ISSUE: Permit to Demolish/Capsulate (complete)

APPLICANT: Heritage at Old Town PropCo LLC

LOCATION: Old and Historic Alexandria District
400 South Patrick, 900 Wolfe, and 432 South Columbus streets

ZONE: RB/RC: Townhouse Zone/High Density Apartment Zone

STAFF RECOMMENDATION

Staff recommends of the Permit to Demolish/Capsulate, noting the recommendations of Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.

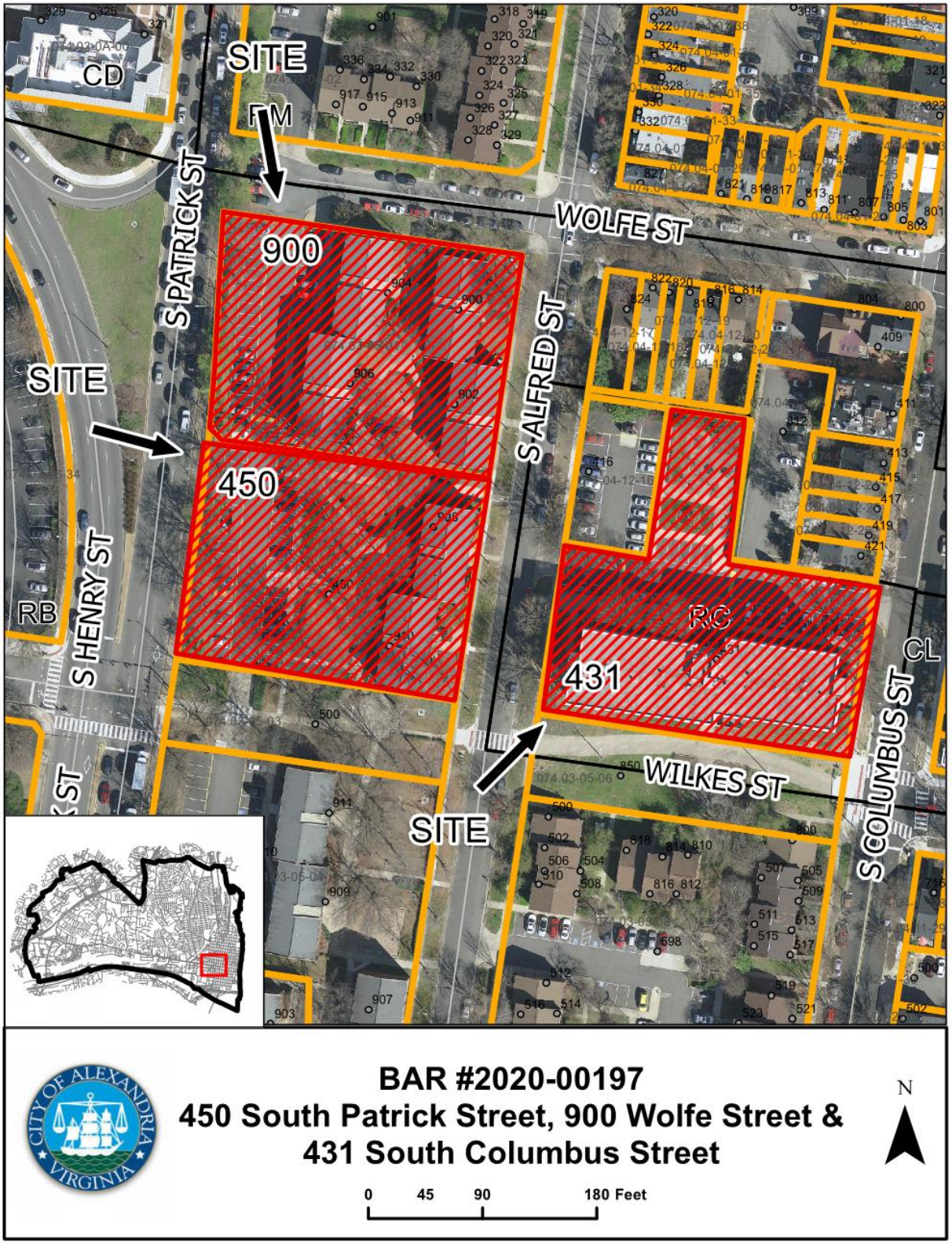
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.

3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.

4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.

5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.


SITE
CD
FM
WOLFE ST
S PATRICK ST
900
S ALFRED ST
SITE
450
S HENRY ST
RB
RC
431
CL
S COLUMBUS ST
WILKES ST
SITE
BAR #2020-00197
450 South Patrick Street, 900 Wolfe Street &
431 South Columbus Street
N
0 45 90 180 Feet

Note: An associated Concept Review for the proposed development at 450 South Patrick, 900 Wolfe, and 431 South Columbus streets is going forward simultaneously (BAR #2020-00196). The Permit to Demolish/Capsulate requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate four existing buildings in order to redevelop the Heritage at Old Town properties at 450 South Patrick, 900 Wolfe, and 431 South Columbus streets.

Permit to Demolish/Capsulate

- Demolish three buildings in Block 1
- Demolish one building in Block 2

II. HISTORY

The Heritage at Old Town was constructed in **1976-1977** as part of The Dip Urban Renewal project. The development lies within a traditional African American community known as The Bottoms, or The Dip, established between 1790 and 1810. According to A Remarkable and Courageous Journey: A Guide to Alexandria's African American History, page 16: "Begun in the 18th century, the Bottoms was the first black neighborhood in Alexandria. The Bottoms rests at a lower elevation than surrounding streets, hence its name. The Lawrason family entered into long-term ground rent agreements with several free blacks on the 300 block of South Alfred Street, which became the nucleus of the Bottoms. The Colored Baptist Society, eventually the Alfred Street Baptist Church and the Odd Fellows Joint Stock Company, the oldest known African American association, were located in the Bottoms. Many of these structures and a number of townhouses are still visible on the 300 block of South Alfred Street."

The circa 1870 Odd Fellows Hall, probably built with funds from the Freedmans Bureau, currently stands at 411 South Columbus Street, within the same city block as Block 2 of the proposed development. It served an important role in promoting racial consciousness and developing community identification. Another significant building in The Bottoms stands at 803 Gibbon Street, a block from the subject property, at the northwest corner of Gibbon and South Columbus Streets. This house served as the J.T. Holmes Tourist Home, listed in The Negro Motorist's/Traveler's Green Book from 1938 – 1960. It was one of only two Alexandria businesses listed in The Green Book throughout its run.

Previous BAR Approvals
Staff could locate no BAR approvals for this development.

III. ANALYSIS

Permit to Demolish/Capsulate
BAR consideration of a Permit to Demolish/Capsulate in the zoning ordinance is independent of any proposed development and must be considered on its own merits. While it is often combined in staff reports or during BAR discussion for convenience in smaller cases, it is a separate action

by the Board. In larger development projects, the BAR often votes separately on the Demolition/Capsulation request before spending time considering new construction and that is the case here, where the BAR is being asked to approve a permit to demolish before the applicant proceeds with development approvals.

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

Staff has no objection to the demolition of the four buildings in this complex. They are not historic and have no architectural merit. As described in the zoning ordinance criteria for demolition, the specific amount that can be supported depends upon the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated. In the opinion of staff, the retention of these features is not necessary to aid in one's understanding of this property or the history of Old Town. None of the material which will be demolished is of unusual or uncommon design, texture or material and could be reproduced easily today.

STAFF
Susan Hellman, Historic Preservation Planner, Planning & Zoning
Bill Conkey, AIA, Historic Preservation Architect
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Code Administration
C-1 A building and demolition permit are required prior to the start of construction.

Transportation and Environmental Services
F-1 Comply with all requirements of CDSP2020-00003(T&ES)

C-1 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology
Open Space and Landscaping

R-1 Hire a professional consultant to work with staff and the landscape designers to incorporate and interpret elements of the historical character and archaeological findings into the design of the open space and to prepare interpretive elements, which shall be erected as part of the development project. The site plan shall indicate themes and locations of interpretive elements. Prior to release of the final site plan, the consultant shall provide text and graphics for the signage subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA.* (Arch)(P&Z)(RP&CA)

Archaeology Comments
R-1 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)

R-2 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management

Plan is in place to recover significant resources in concert with construction activities. * (Archaeology)

R-3 Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-4 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-5 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

R-6 Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)

F-1 Block 1 has a high potential to contain significant archaeological resources. In particular, historic maps indicate that a tannery operated in the northeast quadrant of the block in the mid-nineteenth century. During the Civil War several sets of railroad tracks passed through the block, with one set passing through a large building labeled as a "carpenter shop." By the 1890s rowhouses and shanties began to be built on the north half of the block, whereas the south half continued to be used as a railyard. This block was in the heart of a historically African American neighborhood known as "the Bottoms."

F-2 Block 2 has a high potential to contain significant archaeological resources. Shortly after the Civil War, a half dozen dwellings were standing on the property.
By the 1890s rowhouses fronted on S. Columbus St., Wilkes St., and S. Alfred St. Like Block 1, this block was located in the heart of a historically African American neighborhood known as "the Bottoms."

