

Chairwoman Christine Roberts  
Board of Architectural Review  
City of Alexandria  
301 King Street #2400  
Alexandria, VA 22314

Wednesday, 11 November 2020

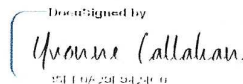
To Ms. Roberts,

The *Old Town Civic Association* and the *Citizens Association of the Southwest Quadrant* request that the City of Alexandria's **Board of Architectural Review (BAR)** develop a physical and a virtual, at-scale model representations of the four new construction buildings proposed by the New York-based private real estate firm **Asland Capital Partners** as part of the City's **Heritage Redevelopment Project**. We ask also that models be included for other redevelopment sites identified for redevelopment in the **2018 South Patrick Street Affordable Housing Strategy**. We ask that these representations be developed using the maximum height and density that **Asland** may request of the City Council. Lastly, we propose that a virtual at-scale model be developed by the **BAR** in addition to a physical model if the physical model cannot be accessed by the public at City Hall (or at another location).

Our two organizations firmly believe that the **BAR** should provide such a rendition to the abutting and adjacent private property owners who would be immediately impacted by the redevelopment project located at 450 South Patrick, 900 Wolfe, and 431 South Columbus Streets. A physical and a virtual model would be similar to the physical models (at scale) for other proposed commercial developments proposed for prior redevelopments projects in the City of Alexandria such as the physical scale model of the redeveloped **Alexandria Waterfront**.

We believe that if the **BAR** developed a physical and a virtual rendition of the proposed four buildings for the **Heritage Redevelopment Project**, it would be in the best interests of the City's taxpaying residents. Such a model would accurately depict the scale of the proposed buildings to its surrounding residents.

We hope that the **BAR** will concur with this assessment, and provide a physical or virtual representation of **Asland's** proposed developments.

DocuSigned by  
  
578 1 106 208 04/24/20

Yvonne Callahan  
Old Town Civic Association

DocuSigned by  
  
01/11/2020 1:27PM AEST

Stafford A. Ward  
Citizens Association of the Southwest Quadrant

**From:** [Chris Morell](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Letter for the Board of Architectural Review  
**Date:** Friday, November 27, 2020 12:17:58 PM

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Dear Chairperson and members of the Board of Architectural Review, The Applicant's documents submitted for the December 2, 2020 meeting do not appear to make any significant changes from their previous submissions. I remain concerned that the proposal is not consistent with the building limits established in the Small Area Plan and the South Patrick Street Housing Affordability Strategy (The Strategy).

The following excerpts from the Strategy establish the guidelines for development in the Southwest Quadrant and the Historic District. These guidelines have not been adhered to in the Applicant's design proposal.

1. "The Strategy balances the need for redevelopment with responsible design and height recommendations to ensure future redevelopment is not only compatible with the existing neighborhood, but also enhances it." (Strategy, Purpose, page 1) The Applicant's proposals have consistently exceeded the height limits and the design remains architecturally incompatible with the neighborhood.
2. Figure 3.12: Maximum Building Heights and Height Transitions on page 28 of the Strategy, defines the building height limits within the 3 parcels under consideration for development under the Heritage proposal. Specifically, only the area of parcel 2 currently occupied by the Heritage 6-story structure is allowed to be 62 feet tall. The maximum height in all the other areas of the planned Heritage proposal is limited to 45 or 55 feet. The 7-story elements and other parts of the proposed structures in the Applicant's proposal clearly exceed the height proscribed in the Strategy.

3. Figures 3.5, 3.6 & 3.7 on pages 22 & 23 of the Strategy, define the street topology, including setbacks, that are expected on South Patrick Street, Franklin & Gibbon Streets, and Alfred & Wolfe Streets respectively. While the scale of the site plans make it difficult to determine the exact street topology of the proposal, it is clear from the existing survey stakes and an approximate scale of the site plans that the Applicant's proposal does not conform to the street topology or setbacks proscribed in the Strategy.
4. The guideline for open space established for the 3 parcels is 25 percent of the site. The proposed site design does not provide the established amount of open space even when the green space on the fourth floor roofs and in the courtyards is included. This would leave the residents with no outdoor areas for enjoyment, socializing or children's recreation. Open space should be increased as required and the green space on the roofs and in the courtyards should not be counted as part of the requirement.

The proposal should be required to adjust the design's height, street topology and open space to meet the established standards.

Thank you for your consideration,

Chris Morell  
421 South Columbus Street  
703-350-1571

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**From:** [Billie Schaeffer](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Heritage Redevelopment Project - BAR Case 2020 - 00196  
**Date:** Wednesday, December 2, 2020 10:28:13 AM

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Dear Ms. Niebauer:

Please distribute this letter to the members of the BAR...thank you.

