

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 15, 2020

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

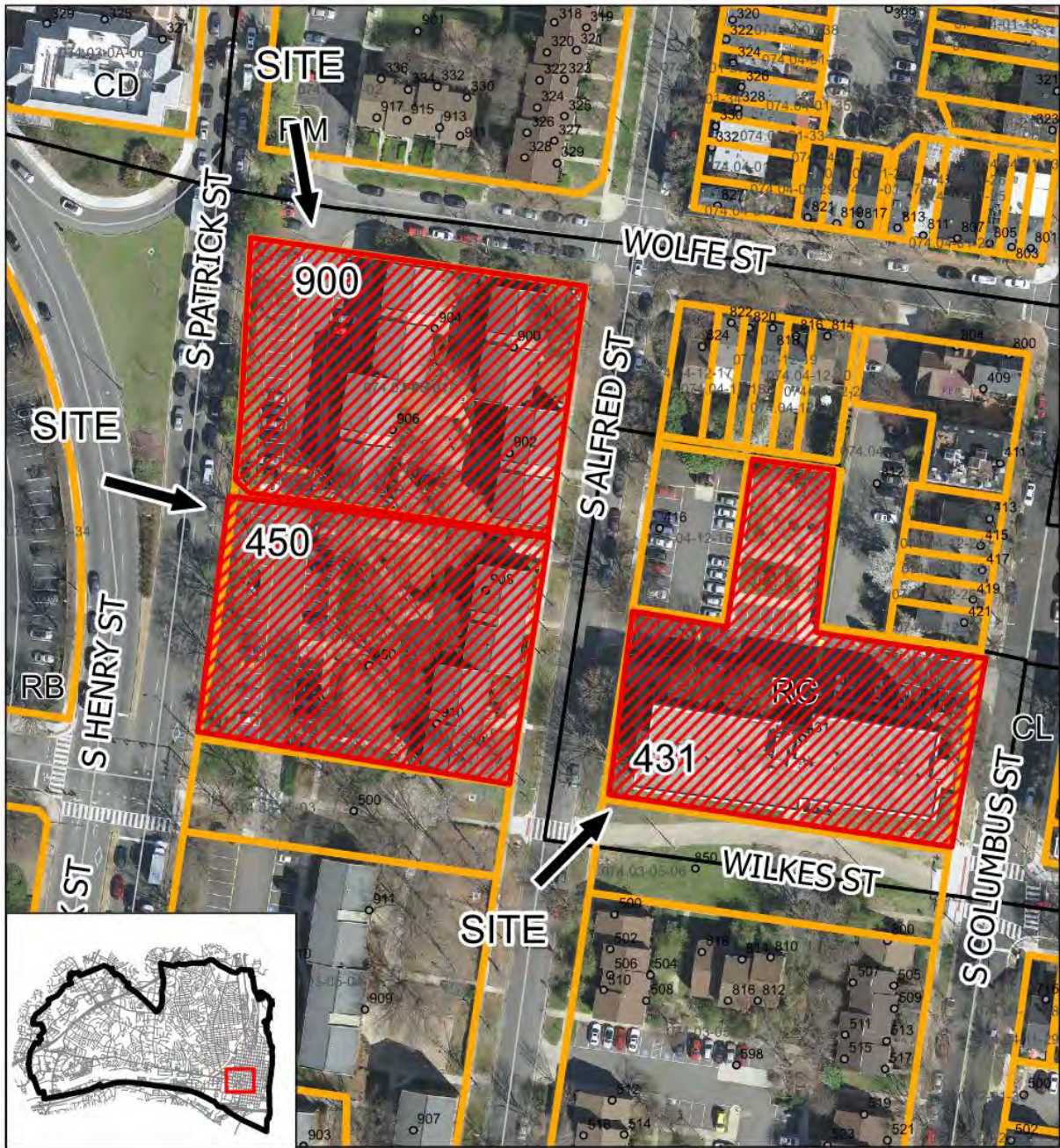
SUBJECT: CONCEPT REVIEW OF 900 WOLFE, 450 SOUTH PATRICK, 431 SOUTH
COLUMBUS STREETS: HERITAGE AT OLD TOWN
BAR CASE # 2020-00196

I. SUMMARY

The applicant is requesting BAR Concept Review of a redevelopment of the Heritage at Old Town properties, to include the construction of two new multifamily apartment buildings on the site. The applicant has also applied for a Permit to Demolish/Capsulate which will be reviewed separately at this hearing (BAR2020-00197).

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, the Planning Commission and the City Council with comments relating to the overall appropriateness of a project's height, scale, mass and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

The Development Special Use Permit (CDSUP#2020-0003) associated with this project will be heard by Planning Commission and City Council in early 2021.



BAR #2020-00196
**450 South Patrick Street, 900 Wolfe Street &
 431 South Columbus Street**

0 45 90 180 Feet



II. SITE CONTEXT AND HISTORY

Site Context

The project site currently consists of an assemblage of buildings distributed in three City blocks. Of those three blocks, Block 2 lies entirely within the Old and Historic Alexandria District, half of Block 1 lies within the district, and Block 4 is outside of the district and will therefore not be considered here. At this point in time there is no Block 3. The extant buildings in the area under BAR purview consist of three three-story multifamily housing in Block 1, and a six-story apartment building in Block 2. Block 1 encompasses the entire city block bounded by South Patrick, Wolfe, South Alfred streets, and the Wilkes Street Park. The Block 2 apartment building sits at the southern half of the city block bounded by South Alfred, Wolfe, South Columbus streets, and the Wilkes Street Park. The surrounding streets are residential, with a mix of two to three story townhouses and single-family homes. Block 1 abuts South Patrick Street, a busy thoroughfare.

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 and is the only one of the two that still stands.

III. PROPOSED DEVELOPMENT

Block 1

The applicant proposes to construct a multi-family building divided into segments of differing heights, thereby maximizing space while also attempting to minimize potentially negative impacts on the surrounding community. The tallest six- and seven-story portions are located away from the more pedestrian and residential-scale South Alfred Street, running mostly along South Patrick Street, with segments reaching into Wolfe Street and the Wilkes Street Park. The four-story wing mostly runs along South Alfred Street and the Wilkes Street Park. The proposed building

encompasses a center courtyard. It also includes a break in the west elevation with a two-story opening, as well as a similar one-story break on the east elevation. These breaks, plus balconies, a series of various setbacks, and a variety of brick veneers, metal panels, and fiber cement panels work together to visually reduce the size of the building.

Block 2

On this block, the proposed L-shaped building presents a seven-story and a four-story façade along South Alfred Street, and a seven-story and six-story and four-story façade along Wilkes Street Park. The four-story portion also faces South Columbus Street. As this block also contains two- and three-story residential buildings that are not part of The Heritage complex, the proposed design places the seven-story section at the opposite corner of the block from these residences, and the townhouse-scale portion of the building adjacent to these residences. Like Block 1, a series of setbacks, balconies, and a variety of cladding materials break up the massiveness of the building and bring it more into scale with the surrounding community.

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building would be compatible with nearby buildings of historic merit. The proposed development includes three new buildings, one of these building is entirely within the Old and Historic District, one is partially within the district, and the third is entirely outside the district. As a reminder to the Board, any structure that is partially within the district is reviewed in its entirety. The proposed project is at the edge of the historic district and the surrounding area features a wide range of architectural styles and building sizes and types which should be considered when constructing these new multi-family residential buildings. This block in particular transitions from the larger scale, car centered, buildings on South Patrick Street to the more pedestrian oriented residential neighborhood to the east of the site. The surrounding buildings and streetscape reflect this transition. In addition, the project fronts onto an existing public park, Wilkes Street Park, which will be redesigned as part of the redevelopment.

When considering the design of a project of this size and scope it is important to consider the portions of the *Design Guidelines* that are specifically relevant to new construction.

- The guidelines should be viewed as a distillation of previously accepted design approaches in historic districts. The guidelines should not be viewed as a device that dictates a specific design response, nor should the guidelines be viewed as prohibiting a particular design approach. There may be better ways to meet some design objectives that have not been reviewed by the Board in the past. New and untried approaches to common design problems are encouraged and should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.

- It is not the intention of the Board to dilute design creativity in residential buildings. Rather, the Board seeks to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while being compatible with the historic character of the districts.
- New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.
- No single architectural style is mandated. Designs should be complemented and reflect the architectural heritage of the city. For example, abstraction of historic design elements would be preferred to a building which introduces design elements that are not commonly used in historic districts. While new residential buildings in the historic districts should not create an appearance with no historical basis, direct copying of buildings is discouraged.
- Building massing is the enclosed volume which constitutes a building's exterior form. In the historic districts, new residential construction should reflect the building massing prevailing along the blockface.
- Multi-family structures such as apartment buildings often exceed the prevailing height of single-family houses. Such structures may be constructed to the maximum permitted height by zone, but should not overwhelm adjacent buildings.
- In general, multi-family structures such as apartment buildings are much wider than single family residential structures. The façade articulation should be compatible with nearby buildings.

As indicated in the points from the *Design Guidelines* above, “New construction must conform to the requirements of the applicable small area plan chapter of the Master Plan.” On September 15, 2018, City Council adopted the Route 1 South Housing Affordability Strategy and renamed it to [“South Patrick Street Affordable Housing Strategy”](#) as an amendment to the Southwest Quadrant Small Area Plan. This Strategy was the result of an extensive community process to develop tools to preserve housing affordability with redevelopment at The Heritage at Old Town and Olde Towne West III in a way that would be compatible with the neighborhood and to prioritize safety and accessibility along South Patrick Street while recognizing this as a gateway corridor to both Old Town and the city itself. This plan includes all aspects of land use planning for this portion of the city, including transportation, school population, streetscape, and building design principles. In addition to the principles outlined in the *Design Guidelines*, the Board should be aware of the relevant portions of the plan that include the following:

- (3.2) Redevelopment should include a variety of housing types and building heights.
- (3.5) Redevelopment will provide improved streetscapes for their frontages consistent with the intent of the applicable cross-sections in Figures 3.5, 3.6, and 3.7.
- (3.8) Streetscape and open space design should include interpretation of neighborhood history.
- (3.13) Redevelopment should design and configure ground level open spaces to be visible from adjoining streets to the extent feasible.