F-3 Block 3 has a high potential to contain significant archaeological resources. According to a Union Army map, during the Civil War the north half of the block contained a carpenter and bridge shop, a tool house, an arsenal, and several offices in support of Union railroad operations. The south half of the block contained nine buildings, five of them owned by John or James Walls. One of the buildings fronting on Gibbon St. was labeled as a "Secesh Church." By the 1870s the Wall family continued to own most of the south half of the block and its dwellings. The church continued to stand, labeled the

"Village M.E. Church" in 1877. By the 1890s most of the block had been developed with 21 dwellings fronting on S. Patrick St. alone, only the northeast quadrant of the block remaining relatively undeveloped. This block was in the heart of a historically African American neighborhood known as "the Bottoms."

F-4 If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

V. ATTACHMENTS

1 – Application for BAR 2020-00197: 450 South Patrick, 900 Wolfe, 431 South Columbus streets
2 – Supplemental Materials
2 – Comments from the public received prior to publication of the staff report.

BAR Case # _____

ADDRESS OF PROJECT: 450 S Patrick, 900 Wolfe, and 431 Columbus

DISTRICT: ☒ **Old & Historic Alexandria** ☐ **Parker – Gray** ☐ **100 Year Old Building**

TAX MAP AND PARCEL: 074.03-05-01, -02; 074.04-12-15, **ZONING:** RB / RC

APPLICATION FOR: *(Please check all that apply)* ☑ Concept Review

☐ CERTIFICATE OF APPROPRIATENESS

☒ 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: Heritage at Old Town PropCo LLC

Address: 601 Lexington Ave, 32nd Floor

City: New York State: NY Zip: 10022

Phone: _____ E-mail : _____

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

Name: M. Catharine Puskar Phone: 703-528-4700

E-mail: cpuskar@thelandlawyers.com

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

☐ **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.

BAR Case # _____

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

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

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

The Applicant requests a Permit to Demolish and Concept Review for the redevelopment of the Heritage at Old Town properties. The Applicant proposes to demolish the four existing buildings and construct two multifamily apartment buildings on the site (Block 1 and Block 2). Please see associated drawings for more information.

Please see the tabulations in the plan set for floor area information.

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.

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.

BAR Case # _____

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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.

BAR Case # _____

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 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: M. Catharine Puskar

Date: 04/20/20

Heritage at Old Town
April 20, 2020

The proposed demolition of the four existing buildings on Blocks 1 and 2 of the South Patrick Street Housing Affordability Strategy will allow the Applicant to build two multifamily buildings in accordance with the approved small area plan. Block 4 is located outside of the Old and Historic Alexandria District.

Reason for Proposed Demolition

In considering a Permit to Demolish, the BAR must consider whether the existing building meets any of the criteria set forth in Section 10-105 (B) of the Zoning Ordinance.

1. Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?

According to the City's real estate records, the existing buildings include three garden style apartments and one mid-rise apartment building. These buildings were constructed in 1976-1977. The existing buildings are not designated as historic. As envisioned in the approved small area plan, the Applicant proposes to maintain the existing number of designated affordable units on-site and rezone the property to Residential Multifamily (RMF). The preservation of on-site affordable units is an important City goal and will benefit the public.

2. Is the building or structure of such interest that it could be made into an historic shrine?

No, there is nothing historically or architecturally significant about these buildings.

3. Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

No, the buildings are constructed of relatively modern materials without unusual or uncommon design, texture, or material. This design and construction could be easily reproduced.

4. Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?

N/A

5. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?

Retention of the building would not help preserve or protect a historic place or area of historic interest. However, the Applicant intends to incorporate the history of The Bottoms as inspiration for the landscape design of Wilkes Street Park, which will enhance the historic interest of the site.

6. Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?

The proposed demolition will allow the Applicant to construct approximately 300 units in Block 1 and 174 units in Block 2, which will increase the available market rate and affordable housing in Alexandria, in line with the City's stated goals.

7. In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?

N/A

<u>Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.</u>

There are no feasible alternatives to the proposed demolition.

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 three 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. James H. Simmons III	601 Lexington Avenue Floor 32, New York, NY 10022	7%
2. SRE DUO InvestCo, LP	4275 Executive Square Suite 500, La Jolla, CA 92037	93%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 431 S Columbus Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. James H. Simmons III	601 Lexington Avenue Floor 35, New York, NY 10022	7%
2. SRE DUO InvestCo, LP	4275 Executive Square Suite 500, La Jolla, CA 92037	93%
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 the12-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 Heritage at Old Town PropCo, LLC	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. James H. Simmons III	None	NA
2. SRE DUO InvestCo, LP	None	NA
3.		

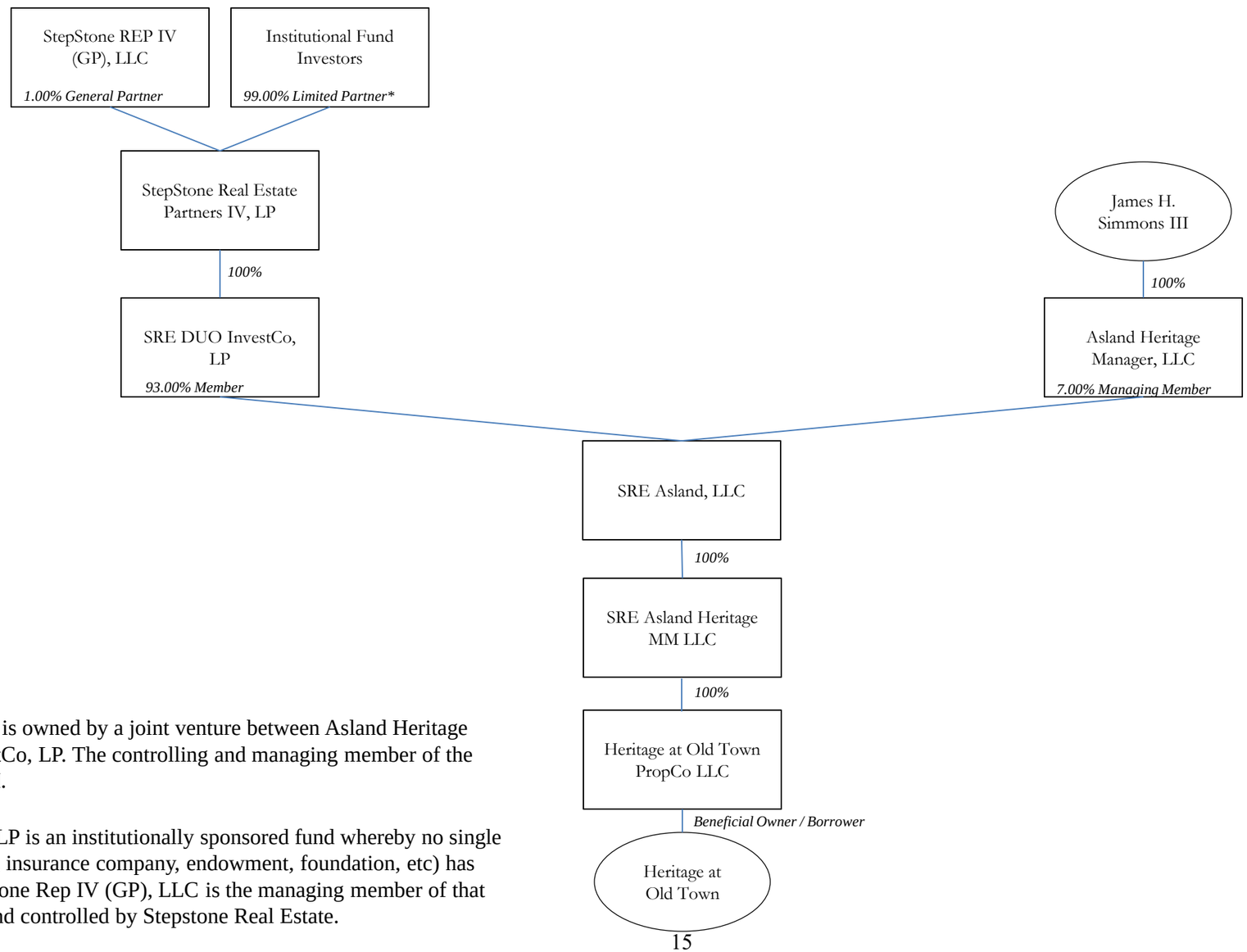
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

4 / 20 / 2020	James H. Simmons III	
Date	Printed Name	Signature

12/31/2019

HERITAGE AT OLD TOWN PROPCO LLC
ORGANIZATION CHART



- Heritage at Old Town PropCo LLC is owned by a joint venture between Asland Heritage Manager, LLC and SRE Duo InvestCo, LP. The controlling and managing member of the partnership is James H Simmons III.

- StepStone Real Estate Partners IV, LP is an institutionally sponsored fund whereby no single institutional investor (pension fund, insurance company, endowment, foundation, etc) has control over the investment. Stepstone Rep IV (GP), LLC is the managing member of that partnership and is and affiliate of and controlled by Stepstone Real Estate.

ASLAND

April 20, 2020

Heritage at Old Town Propco LLC
601 Lexington Ave, 32nd Floor
New York, NY 10022

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File an Application for a Board of Architectural Review Permit to Demolish and Concept Review
901 Gibbon, 450 and 510 S Patrick, 900 Wolfe, 431 Columbus
TM ID #074.03-05-05, -04, 02, -01; 074.04-12-15, the "Property"

Dear Mr. Moritz:

As owner of the above-referenced Property, Heritage at Old Town Propco LLC hereby consents to the filing of an application for a Permit to Demolish and Concept Review from the Board of Architectural Review and any related requests on the Property.

Heritage at Old Town Propco LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Permit to Demolish and Concept Review from the Board of Architectural Review and any related requests on the Property.