In regards to the upcoming BAR hearing for the Heritage Redevelopment Project - BAR Case 2020 - 00196:

I am a 30 year owner/resident in the Old and Historic District of Alexandria. I have been watching the hearings on the Heritage project and following the proposed changes..however..there have been no changes..only variations of a bad design. A design that has been done to death..it's everywhere. There is nothing in this tired group of buildings that relate to this or any Old Town neighborhood. It is

as if the designers have never been to Old Town and know nothing of its character. Whatever happened to creativity and imagination? While watching the previous hearings, I noticed that a couple of BAR members seem to prefer something more modern. Modern might be better served in the interior of the buildings. It's interesting how the outward modern design starts to look old quickly...and not in the good way.

I have been very impressed with the design of the new Sunrise buildings on North Washington Street. They blend in perfectly with the surrounding neighborhood. It's everything the Heritage project isn't. The architects met with the neighbors and studied photographs of houses that were once located in that area. Their designs are impressive and beautiful, reflecting the essence of those that once stood proudly on that street.

They even managed to recreate their version of the May house which stood on that location from 1886 to 1982.

I sincerely hope the BAR will reject this proposal. We will have to look at this mistake for a long time or a life time..which ever comes first.

Thank you,  
Billie Williams

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**December 2, 2020**

**Board of Architectural Review**

**December 2, 2020 Virtual Meeting**

*Transmitted electronically*

**Re:** December 2, 2020 Agenda: Docket items #202-00197, Request for complete demolition at 450 S. Patrick Street, 900 Wolfe Street and 431 S. Columbus Street; #2020-00196, Request for concept review at 450 S. Patrick Street, 900 Wolfe Street and 431 S. Columbus Street.

Members of the Board of Architectural Review,

I am writing today to express my concern and opposition to the mass, height, and scale of the redevelopment of The Heritage. I have been following this project since I first learned of it in 2018 and have previously commented to the Board. While I appreciate the effort that has been taken to revise the proposal, the scope of this development remains unprecedented for the Old and Historic District and the neighborhood. In reviewing the docket item, I was struck by the East Elevation image for S. Columbus Street. The proposed structure appears to dwarf the existing two-story townhomes and the existing parking lot is removed, shifting the property closer to the townhomes. It is just one example of many that came to mind as I looked at the renderings.

Ensuring that as a community we can maintain affordable housing in the neighborhood is important but is it an absolute that in order to do this we must agree to over 750 units and structures that are taller than anything else in the OHAD? In a neighborhood? Please consider the implications of approving a project that has the potential to impact future development across the OHAD. Old Town was just featured in the December 2020 issue of Southern Living for its old and historic charm. Perhaps that only applies to King Street and not the neighborhoods that are a few blocks south but sit within the OHAD.

Thank you for your time,

Janice Kupiec

800 Block S. Columbus Street

**From:** [Cindy Conner](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Heritage Project  
**Date:** Wednesday, December 2, 2020 10:57:31 AM

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Dear Ms. Niebauer: As a 30-year resident of Old Town who has seen the quality of life and the uniqueness of this historic town slowly slip away due to massive high density housing like the Heritage Project, I am registering my strong opposition to this project. I am not opposed to thoughtful development, but this project does not fall under "thoughtful."

Sincerely,  
Cindy Conner  
412 Prince Street

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**From:** [Michael Curtis](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Heritage: BAR Meeting, December 2, 2020; Comment-Opinion  
**Date:** Wednesday, December 2, 2020 11:28:10 AM

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Dear Ms. Niebauer:

Have recently returned to Old Town (the Clayborne, 820 South Columbus Street) after 17 years in Belle Haven. A friend passed along images of a redevelopment proposed for South Patrick, South Alfred Streets.

Well, must say,

“At Heritage, there is nothing of Old Town Alexandria heritage. Would have been so very easy to create a development that would seamlessly fit into the Old Town urban fabric. What is wrong with these mod designers. Seems as though they are eager to destroy tradition, goodness, beauty, et cetera. Really. A couple days at the drawing board, or CAD screen, and the design in whole could be beautiful, homey, suitable to Old Town, loved by neighbors, appreciated by those who would live in the development. Please, make everybody happy, including our ancestors, and have the designers return to the drawing board with the intention of creating an Old Town appropriate design.”

Sincerely,

Michael Curtis

571-218-2990  
TheStudioBooks.com  
TheClassicalArtist.com

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**DISCLAIMER: This message was sent from outside the City of Alexandria email system.  
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To Members of the BAR:

Re: The Heritage Plans

Date: December 2, 2020

I have written before thanking you for standing up to the developers and their lawyer's plans. It's been my observation that you have been forthright and direct about their plans not meeting the required standards of scale, mass, height and certainly not the architectural character of Old Town and the South West Quadrant.

I, and many of my neighbors, continue to be shocked at how they have *not* responded in any real meaningful way to your comments and directions as evidenced by the few changes they have *really* made. (See **below**.)

Perhaps you saw the recent Advertising Supplement to the Washington Post, a full-page advertorial likely paid for by the developer of The Muse in Alexandria's Old Town North. In the very first paragraph, the copy reads "located in the Arts District of Old Town North." If the developer wins out with the totally inconsistent plans and is given the go-ahead by our city's leaders, what will this Quadrant become known as? The Rental District?