- (3.15) Signature facades fronting the Wilkes Street public open space, as depicted in Figure 3.9, will use design and materials that convey the importance of this prominent neighborhood location.
- (3.16) Mid-block pedestrian connections should be applied, as depicted in Figure 3.9, to avoid long building spans while providing pedestrian circulation through sites.
- (3.21) Buildings will comply with the maximum building heights and appropriate building height transitions, as depicted in Figure 3.12.
- (3.22) Buildings will provide appropriate building height transitions at the areas depicted in Figure 3.12 using methods such as the ones depicted in Figure 3.11.
- (3.23) Building breaks should be provided to avoid long, uninterrupted building elevations unless, during the development review process, it is determined that a comparable level of architectural variation is provided.
- (3.25) Building materials for each building will comply with the following:
 - Glass, stone, wood, brick, architectural precast concrete and/or metal.
 - Fiber cement siding and/or panels (or comparable) will be limited to 20% or less of the materials used on the building façade visible from a street or park/open space. These materials will not be permitted on Signature Facades.
 - Prohibited materials include synthetic stucco and vinyl siding.
- (3.29) Ground-floor levels for all residential uses should be elevated to avoid pedestrians being able to see directly into the windows of residential units.
- (3.30) Buildings should incorporate human scale elements, such as defined entrances, bay windows, and varying setbacks for courtyards and green spaces.
- (3.31) Multi-family buildings should include “townhouse-scale” elements with individual and functional entries at 20- to 30-foot intervals.

Height

The South Patrick Street Housing Affordability Strategy establishes height limits for each of the blocks. For Block 1, the height limit ranges from 45’-55’ and for Block 2 the height limit range is 45’-62’ (maximum based on the height of the existing mid-rise multifamily building). In addition, the applicant proposes to utilize bonus height and density for the provision of affordable housing per Section 7-700, allowing an increase in height up to 25’ where a height greater than 50’ is permitted. As part of the Development Special Use Permit (DSUP) request, the applicant is working with City staff to propose amendments to the Strategy to shift height to achieve more compatible massing overall and create a better building design more responsive to the context.

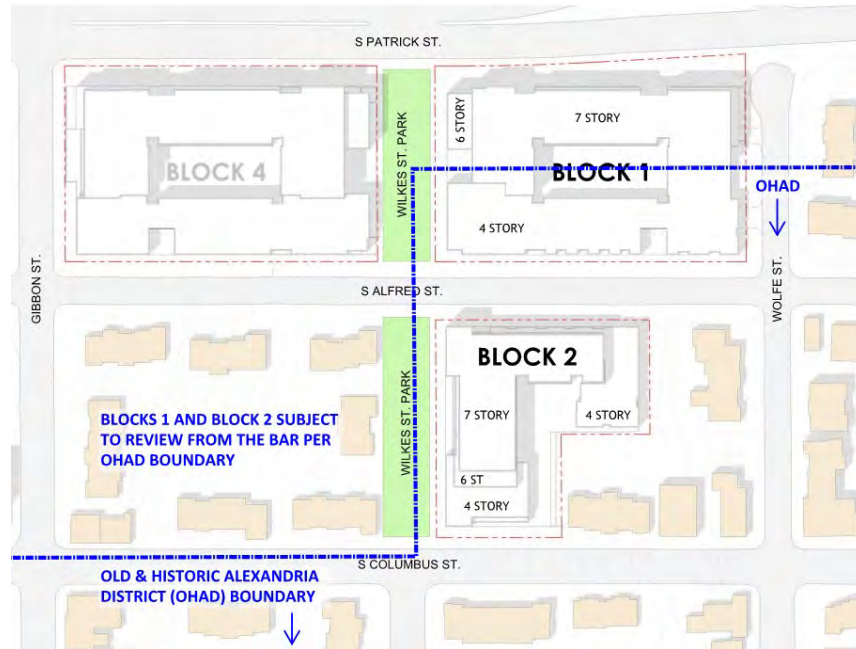


Figure 1: Proposed building heights

Staff finds the proposed new construction to be appropriate to the scale and transitional character of this diverse section of the historic district which includes a range of building typologies, massing, scale, and architectural styles. Particularly appropriate is the transition of the massing of the buildings from the taller portions adjacent to the edge of the historic district to the more townhouse scale elements on the north and east portions of each building. Staff has met with the applicant several times and provided feedback which has resulted in an improved proposal. The applicant has proposed a more contemporary style that utilizes established proportions and rhythm, balanced building compositions, and high-quality materials to create an appropriate and compatible design as opposed to incorporating historicist elements which would be awkward and unsuccessful. Areas of buildings with greater height are sensitively located away from lower-scale historic buildings. Initial designs included overly complex building elevations with an almost chaotic variety of building forms and fenestration patterns. The designs as currently proposed result in more cohesive buildings with a recognizable formal hierarchy and transition from taller to shorter portions of the building. When reviewing this project, it is helpful to look at each individual building as it relates to its adjacent neighbors while also keeping in mind that these buildings should be compatible with one another, still allowing for individuality.

Block 1

The design for this building has evolved from the initial proposal into a *parti* that is in three separate parts, the larger scale six- and seven-story portion along South Patrick Street turning the corner fronting the Wilkes Street Park, the transitional northern portion of the building with four- and five-story massing and the townhouse-scale eastern block. Staff has encouraged the applicant to utilize a break in the building form to separate the northern portion of the building form to create additional porosity in the building. This will help to alleviate the long unbroken extent of building façade along the east and west elevations. The applicant has responded by proposing a two-story ground floor opening at the west elevation with a corresponding one-story opening at the east elevation to provide visual porosity.

In response to comments from staff regarding the elevations of this building, the current proposal is broken into a series of simple foreground components with a consistent background form which provides a backdrop to the varying protruding forms. This allows the building to have a variety of building materials and fenestration patterns to help to break up the massing while still reading as a cohesive design. This background form is limited to the western portion of the building, to stepping down in height as the building moves towards the residential neighborhood.

Block 2

The smaller of the two buildings, which replaces a 62' mid-rise multifamily building, has a much simpler organization and has been regarded by staff as being a successful design from the initial proposal. Similar to the design for Block 1, this design has evolved to become clearly articulated with a tower element at the corner of South Alfred Street and the Wilkes Street Park stepping down to a townhouse scale as the building moves to the north. This tower element corresponds to a similar element on Block 1 and the proposed Block 4 to create a strong corner for this important intersection in the park. Staff finds the balconies and openings in the background portion of this building to be successful in breaking down the massing. Particularly successful are the northwest and northeast corners of this building where the scale is broken down to be compatible with the adjacent residential neighborhood.

V. STAFF RECOMMENDATION

Staff recommends that the BAR requests the applicant return for a second Concept Review after addressing feedback from the Board and staff. The location of these buildings at the edge of the historic district and in an area of the city which features a variety of building types and designs allows for flexibility in the design. The small area plan referenced above reinforces many aspects of the *Design Guidelines* including the relationship of the massing to the surrounding historic neighborhood and how the height of the new building is sensitive to the height of the nearby historic buildings.

The location of this project, specifically Block 1, at the southern entrance to the city along South Patrick Street brings a level of importance to the design as a gateway to the city. The small area plan reinforces this idea along with the idea that there should be “signature facades” along the Wilkes Street Park. The design for the southwest corner of the building along with the design for Block 4, which is not reviewed by the Board, is critical to the creation of this important gateway.

The project needs additional refinement and study of a few areas discussed below. Staff will continue to work with the applicant based on the BAR’s feedback.

General Comments

Per BAR #2020-00197, also being considered by the Board, the applicant is applying for a Permit to Demolish the existing residential buildings on the site. The demolition component of the existing buildings can be approved by the Board separately from this concept review of the proposed development.

The applicant should include renderings or other depictions of the building that include surrounding existing buildings. This is a transitional area of the city and as such the surrounding neighborhood varies on each side of the project site. It is important that the design for this building respond to each of its neighbors and assist in the transition from one portion of the neighborhood to another. The inclusion of renderings that clearly show this context will help in the understanding of the overall project design. See **Figure 2** for neighboring buildings.



Figure 2: Neighboring building types

Per 3.8 of the small area plan, the project must include an interpretation of the history of the neighborhood. From the design as submitted, it is unclear if this is to be included as part of the design for the buildings and therefore subject to BAR approval.

Wilkes Street Park

As part of the redevelopment of these three blocks at this time, and the future redevelopment of Block 3 (Olde Town West, outside of historic district), the existing Wilkes Street Park will be redesigned with extensive public participation and reconstructed as an enhanced public amenity per the South Patrick Street Housing Affordability Strategy. The intent is to connect the two blocks, incorporate interpretive elements to tell the history of the area, and provide much needed park and play space for this area of Old Town. The park planning process will occur in late summer and fall and a concept park plan will be developed to be reviewed and endorsed by the Park and Recreation Commission. All structures and permanent elements, such as lighting, retaining walls/fences, and street furnishings will be reviewed and approved as part of the Certificate of Appropriateness. The BAR will not review any play equipment or public art, consistent with the BAR's adopted policies. By longstanding practice, the BAR does not review plant materials or landscape plans and does not, of course, have purview over the use, environmental impact, parking, noise, hours of operation, or other park related activities regulated by the Park and Recreation Commission or City Council.

Block 1 Comments

Building Height

The proposed design for the building includes massing and height that steps down to be respectful and compatible with the surrounding neighborhood context. Staff recommends that the Board endorse the overall massing and height of the proposed development.

Massing at Northwest Corner

The seven-story recessed massing at the northwest corner is flat and without any perceived detail (**Figure 3**). This part of the building extends to the ground on the north elevation. As proposed, the material for this section appears to be metal or some other smooth cladding. The applicant should consider using a masonry material in this location to provide a visual weight and level of detail to the massing. The windows at this location are located flush or slightly recessed from the face of the exterior skin. Switching the exterior to masonry and recessing the windows will add depth to the exterior elevation. The Juliette balconies are shown flat against the face of the building, this is a design feature that is more commonly seen on suburban residential buildings and is not encouraged in this urban context. In lieu of these, more pronounced balconies with projecting and recessed components should be included. The applicant should consider revising the design of this important corner of the building to be a more clearly articulated building with depth and texture to complement the projecting bays.



Figure 3: Massing at northwest corner

The projecting bay at the northwest corner features a masonry band at the fourth-floor line. Along with the recessed balconies, this decorative element helps to reduce the scale of the building and adds a texture to the elevation that is lacking in other parts of the building. Staff supports this approach and encourages the applicant to explore other potential areas for this kind of articulation.

West Elevation

The west elevation of the building features three projecting bays and a corner element at the south end with a consistent seven-story background element. The projecting bays start at seven stories at the south end, then reduce to six bays in the middle and become a five-story bay that wraps the northwest corner. The variation in heights and articulation amongst these bays gives a visual interest to the building that helps to break up this long elevation. By contrast, the consistent height of the background element extends the full length of the building (**Figure 4**). The continuity of the exterior material and fenestration pattern serves as a counterpoint to the articulation of the projecting bays and helps to accentuate their design. However, the consistent height of this element

makes this elevation appear monolithic and results in a large massing at the north end of the building. The applicant should explore ways to provide variation in the height of this element as it extends to the north of the site.



