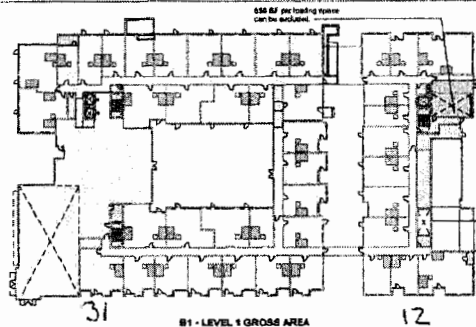


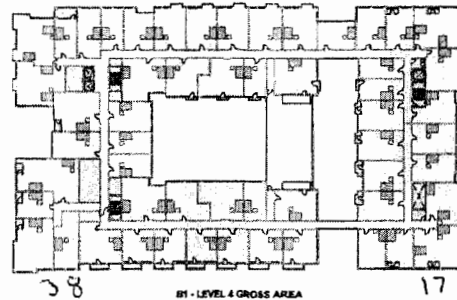
# Block 1



**B1 - LEVEL 1 GROSS AREA**

AREA EXCLUSION - 1 Loading Space	650 SF
AREA EXCLUSION - Balcony	220 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,300 SF
AREA EXCLUSION - Lavatory	2,449 SF
NET FLOOR AREA - After exclusions	43,766 SF
TOTAL GROSS AREA	48,887 SF

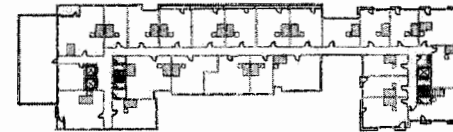
43 units



**B1 - LEVEL 4 GROSS AREA**

AREA EXCLUSION - Balcony	796 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,372 SF
AREA EXCLUSION - Lavatory	3,149 SF
NET FLOOR AREA - After exclusions	43,072 SF
TOTAL GROSS AREA	48,388 SF

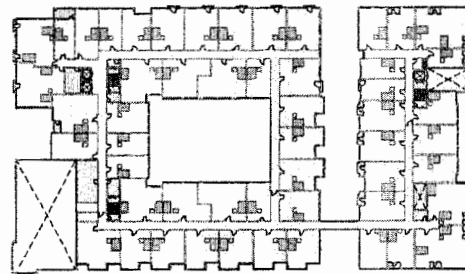
55 units



**B1 - LEVEL 7 GROSS AREA**

AREA EXCLUSION - Balcony	766 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	892 SF
AREA EXCLUSION - Lavatory	1,300 SF
NET FLOOR AREA - After exclusions	18,722 SF
TOTAL GROSS AREA	21,089 SF

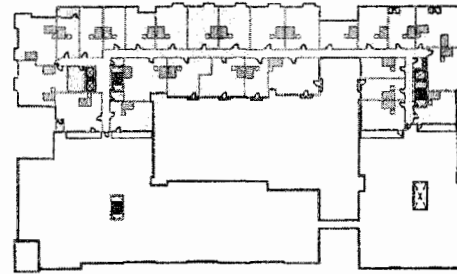
24 units



**B1 - LEVEL 2 GROSS AREA**

AREA EXCLUSION - Balcony	688 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,346 SF
AREA EXCLUSION - Lavatory	2,969 SF
NET FLOOR AREA - After exclusions	41,958 SF
TOTAL GROSS AREA	47,701 SF

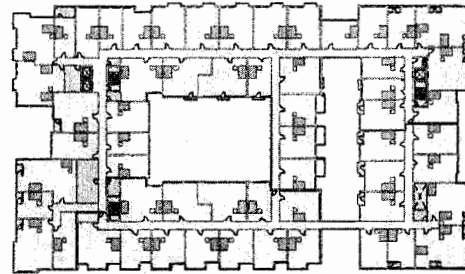
53 units



**B1 - LEVEL 5 GROSS AREA**

AREA EXCLUSION - Balcony	336 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,274 SF
AREA EXCLUSION - Lavatory	1,540 SF
NET FLOOR AREA - After exclusions	21,460 SF
TOTAL GROSS AREA	24,526 SF

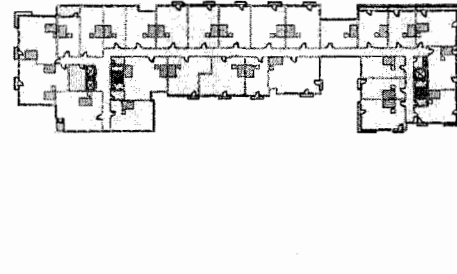
27 units



**B1 - LEVEL 3 GROSS AREA**

AREA EXCLUSION - Balcony	796 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	2,398 SF
AREA EXCLUSION - Lavatory	3,299 SF
NET FLOOR AREA - After exclusions	45,843 SF
TOTAL GROSS AREA	52,136 SF

58 units



**B1 - LEVEL 6 GROSS AREA**

AREA EXCLUSION - Balcony	188 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,122 SF
AREA EXCLUSION - Lavatory	1,499 SF
NET FLOOR AREA - After exclusions	20,560 SF
TOTAL GROSS AREA	22,570 SF

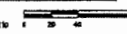
27 units

**B1 - BUILDING TOTAL GROSS AREA**

AREA EXCLUSION - 1 Loading Space	850 SF
AREA EXCLUSION - Balcony	3,172 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	12,691 SF
AREA EXCLUSION - Lavatory	14,244 SF
NET FLOOR AREA - After exclusions	234,921 SF
TOTAL GROSS AREA	267,879 SF

- ☒ BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required lot)
- ☒ BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ LAVATORY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (150 SF max. of area excluded per lavatory)
- ☒ REMAINING NET FLOOR AREA. Per City of Alexandria Zoning Ordinance 2-145

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



**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
(BY APPLICANT OR PLANNING BOARD)

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SCALE: 1" = 40'

DATE: \_\_\_\_\_

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**ASLAND CAPITAL PARTNERS**

hord | coplan | macht



PROJECT NUMBER  
219280.00

DATE  
12/18/2020

SCALE  
As Indicated

DATE  
12/18/2020

HERITAGE SITE

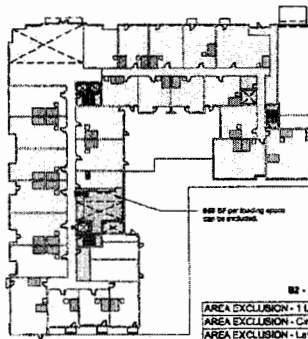
PDSP SUBMISSION  
VERIFICATION

**BLOCK 1 - AREA  
PLANS**

**A5.11**

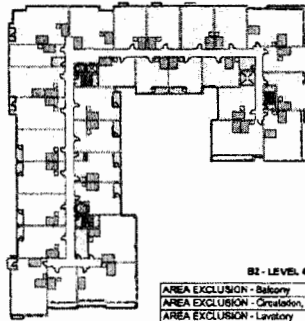
© Hord Coplan Macht, Inc.