I do not ask that facetiously. If the New York developers are allowed to go forward with their monstrous plans, I think this will become a very logical way to identify our Quadrant with already a good number of rentals, most of which *for now* are incorporated so well into the fabric of our Quadrant — townhouses and several small, almost boutique-like buildings.

I know you face formidable odds but as a taxpayer here since 1984 and an owner of a home in the South West Quadrant since 1987, I ask you to please stand up to the developers and their lawyer and do the right thing — do what's needed to get them to modify the scale, mass, height (which seems to continue to grow taller). And, please make sure they understand that the architectural character of the neighborhood *must* be maintained.

I know developers wield tremendous influence here in Old Town but thank you so much for staying strong, doing what's right and doing what's needed to maintain the character of this wonderful, historic town. Please work to keep the "old" in Old Town for its residents, who cherish it, and for the tourists the city leaders are so proud of touting. (If we are so dependent on visitors for our tax base then we surely cannot eradicate our history. They don't come to see buildings they can see at home. ) We want everyone to benefit — residents, shop owners, and visitors from near and far — not just these developers.

Thank you.

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**Heritage Project - Block 1 - S. Alfred Street - BAR Hearings 7/15/2020, 9/2/2020, 10/21/20 & 12/2/20**

Concept I, II, III & IV review drawings were to be compatible with Old Town Alexandria's Old and Historic District neighborhood.



**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (07.15.2020 HEARING)**



**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (09.02.2020 HEARING)**



**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (10.21.2020 HEARING)**



**BLOCK 1 - WEST ELEVATION - S. PATRICK ST. (CURRENT)**

**TO: BAR/Board of Architectural Review**

**HEARING DATE: December 2, 2020**

**FROM: Cecily Crandall**

**DOCKET ITEM #4 - BAR #2020-00197 OHAD**

**(Concept IV Review at 450 South Patrick St, 900 Wolfe St & 431 South Columbus St.)**

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I am writing to, again, oppose the height, scale, mass, and general architectural character of this proposed project because this project does not comply with the S. Patrick Street Strategy standards and recommendations nor with the BAR Old & Historic District (OHAD) standards.

In reviewing the newly re-submitted proposed Concept Review plans/drawings, it is apparent that the project looks virtually the same as the original design proposed earlier this year. What has been re-submitted is the same, industrial, commercial, unappealing, generic monstrosity that is inappropriate both in size/scale/mass and architectural character in our neighborhood of 2-3 story townhouses, condos and apartments. This building plan is the same design used by the architect for an apartment building located in Potomac Yards. We are not Potomac Yards (at least we are not supposed to be) here in the South West Quadrant. We are Old Town and we are located in the Old and Historic District. When I purchased my home over a decade ago, I was under the impression that the OHAD meant something. Apparently it doesn't, at least not for New York developers with deep pockets and deep city connections. As Mr. Simmons stated publicly, ***"I don't believe any period of time in history should remain in stasis and that includes architecture. That includes buildings," Mr. Simmons said. "Otherwise, we'd all be living in lean-tos."*** It seems that the OHAD regulations are only applicable when regular folks, like us, need to get new windows or paint our brick homes and we must adhere to these requirements. We are happy to do so in order to preserve the architectural history, style, cohesiveness and livability of our little neighborhood—we just want the rules applied evenly and fairly.

I ask that the BAR committee members reject the proposed Heritage re-submitted plan and thoughtfully consider the effect this project will have on our little neighborhood and Old Town as a whole: Permanently.

Thank you for your consideration.

Sincerely,  
*Cecily Crandall*

To: Members of the Board of Architecture Review  
From: Ellen Mosher  
Date: 12/2/20  
Re: 12/2/20 Hearing - DOCKET ITEM #4 - BAR #2020-00196 OHAD  
Concept IV review at 450 South Patrick St, 900 Wolfe St & 431 South Columbus St.

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Please do not recommend the height, scale, mass, and general architectural character of the proposed project because the project does not comply with Old and Historic District standards or S. Patrick Street Strategy standards and recommendations.

During the October 21<sup>st</sup> BAR hearing, the BAR members provided many comments to the applicant addressing the height, mass, scale and general architectural character of the Heritage Concept III such as:

- the building height is too tall on Block 1 on S. Patrick Street and Block 2 on Wilkes Street Park.
- the building architectural character should be more historic or was too contemporary on Block 1 on S. Patrick Street.
- the building massing needs to read as separate buildings, break up the massing, too imposing.