Figure 4: Bays at west elevation

Grade at southwest corner

Because of grade changes around the site, the ground floor slab is below the level of the sidewalk at the southwest corner (**Figure 5**). This is not a building design approach found historically in Alexandria and is often unsuccessful. The footprint of the areaways in this corner of the building are unclear in the provided renderings. Without a careful balance between the horizontal depth of the areaway and the vertical change in elevation, this corner could take on a moat-like feeling. As this corner is particularly important as a gateway to the city and to the Wilkes Street Park, the interaction between the building and the adjacent sidewalk is critical to the success of this massing. The applicant should continue to develop this area in order to create a terrace feel to the steps which will provide privacy for the building occupants while also creating a friendly streetscape.



Figure 5: Grade at southeast corner

Northeast Corner Massing

The townhouse elements along the east elevation of the building successfully address the streetscape in a rhythm similar to the surrounding historic neighborhood. The massing at the northeast corner uses the same language as the townhouse elements but because of the entrance to the garage and the adjacent building entrances the scale is not as successful as the other part along South Alfred Street (**Figure 6**). The applicant should revise this massing so that the northeast corner of the building reads as an independent element that is similar to, but shorter than, the massing at the northwest corner. In addition to resolving the issue of scale, this will create a strong anchor point at the north end of the east elevation to counter the tower element at the southeast corner.



Figure 6: Massing at northeast corner

Parapet at Southeast Corner

The southeast corner of the building features a strong tower element that will be similar to the corners for Block 2 and Block 4 to reinforce the entrance to the Wilkes Street Park. This corner of the building includes the main building entrance and 2 story lobby space. This two-story space is reflected in the building massing to help announce this as a focal point for the building. The tower element is recessed from the massing on either side to help reinforce the vertical proportions. On the part of the corner facing South Alfred Street the parapet overlaps the adjacent massing while on the part facing the Wilkes Street Park it stops at the projecting mass (**Figure 7**). By overlapping the mass as it does on the South Alfred Street side, the corner reads as a tower that is independent of the other parts of the building. The applicant should revise this corner so that the parapet on the park side matches the one on the street-facing side.



Figure 7: Southeast corner parapet

Mid-block Pedestrian Break

As noted above, the Design Guidelines states that “new construction must conform to the requirements of the applicable small area plan chapter of the Master Plan”. Section 3.16 of the South Patrick Street Housing Affordability Recommendations states that “Mid-block pedestrian connections should be applied, as depicted in Figure 3.9, to avoid long building spans while providing pedestrian circulation through sites” (**Figure 8**).

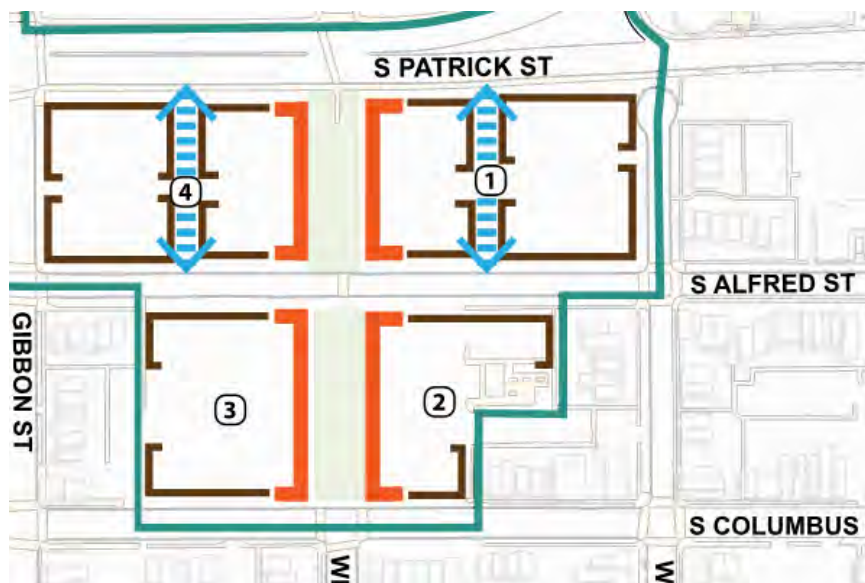


Figure 8: Small area plan pedestrian access

Full block building developments can disrupt the rhythm of solids and voids found in blocks throughout the historic district. This rhythm creates a dynamic block face as structures are set back from the sidewalk in varying dimensions and a combination of attached and detached structures allow for views into the interior of the block. This porosity is critical to the richness of the urban environment.

Because Wolfe Street does not go through to South Patrick Street, pedestrian access to the neighborhood east of South Patrick Street is restricted to either the Wilkes Street Park or Duke Street. A continuous, unbroken streetscape like this is unusual in Old Town and serves to further cut off this neighborhood from South Patrick Street and streets to the west.

In order to remedy these issues, the applicant should consider the introduction of a mid-block pedestrian break through the proposed development. Located where the current design has a break in the building would help to reinforce the *parti* of the design as a separate northern block, eastern block, and western wing. As currently designed, there is a two-story break on the west side and a one-story break on the east side. This allows for a limited view corridor but does not resolve the issue of the long unbroken building face. Revising this into a full height break in the building with through pedestrian access would create a porosity similar to blocks throughout the historic district.

Block 2 Comments

Northeast Corner

It is the opinion of staff that one of the most successful parts of the proposed project is the white townhouse scale massing at the northeast corner of the Block 2 building (**Figure 9**). The proportions of the massing are compatible with the neighboring historic buildings while still expressing a modern identity. The design features an inside corner masonry detail at the corner of the building and inset masonry notches that break up the massing into thirds. The fourth floor of this part of the building is set back from the first three floors with a sunshade that is divided into thirds similar to the ground floor massing. The inside corner and recessed notch details do not continue to the upper fourth floor. The applicant should refine the design in this area to carry the detailing from the masonry base to the upper floors, expressed differently because of the use of a different cladding material. Staff would also recommend that this type of detailing be carried throughout the remainder of the project.



Figure 9: Northeast corner of Block 2

Fenestration

The current design shows similar window patterns for each of the parts of the building. For larger openings this consists of a two- or three-part window with a smaller division at the bottom and larger panes at the top. This configuration may be correct for some parts of the building but not necessarily for all parts. For instance, at the tower element at the southwest corner of the building larger panes would help to reinforce the shape of this element. Staff recommends that the applicant refine the design by creating specific window configurations for each part of the building.

Southeast Corner Grade

The renderings that have been provided seem to show a conflict between the ground floor elevation, the sidewalk elevation, and landscaping at the southeast corner (**Figure 10**). This could be an opportunity to create terraces that will reinforce the terracing at the corners of the other Blocks. These terraces also provide an opportunity to create pedestrian friendly elements that encourage interaction between occupants and the neighboring properties.



Figure 10: Southeast corner grade

Projecting Bay Above Garage Door

The projecting bay above the garage door at the northwest corner does not appear to be integrated into the building massing (**Figure 11**). The other bays on this building are part of a rhythm of voids and solids that work to create an overall design aesthetic. In this location, the bay appears to be a projection onto a projection which we do not see elsewhere in the project. The bay also appears to be flat and without detail, unlike the other parts of this building where depth at the openings is integrated into the design. Staff recommends that the applicant refine this corner to better integrate the garage door entrance into the overall building design.



Figure 11: Garage door entrance projecting bay

STAFF

William Conkey, AIA, Historic Preservation Architect

Susan Hellman, Historic Preservation Planner

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

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

Development

- F-1 The Heritage redevelopment is located within the Southwest Quadrant Small Area Plan and South Patrick Street Housing Affordability Strategy.
- F-2 The applicant is requesting a rezoning to RMF (Residential multifamily) and utilizing the density bonus for the provision of affordable housing (Section 7-700 of the Zoning Ordinance). These requests are consistent with the South Patrick Street Housing Affordability Strategy.
- F-3 The proposal for blocks 1 and 2 require amendments to the height map in the South Patrick Street Housing Affordability Strategy to allow for flexibility in the placement of building height above 50 feet on frontages that are not directly across from existing townhouses.
- F-4 A City-initiated amendment to the Zoning Ordinance Height District Map will be necessary to allow for building height above 50 feet on block 2 and the portion of block 1 currently located within the Old and Historic Alexandria District.

- F-5 The applicant will be working with the City on a redesign and redevelopment of Wilkes Street Park. The park redesign process will be guided by RP&CA and will be approved by the Park and Recreation Commission.

Code Administration

- C-1 A building permit and plan review 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)

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.

VII. ATTACHMENTS

- 1 – Application for 900 Wolfe, 450 South Patrick, and 431 South Columbus Streets Concept Review*
- 2 – Supplemental Materials*
- 3 – BAR Concept Review Policy (adopted 2001 and amended in 2016)*
- 4 – [South Patrick Street Small Area Plan](#)*

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail : _____

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

Name: _____ Phone: _____

E-mail: _____

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.

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).*

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.

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.

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: _____

Date: _____

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

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

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 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.)
Heritage at Old Town PropCo, LLC		
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.

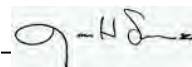
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4 / 20 / 2020