# Block 2



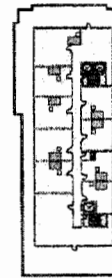
B2 - LEVEL 1 GROSS AREA	
AREA EXCLUSION - 1 Loading Space	830 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,440 SF
AREA EXCLUSION - Lavatory	1,940 SF
NET FLOOR AREA - After exclusions	21,494 SF
TOTAL GROSS AREA	29,443 SF

23 units



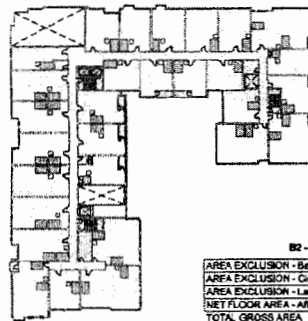
B2 - LEVEL 4 GROSS AREA	
AREA EXCLUSION - Balcony	780 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,430 SF
AREA EXCLUSION - Lavatory	1,990 SF
NET FLOOR AREA - After exclusions	20,161 SF
TOTAL GROSS AREA	30,387 SF

31 units



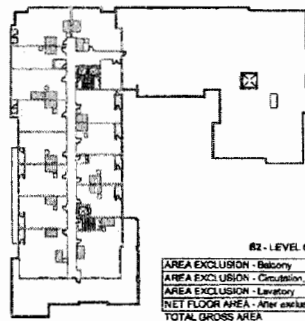
B2 - LEVEL 7 GROSS AREA	
AREA EXCLUSION - Circulation, Shafts & Mechanical	403 SF
AREA EXCLUSION - Lavatory	430 SF
NET FLOOR AREA - After exclusions	8,820 SF
TOTAL GROSS AREA	9,873 SF

9 units



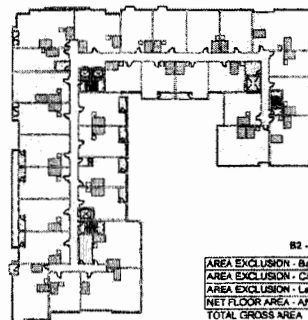
B2 - LEVEL 2 GROSS AREA	
AREA EXCLUSION - Balcony	463 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,420 SF
AREA EXCLUSION - Lavatory	2,040 SF
NET FLOOR AREA - After exclusions	25,480 SF
TOTAL GROSS AREA	29,411 SF

24 units



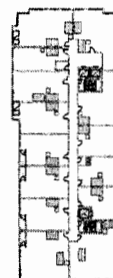
B2 - LEVEL 6 GROSS AREA	
AREA EXCLUSION - Balcony	544 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	712 SF
AREA EXCLUSION - Lavatory	950 SF
NET FLOOR AREA - After exclusions	13,611 SF
TOTAL GROSS AREA	15,918 SF

14 units



B2 - LEVEL 3 GROSS AREA	
AREA EXCLUSION - Balcony	628 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	1,430 SF
AREA EXCLUSION - Lavatory	1,990 SF
NET FLOOR AREA - After exclusions	26,823 SF
TOTAL GROSS AREA	31,188 SF

31 units



B2 - LEVEL 5 GROSS AREA	
AREA EXCLUSION - Balcony	266 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	712 SF
AREA EXCLUSION - Lavatory	950 SF
NET FLOOR AREA - After exclusions	13,630 SF
TOTAL GROSS AREA	15,080 SF

14 units

B2 - BUILDING TOTAL GROSS AREA	
AREA EXCLUSION - 1 Loading Space	850 SF
AREA EXCLUSION - Balcony	2,920 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	7,770 SF
AREA EXCLUSION - Lavatory	10,046 SF
NET FLOOR AREA - After exclusions	139,939 SF
TOTAL GROSS AREA	161,525 SF

- ☐ BASEMENT: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☐ LOADING DOCK: Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required site)
- ☐ BALCONY: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☐ CIRCULATION - SHAFTS - MECHANICAL ROOMS: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☐ LAVATORY: Area exclusions per City of Alexandria Zoning Ordinance 2-145 (30 SF max. of area excluded per lavatory)
- ☐ REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145

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

SCALE: 1" = 40'

APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PERMITTING AND DEVELOPMENT	
SITE PLAN NO.	
DIRECTOR	DATE
DATE RECEIVED	SCALE: 1" = 40'
DATE RECEIVED	SCALE: 1" = 40'

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ALLIANCE CAPITAL PARTNERS

hord | coplan | macht



Heritage Site

HERITAGE SITE

PDSP SUBMISSION VERIFICATION

Date: 12/18/2020

By: As indicated

Project:

Site:

Block 2 - AREA PLANS

Sheet:

A5.21

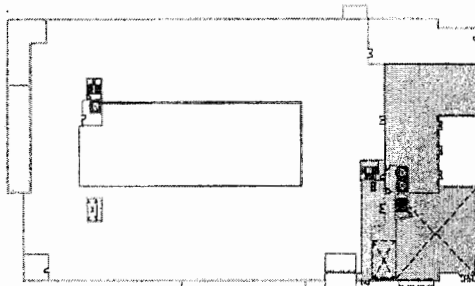
Scale:

North Arrow

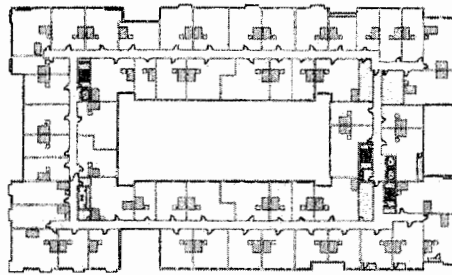
Legend

Notes

Block 4

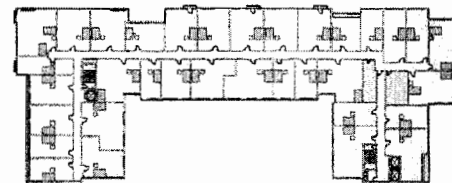


B4 - LEVEL 1 GROSS AREA  
AREA EXCLUSION - Basement 10,788 SF  
TOTAL GROSS AREA 10,788 SF



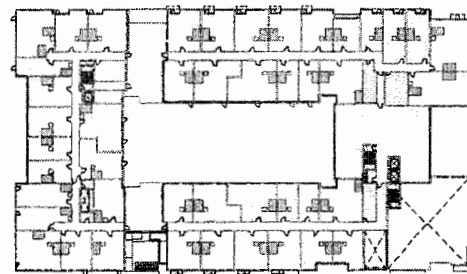
B4 - LEVEL 4 GROSS AREA  
AREA EXCLUSION - Balcony 344 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 7,560 SF  
AREA EXCLUSION - Lavatory 3,349 SF  
NET FLOOR AREA - After exclusions 44,879 SF  
TOTAL GROSS AREA 51,121 SF