Despite the comments provided, Concept IV appears relatively unchanged; buildings are still too tall, too massive, and devoid of any historic character despite over 100 years of a large of variety architecture inspiration in Old Town. Attached are the October 21<sup>st</sup> BAR comments and Concepts. *See Exhibit A.*

Per Table 1 in the S. Patrick St. Strategy, the recommended Block 2 building height limit is 55 feet. The existing building is 62 feet however the height limit for the new building is 55 feet not 80 feet as shown in Concept IV. *See Exhibit B.*

Applying Section 7-700 is subject to compliance with the Strategy's recommendations and ensuring that the building scale is compatible with the neighborhood and with the intent of the Strategy. This building scale is not compatible with the 2-story townhouses on the same block and in the neighborhood, and it does not comply with the Strategy's recommendations or the intent of the Strategy. *See Exhibit B.*

Per the City of Alexandria GIS Open Data Hub, the Old Town building height limit is 50 feet and this includes Block 2. *See Exhibit C.*

Per the City Code Section 1-400 B-4 states:

**"In the case of a conflict among various zone requirements, such as density, lot size, height and floor area ratio, permitted development shall comply with the most restrictive of such requirements."** *See Exhibit C.*

Per city code, the building height limit for Block 2 is 50 feet not 80 feet as shown in Concept IV. And per city code, the density and floor area ratio may also be issues. *See Exhibit C.*

Per Staff's comments to the applicant 2/3/20 and per the S. Patrick St. Strategy, building height transitions need to be added to Block 2 on S. Alfred and S. Columbus Streets. *See Exhibit D.*

Please note, my comments in my September 2<sup>nd</sup> and October 21<sup>st</sup> letters still apply. These buildings still look like Ballston, this massive building project is still the size of 3 football fields, these buildings still lack historic character and are still incompatible with the neighborhood. City code, BAR standards and the S. Patrick Street Strategy are not being followed.

We can go on and on about height, mass, scale and architectural character, however, the real problem here is the design itself where without significant changes according city code, BAR standards, and strategy recommendations, it will never be suitable in this location. It doesn't work.

## A

1



**BAR member comments to the applicant about the Heritage Project Concept III  
from the October 21, 2020, Board of Architectural Review Meeting Minutes**

**Block 1 – Part A – portion adjacent to South Patrick Street**

Ms. Irwin stated that she liked the massing at the northwest corner of the building. She did not like the inclusion of the narrow slots on the central portion of the west elevation. In summary she was comfortable with the height, mass, scale, and architectural character.

Mr. Spencer approved of the design for the southwest corner of the building. The narrow slots in the central portion of the elevation are too narrow and occur too often to be effective. He approved of the revisions to the design for the northwest corner building and mentioned that the bridges are required for the functioning of the building. In summary he was comfortable with the height, mass, scale, and architectural character.

Mr. Adams stated that the buildings should be a preview for the historic district. He suggested that there should be greater differentiation between the different building sections and that the design for the hyphen is not effective. In summary he felt that the building should be no more than five stories, the massing needs more space between elements, he cannot make a judgement on the scale of the building without seeing other buildings, and the character should be more historic.

Ms. Neihardt suggested that the bridge elements be removed, the building should be no more than five stories, the massing should read as separate buildings, and that the character should be more historic.

Christine Sennott stated that the scale of the building is too large, the massing is too imposing on Patrick Street, and that the character is too contemporary. She stated that the height should be no more than sixty feet.

Mr. Sprinkle stated that he agreed with the comments from Mr. Adams.

Ms. Roberts stated that she was okay with the buildings on Patrick Street reading as large buildings and they should be full height without multiple setbacks; the use of an industrial precedent for the design could be appropriate. For a possible precedent the applicant could look at the large Art Deco building on the northwest corner of Washington Street and Prince Street. She suggested that they should avoid the use of protruding balconies and applied bays. In summary, she stated that the mass and scale of this portion of the building could be okay if each part read as a distinctly separate building, and that the character needs greater articulation.

**Heritage Project - Block 1 - S. Alfred Street - BAR Hearings 7/15/2020, 9/2/2020, 10/21/20 & 12/2/20**  
Concept I, II, III & IV review drawings were to be compatible with Old Town Alexandria's Old and Historic District neighborhood.



**BAR member comments to the applicant about the Heritage Project Concept III  
from the October 21, 2020, Board of Architectural Review Meeting Minutes**

**Block 1 – Part B – portion adjacent to South Alfred Street**

Ms. Irwin stated that the proposed design for the northeast corner is successful because this is a transitional element and it should not appear to be too historic in competition with the historic home on the northeast corner of the adjacent intersection. Regarding the townhouses along South Alfred Street, she noted that she felt that the previous design was more successful. For these elements she suggested that the applicant use either different colors or different styles, not both.

Mr. Spencer agreed with Ms. Irwin regarding the townhouse elements and the design for the northeast corner as it relates to the surrounding context. In general he was supportive of the size and massing of this portion of the building. He was concerned about the design for the southeast corner of the building saying that the character was too commercial and was not compatible with either the neighboring buildings or the rest of this building.