Date

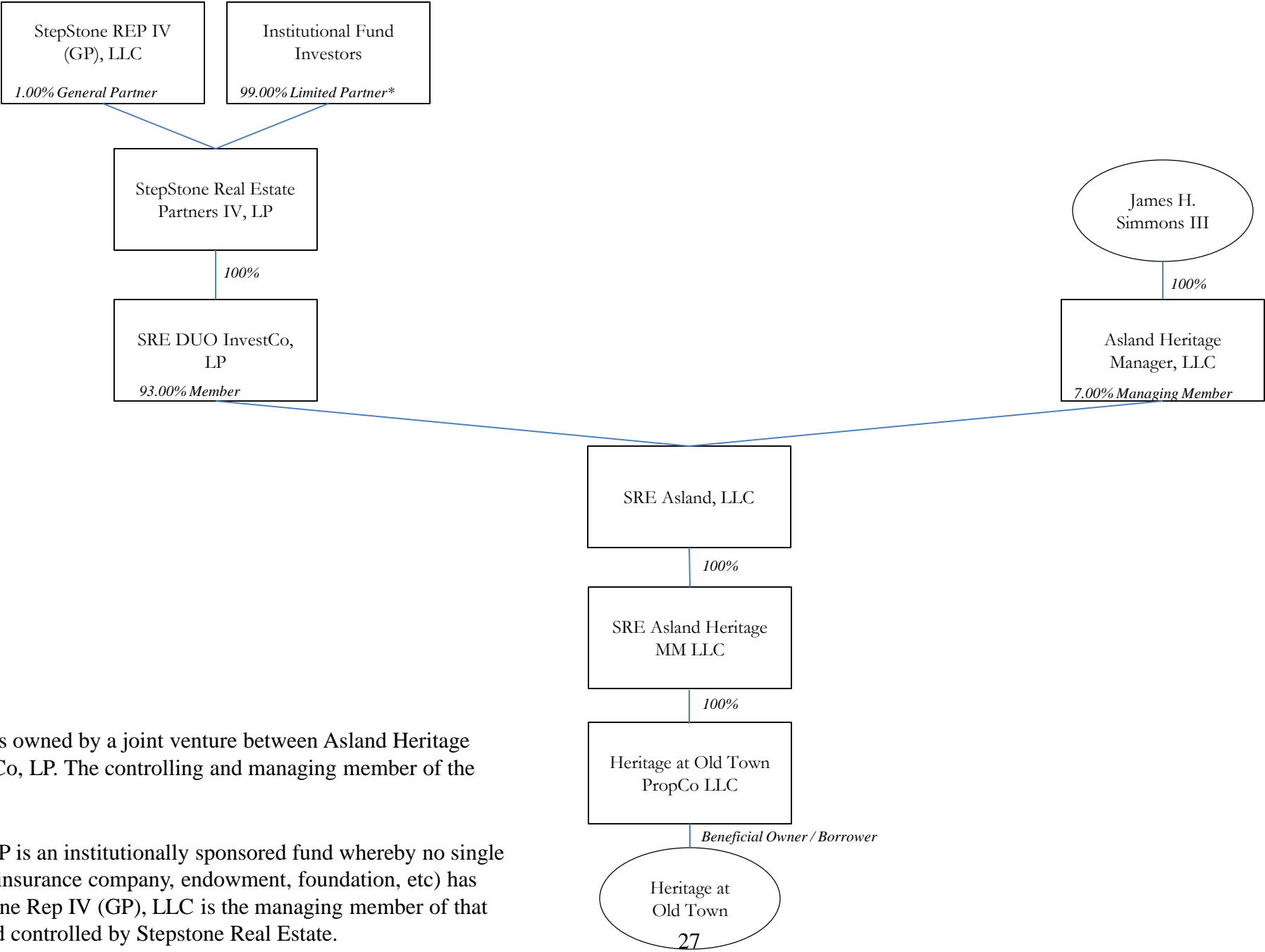
James H. Simmons III

Printed Name



Signature

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.

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"

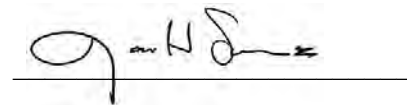
Dear Mr. Moritz:

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

A handwritten signature in black ink, appearing to read "James H. Simmons III", written over a horizontal line.

By: James H. Simmons III

Its: Managing Member

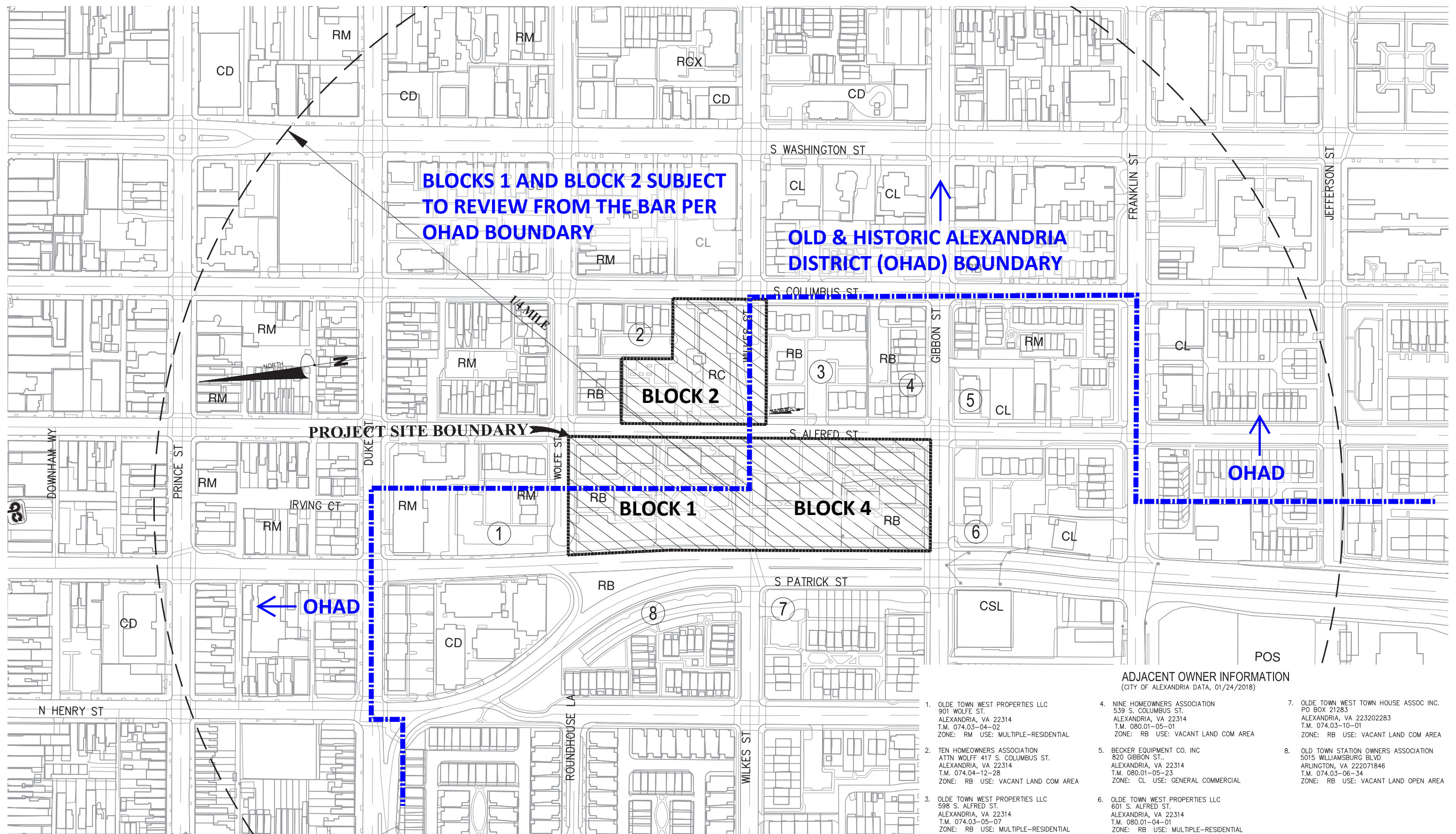
Date: April 20, 2020

THE HERITAGE OLD TOWN

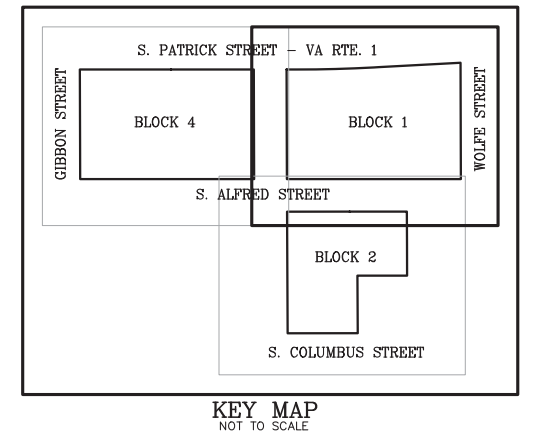
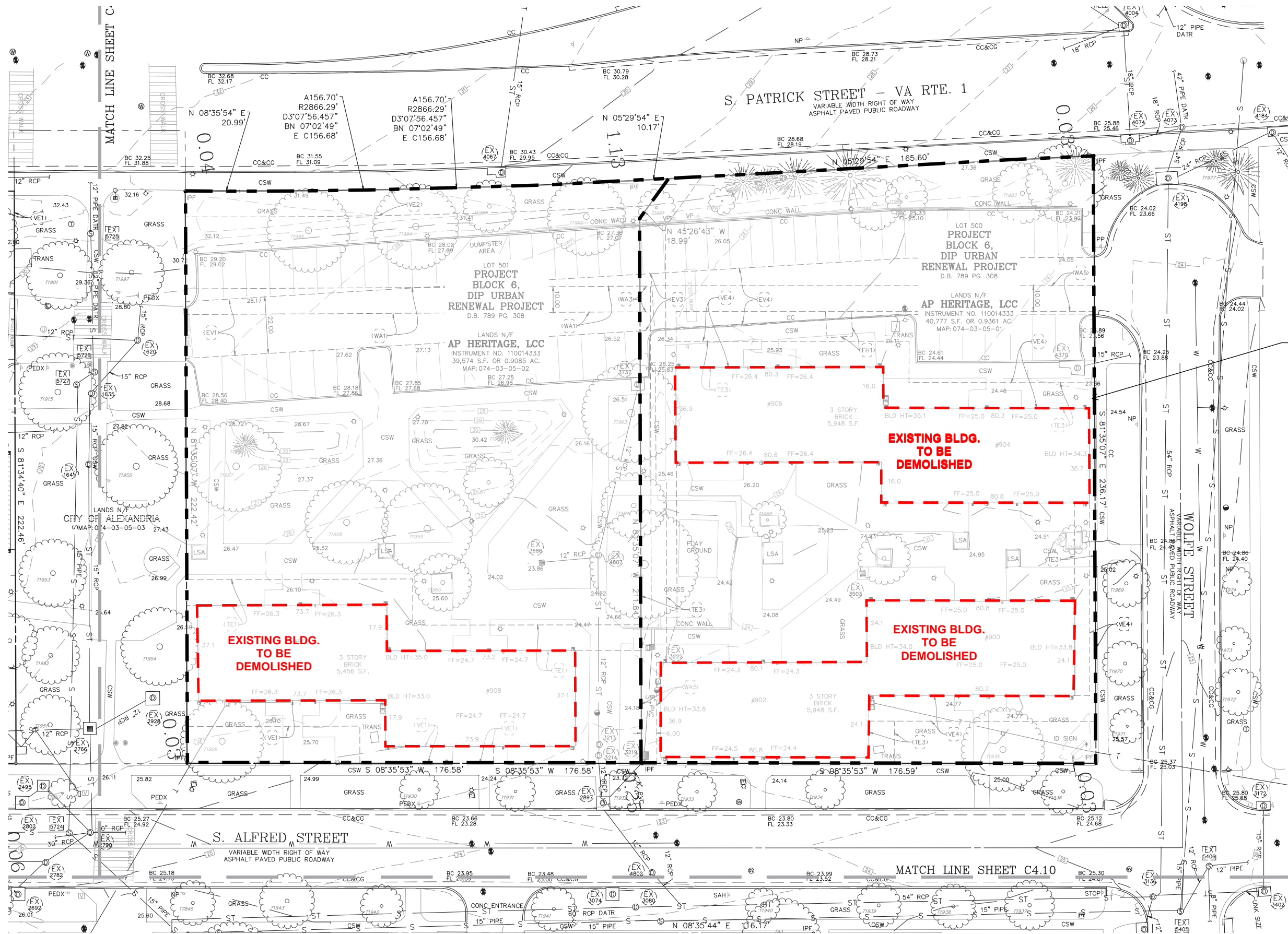
BAR CONCEPT I