57 units



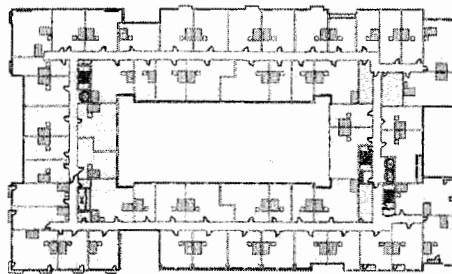
B4 - LEVEL 7 GROSS AREA  
AREA EXCLUSION - Balcony 136 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 1,604 SF  
AREA EXCLUSION - Lavatory 1,943 SF  
NET FLOOR AREA - After exclusions 26,317 SF  
TOTAL GROSS AREA 30,000 SF

34 units



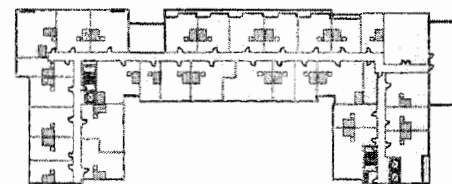
B4 - LEVEL 2 GROSS AREA  
AREA EXCLUSION - Balcony 57 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 2,418 SF  
AREA EXCLUSION - Lavatory 2,540 SF  
NET FLOOR AREA - After exclusions 41,747 SF  
TOTAL GROSS AREA 46,711 SF

45 units



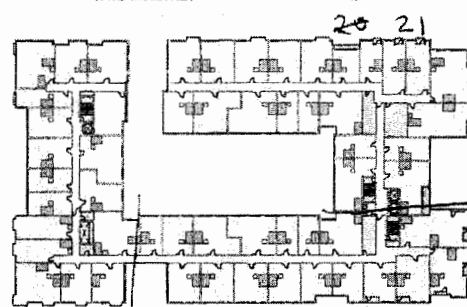
B4 - LEVEL 5 GROSS AREA  
AREA EXCLUSION - Balcony 344 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 7,560 SF  
AREA EXCLUSION - Lavatory 3,349 SF  
NET FLOOR AREA - After exclusions 44,879 SF  
TOTAL GROSS AREA 50,873 SF

57 units



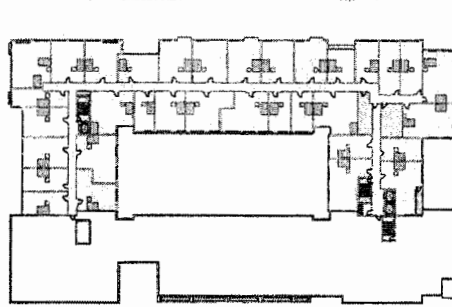
B4 - LEVEL 6 GROSS AREA  
AREA EXCLUSION - Balcony 167 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 1,146 SF  
AREA EXCLUSION - Lavatory 1,646 SF  
NET FLOOR AREA - After exclusions 24,261 SF  
TOTAL GROSS AREA 27,215 SF

30 units



B4 - LEVEL 3 GROSS AREA  
AREA EXCLUSION - Balcony 416 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 2,533 SF  
AREA EXCLUSION - Lavatory 3,249 SF  
NET FLOOR AREA - After exclusions 43,416 SF  
TOTAL GROSS AREA 46,810 SF

54 units



B4 - LEVEL 6 GROSS AREA  
AREA EXCLUSION - Balcony 180 SF  
AREA EXCLUSION - Circulation, Shafts & Mechanical 1,898 SF  
AREA EXCLUSION - Lavatory 1,949 SF  
NET FLOOR AREA - After exclusions 26,942 SF  
TOTAL GROSS AREA 30,850 SF

34 units

B4 - BUILDING TOTAL GROSS AREA	
AREA EXCLUSION - Balcony	1,627 SF
AREA EXCLUSION - Basement	10,788 SF
AREA EXCLUSION - Circulation, Shafts & Mechanical	14,711 SF
AREA EXCLUSION - Lavatory	18,044 SF
NET FLOOR AREA - After exclusions	251,874 SF
TOTAL GROSS AREA	297,044 SF

- ☒ BASEMENT: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ LOADING DOCK: Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required site)
- ☒ BALCONY: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ CIRCULATION - SHAFTS - MECHANICAL ROOMS: Area exclusions per City of Alexandria Zoning Ordinance 2-145
- ☒ LAVATORY: Area exclusions per City of Alexandria Zoning Ordinance 2-145 (30 SF max. of area included per lavatory)
- ☒ REMAINING NET FLOOR AREA: Per City of Alexandria Zoning Ordinance 2-145

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

**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DATE RECORDED: \_\_\_\_\_ SCALE: 1" = 40'

DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE  
SITE PLANNING

DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE  
SITE PLANNING

PROJECT NO. \_\_\_\_\_  
DATE RECORDED: \_\_\_\_\_ SCALE: 1" = 40'

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P: 703.348.7741

ASLAND CAPITAL PARTNERS

hord | coplan | machi



HERITAGE SITE

HERITAGE SITE

PDSP SUBMISSION  
VERIFICATION

DATE: 02/18/2020  
CODE: As Indicated

**BLOCK 4 - AREA  
PLANS**

**A5.41**

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### Regulatory Tools *From Page 10 of the Strategy*

The City's primary tool to incentivize affordable housing through the development process is Section 7-700 of the Zoning Ordinance, commonly referred to as the Bonus Density and Height Program. This zoning tool incentivizes the provision of low- and moderate-income housing in exchange for "bonus" (up to 30%) density and/or height (up to 25 feet) in new development, wherein at least one-third of the bonus approved must be affordable. In the case of The Heritage at Old Town and Olde Towne West III, the bonus density allowed through Section 7-700 under existing zoning is not sufficient to accommodate the density needed to retain the existing affordable housing units.

As is illustrated in Scenario #3, the only viable alternative is to grant the property owners additional density through a recommended rezoning, paired with some added height, to retain the committed affordable units without sacrificing project returns or high-quality design and other community-serving amenities. This would also minimize the need for City funding for housing at these sites, allowing scarce public resources to be invested in services and infrastructure that serve the community, and in expanding housing affordability and diversity in other parts of the city.

#### **C. paired with some added height**

- Affordable Housing Recommendation 2.1 Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here. This height is the recommended building height limit in Table 1.
- Sec. 3-1407 – Height maximum permitted height of buildings shall be the height as depicted in the governing small area plan.

### EXPANDED FROM PARAGRAPHS

"... the bonus density allowed through Section 7-700 under existing zoning is not sufficient to accommodate the density needed to retain the existing affordable housing units."