Mr. Adams stated that the massing at the northeast corner should be broken up into smaller elements that are more reminiscent of historic buildings. The townhouse elements should be grouped into doubles or triples similar to the typical pattern of townhomes in the historic district. The introduction of elements such as peaked roofs or chimneys would also help to make this portion of the building more contextual. In addition, the applicant should consider a variation of the roof line along the east elevation to reinforce the townhouse-like rhythm. Mr. Adams stated that the bridge elements should be deleted.

Ms. Niehardt agreed with Mr. Adams regarding the townhouses and stated that the glass bridge at the mews should be deleted.

Ms. Sennott stated that the design for the northeast corner is too industrial and should be more residential in nature. She agreed with Ms. Irwin and Mr. Spencer regarding their recommendation for the townhouses. She appreciated the continued evolution of the design.

Mr. Sprinkle stated that the east elevation needs additional variation in the roof line in order to break up the massing and some variation in the height of portions of this building. Regarding the architectural character, he stated that the applicant should pick an historic architectural style found in the district and use this to guide the design for the building.

Ms. Roberts stated that the design for the northeast corner is appropriate, creating a background element for the nearby historic buildings. The bridge on the east side of the building is acceptable. She agreed with previous comments regarding the townhouses stating that the applicant should choose a style and pattern rather than using a variety of styles. Ms. Roberts also agreed with previously mentioned concerns about the design for the southeast corner.

# Heritage Project - Block 2 - Wilkes Street Park - BAR Hearings 7/15/2020, 9/2/2020, 10/21/20 & 12/2/20

Concept I, II, III & IV review drawings were to be compatible with Old Town Alexandria's Old and Historic District neighborhood.

I



**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (07.15.2020 HEARING)**

II



**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (09.02.2020 HEARING)**

III



**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (10.21.2020 HEARING)**

IV



**BLOCK 2 - SOUTH ELEVATION - WILKES ST. PARK (CURRENT)**

**BAR member comments to the applicant about the Heritage Project Concept III  
from the October 21, 2020, Board of Architectural Review Meeting Minutes**

**Block 2 - Southwest corner**

Ms. Irwin felt that the revised design for the southwest corner is too fussy and preferred the previous design. She was comfortable with the height and mass but would like to see a design that is an evolution of the previous design.

Mr. Spencer agrees that he preferred the previous design for the corner to the revised version. The main building entry appears to be too monumental. He stated that a five story massing would be better for this portion of the site but that with some design changes, the proposed height could be acceptable.

Mr. Adams stated that the building is too tall and should be limited to four or five floors. He would like to see the character for the building be more contextual and include a variety of different window types and additional articulation. He appreciated the inclusion of the cornice as an element in reference to existing buildings within the historic district.

Ms. Neihardt stated that she prefers this revised design to the one previously submitted and agreed with Mr. Adams regarding the inclusion of the cornice.

Ms. Sennott was comfortable with the revised design but would like to see revisions to make it less symmetrical.

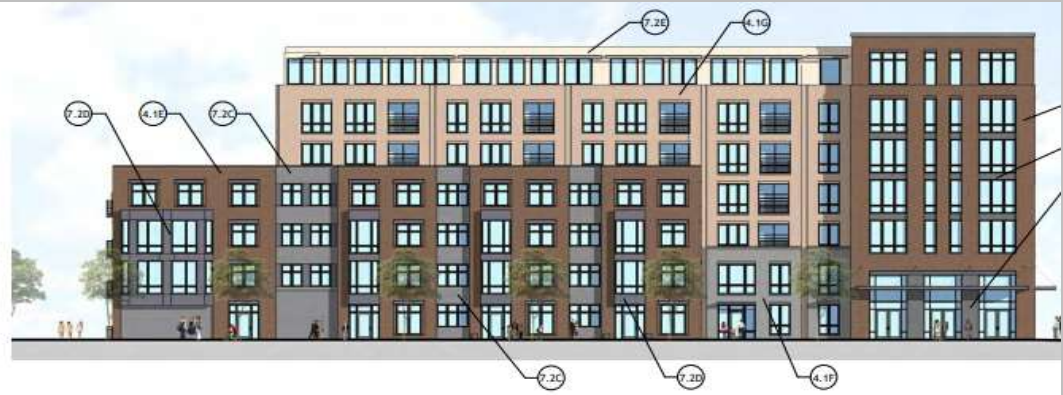
Mr. Sprinkle stated that the building as designed is too big and too tall. He would like to see a greater diversity of details including windows, roof line, etc. In order to improve the design he encouraged the use of additional detailing.

Ms. Roberts like the full height glass corner as a design element and likes the precast entry surround as a formal element. Similar to other parts of the building she does not support the use of projecting balconies or applied cornices. The height in this location was acceptable.

# Heritage Project - Block 2 - S. Alfred Street - BAR Hearings 7/15/2020, 9/2/2020, 10/21/20 & 12/2/20

Concept I, II, III & IV review drawings were to be compatible with Old Town Alexandria's Old and Historic District neighborhood.