JUNE 15, 2020

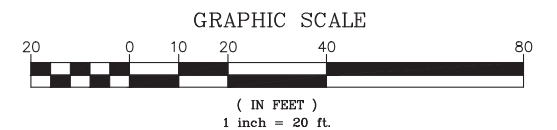




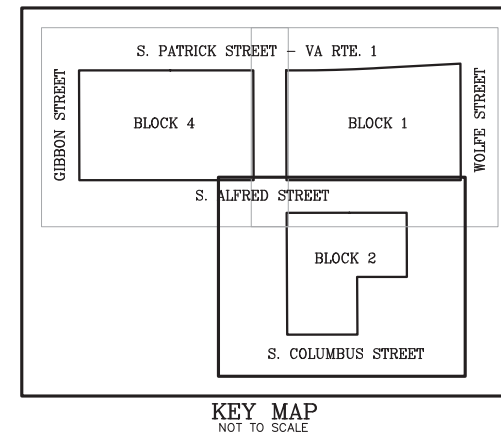
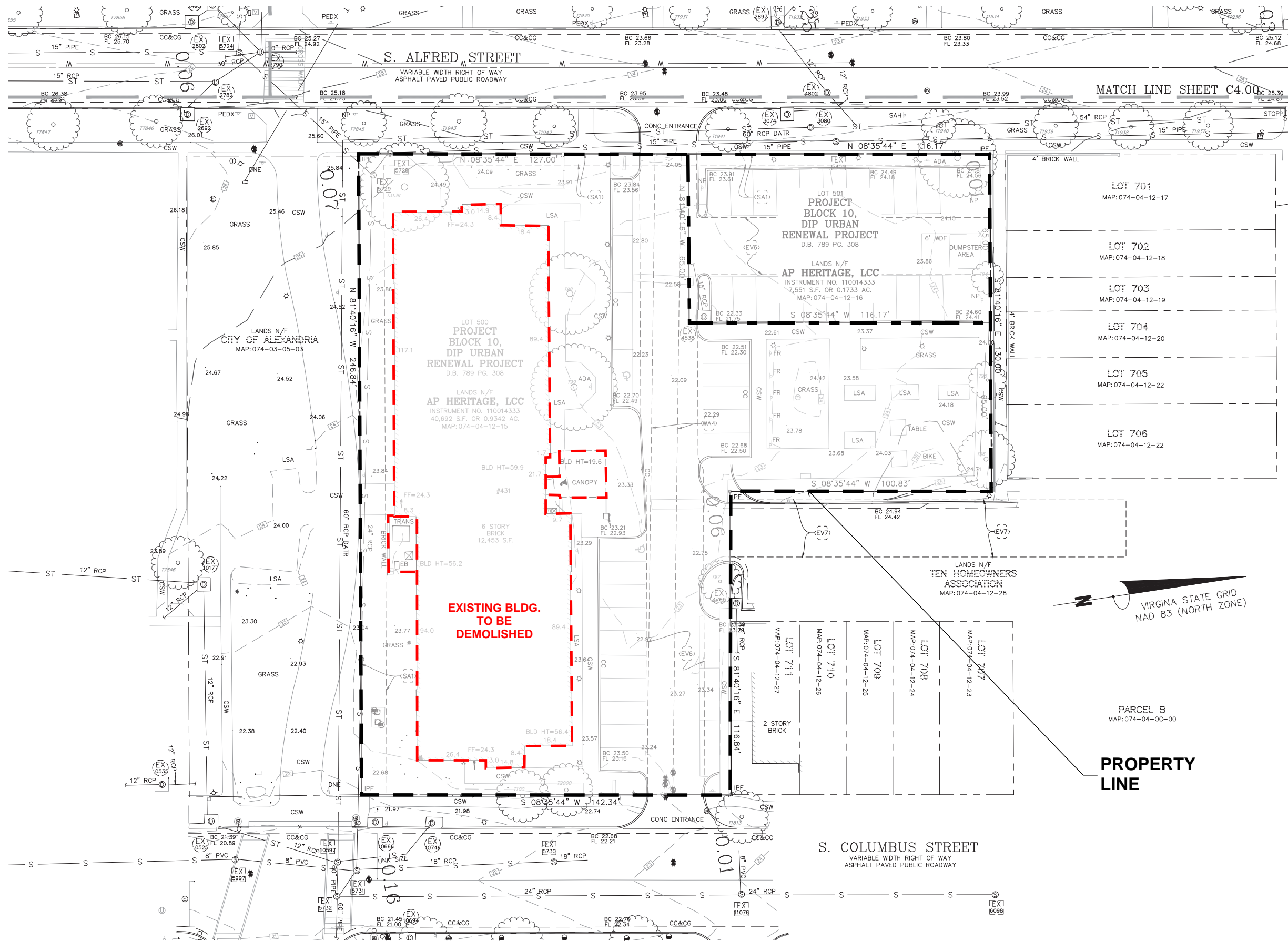




PROPERTY
LINE

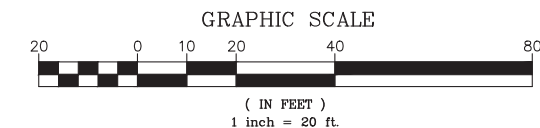




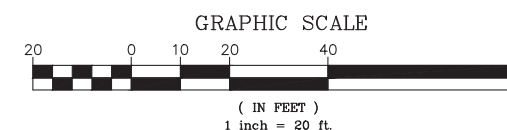
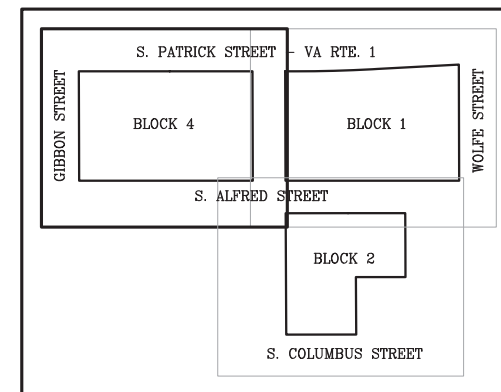
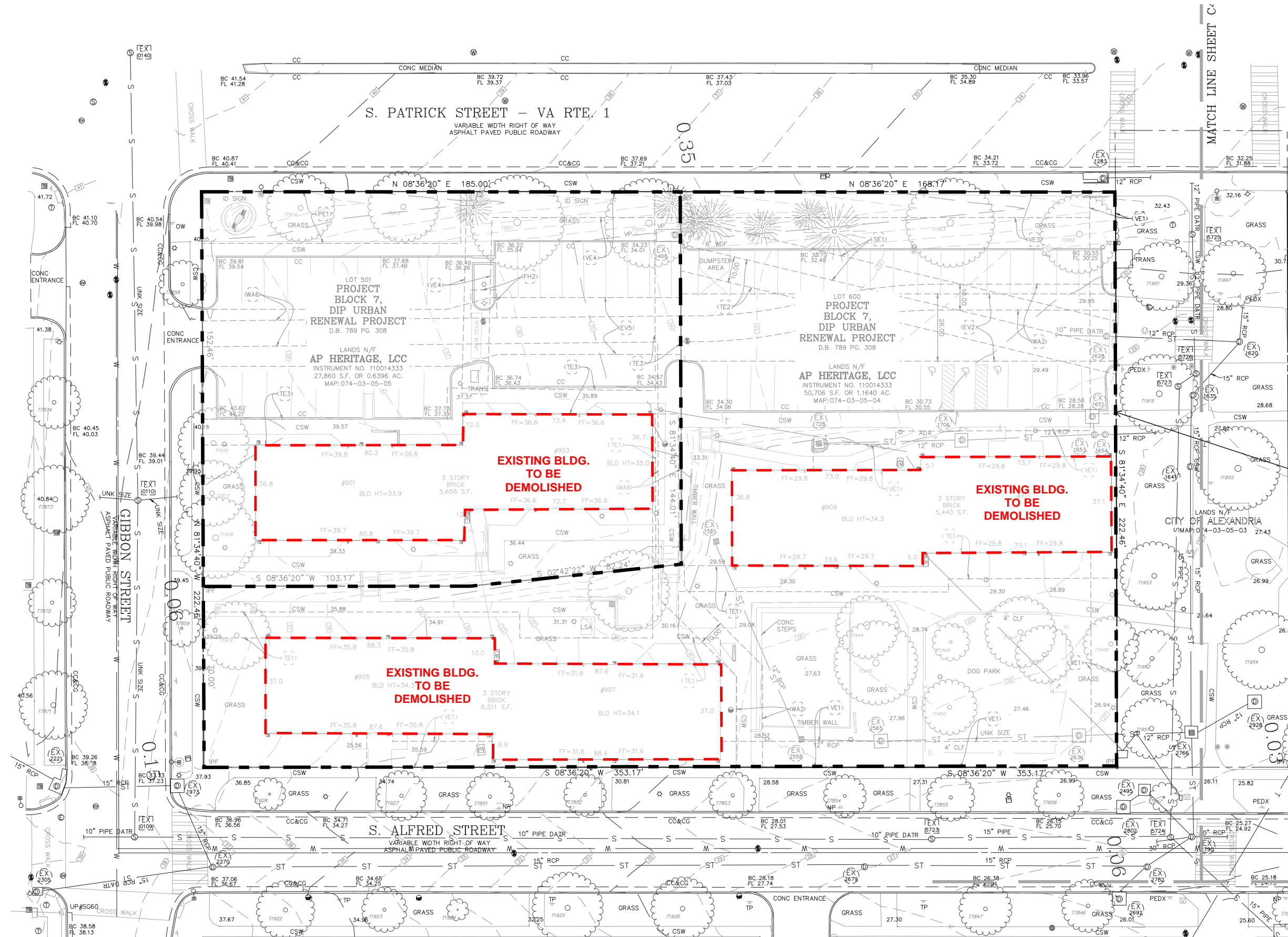