"The only viable alternative is to (A) grant the property owners additional density (B) through a recommended rezoning (C) paired with some added height to retain the committed affordable housing units"

#### **SOLUTION- (since Section 7-700 was not sufficient)**

##### **A. grant the property owners additional density**

- Sec 3-1406 – FAR up to 3.0 where 1/3 of FAR are affordable units
- Affordable Housing Recommendation 2.1 Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 Heritage units are applicable here.
- Planning and Land Use Recommendation 3.34 defined bonus density up to 3.0 FAR is limited to 140 Heritage units.

##### **B. through a recommended rezoning**

- Residential Multifamily (RMF) zone sec. 3-1400
- Sec. 3-1401 purpose preserves long term affordable housing
- Affordable Housing Recommendation 2.2 Rezoned properties are also subject to all other recommendations of the Strategy.

## Regulatory Tools to Retain Existing Affordable Housing with Bonus Density & Height

### RECOMMENDATIONS

#### FUTURE REDEVELOPMENT OF THE HERITAGE AT OLD TOWN AND OLDE TOWNE WEST III:

- 2.1 Use additional density and height as a tool to incentivize the retention of all existing 215 committed affordable units at The Heritage at Old Town and Olde Towne West III.
- 2.2 Consider rezoning(s) for the affordable housing sites that retain the recommended committed affordable housing units. Rezoned properties are also subject to all other recommendations of the Strategy.

#### EXPANDED FROM RECOMMENDATIONS

- 2.1 Use additional density and height as a tool to incentivize the retention of all existing committed affordable units of which 140 units for the Heritage are applicable here.
- 2.2 Rezoned properties are also subject to all other recommendations of the Strategy.

#### CONCLUSIONS:

- 2.1 defines the number of committed affordable units as 140 units at The Heritage to retain.
- 2.1 The tool of additional density and height applies to retaining 140 Heritage units, no additional units.
- 2.1 Additional density use is defined in **Planning and Land Use Recommendation 3.34**.
- 2.1 Additional height is the recommended building height limit from 45 ft. to 55 ft. in Table 1.

## Regulatory Tools to Retain Existing Affordable Housing with Bonus Density & Height

(Planning and Land Use Recommendation)

3.34 Create a new zone to implement the recommendations of the Strategy. The zone will be predominantly for residential uses; however, ground floor commercial uses supportive of the residential use, such as day care, as well as neighborhood-serving ground floor commercial and retail uses compatible with adjacent residential uses, will be encouraged. The additional floor area provided by the new zone is available to the affordable housing sites (1, 2, 3, 4, and 5) that provide the recommended committed affordable housing units. Additional

EXPANDED FROM RECOMMENDATIONS

3.34 Create a new zone to implement the recommendations of the Strategy.

3.34 The additional FAR provided by the new zone is available to the affordable housing sites (1, 2 & 4) that provide *the recommended* committed affordable housing units.

### CONCLUSIONS:

- Section 3-1400 Residential Multifamily (RMF) zone is the new zone.
- The recommended committed affordable units are defined as 140 existing units for The Heritage to retain in Affordable Housing Recommendation 2.1.
- Section 3-1406 (B) FAR bonus density use is for retaining 140 Heritage units.
- The tool of additional density use applies to retaining 140 Heritage unit, per Affordable Housing Recommendation 2.1, not to additional affordable units in excess of 140.

From Page 12 of the Strategy

#### EXPANDED FROM PARAGRAPH

For planning purposes, based on previous projects as described, it is anticipated that, on average, approximately three additional units will be required to preserve each affordable unit in the South Patrick Street area, as illustrated below.

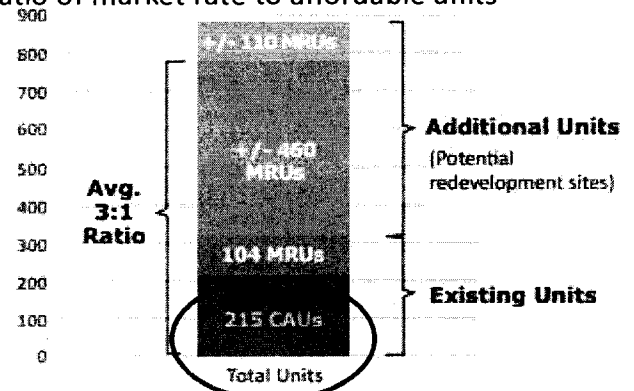
#### HOW MANY UNITS ARE NEEDED TO RETAIN AFFORDABILITY?

The total number of units in the potential redevelopment sites will not be known until the projects are proposed for development review. Unit count for a project can vary as it is affected by many factors, such as unit size and number of bedrooms for each unit, Low Income Housing Tax Credit requirements, or site constraints, to name a few. For planning purposes, based on previous projects as described, it is anticipated that, on average, approximately three additional units will be required to preserve each affordable unit in the South Patrick Street area, as illustrated below. The final number of units for each site could be higher or lower depending on project development factors and will be determined as part of the development review process subject to the constraints and requirements outlined above.

#### EXPANDED FROM NOTE

Note: Estimated number of new units based on average ratio of market rate to affordable units.

**CONCLUSIONS:** CAUs was fixed at 215, of which 140 units are for the Heritage to retain, and MRUs was the variable based on the "average ratio of market rate to affordable units"



CAUs = Committed Affordable Units  
MRUs = Market Rate Units

Note: Estimated number of new units is based on average ratio of market rate to affordable units. Final number of units will be determined as part of the development review process.

From Page 29 of the Strategy



## ZONING

The existing zoning for the potential redevelopment sites within the core area range from CL- Commercial Low, CS- Commercial Service Low, and RB- Townhouse zone as shown in Table 1. The existing zoning is intended for auto-oriented uses on South Patrick Street and townhouses on the remainder of the sites.

To achieve the affordable housing objectives of the Strategy, a new zone is recommended for the affordable housing sites (sites 1, 2, 3, 4, and 5). Consistent with the objectives of the Housing Master Plan to expand options for affordable housing in the city, this new zone will become a new tool in the City's overall affordable housing program, in addition to the existing Bonus Density Program. The new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of this Strategy. In addition, a rezoning of the commercial sites (sites 5, 6, 7, and 8) on South Patrick Street is recommended to incentivize redevelopment consistent with the intent of the Strategy. Figure 3.13 identifies parcels recommended for a new zone or rezoning. As shown in Table 1, the Strategy recommends a FAR between 2.0 - 3.0 for these sites. Land use will be multi-family, townhouse, and neighborhood serving ground floor commercial uses that are compatible with the adjacent residential uses.

The additional floor area provided by the 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. Rezoned properties are also subject to all other recommendations of the Strategy.

Further, this Strategy recommends that the Wilkes Street public open space be rezoned from RB (Residential) to POS (Public Open Space) to ensure long term retention of this important public park.