I



**BLOCK 2 - WEST ELEVATION - S. ALFRED ST. (07.15.2020 HEARING)**

II



**BLOCK 2 - WEST ELEVATION - S. ALFRED ST. (09.02.2020 HEARING)**

III



**BLOCK 2 - WEST ELEVATION - S. ALFRED ST. (10.21.2020 HEARING)**

IV



**BLOCK 2 - WEST ELEVATION - S. ALFRED ST. (CURRENT)**

**BAR member comments to the applicant about the Heritage Project Concept III  
from the October 21, 2020, Board of Architectural Review Meeting Minutes**

**Block 2 – Northwest corner**

Ms. Irwin preferred the revised version with the lower massing and more formal townhouse design, she found the previous design to be too busy. The brick detailing at the window openings in the revised design helps to improve the scale of the building.

Mr. Spencer was supportive of the revised design and the architectural character, he felt that the slots between the townhouse elements were too small and there should be greater differentiation between the parts of the building. The design for the garage entrance with the elimination of the projecting metal bay was more successful but he did not like the metal fourth floor at the north end.

Mr. Adams preferred the previous design for the townhouse elements.

Ms. Neihardt stated that this elevation is too plain and would prefer greater articulation. This massing could be acceptable since the project is still in the concept phase.

Christine Sennott was supportive of the direction for the proposed design and would like to see further development.

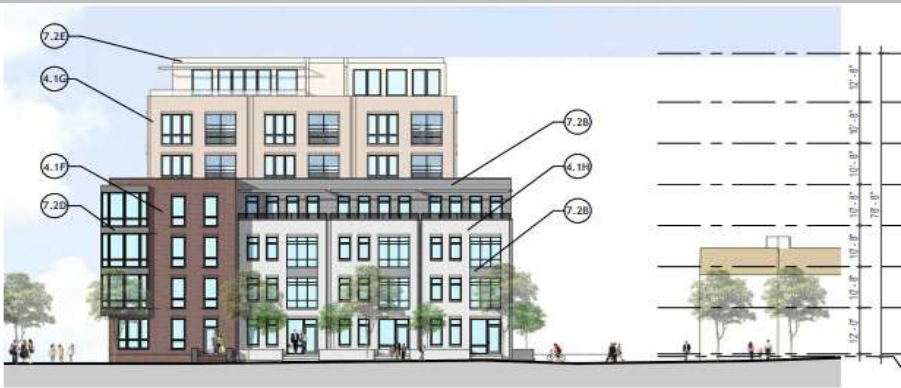
Mr. Sprinkle stated that the proportions for the townhouse elements was not correct and believed that the building is too large. He agreed with previous comments regarding the metal at the fourth floor at the north end of the building.

Ms. Roberts felt that the design for the townhouses was too plain and would like to see greater articulation as these elements continue to develop. This approach can be successful with greater evolution in the design.

**Heritage Project - Block 2 - S. Columbus Street** - BAR Hearings 7/15/2020, 9/2/2020, 10/21/20 & 12/2/20

Concept I, II, III & IV review drawings were to be compatible with Old Town Alexandria's Old and Historic District neighborhood.

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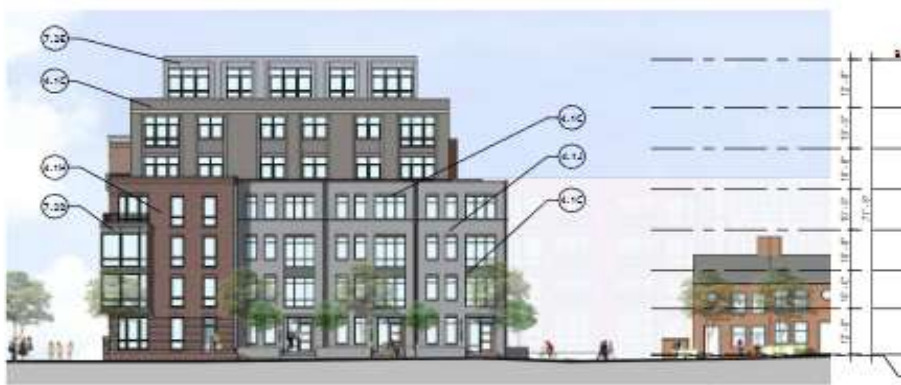
**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (07.15.2020 HEARING)**

II



**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (09.02.2020 HEARING)**

III



**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (10.21.2020 HEARING)**

IV



**BLOCK 2 - EAST ELEVATION - COLUMBUS ST. (CURRENT)**

**BAR member comments to the applicant about the Heritage Project Concept III  
from the October 21, 2020, Board of Architectural Review Meeting Minutes**

**Block 2 - Southeast corner**

Ms. Irwin prefers the previous version of the south elevation facing Wilkes Street Park that included a lower scale building massing on the backdrop of the larger massing. The east elevation has become too stark from the previous versions that included the projecting bay.

Mr. Spencer agreed that the previous version of the Wilkes Street Park elevation was more successful but stated that the lower portion could be an additional story. The applied metal bay at the corner is not compatible with the rest of the design. He agreed with Ms. Irwin regarding the level of detail on the revised design for the east elevation.