PARCEL B
MAP: 074-04-0C-00

**PROPERTY
LINE**

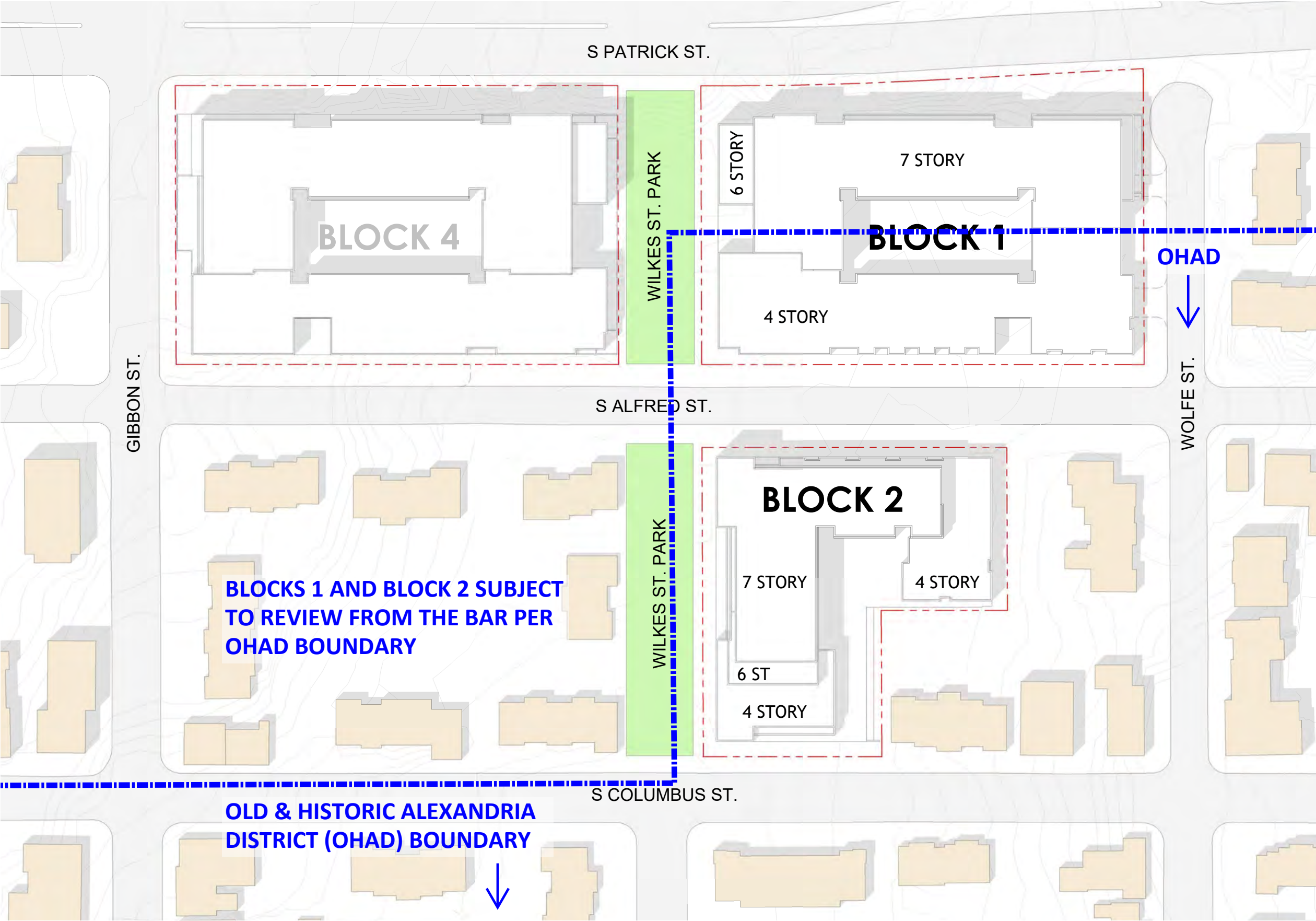






**PROPERTY
LINE**





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"



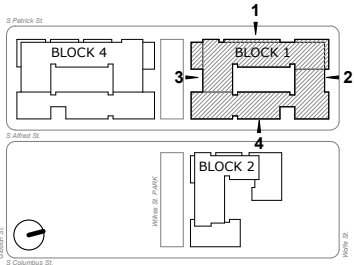
2 | BLOCK 1 - NORTH ELEVATION - WOLFE ST.
A0.10A | A1.11 | 1" = 40'-0"



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



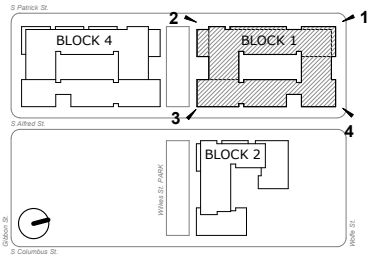
1 BLOCK 1 - NW CORNER - WOLFE ST. & S. PATRICK ST.

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.

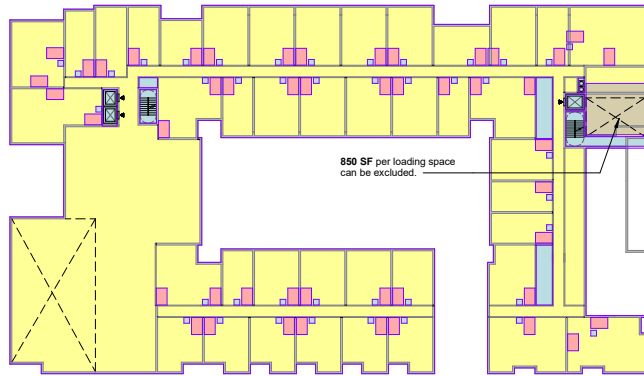
A1.12



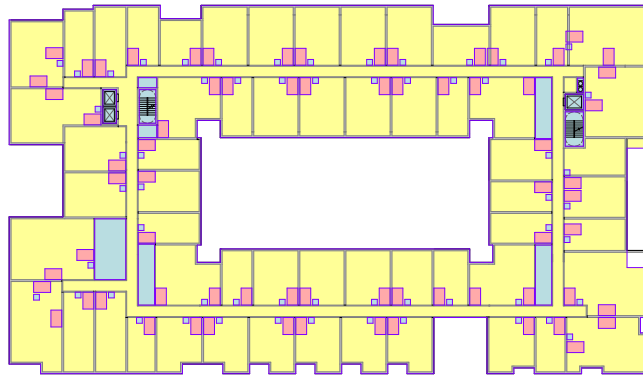
4 BLOCK 1 - NE CORNER - S. ALFRED ST. & WOLFE ST.

A1.12

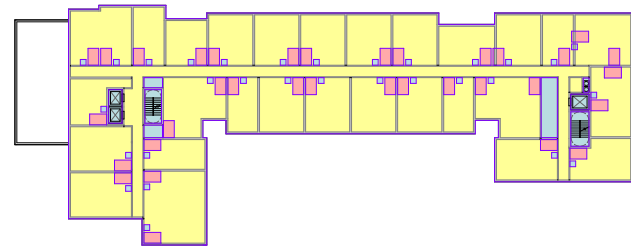




B1 - LEVEL 1 GROSS AREA	
AREA EXCLUSION - 1 Loading Space	850 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,679 SF
AREA EXCLUSION - Lavatory	2,399 SF
NET FLOOR AREA - After exclusions	43,004 SF
TOTAL GROSS AREA	47,932 SF



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



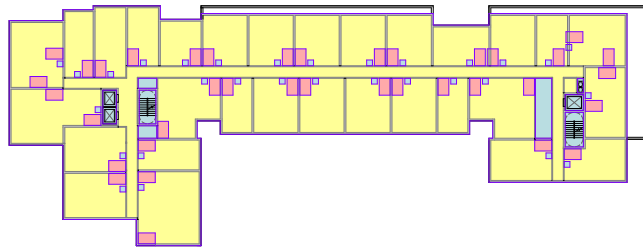
B1 - LEVEL 2 GROSS AREA	
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,471 SF
AREA EXCLUSION - Lavatory	3,199 SF
NET FLOOR AREA - After exclusions	41,064 SF
TOTAL GROSS AREA	46,733 SF



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



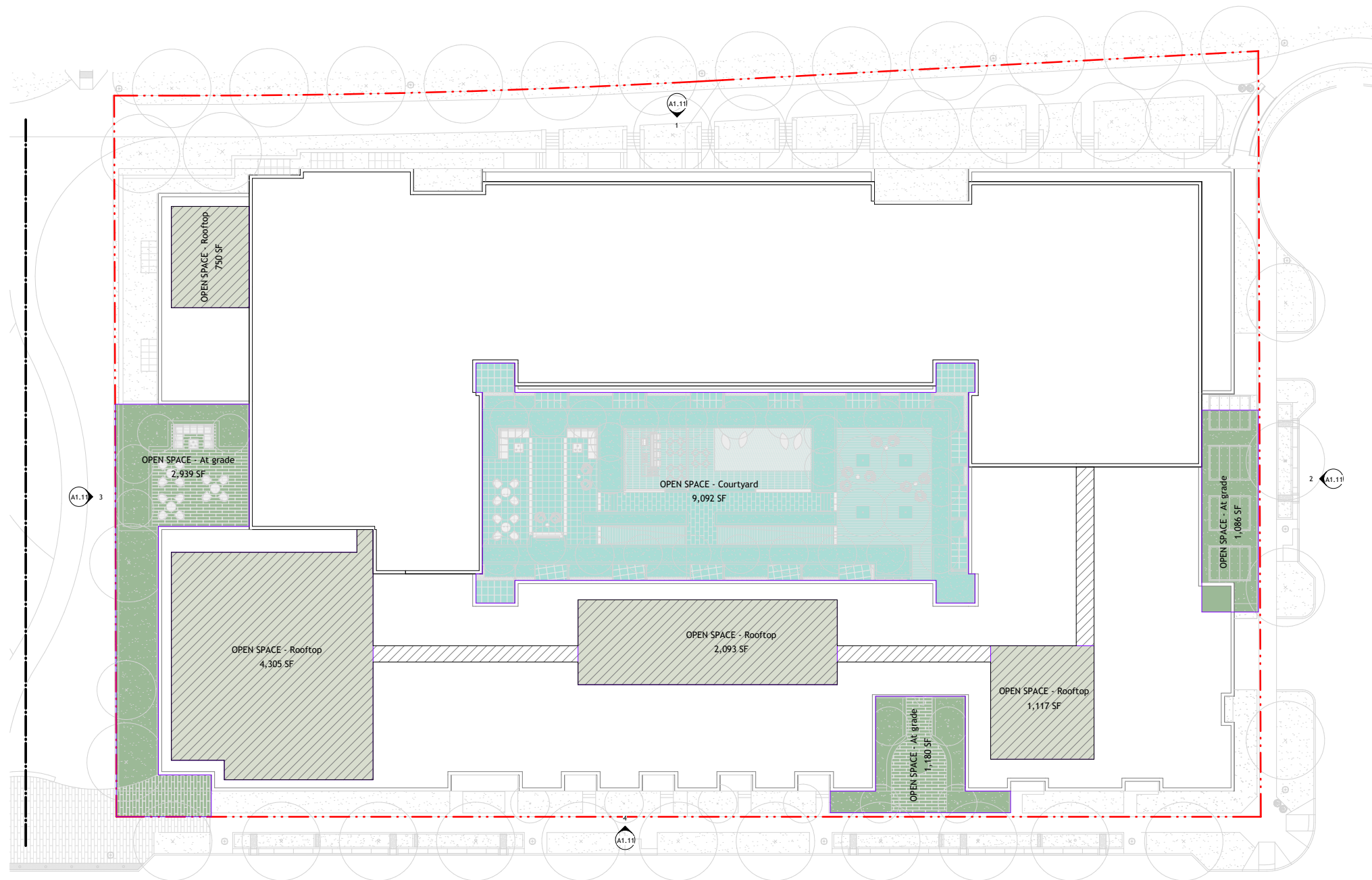
B1 - LEVEL 3 GROSS AREA	
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,501 SF
AREA EXCLUSION - Lavatory	3,499 SF
NET FLOOR AREA - After exclusions	44,988 SF
TOTAL GROSS AREA	50,987 SF