Very Truly Yours,

Heritage at Old Town Propco LLC

By: James H. Simmons III

Its: Managing Member

Date: April 20, 2020

THE HERITAGE OLD TOWN

BAR CONCEPT I

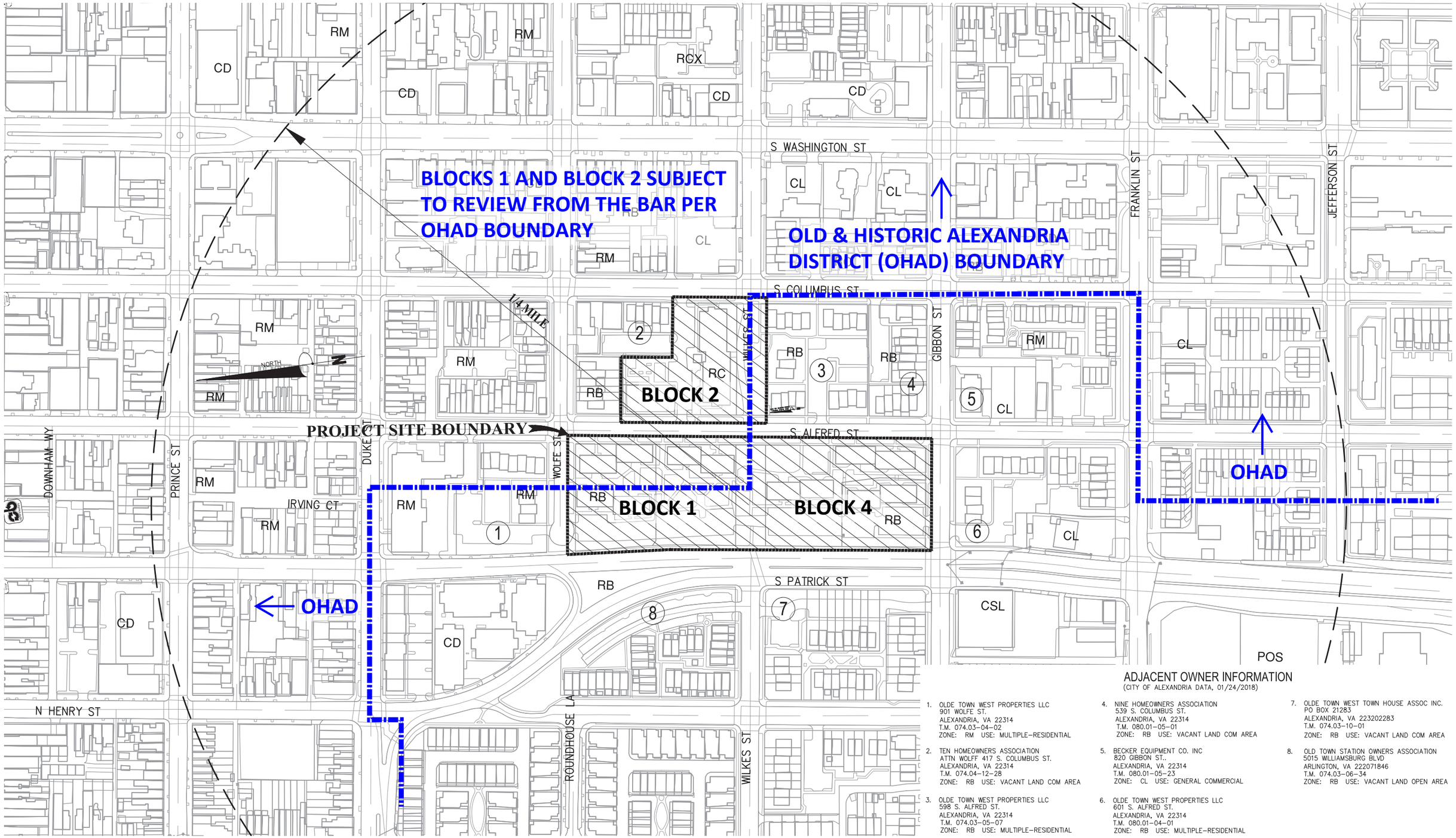
JUNE 15, 2020

THE HERITAGE SITE AERIAL

ALEXANDRIA, VA

hord | coplan | macht ©2020

06.15.20



ADJACENT OWNER INFORMATION

(CITY OF ALEXANDRIA DATA, 01/24/2018)

1. OLDE TOWN WEST PROPERTIES LLC
   901 WOLFE ST.
   ALEXANDRIA, VA 22314
   T.M. 074.03–04–02
   ZONE: RM USE: MULTIPLE–RESIDENTIAL
2. TEN HOMEOWNERS ASSOCIATION
   ATTN WOLFF 417 S. COLUMBUS ST.
   ALEXANDRIA, VA 22314
   T.M. 074.04–12–28
   ZONE: RB USE: VACANT LAND COM AREA
3. OLDE TOWN WEST PROPERTIES LLC
   598 S. ALFRED ST.
   ALEXANDRIA, VA 22314
   T.M. 074.03–05–07
   ZONE: RB USE: MULTIPLE–RESIDENTIAL
4. NINE HOMEOWNERS ASSOCIATION
   539 S. COLUMBUS ST.
   ALEXANDRIA, VA 22314
   T.M. 080.01–05–01
   ZONE: RB USE: VACANT LAND COM AREA
5. BECKER EQUIPMENT CO. INC
   820 GIBBON ST..
   ALEXANDRIA, VA 22314
   T.M. 080.01–05–23
   ZONE: CL USE: GENERAL COMMERCIAL
6. OLDE TOWN WEST PROPERTIES LLC
   601 S. ALFRED ST.
   ALEXANDRIA, VA 22314
   T.M. 080.01–04–01
   ZONE: RB USE: MULTIPLE–RESIDENTIAL
7. OLDE TOWN WEST TOWN HOUSE ASSOC INC.
   PO BOX 21283
   ALEXANDRIA, VA 223202283
   T.M. 074.03–10–01
   ZONE: RB USE: VACANT LAND COM AREA
8. OLD TOWN STATION OWNERS ASSOCIATION
   5015 WILLIAMSBURG BLVD
   ARLINGTON, VA 222071846
   T.M. 074.03–06–34
   ZONE: RB USE: VACANT LAND OPEN AREA

THE HERITAGE CONTEXT PLAN

ALEXANDRIA, VA

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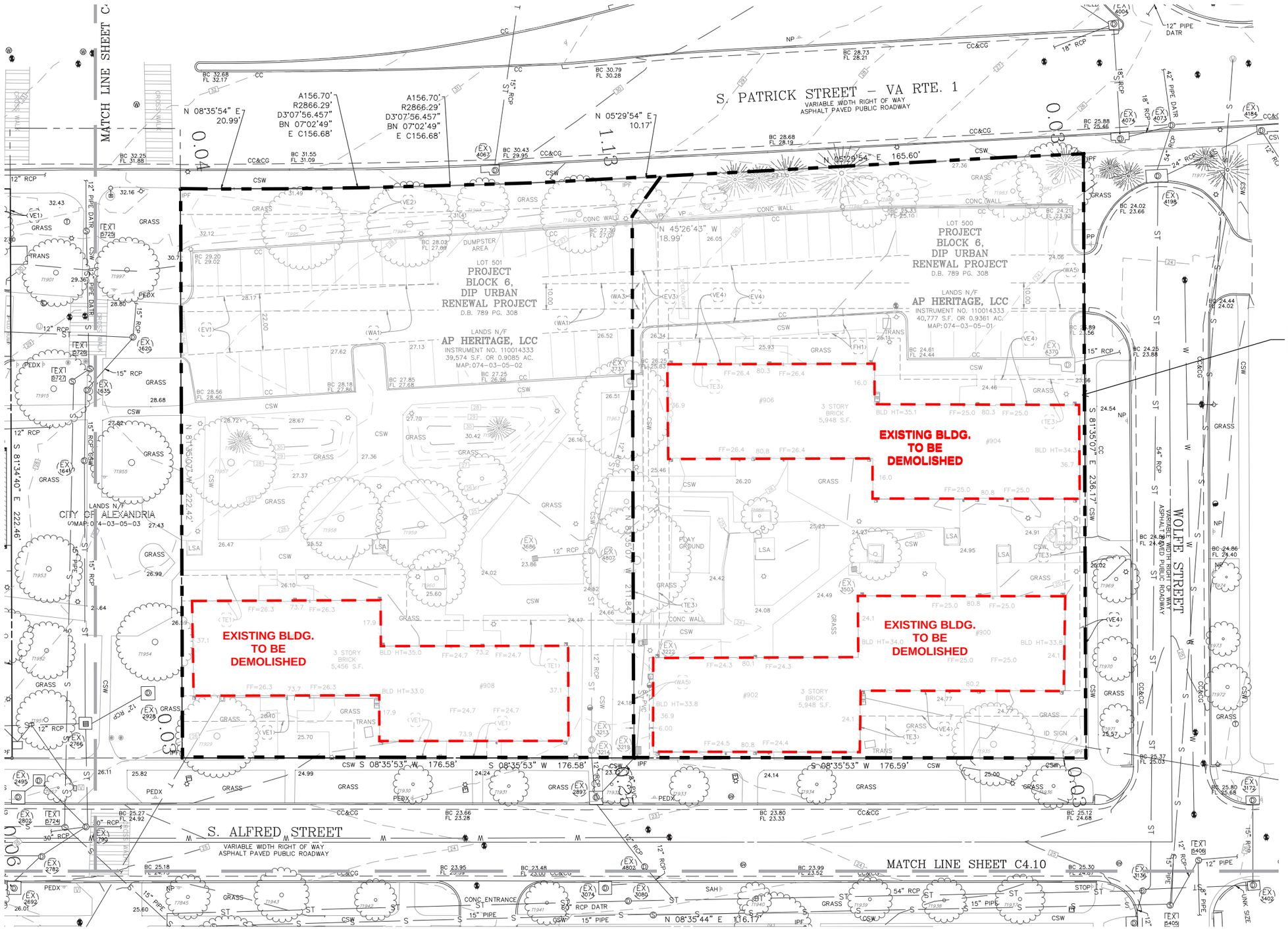
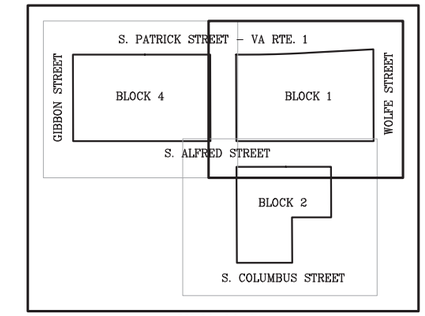
ALFRED