Mr. Adams also agreed that the previous design for the south elevation facing Wilkes Street Park was more successful. He stated that the overall height of the building is too tall and should be brought down by one floor and that the building was generally too large. The slots in the building at the east elevation are reminiscent of slots which were used for downspouts on historic buildings.

Ms. Neihardt agreed with the comments from Mr. Adams.

Ms. Sennott also agreed with the comments from Mr. Adams.

Mr. Sprinkle stated that the building is overwhelming for the location and should be reduced in size and height.

Ms. Roberts stated that the previous design for the east elevation which included a four story block with projecting bays was more successful than the current design which is more stark.

B

Table 1: Development Summary Table

SITE				EXISTING CONDITIONS			RECOMMENDED DEVELOPMENT		
BLOCK	SITE (1)	ADDRESS	PARCEL SIZE (2)	EXISTING ZONE	EXISTING BUILDING HEIGHT LIMIT	EXISTING LAND USE	RECOMMENDED FLOOR AREA RATIO (FAR) (3)(5)	RECOMMENDED BUILDING HEIGHT LIMIT (4)(5)	RECOMMENDED LAND USE
			SF		FT			FT	
1	The Heritage at Old Town	900 Wolfe	80,349	RB	45'	Residential	3.0	45'-55'	Predominantly Residential
2	The Heritage at Old Town	431 S Columbus	48,243	RC	62'	Residential	3.0	45'-55'	Predominantly Residential
3	Olde Towne West III	500 S Alfred	55,084	RB	45'	Residential	3.0	45'-55'	Predominantly Residential
4	The Heritage at Old Town	510 S Patrick	78,566	RB	45'	Residential	3.0	45'-55'	Predominantly Residential
5	Olde Towne West III	601 S Alfred	40,407	RB	45'	Residential	3.0	45'-55'	Predominantly Residential
6	West Marine	601 S Patrick	33,561	CSL	50'	Commercial	2.0	45'-55'	Predominantly Residential
7	Old Town Windows and Doors	631 S Patrick	13,280	CSL	50'	Commercial	2.0	45'	Predominantly Residential
8	Speedway Gas Station	620 S Patrick	16,667	CL	45'	Commercial	2.0	45'	Predominantly Residential
9	Liberty Gas Station	700 S Patrick	20,308	CL	45'	Commercial	2.0	45'	Predominantly Residential

## Notes:

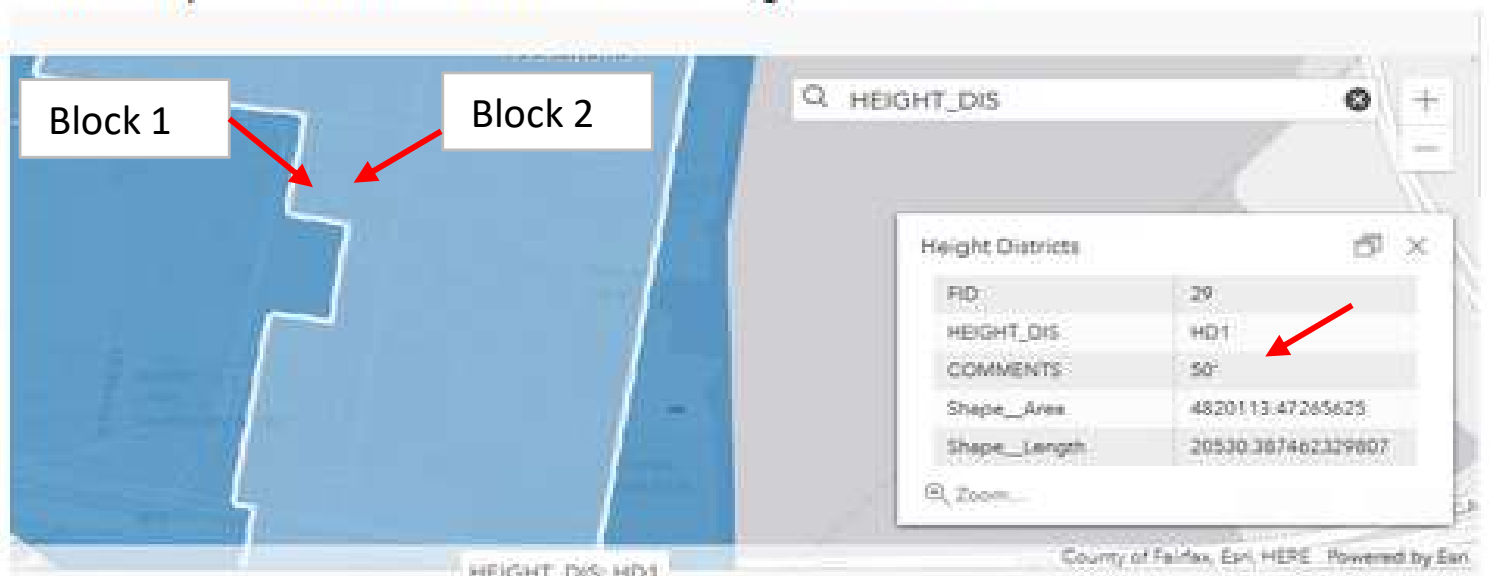
- Figure 3.2 depicts sites where potential redevelopment is projected to occur over the next 15 years. The Strategy acknowledges that for various reasons some of these sites may not redevelop; however, in the event that they do, they are expected to comply with the site and design recommendations of the Strategy and applicable zoning requirements. Sites not located in the core area may propose redevelopment but will be subject to the recommendations of the Southwest Quadrant Small Area Plan and all applicable zoning and development approvals.
- The development parcel size is based on the City's Real Estate records, not on survey data. Parcel and building sizes may be adjusted based on future survey information.
- FAR assumes future rezoning that meets the intent of the Strategy. The additional floor area provided by a new zone is available to the affordable housing sites (1, 2, 3, 4, and 5) that provide the recommended committed affordable housing units. The additional floor area provided by a rezoning is available to the commercial sites (5, 6, 7, and 8) that meet the intent of the Strategy. All rezoned properties are also subject to all other recommendations of the Strategy.
- Building height limits are depicted in Figure 3.12, which reflect maximum height for different portions of the blocks. For areas with a 55-foot height limit, an increase of five feet may be permitted for architectural embellishments, if approved as part of the development review process.
- Use of Section 7-700 will be subject to compliance with the Strategy's affordable housing, planning, and land use recommendations and ensuring that the building scale is compatible with the neighborhood and intent of the Strategy. Use of Section 7-700 for bonus density and/or height requires a special use permit approval by City Council.