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
<div> <div>BASEMENT.</div> <div>Area exclusions per City of Alexandria Zoning Ordinance 2-145</div> </div> <div> <div>LOADING DOCK.</div> <div>Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)</div> </div> <div> <div>BALCONY.</div> <div>Area exclusions per City of Alexandria Zoning Ordinance 2-145</div> </div> <div> <div>CIRCULATION - SHAFTS - MECHANICAL ROOMS.</div> <div>Area exclusions per City of Alexandria Zoning Ordinance 2-145</div> </div> <div> <div>LAVATORY.</div> <div>Area exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)</div> </div> <div> <div>REMAINING NET FLOOR AREA.</div> <div>Per City of Alexandria Zoning Ordinance 2-145</div> </div>	

*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



1 BLOCK 2 - WEST ELEVATION
A0.10A A2.11 1" = 40'-0"



2 BLOCK 2 - SOUTH ELEVATION
A0.10A A2.11 1" = 40'-0"

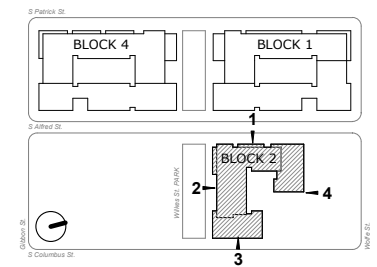


3 BLOCK 2 - EAST ELEVATION
A0.10A A2.11 1" = 40'-0"



4 BLOCK 2 - NORTH 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





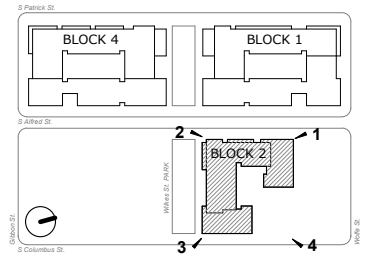
1 | BLOCK 2 - NW CORNER - WOLFE ST. & S. ALFRED ST.

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.

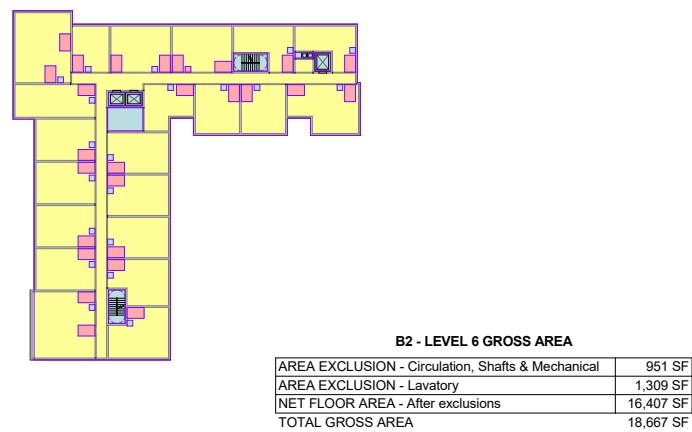
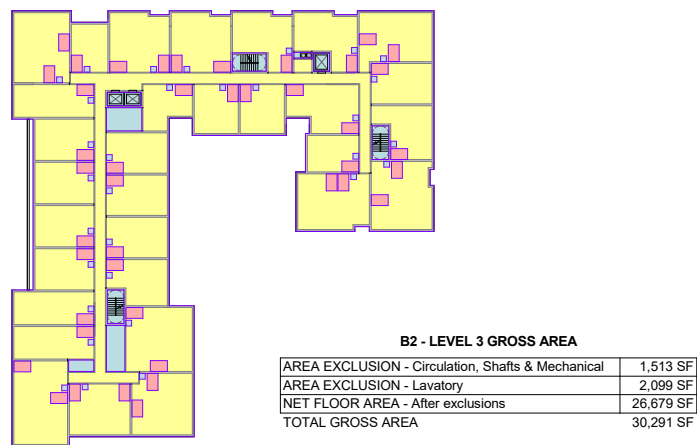
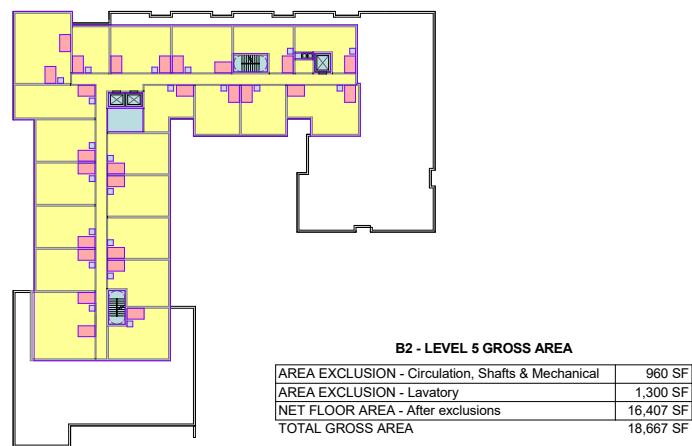
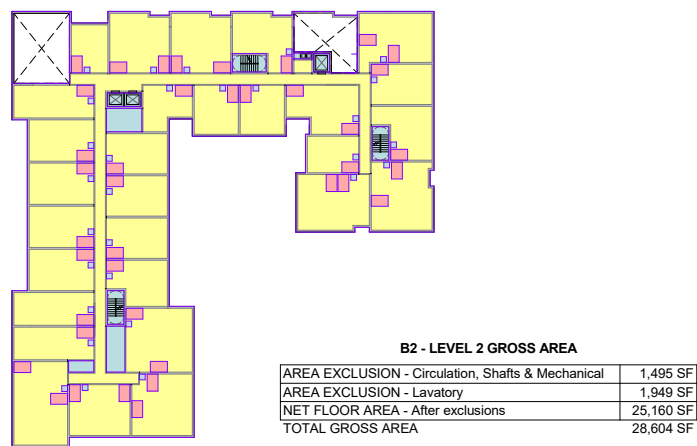
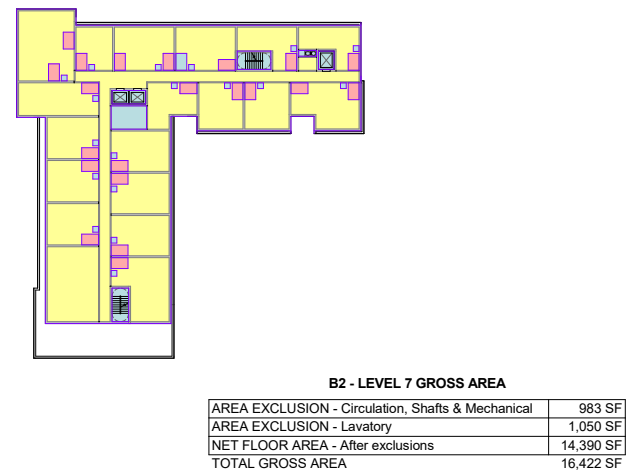
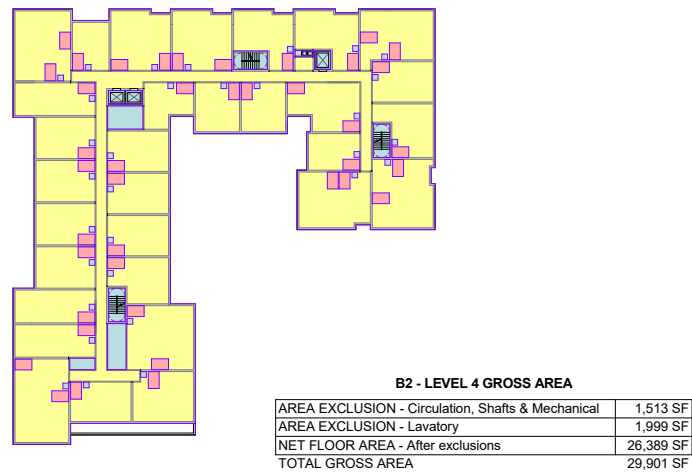
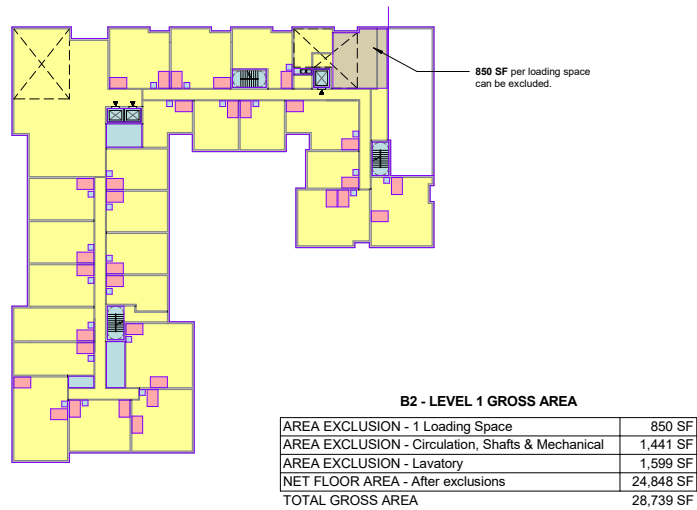
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4 | BLOCK 2 - NE CORNER - S. COLUMBUS ST.