## EXPANDED FROM PARAGRAPH

To achieve the affordable housing objectives of the Strategy, a new zone is recommended for the affordable housing sites (sites 1, 2, 3, 4, and 5). Consistent with the objectives of the Housing Master Plan to expand options for affordable housing in the city, this new zone will become a new tool in the City's overall affordable housing program, in addition to the existing Bonus Density Program. **The new zone will allow additional Floor Area Ratio (FAR) to incentivize retention of the existing 215 affordable units, in a manner consistent with the recommendations of this Strategy.**

**CONCLUSION: This is the intent of the Strategy.**

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	500 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	Old Town 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	Old Town 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

## Regulatory Tools Applied to SUP Request For Section 7-700 Bonus Height

- Figure 1.2 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.

**EXPANDED FROM TABLE**

5. Use of Section 7-700 will be subject to compliance with the Strategy's [1] affordable housing, planning, and [2] land use recommendations and [3] ensuring that the building scale is compatible with the neighborhood and [4] intent of the Strategy. Use of Section 7-700 for bonus density and/or height requires a special use permit approval by City Council.

03 - Planning, Land Use, &amp; Design 31

**CONCLUSIONS: The SUP request for Section 7-700 bonus height should be denied for the following reasons:**

- Extra height for extra affordable units does not comply with Affordable Housing Recommendation 2.1 that defined committed affordable units as 140 The Heritage is to retain.
- Using FAR for extra affordable units does not comply with *Planning and Land Use Recommendation 3.34* that defined bonus density up to 3.0 FAR is limited to 140 Heritage units to retain.
- Illustrations show building scale is not compatible with the neighborhood.
- Using FAR for extra affordable units is not compatible with the intent of the Strategy: FAR is for 140 HUD units.

### Applicant's Plan By Block By Floor

HERITAGE PROJECT - UNITS ALLOCATED USING APPLICANT'S FLOOR PLANS				
Units				
	Block 1	Block 2	Block 4	Total Units
<b>FAR by Right - Units</b>				
Floor 1	43	23	0	66
Floor 2	24	29	45	98
(Block 1, 2nd flr allocated .4527 SF)				(A) 164
<b>Bonus FAR - Units</b>				
Floor 2	29			29
Floor 3	58	31	54	143
Floor 4	55	31	57	143
Floor 5	27		57	84
Floor 6			21	21
(Block 1, 2nd flr allocated .5473 SF)				(B) 420
(Block 4, 6th flr allocated .61765 SF)				
<b>Excess Units, Density &amp; Height - Units</b>				
Floor 5		14		14
Floor 6	27	14	13	54
Floor 7	23	10	34	67
Floor 8			31	31
(Block 4, 6th flr allocated .3824 SF)				(C) 166
<b>Total</b>	<b>286</b>	<b>152</b>	<b>312</b>	<b>750</b>

### Regulatory Tools Applied for SUP Request For Section 7-700 Bonus Height and SUP Request for 3-1406(B) FAR of 3.03

#### CONCLUSIONS:

RMF zone Sec 3-1406 (A) & (B), & Ordinance 5165 Recommendations 2.1 & 3.34:

(A) FAR by Right: .75 FAR by Right units = 164 units

(B) Bonus Density: preserving 140 HUD unit + 280 bonus units = 420 units

(C) The SUP request for Section 7-700 bonus height should be denied and the SUP request for FAR of 3.03 should be denied. The applicant added 7-700 bonus height to RMF zone Sec. 3-1406(B) bonus density use for noncomplying units in excess of 140 HUD units already preserved = 166 units:

- Affordable Housing Recommendation 2.1 defined committed affordable units to retain as 140 for The Heritage.
- Planning and Land Use Recommendation 3.34, and Table 1, note 3 defined bonus density up to 3.0 FAR is limited to 140 Heritage units to retain.
- Per Table 1, note 5, request for Section 7-700 bonus height **does not comply** with 2.1 and 3.34. RMF zone 3-1406(B) bonus density cannot be used with Section 7-700 bonus height for units in excess of 140 Heritage units already retained.
- Per Table 1 note 5, building scale **is not compatible** with neighborhood or the intent of the Strategy.
- SUP of FAR 3.03 includes noncomplying units per Recommendation 2.1 & 3.34 thus currently overstated.

Square Feet				
	Block 1	Block 2	Block 4	Total SF
<b>FAR by Right - SF</b>				
Floor 1	43,768	25,498	-	69,266
Floor 2	18,863	25,489	41,747	86,099
(Block 1, 2nd flr allocated .4527 SF)				155,365

**Why is the applicant's request for an addition of 55 units in noncompliance with 5165?** This request does not comply with Ordinance 5165, Recommendations 2.1, 2.2, 3.1 and 3.34, Table 1, Table 1 notes 3 & 5, Sec 3-1401, Sec. 3-1406(B) and Sec. 3-1407 to name a few.

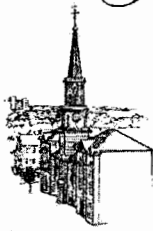
### Applicant's Plan By Block By Floor

HERITAGE PROJECT - UNITS ALLOCATED USING APPLICANT'S FLOOR PLANS				
Square Feet				
	Block 1	Block 2	Block 4	Total SF
<b>FAR by Right - SF</b>				
Floor 1	43,768	25,498	-	69,266
Floor 2	18,863	25,489	41,747	86,099
(Block 1, 2nd flr allocated .4527 SF)				<b>155,365</b>
Units				
	Block 1	Block 2	Block 4	Total Units
<b>FAR by Right - Units</b>				
Floor 1	43	23	0	66
Floor 2	24	29	45	98
(Block 1, 2nd flr allocated .4527 SF)				<b>164</b>
<b>Bonus FAR - Units</b>				
Floor 2	29			29
Floor 3	58	31	54	143
Floor 4	55	31	57	143
Floor 5	27		57	84
Floor 6			21	21
(Block 1, 2nd flr allocated .5473 SF)				<b>420</b>
(Block 4, 6th flr allocated .61765 SF)				
<b>Unit Type Allocation Summary</b>				
<b>Total By Right Units</b>				<b>164</b>
Bonus Density - HUD Units				140
Bonus Density - Market Rate Units				280
<b>Total Bonus Density Units</b>				<b>420</b>
<b>Total Units</b>				<b>584</b>
<i>All data from applicants' site and floor plans</i>				

### Regulatory Tools Applied to the Solution

Use the applicant's floor plans to allocate by block and by floor the FAR and Units. This illustrates, with existing height, the Strategy recommendations and objectives can be achieved within the RMF zone:

