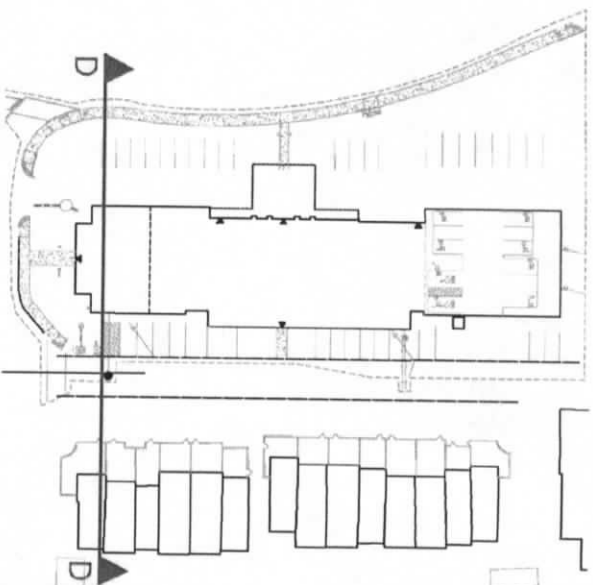
SECTION DD - ORIGINAL

1" = 30'



SECTION DD - CURRENT

1" = 30'



KEY PLAN

06.09.16

BUILDING SECTIONS

1101 North Washington Street

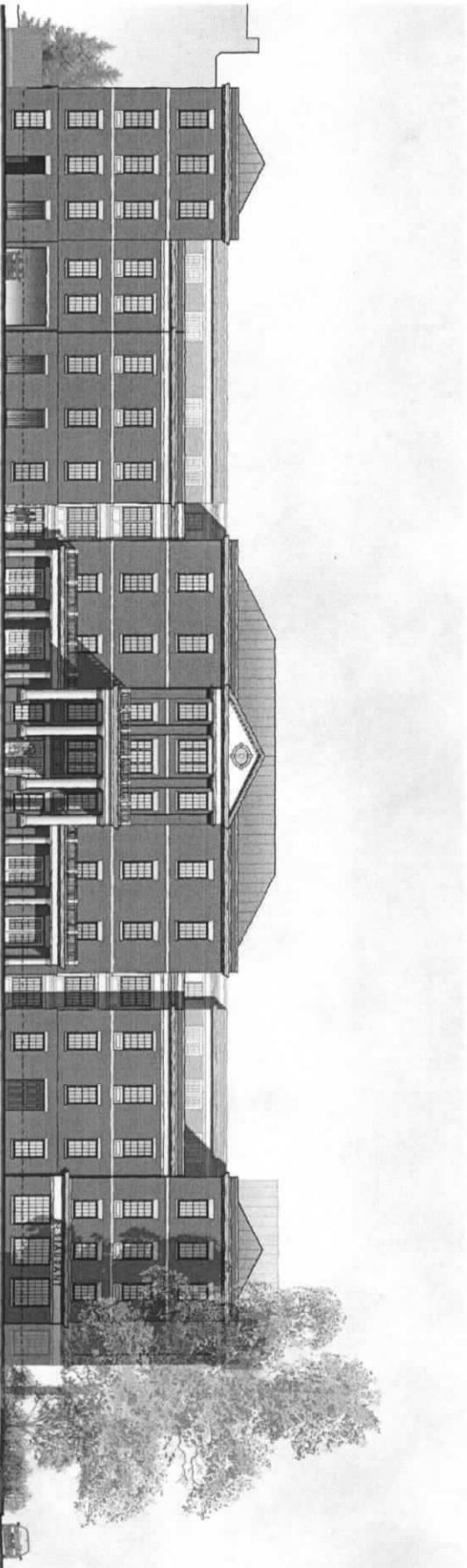
14.059

SCALE: 1" = 30'