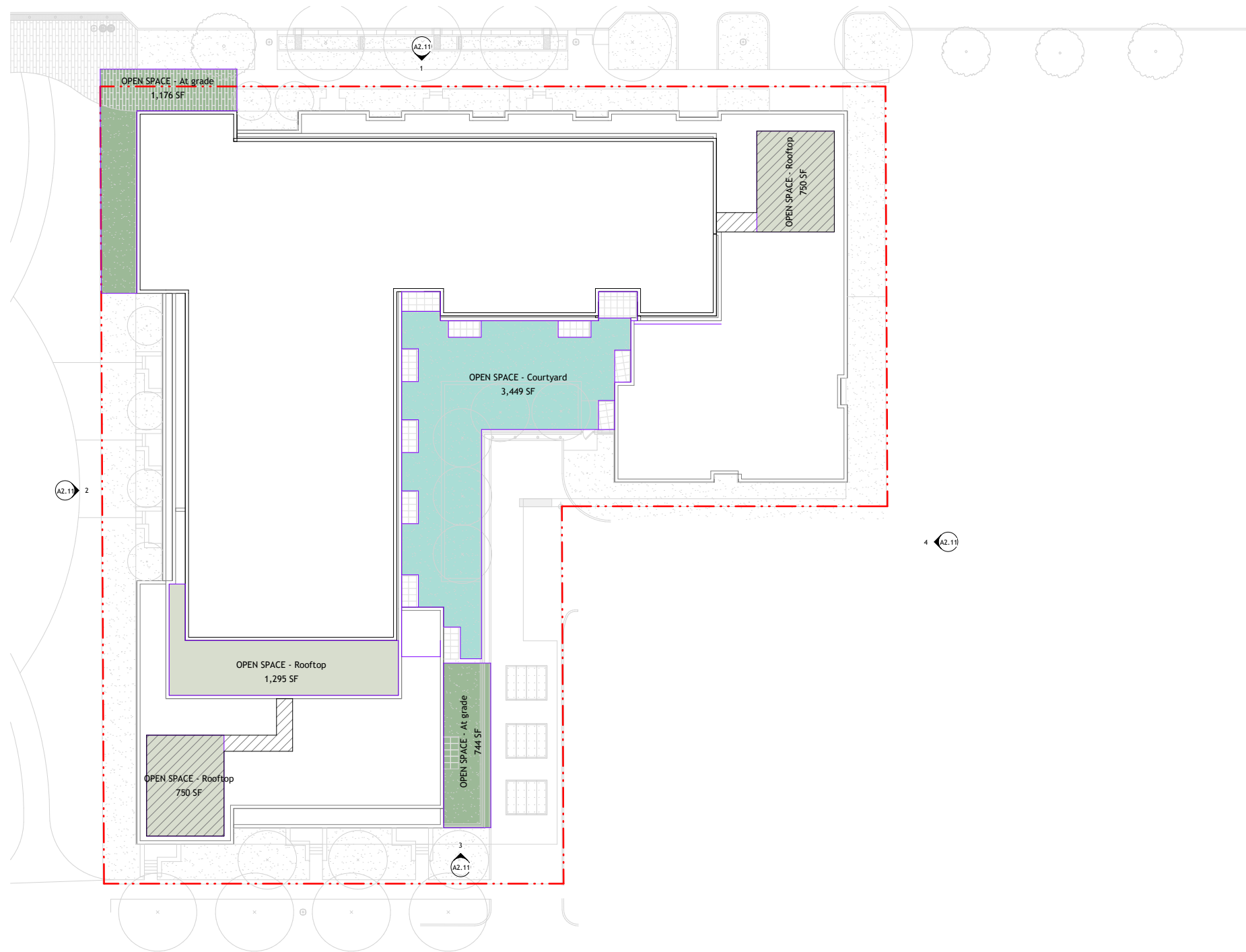
A2.12





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
<div><div></div> BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145</div>	
<div><div></div> LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)</div>	
<div><div></div> BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145</div>	
<div><div></div> CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145</div>	
<div><div></div> LAVATORY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)</div>	
<div><div></div> REMAINING NET FLOOR AREA. Per City of Alexandria Zoning Ordinance 2-145</div>	

*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

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

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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 similar 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.

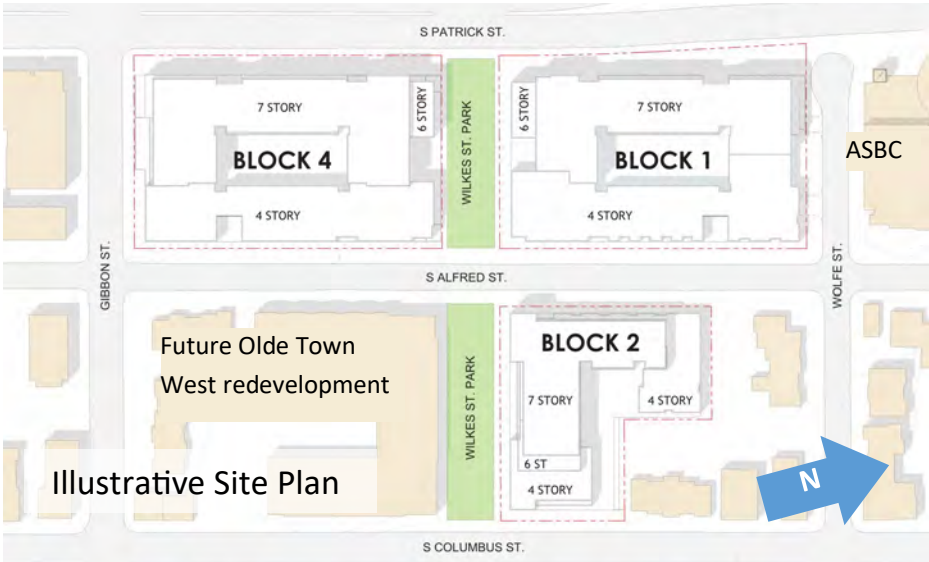
Leslie Roberson

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

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City of Alexandria Development Fact Sheet

Heritage — CDSP2020-0003



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



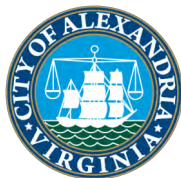
Project Timeline

- 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).

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
- SUP for an FAR increase up to 3.0 in the RMF zone
- SUP for bonus density and height for the provision of affordable housing
- Transportation Management Plan SUP (Tier Three)
- Modification for Crown Coverage and minimum street tree requirements

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



BAR Concept Review Policy

adopted January 2001, amended and restated December 2016

Background & Purpose

In addition to a Certificate of Appropriateness from the appropriate Board of Architectural Review (BAR), applications for development projects of a certain size are required to obtain development approvals (DSP or DSUP) from the Planning Commission and often the City Council. Because the size, footprint or design of a project may be amended during the DSP or DSUP process, a Certificate of Appropriateness is not typically granted until after the DSP or DSUP is approved. Therefore, the Boards of Architectural Review adopted a Concept Review policy in January 2001 as an optional, informal review at the beginning of the development process whereby the BAR provides the applicant, staff, Planning Commission and the City Council, with comments relating to the overall appropriateness of a project's **height, mass, scale and general architectural character**. The Concept Review is intended to minimize future architectural design conflicts between what is shown to the community, the Planning Commission or City Council during the development approval process and what the BAR later finds architecturally appropriate under the criteria and standards in Chapter 10 of the Zoning Ordinance and the BAR's adopted policies and *Design Guidelines*. The information provided by the BAR in the Concept Review will be used by the applicant, staff, Planning Commission and City Council to make decisions regarding the DSP or DSUP and as such serves as an important step in an efficient development review process. This document is an update and clarification of the policy adopted in 2001 and will serve as the current policy.

Principles

1. The BAR Concept Review process is encouraged – but not required – for any development project prior to submission of a development application to the Planning Commission and, if required, the City Council in order to ensure that each body has the information they need to make their decisions.
2. The Concept Review is not an approval by the BAR. If the application for the development project is approved by the Planning Commission and the City Council, then the applicant must apply for and obtain a Certificate of Appropriateness from the BAR following attainment of the DSP or DSUP.
3. The Concept Review will review:
 - a. The appropriateness of height, mass, scale and general architectural character based on criteria set forth in the BAR *Design Guidelines* for the historic districts.
 - b. If a project is located within the boundaries of Washington Street or the Potomac River Vicinity, the BAR will review the additional standards for these areas, to the extent possible without final architectural details.
 - c. The appropriateness of a Permit to Demolish, when one will be required for the project.
4. The project is discussed in an informal work session and is open to public comment. The BAR may require several work sessions and additional information before they provide comments and guidance. The BAR will then take a poll of its members on what their guidance is related to the height, mass, scale, and general architectural character of a project. They may also provide general feedback as to what additional information they would like to see when, and if, the project returns for a Certificate of Appropriateness and/or a Permit to Demolish.

5. As an informal work session, the applicant is strongly encouraged – but not required – to give public notice to adjoining property owners. Notice of the work session will be posted on the City’s web page and in the BAR’s preliminary docket and the property will be placarded by BAR staff as a courtesy.
6. The Concept Review by the BAR is advisory to the applicant, staff, the Planning Commission and the City Council, and is not intended to create vested or appealable rights.
7. The BAR Concept Review work session comments are shared with the Planning Commission and the City Council and may be used by those bodies for advisory purposes. The final Concept Review drawings shown to the BAR must, therefore, be the same general architectural character as submitted for the Preliminary Site Plan.

Typical Proposals Reviewed in Concept by the BAR

- When the proposal requires a DSP or DSUP for additional density or height;
- When the proposal requires Planning Commission review for a new building; and
- When staff determines that the proposal requires preliminary review because the design would be a principal determining factor in the ultimate approval by other bodies.

Concept Review Submission Materials

Three 11” x 17” hard copies and one digital copy of the following:

1. An architectural site plan showing, at a minimum, building footprints on the block on which the project is located and the surrounding block faces
2. Schematic architectural drawings which show the proposed height and scale in relation to surrounding properties
3. 3D digital and/or physical massing study models
4. Building materials, precedent images, etc., as required to explain the concept

Process

1. The BAR will only review projects when staff has confirmed through the Development Concept Stage 1 review process that a proposed project complies with zoning requirements or where staff supports any required modifications. When the applicant is notified that they may submit a Development Concept Stage 2 package, the applicant may also apply for BAR Concept Review work session.
2. The City will place the Concept Review project on the next available docket and advertise it in the newspaper with the other cases for that hearing and placard the property. Notice by the applicant to abutting property owners is strongly encouraged but is not required.
3. BAR staff may prepare a report which will be available on the City’s web site the Friday evening prior to the BAR meeting.
4. BAR Concept Review requests are docketed for consideration under Other Business at a regular BAR public hearing. Additional work sessions may be requested.
5. The applicant is expected to make a presentation at the meeting to explain the concept.
6. The public will be invited to speak at the BAR meeting to receive their feedback only on issues related to the BAR’s purview.