WILKES ST





KEY MAP
NOT TO SCALE

VIRGINA STATE GRID
NAD 83 (NORTH ZONE)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE HERITAGE BLOCK 1 - DEMO PLAN

ALEXANDRIA, VA

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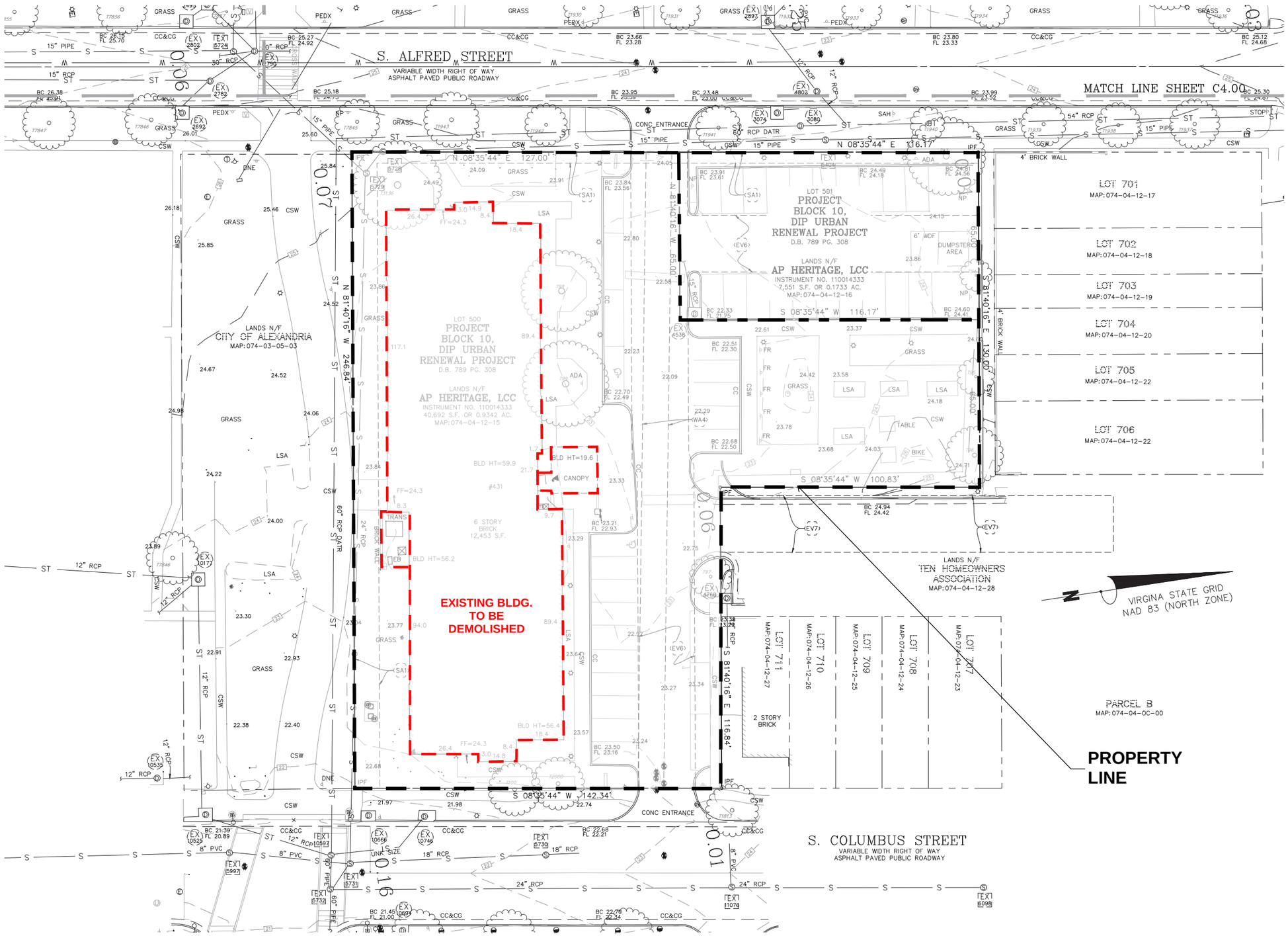
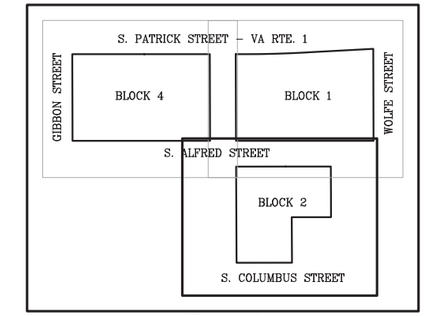
THE
Heritage
AT OLD TOWN
LUXURY RENTAL APARTMENTS





KEY MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

THE HERITAGE

BLOCK 2 - DEMO PLAN

ALEXANDRIA, VA

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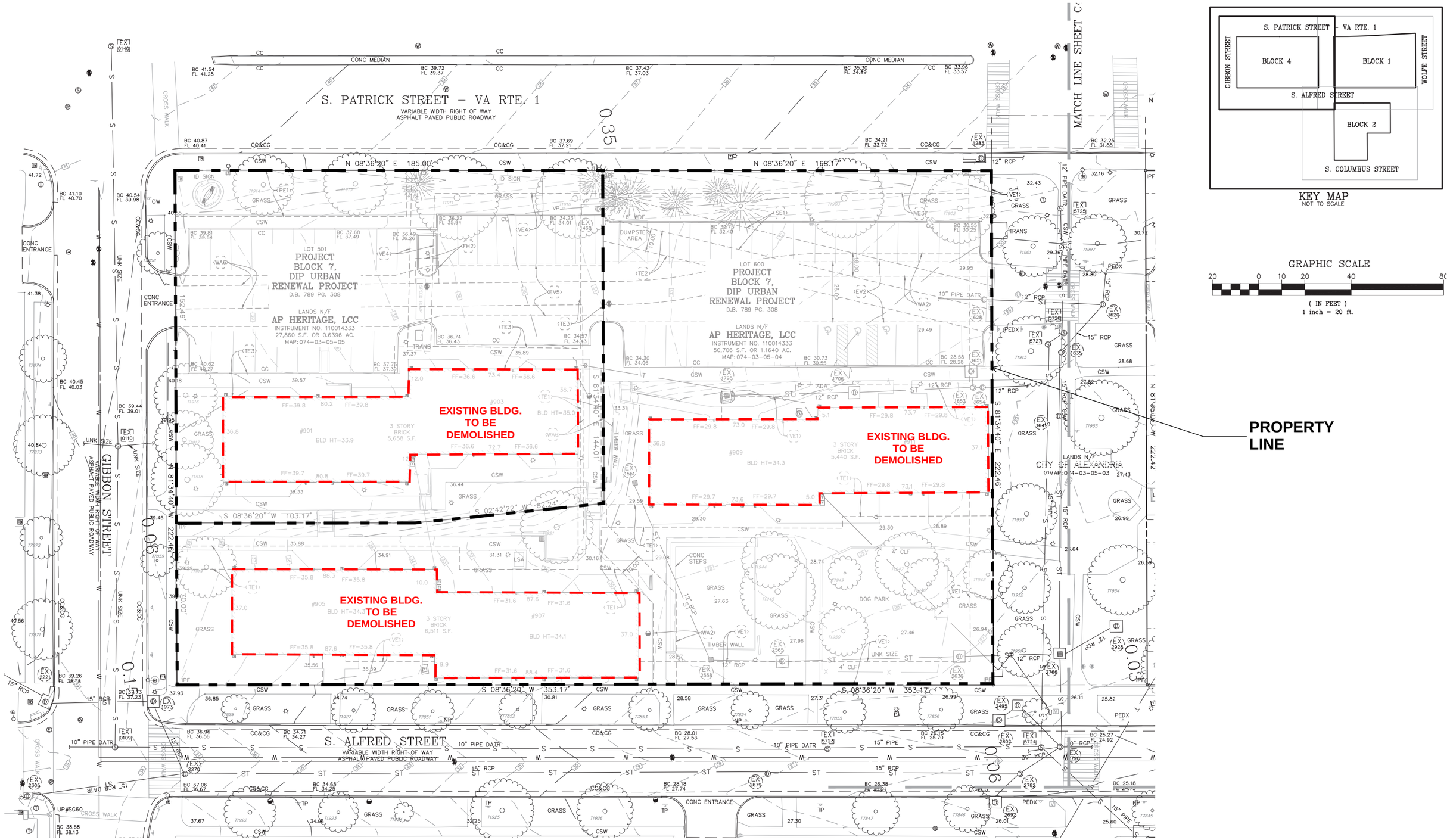
ST COLUMBUS ST
LEASE TODAY