City Code Section 1-400 B-4 states:

- (4) In the case of a conflict among various zone requirements, such as density, lot size, height and floor area ratio, permitted development shall comply with the most restrictive of such requirements.



Same map zoomed in to where the Heritage is located.



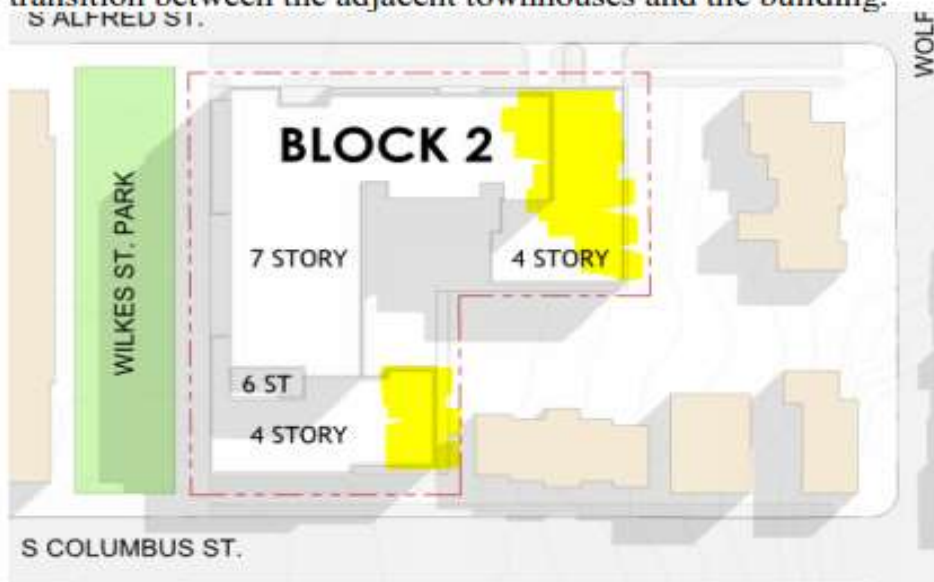
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## Missing Height Transitions

Per February 3, 2020, Staff Review Comments on Concept I

23. Block 2 comments:

- a. Provide two-to-three-story portions at the northern ends of the building to create a transition between the adjacent townhouses and the building.



**From:** [Jonathan Poole](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]Heritage Development Project Comment  
**Date:** Wednesday, December 2, 2020 4:02:36 PM

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Lia,

Good afternoon. I'm writing regarding the development project in southwest Old Town, the Heritage.

I am the owner of the townhouse at 719 Gibbon Street. I oppose the project, having reviewed the plans, on numerous grounds and request the BAR deny the plans.

**Traffic Density:** The scale of the project is too large given current infrastructure to support increased traffic flows. The traffic on Gibbon from S Washington is already exhaustive and additional residents of this scale would make it unbearable.

**Design:** the developers ignored BAR feedback and did not redesign the project in line with old town character.

**Affordable Housing:** I'm not satisfied with how the project has addressed affordable housing for residents that have been displaced. Other projects in old town have found better ways to deal with this.

Thank you for your consideration.

Jonathan Poole  
Owner, 719 Gibbon

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