- preserving 140 affordable housing units (Recommendations 2.1 & 2.2, RMF Sec. 3-1401)
- adhering to building height maximums (Table 1, Table 1 note 3, Recommendations 2.1, 2.2, 3.1 and 3.34, RMF Sec. 3-1407)
- adhering to density use (Recommendations 2.1, 2.2, 3.1 & 3.34, Table 1 note 3, RMF Sec. 3-1406 (B))



Alexandria, Virginia

# *Historic Alexandria Resources Commission*

*220 North Washington Street  
Alexandria, Virginia 22314-2521  
(703) 746-4554*



February 18, 2021

Mayor and City Council  
City of Alexandria

Re: Planning Commission Report 21-0731 Regarding DUSP #2020-10032 and Rezoning #2020-00006 – Heritage at Old Town

Dear Mayor Wilson and Members of Council:

The Historic Alexandria Resources Commission (HARC) is the city commission charged with advising and supporting the City Council, City Manager and city staff as to “the responsible stewardship of this unique, historic city,” including through such means as “preserving the historic cultural diversity of the city,” “developing our city in directions that do not threaten its historic integrity,” “building a sense of community identity and continuity,” and “preserving historic sites and buildings.” Our interest thus extends to protection and preservation of Alexandria’s historic resources throughout the city, including those within the Old and Historic Alexandria District.

The core public benefit to Alexandria from redevelopment of the Heritage at Old Town site is expected to be an addition to the City’s stock of affordable housing, which has been declining at a disturbing rate for many years, and which presently falls far short of our residents’ need. The principal private benefit would be a significant return to the developer.

HARC professes no special expertise as you weigh the proper balance between those public and private objectives, but urges that, as you do so, you also give serious attention and proper weight to the important public and private benefits which the city, its residents, property owners and visitors derive from its robust dedication to the preservation and employment of Alexandria’s unique historical resources. The applicant stands to realize substantial return on this project. Under the current circumstances, it is important that the city redouble efforts to negotiate further concessions by the developer including (1) more affordable housing units and (2) fewer concessions by the city with respect to neighborhood impacts including variances from requirements designed to preserve the character of the Old and Historic Alexandria District and other issues described below.

In that context, HARC is concerned that the height, scale and mass of the new buildings as presently proposed for this site would far exceed that which is characteristic of the Old and Historic Alexandria District; that their architecture is starkly out of character with that of the nearby neighborhood, and of the Historic District generally; that the project would impair the

welcoming quality of an important gateway to the City and its Historic District; that it would damage the historic Bottoms neighborhood which surrounds the site; and that it could set a poor precedent for future development in the Historic District and beyond.

We understand that this project is scheduled for a public hearing at your meeting of February 20, 2021. We urge your awareness of and consideration of the following factors as you conduct that review.

Impact on the Old and Historic Alexandria District (OHAD)

The current project contemplates construction of new buildings on three contiguous blocks within the Bottoms neighborhood in the “southwest quadrant” of Old Town. Although the project occupies only a small portion (2 blocks) of the OHAD (see attached map), the bulk of which extends north, east and south from this site, the entire project site is within or immediately adjacent to the OHAD. Whatever new construction takes place here will necessarily have impacts on that surrounding and adjacent Historic District.

HARC has great interest in the historic integrity of the Old and Historic Alexandria District, which is perhaps Alexandria’s most widely known historic resource; which is of central importance to our city among such resources; and which is itself, in its entirety, a resource listed on the Virginia Landmarks Register and the National Register of Historic Places. The proposal contemplates new construction occupying almost the entire compass of these blocks, predominantly six or seven stories in height, in a neighborhood of predominantly two-story and three-story townhouses of modest scale. The architecture may be representative of modern commercial or multifamily residential buildings elsewhere in Northern Virginia in areas of little historical significance or distinction, but it is starkly different from that in the immediate neighborhood, and even, perhaps, from that most characteristic of the Old and Historic Alexandria District as a whole.

We are concerned that the height, mass, scale and architecture of the proposed project are entirely out of character with the predominant characteristics of the adjacent and broader OHAD, and that it could thus have a substantially negative impact on the historic integrity of that District.

The South Patrick Street Housing Affordability Strategy incorporated into the Southwest Quadrant Small Area Plan recommended that building heights be limited to 45 feet to 55 feet for different portions of the project area. The present project area is adjacent to and partially within the Old and Historic Alexandria District, where the predominant building height, particularly in the residential areas, is 50 feet or less. Going beyond those standards to permit heights up to 80 feet for the Heritage buildings would far exceed the height limit that has protected the Historic District since its inception, thus inviting egregious damage to the historic scale and character of the entire District in the future.

### Proximity to an Important Gateway to Alexandria

The project site is bounded on the west by South Patrick Street, which is the gateway to Old Town (and to the city generally) from U.S. Route 1 and Interstate 95, the principal highway arteries for north-south traffic on the east coast of the United States, and the first gateway for traffic from the north and east on Interstate 495, the Capital Beltway. The site's gateway location calls for great care and consideration of project impacts in keeping with the Historic District Ordinance's purpose

...to safeguard the city's portion of the George Washington Memorial Parkway and other significant routes of tourist access to the city's historic resources by assuring that development in and along those transportation arteries be in keeping with their historical, cultural and traditional setting. (Sec. 10-101(H). Emphasis added.)

HARC's concern derives from its charge to advise on "building Alexandria's national and international reputation as an attractive city" so as to "attract people...to Alexandria" and thus to "increase the contribution of tourism to city finances." (Sec. 2-4-32 (b) and (c)). **The siting of tall, massive buildings close to the property line along South Patrick Street would dramatically change the view from the Route 1 gateway** – currently lined with many tall, mature trees, and variegated low- to mid-rise buildings compatibly scaled with the historic setting, set far back from the roadway. The stark new design would stand in sharp contrast to the present view-scape and could create the effect of a multi-story "wall" instead of an inviting entry to the City and the adjacent historical neighborhood. The existing buildings and the character of this neighborhood are compatible with the City's historic, cultural and traditional setting; any new construction should respect those values as well.

### Impact on the Historic Bottoms Neighborhood

The Bottoms or the Dip was the first African American neighborhood in Alexandria, begun in the 19th century when several free blacks entered into long-term ground rent agreements on the 300 block of South Alfred Street, which became the nucleus of the neighborhood. The Bottoms is roughly bounded by Washington, Prince, Henry and Franklin Streets (see attached map); the current project site, outlined by Wolfe, Patrick, Gibbon, Alfred, Wilkes and Columbus Streets, is at the center of that historic neighborhood.