LEASE TODAY



KEY MAP
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE HERITAGE

BLOCK 4 - DEMO PLAN

ALEXANDRIA, VA

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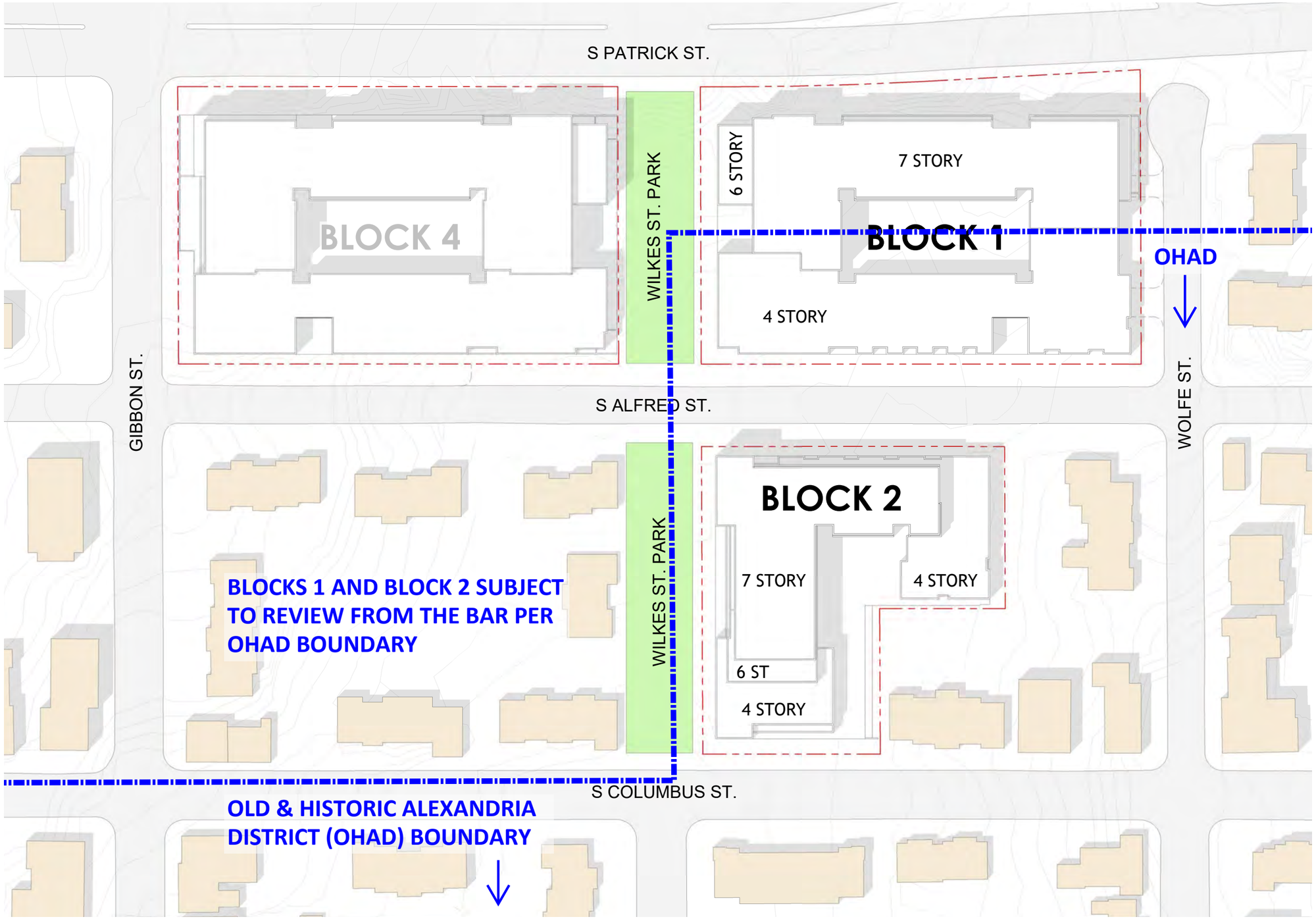
EARN TODAY



AREA TABULATIONS

TOTAL EX. SITE AREA = 4.7557 AC 207,158 SF

TOTAL PROP. SITE AREA = 4.7557 AC 207,158 SF

TOTAL AREA OF TAX PARCEL = 4.7557 AC 207,158 SF

TOTAL IMPERVIOUS AREA = 3.1172 AC 135,784 SF

TOTAL DISTURBED AREA = 4.7557 AC 207,158 SF

ZONING TABULATIONS

ON-SITE LOCATIONS / ADDRESSES:

T.M. 074.03-05-01	900 WOLFE ST. ALEXANDRIA, VA
T.M. 074.03-05-02	450 S. PATRICK ST. ALEXANDRIA, VA
T.M. 074.03-05-04	510 S. PATRICK ST. ALEXANDRIA, VA
T.M. 074.03-05-05	901 GIBBON ST. ALEXANDRIA, VA
T.M. 074.04-12-15	431 S. COLUMBUS ST. ALEXANDRIA, VA
T.M. 074.04-12-16	416 S. ALFRED ST. ALEXANDRIA, VA

TOTAL ON-SITE AREA: 207,158 SF OR 4.75 ACRES

OFF-SITE LOCATIONS / ADDRESSES

T.M. 074.03-05-03	500 S. PATRICK ST. ALEXANDRIA, VA – PARK IMPROVEMENTS AND UNDERGROUND PARKING
T.M. 074.03-05-06	850 WILKES ST. ALEXANDRIA, VA – PARK IMPROVEMENTS

EXISTING ZONE: RB AND RC
PROPOSED ZONE: RMF

OPEN SPACE REQUIREMENTS: 25%
OPEN SPACE PROVIDED: 25.7% (53,262 SF)
BLOCK 1 – 22,562 SF (5,205 AT GRADE, 9,092 COURTYARD, 7,515 ROOFTOP) (5,205 PUBLIC, 17,357 PRIVATE)
BLOCK 2 – 8,914 SF (1,920 AT GRADE, 3,449 COURTYARD, 3,545 ROOFTOP) (1,920 PUBLIC, 6,994 PRIVATE)
BLOCK 3 – 21,786 SF (5,158 AT GRADE, 9,092 COURTYARD, 7,536 ROOFTOP) (5,158 PUBLIC, 16,628 PRIVATE)

EXISTING USE: MULTIFAMILY RESIDENTIAL
PROPOSED USE: MULTIFAMILY RESIDENTIAL

GROSS RESIDENTIAL FLOOR AREA: 739,876 SF
NET FLOOR AREA: 643,049 SF

FLOOR AREA RATIO PERMITTED: 3.0 IN RMF WITH SUP; 30% PER SECTION 7-700 OR 3.9
FLOOR AREA RATIO PROPOSED: 3.10

MAXIMUM HEIGHT PERMITTED:
BLOCK 1: 45-55 FT
BLOCK 2: 62 FT
BLOCK 4: 45-55 FT
BONUS: UP TO 25 ADDITIONAL FEET PERMITTED PER SECTION 7-700

HEIGHT PROPOSED:	BLOCK 1	BLOCK 2	BLOCK 4
AVERAGE GRADE	27.25 FT	24.33 FT	33.99 FT
BLDG. HEIGHT	45-80 FT	45-80 FT	45-80 FT

1 BLOCK 1 - WEST ELEVATION - S. PATRICK ST.

A0.10A A1.11 1" = 40'-0"

2 BLOCK 1 - NORTH ELEVATION - WOLFE ST.

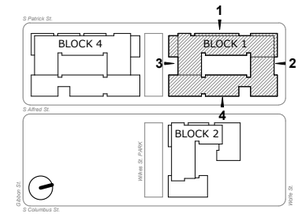
A0.10A A1.11 1" = 40'-0"

3 BLOCK 1 - SOUTH ELEVATION - WILKES ST. PARK

A0.10A A1.11 1" = 40'-0"

4 BLOCK 1 - EAST ELEVATION - S. ALFRED ST.

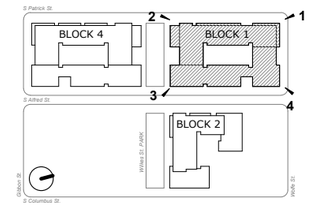
A0.10A A1.11 1" = 40'-0"



EXTERIOR ELEVATION KEYNOTE LEGEND	
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
4.1E	BRICK VENEER TYPE 5
4.1F	BRICK VENEER TYPE 6
4.1G	BRICK VENEER TYPE 7
4.1H	BRICK VENEER TYPE 8
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.2A	FIBER CEMENT PANEL TYPE 1
7.2B	FIBER CEMENT PANEL TYPE 2
7.2C	FIBER CEMENT PANEL TYPE 3
7.2D	FIBER CEMENT PANEL TYPE 4
7.2E	FIBER CEMENT PANEL TYPE 5