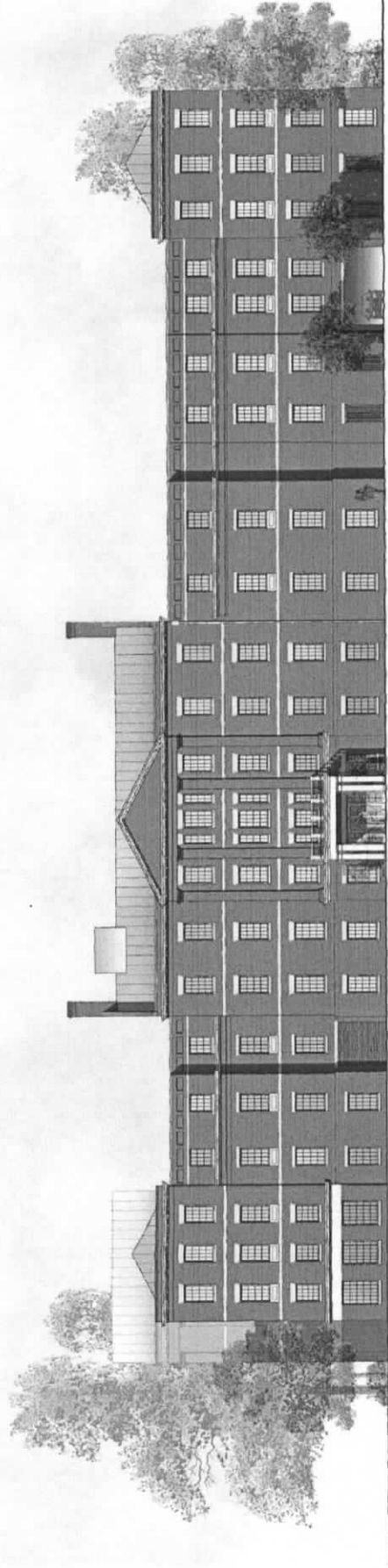
RUST | ORLING  
ARCHITECTURE



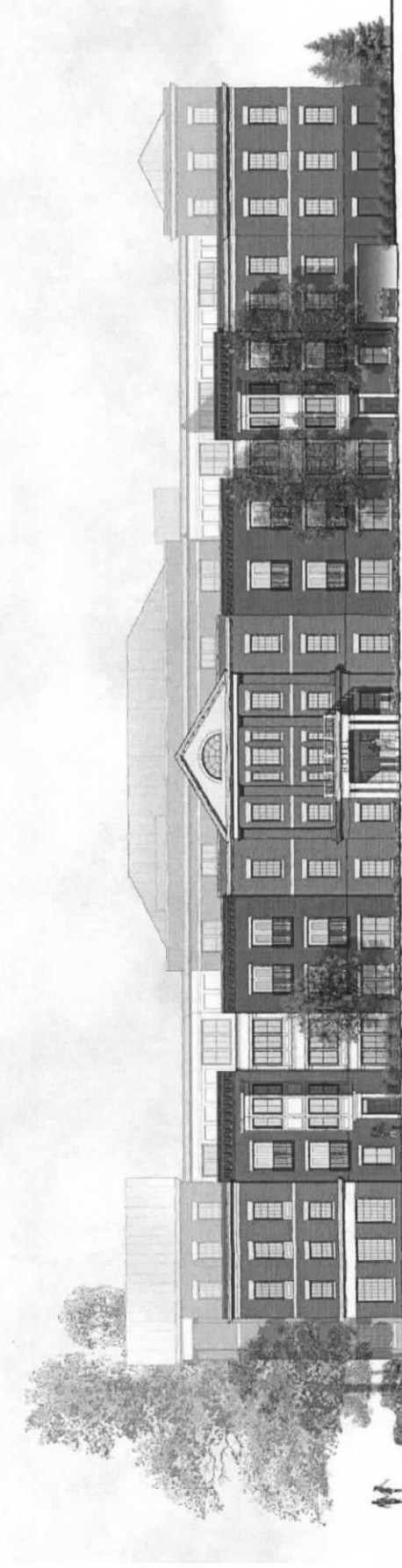
WEST ELEVATION - ORIGINAL



WEST ELEVATION - CURRENT



EAST ELEVATION – ORIGINAL



EAST ELEVATION – CURRENT

# COMMUNITY BENEFITS

- \$61,000 affordable housing contribution
- \$20,000 bike share contribution
- \$3,000 contribution for Memorial Circle tree planting
- \$9,700 public art contribution
- Retention of the 30-inch oak tree on the property
- High-quality architecture
- Expanded brick serpentine wall
- Combined sewer separation or in-lieu contribution of \$288,000
- \$672,000 increase in estimated direct annual tax revenue (\$987,000 annual total)
- 28 new jobs created (50 jobs total)