Too many of the original structures in the Bottoms have been lost, but many important historical structures remain. The present brick structure of the Alfred Street Baptist Church at 301 South Alfred Street (in the first block north of the current project site) was probably designed and built by free black craftsmen. Founded in 1803, the church is one of the oldest African American congregations in Alexandria, and is significant for its major religious, educational and cultural role in Alexandria's free black community prior to the Civil War. The Odd Fellows Hall at 411 South Columbus Street (adjacent to and in the same block as the project area) was a major gathering place for African American benevolent organizations following the Civil War, serving an important role in developing community identity, promotion of racial consciousness and

leadership skills. Dr. Albert Johnson, a graduate of the first black medical school, at Howard University, was the sole African American doctor practicing in Alexandria in 1900. His home (814 Duke Street, in the first block north of the project site) is significant in the historic context of residential development because it illustrates the range of professions and people who lived in the Bottoms. The Roberts Memorial United Methodist Church (606 South Washington Street, at the edge of the Bottoms neighborhood), built in 1834, is the oldest African American church building in Alexandria.

These four sites shown on the attached map – Alfred Street Baptist Church, Odd Fellows Hall, Dr. Albert Johnson House, and Roberts Memorial Church – are all listed both on the Virginia Landmarks Register and the National Register of Historic Places. These structures and a number of Bottoms townhouses still stand, one in the same block and others very nearby the current project site.

Among the Council's "Considerations on Review" is the question "whether the proposed use will result in the destruction, loss, or damage of any natural, scenic or historic feature of significance." (Section 11-504 (B) (13)) Construction of a new project of the height, mass and scale of that proposed, and of an architecture so starkly different from that of its surroundings, would have a detrimental impact on what remains of the historic Bottoms neighborhood in which it is centered.

#### Precedent for Future Development in the Bottoms Neighborhood and Beyond

The current project contemplates new construction on three of the nine blocks in the neighborhood (seven blocks to the east and two blocks to the west of South Patrick Street) that have been identified as potential redevelopment sites. Two of those are partially or wholly within the OHAD; a third abuts those two but is outside the Historic District. The Council should consider the impacts not just within the boundaries of the present project, but within the context of the surrounding neighborhood, and the impact it might have on the larger Historic District.

Moreover, the 2018 South Patrick Street Housing Affordability Strategy states that any affordable housing initiative must **"ensure future development is not only compatible with the existing neighborhood, but enhances it."** The proposed densely packed massive buildings are much too large to complement the existing neighborhood. The proposal does not meet this standard of compatibility.

HARC urges your consideration that whatever judgments you reach now about the buildings to be constructed at the present site are very likely to be taken as precedent for what is now or later proposed for the other blocks that have been identified as potential redevelopment sites. If Council were now to judge buildings of the height, scale, mass and architectural character of those proposed here as appropriate for the Old and Historic District, it is likely that current and future proposals for buildings on other blocks within or very near the Old and Historic District, the Bottoms neighborhood, and the South Patrick Street gateway to the City, would follow suit.

Extension of that precedent to the remaining blocks could amplify any damage to the Bottoms, the OHAD, and the gateway.

\* \* \*

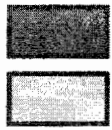
Finally, HARC asks the City Council to value and protect the character of the Old and Historic Alexandria District and the City's other historic resources within and outside the District, as you weigh all of the public and private benefits that will appropriately inform your evaluation and decision on this proposal. Further negotiation with the developer to increase the affordable housing component and to decrease impacts on the surrounding neighborhood would be appropriate.

As always, HARC is available to help and support this effort in any way it can.

Sincerely,

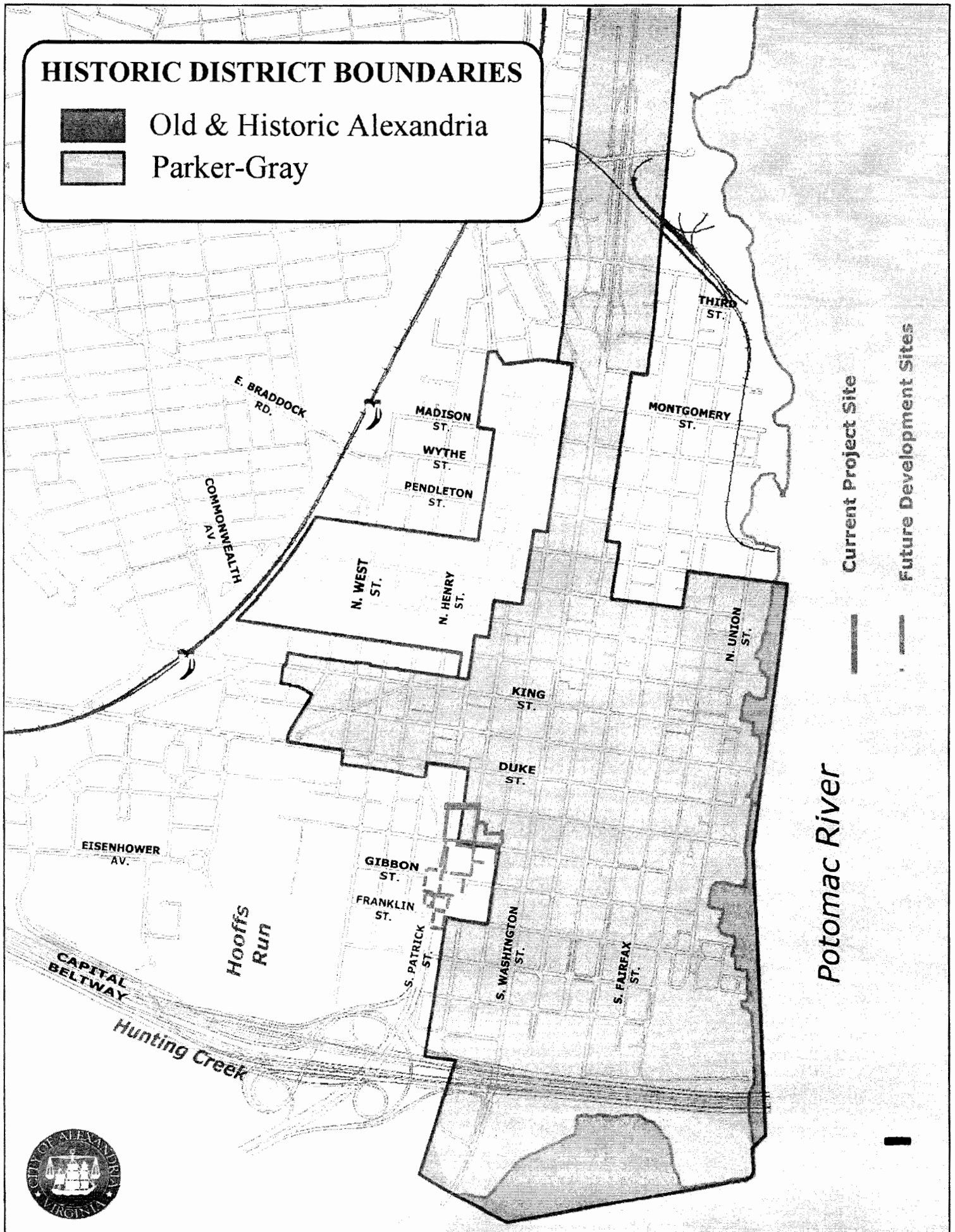
Danny Smith and Linda Lovell, Co-Chairs  
HISTORIC ALEXANDRIA RESOURCES COMMISSION