1 BLOCK 1 - NW CORNER - WOLFE ST. & S. PATRICK ST.
A1.12

2 BLOCK 1 - SW CORNER - S. PATRICK ST. & WILKES ST. PARK
A1.12



3 BLOCK 1 - SE CORNER - WILKES ST. PARK & S. ALFRED ST.
A1.12

4 BLOCK 1 - NE CORNER - S. ALFRED ST. & WOLFE ST.
A1.12

THE HERITAGE

BLOCK 1 - PERSPECTIVES

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THE HERITAGE BLOCK 1 - CONTEXT

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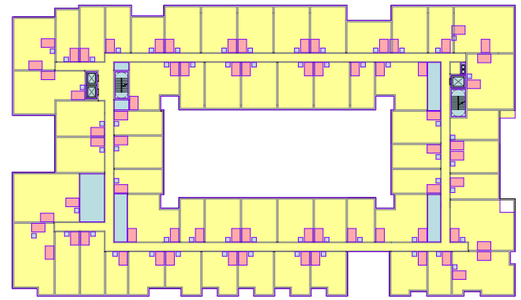
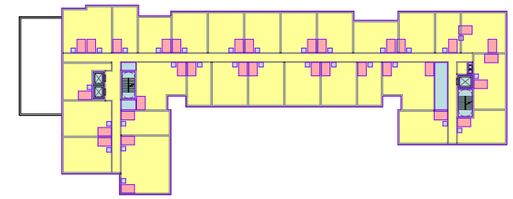
B1 - LEVEL 1 GROSS AREA

AREA EXCLUSION - 1 Loading Space	850 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,679 SF
AREA EXCLUSION - Lavatory	2,399 SF
NET FLOOR AREA - After exclusions	43,004 SF
TOTAL GROSS AREA	47,932 SF



B1 - LEVEL 4 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	2,498 SF
AREA EXCLUSION - Lavatory	3,499 SF
NET FLOOR AREA - After exclusions	45,009 SF
TOTAL GROSS AREA	51,006 SF



B1 - LEVEL 7 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,194 SF
AREA EXCLUSION - Lavatory	1,699 SF
NET FLOOR AREA - After exclusions	20,839 SF
TOTAL GROSS AREA	23,733 SF

B1 - LEVEL 2 GROSS AREA

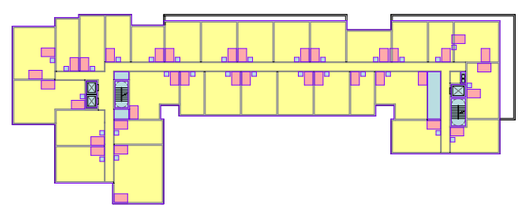
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,471 SF
AREA EXCLUSION - Lavatory	3,199 SF
NET FLOOR AREA - After exclusions	41,064 SF
TOTAL GROSS AREA	46,733 SF

B1 - LEVEL 5 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,131 SF
AREA EXCLUSION - Lavatory	1,849 SF
NET FLOOR AREA - After exclusions	24,089 SF
TOTAL GROSS AREA	27,070 SF

B1 - LEVEL 3 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	2,501 SF
AREA EXCLUSION - Lavatory	3,499 SF
NET FLOOR AREA - After exclusions	44,988 SF
TOTAL GROSS AREA	50,987 SF



B1 - LEVEL 6 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,194 SF
AREA EXCLUSION - Lavatory	1,849 SF
NET FLOOR AREA - After exclusions	22,509 SF
TOTAL GROSS AREA	25,553 SF

B1 - BUILDING TOTAL GROSS AREA

AREA EXCLUSION - 1 Loading Space	**850 SF**
AREA EXCLUSION - Balcony	**0 SF**
AREA EXCLUSION - Circulation, Shafts & Mechanical	**12,668 SF**
AREA EXCLUSION - Lavatory	**17,994 SF**
NET FLOOR AREA - After exclusions	**241,503 SF**
TOTAL GROSS AREA	**273,015 SF**

BASEMENT. Area exclusions per City of Alexandria Zonning Ordinance 2-145

LOADING DOCK. Area exclusions per City of Alexandria Zonning Ordinance 2-145 (850 SF of area excluded per required isle)

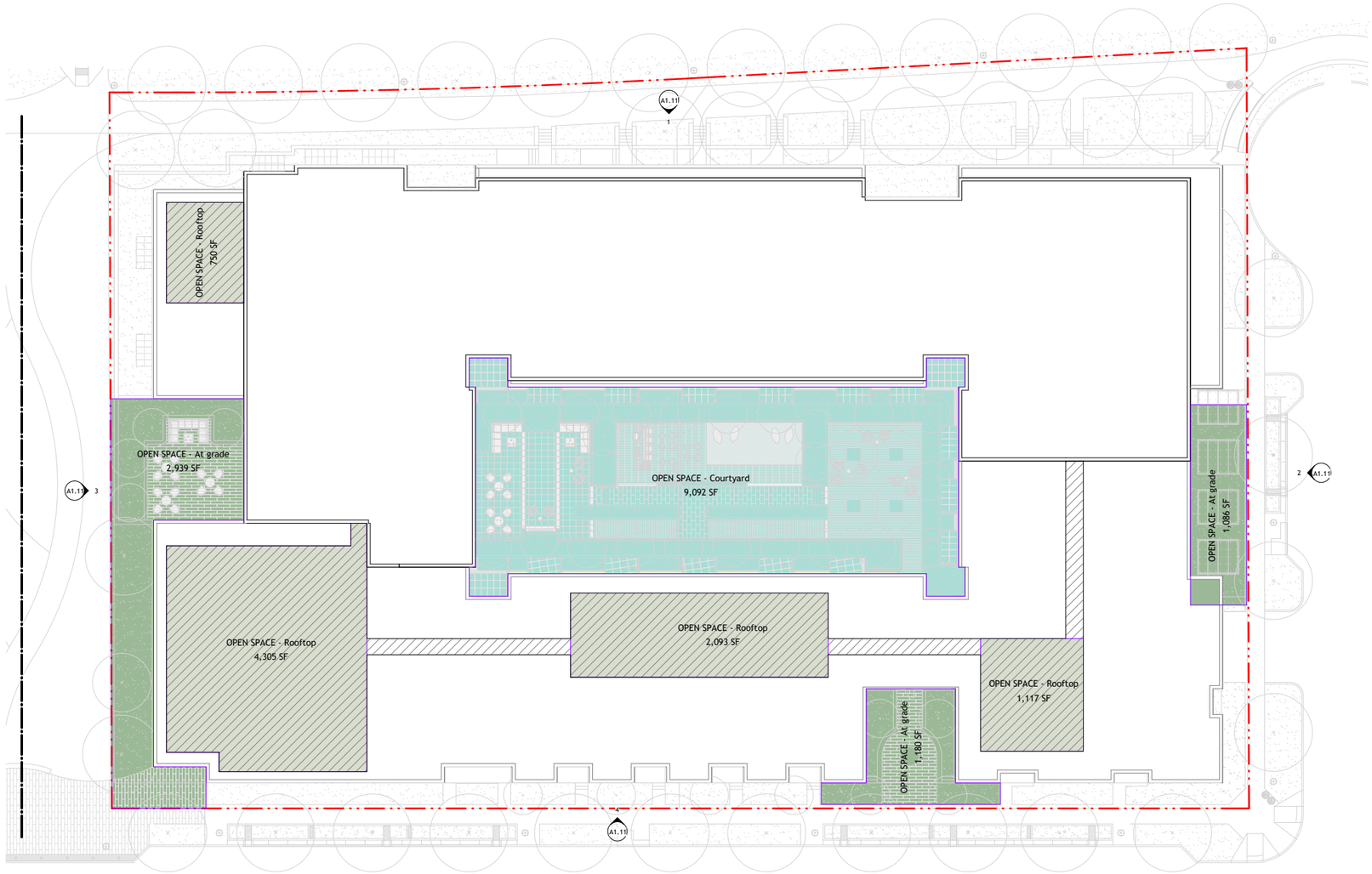
BALCONY. Area exclusions per City of Alexandria Zonning Ordinance 2-145

CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zonning Ordinance 2-145

LAVATORY. Area exclusions per City of Alexandria Zonning Ordinance 2-145 (50 SF max. of area excluded per lavatory)

REMAINING NET FLOOR AREA. Per City of Alexandria Zonning Ordinance 2-145

*NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio



1 BLOCK 1 - OPEN SPACE PLAN

1/32" = 1'-0"

OPEN SPACE - BLOCK 1

	OPEN SPACE - At grade	5,205 SF
	OPEN SPACE - Courtyard	9,092 SF
	OPEN SPACE - Rooftop	8,265 SF
	TOTAL	22,562 SF

THE HERITAGE

ALEXANDRIA, VA

BLOCK 1 - OPEN SPACE CALCULATIONS

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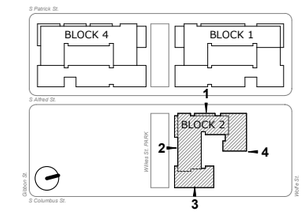
1 BLOCK 2 - WEST ELEVATION

A0.10A A2.11 1" = 40'-0"

2 BLOCK 2 - SOUTH ELEVATION

A0.10A A2.11 1" = 40'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND
4.1A BRICK VENEER TYPE 1
4.1B BRICK VENEER TYPE 2
4.1C BRICK VENEER TYPE 3
4.1D BRICK VENEER TYPE 4
4.1E BRICK VENEER TYPE 5
4.1F BRICK VENEER TYPE 6
4.1G BRICK VENEER TYPE 7
4.1H BRICK VENEER TYPE 8
7.1A METAL PANEL TYPE 1
7.1B METAL PANEL TYPE 2
7.2A FIBER CEMENT PANEL TYPE 1
7.2B FIBER CEMENT PANEL TYPE 2
7.2C FIBER CEMENT PANEL TYPE 3
7.2D FIBER CEMENT PANEL TYPE 4
7.2E FIBER CEMENT PANEL TYPE 5



3 BLOCK 2 - EAST ELEVATION

A0.10A A2.11 1" = 40'-0"

4 BLOCK 2 - NORTH ELEVATION

A0.10A A2.11 1" = 40'-0"

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BLOCK 2 - ELEVATIONS

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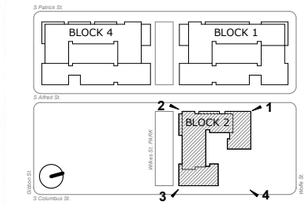
1 BLOCK 2 - NW CORNER - WOLFE ST. & S. ALFRED ST.

A2.12

2 BLOCK 2 - SW CORNER - S. ALRED ST. & WILKES ST. PARK

A2.12

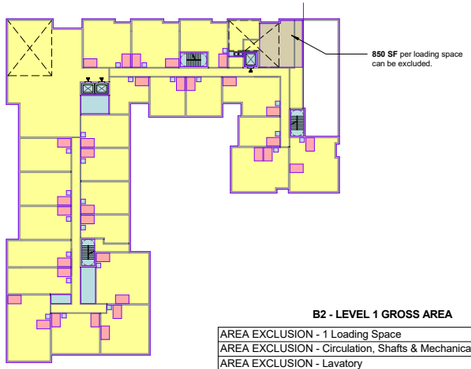


3 BLOCK 2 - SE CORNER - WILKES ST. PARK & S. COLUMBUS ST.

A2.12

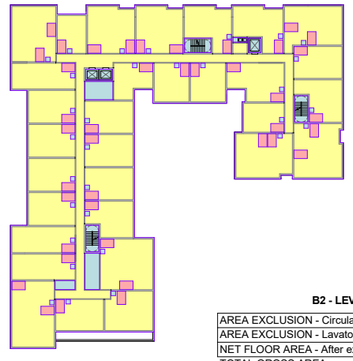
4 BLOCK 2 - NE CORNER - S. COLUMBUS ST.

A2.12



B2 - LEVEL 1 GROSS AREA

AREA EXCLUSION - 1 Loading Space	850 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,441 SF
AREA EXCLUSION - Lavatory	1,599 SF
NET FLOOR AREA - After exclusions	24,848 SF
TOTAL GROSS AREA	28,739 SF

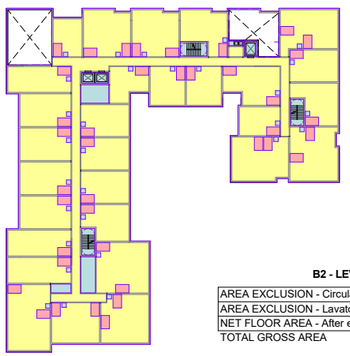


B2 - LEVEL 4 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,513 SF
AREA EXCLUSION - Lavatory	1,999 SF
NET FLOOR AREA - After exclusions	26,389 SF
TOTAL GROSS AREA	29,901 SF

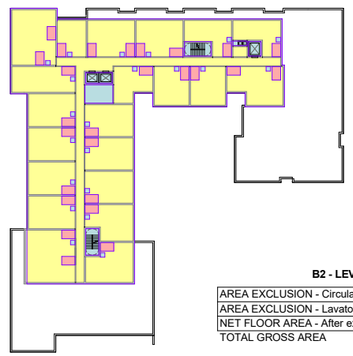
B2 - LEVEL 7 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	983 SF
AREA EXCLUSION - Lavatory	1,050 SF
NET FLOOR AREA - After exclusions	14,390 SF
TOTAL GROSS AREA	16,422 SF



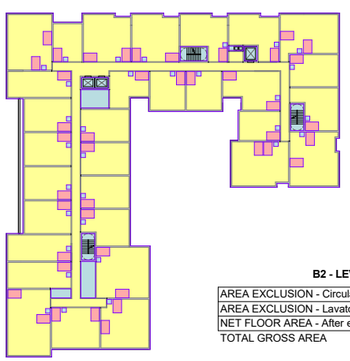
B2 - LEVEL 2 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,495 SF
AREA EXCLUSION - Lavatory	1,949 SF
NET FLOOR AREA - After exclusions	25,160 SF
TOTAL GROSS AREA	28,604 SF



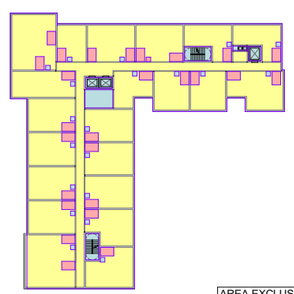
B2 - LEVEL 5 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	960 SF
AREA EXCLUSION - Lavatory	1,300 SF
NET FLOOR AREA - After exclusions	16,407 SF
TOTAL GROSS AREA	18,667 SF



B2 - LEVEL 3 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	1,513 SF
AREA EXCLUSION - Lavatory	2,099 SF
NET FLOOR AREA - After exclusions	26,679 SF
TOTAL GROSS AREA	30,291 SF



B2 - LEVEL 6 GROSS AREA

AREA EXCLUSION - Circulation, Shafts & Mechanical	951 SF
AREA EXCLUSION - Lavatory	1,309 SF
NET FLOOR AREA - After exclusions	16,407 SF
TOTAL GROSS AREA	18,667 SF

B2 - BUILDING TOTAL GROSS AREA

AREA EXCLUSION - 1 Loading Space	**850 SF**
AREA EXCLUSION - Balcony	**0 SF**
AREA EXCLUSION - Circulation, Shafts & Mechanical	**8,857 SF**
AREA EXCLUSION - Lavatory	**11,305 SF**
NET FLOOR AREA - After exclusions	**150,279 SF**
TOTAL GROSS AREA	**171,292 SF**

BASEMENT. Area exclusions per City of Alexandria Zonning Ordinance 2-145

LOADING DOCK. Area exclusions per City of Alexandria Zonning Ordinance 2-145 (850 SF of area excluded per required isle)

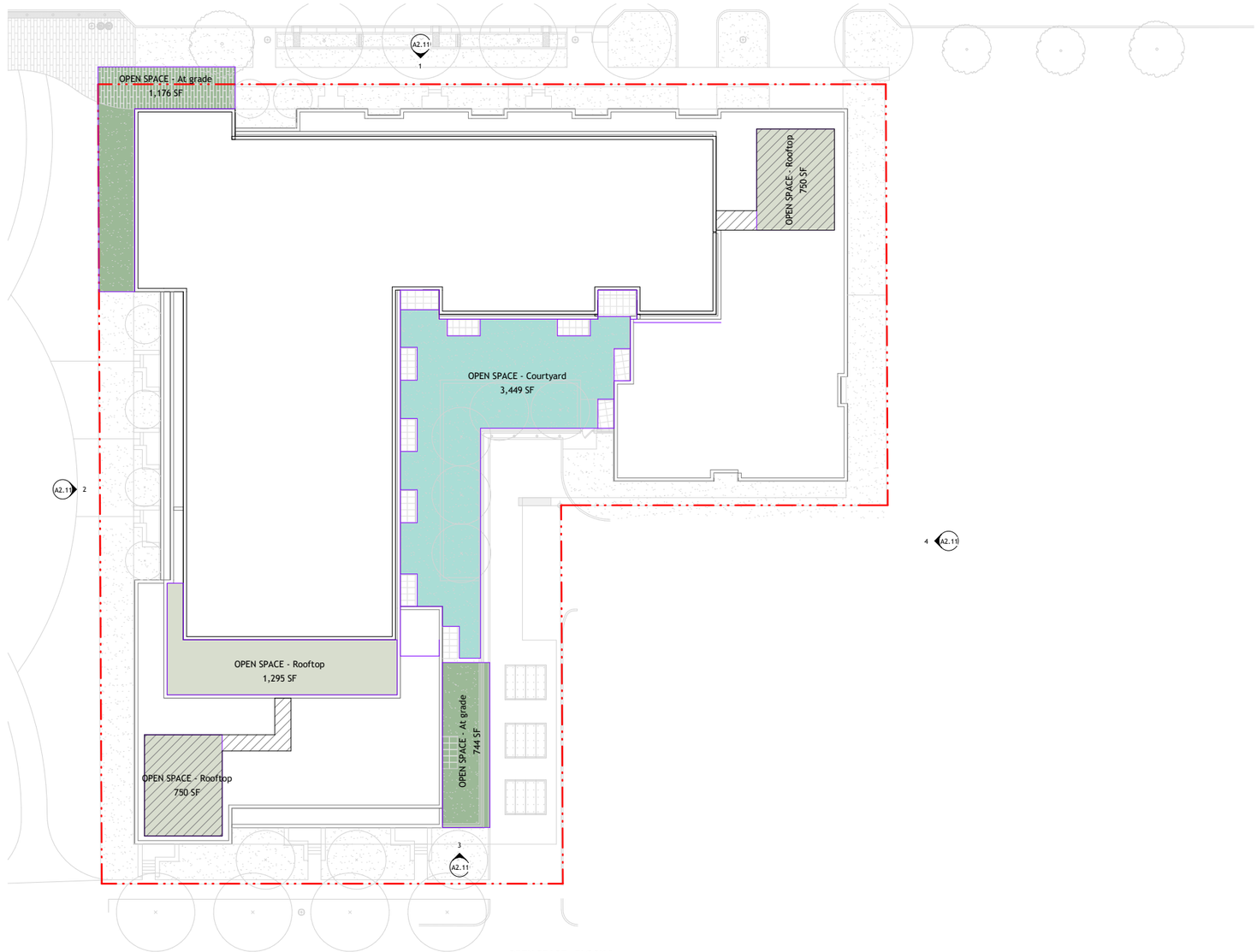
BALCONY. Area exclusions per City of Alexandria Zonning Ordinance 2-145

CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zonning Ordinance 2-145

LAVATORY. Area exclusions per City of Alexandria Zonning Ordinance 2-145 (50 SF max. of area excluded per lavatory)

REMAINING NET FLOOR AREA. Per City of Alexandria Zonning Ordinance 2-145

*NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio



1 BLOCK 2 - OPEN SPACE PLAN

1/32" = 1'-0"

OPEN SPACE - BLOCK 2

	OPEN SPACE - At grade	1,920 SF
	OPEN SPACE - Courtyard	3,449 SF
	OPEN SPACE - Rooftop	3,545 SF
	TOTAL	8,914 SF

THE HERITAGE

ALEXANDRIA, VA

BLOCK 2 - OPEN SPACE CALCULATIONS

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Lia Niebauer

From: shawnwalters <shawnwalters@aol.com>
Sent: Thursday, July 2, 2020 6:55 PM
To: Lia Niebauer
Subject: [EXTERNAL]BAR #2020-00196 OHAD

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear M Niebauer:

I received notice of the BAR hearing on July 15. I live catty-corner from the mid rise at 431 S Columbus Street.

One of my big concerns is parking. I went to the information meeting several months ago, and was concerned that although there will be parking, the renters are not required to purchase parking. My very strong request is that no residents in any of these new developments are permitted street decals for their cars. The current developments has substantial parking for the residents. The current plan is for the number of dwellings to triple — w/o a mandate to use onsite parking, our street parking will be overwhelmed and present an extremely unfair burden to those of us who've lived here many years.

Please add me to ongoing hearings/updates to this development, as well as Alfred Street Baptist—which I understand owns the properties across the street from me on the 500 block of S Columbus.

Best regards, Shawn Walters

_____
DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

From:	Leslie Roberson
To:	Lia Niebauer; cpuskar@thelandlawyers.com
Cc:	Dr. Petra Von Heimburg; Manfred Stommel; Darren S Lisse & Linnea H. V. Hammer; Linnea Hamer; Evelyn Schulman; Coyle Bob; Leslie Roberson
Subject:	[EXTERNAL]Heritage at Old Town Community & ABAR Meetings (14 & 15 July)
Date:	Thursday, July 9, 2020 2:47:25 PM
Attachments:	9 July 2020 HeritageFactSheet.pdf

Ms. Puskar & Ms. Niebauer,

Reference the letters we recently received concerning the plans for redevelopment of The Heritage at Old Town. After reviewing the information available on the City of Alexandria website (attached) we have several questions and concerns outlined below.

1. Parking, per the information, each of the buildings will have underground parking.
    a. Where are the exact entry and exit locations for the parking garages for each building?
    b. Number of current parking spaces available (not including street) and number that will be in each underground garage (1 per building, 2 levels each); is this equal to the number of units? (e.g. 1 space available per unit?)
    c. Will residents be eligible for city parking decals?
    d. Parking for visitors; what parking plans are there for visitors to members living in the apartments?
    e. Is parking included with each apartment or will it be an additional cost to residents?
    f. What will the new "restrictions" for S. Alfred be? Street parking both directions? Open or restricted by decals?
2. Garbage
    a. Storage; where will the dumpsters for each building be located? There is nothing in the diagrams showing any kind of maintenance area; Dumpsters located in the underground parking?
    b. Where will the garbage be picked up? In the underground or a storage area (if so, location)?
3. Building lay outs
    a. Location of the rental office, is there parking?
    b. Location of main entrances for each building; and the mail boxes (one central place for all buildings)? Location(s)?
    c. Block 2 is on S. Columbus in place of the current 6 story apartment building. There is currently a driveway to the front of the existing building and a parking lot, will there be a driveway off of S. Columbus to access this? The drawings show no driveways nor parking.
4. Demolition and Construction; concerns about the following, please address what requirements/mitigation will be done.
    a. Noise/hours
    b. Debris, dirt

   c. Fencing of sufficient height/material to keep the noise and debris from spilling out
   d. Staging area, parking for workers? Break areas for workers?
5. Traffic
   a. Pre-COVID-19, the traffic "box" of Rt 1, Duke St, S. Washington and Gibbon already have a situation of gridlock. What is the plan to change traffic flow (access to/from Rt.1) to alleviate this as the addition of such high density cannot be met with the current traffic flow?
6. Special Use Permits (SUPs). There are several SUPs being requested. This is very excessive. Please address the special circumstances that justify each of these. Many of these can be avoided with modifications to the building plans and changing to a mixed apartment/townhouse development similiar to The Gables (North Old Town, Montgomery St). What would the RMF zoning allow that the RC does not?
   a. Master Plan Amendments to amend the height maps in the Southwest Quadrant and S. Patrick Street Strategy
   b. Zoning Ordinance amendment to the Height District Map for blocks 1 and 2 (City is the applicant for this request)
   c. Rezoning from RB (blocks 1 and 4) and RC (Block 2) to RMF
   d. Development Special Use Permit for multifamily dwellings located in three midrise buildings
   e. SUP for a FAR increase up to 3.0 in the RMF zone
   f. SUP for bonus density and height for the provision of affordable housing
   g. Transportation Management Plan SUP (Tier Three)
   h. Modification for Crown Coverage and minimum street tree requirements

We would appreciate any responses prior to the meeting so we do not have to waste valuable time addressing these and would appreciate these being added to the content of the meeting/presentation for all attendees.
Thank you for your time.

Leslie Roberson
President, Wilkes Row Homeowners Association (422 through 432 S. Columbus St.)

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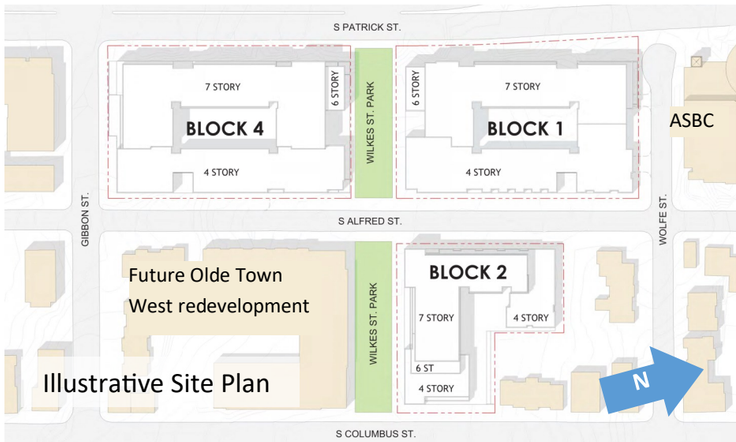
City of Alexandria Development Fact Sheet

Heritage — CDSP2020-0003



Illustrative Site Plan

Project Description

The City has received an application to redevelop the three-block Heritage multifamily residential site.

- The applicant plans to construct approximately 797 multifamily units, including 202 affordable units among the three blocks, each with two levels of underground parking.
- Each block has building portions from four stories near adjacent townhouses to seven stories. The maximum building height is 80 feet, utilizing the height bonus for the provision of affordable housing (Section 7-700 of the Zoning Ordinance.
- Blocks 1 and 2 are located within the Old and Historic Alexandria District (OHAD) and must be reviewed and approved by the Board of Architectural Review (BAR).
- The applicant will contribute and work with the City on the reconstruction of Wilkes Street Park as part of the process with community feedback and the incorporation of public art.

Project Data

Applicant	Asland Capital Partners
Site Address	450 & 510 S. Patrick Street 431 S. Columbus Street
Lot Area	4.75 acres (207,158 square feet)
Current Zone	RB and RC (townhouse and high-density multifamily residential zones)
Proposed Zone	RMF (residential multifamily)
Proposed Use	Multifamily residential
Small Area Plan	Southwest Quadrant / S. Patrick Street Housing Affordability Strategy

View from S. Patrick Street looking east.

Requested Special Use Permits & Modifications

- Master Plan Amendments to amend the height maps in the Southwest Quadrant and S. Patrick Street Strategy
- Zoning Ordinance amendment to the Height District Map for blocks 1 and 2 (City is the applicant for this request)
- Rezoning from RB (blocks 1 and 4) and RC (Block 2) to RMF
- Development Special Use Permit for multifamily dwellings located in three midrise buildings
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Project Timeline

July 14, 2020: Next community meeting
July 15, 2020: Initial BAR Concept Review for Blocks 1 and 2.
August 2020: Community outreach and initial virtual meetings regarding Wilkes Street Park redesign.
January 2021: Wilkes Street Park design to be reviewed by Park and Recreation Commission (projected)
Winter 2021: Planning Commission and City Council hearings (projected).

For more information about this application or to tell us what you think:

Michael Swidrak
Department of Planning & Zoning
703.746.4666
michael.swidrak@alexandriava.gov

APEX
ALEXANDRIA PERMITTING & LAND USE SYSTEM

ALEX 311

This fact sheet was updated in July 2020. The information on this sheet is subject to change.