## HISTORIC DISTRICT BOUNDARIES



Old & Historic Alexandria

Parker-Gray



Current Project Site

Future Development Sites

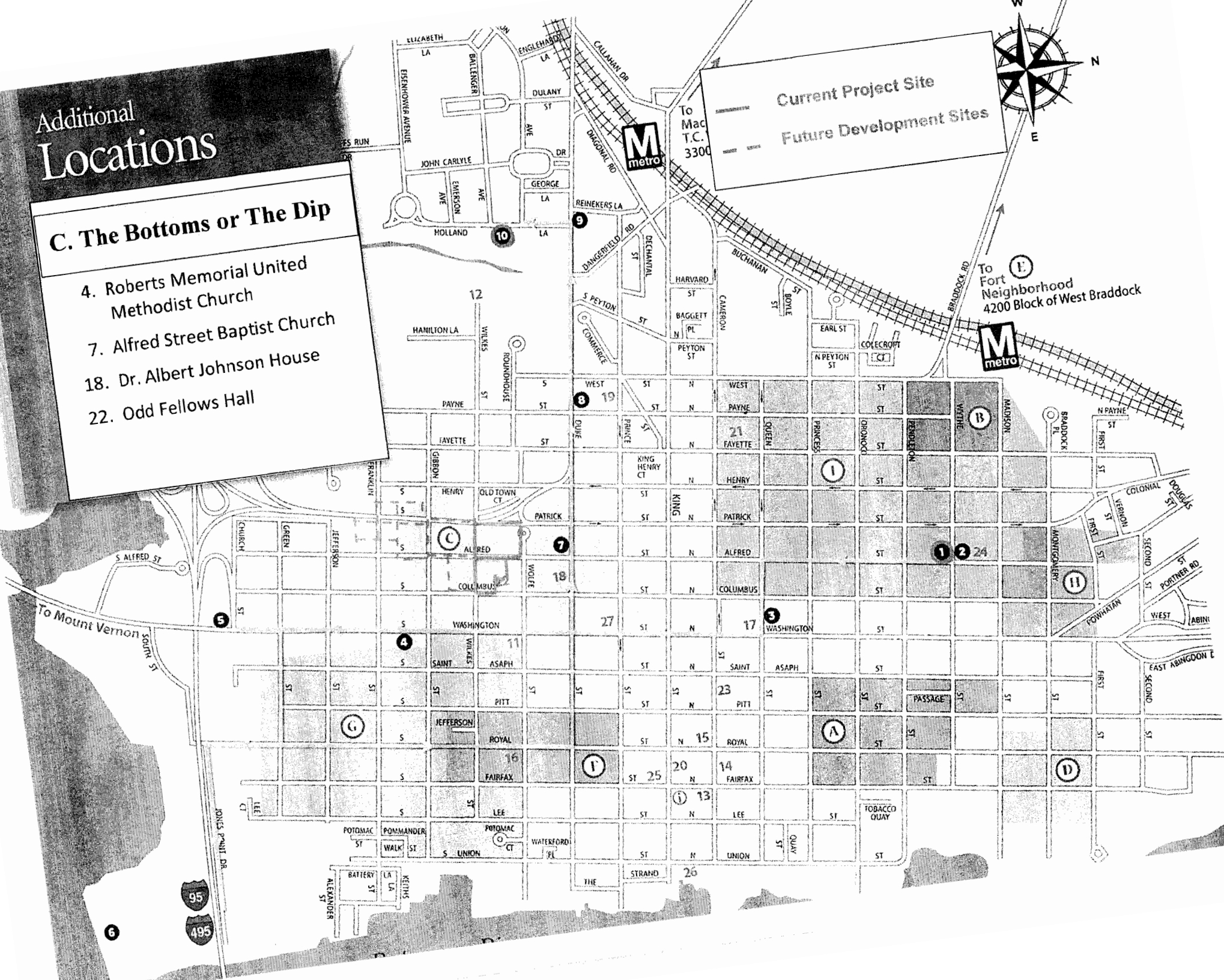
Potomac River



# Additional Locations

## C. The Bottoms or The Dip

- 4. Roberts Memorial United Methodist Church
- 7. Alfred Street Baptist Church
- 18. Dr. Albert Johnson House
- 22. Odd Fellows Hall



February 20, 2021

Subject: OTCA Comments in opposition to Docket Item #10, REZ#2020-0006,  
DSUP#2020-10032, TMP#2020-00084 for Heritage apartments demolition and  
Concept Plan proposal

Dear Mayor Wilson and Members of the City Council:

My name is Steve Milone, I am the President of the Old Town Civic Association, and resident for over 20 years at 907 Prince Street, two blocks north of the Heritage apartments.

The issue of affordable housing being retained or expanded at the Heritage site is not a yes or no question. We all want affordable housing. We neighbors strongly favor the retention of affordable housing on the Heritage blocks, and elsewhere in our neighborhood, where we have a large number of affordable rentals located already throughout the southwest quadrant Old Town.

The proposed Heritage development fails to meet basic provisions of Zoning; Special Use Permit review criteria for use of bonus density and height; the Old and Historic District Design Guidelines; and notably the heights listed in the South Patrick Street Housing Affordability Strategy update to the Master Plan that the Council approved in 2018.

The current Heritage redevelopment proposal to construct large, seven story apartment buildings that nearly cover all three of these blocks, is drastically out of scale with the surrounding Old Town neighborhood that on all surrounding streets, including along South Patrick Street, consist entirely of 2 story and 3 story residential townhouses, and fails to be compatible with the height, mass, scale and character of the neighborhood and the Old and Historic Alexandria District.

The building heights listed in the approved South Patrick Street Housing Affordability Strategy (SPSHAS), that was updated through a detailed six month planning process and charrette, clearly and explicitly calls for heights of 45 feet in the historic district, with transitions to 35 feet along the north side of Block 2 to transition to the 25 foot tall townhouses on the 800 block of Wolfe Street and the 400 block of S. Columbus Street. Page 27 of the Strategy adds - "This Strategy recommends an increase to 55 feet on a limited number of blocks primarily along South Patrick Street," not to 80 feet heights proposed by the applicant.

One exception noted in the Strategy to the 45 and 55 foot building heights in the approved plan is for the existing 62 foot mid-rise building on the south side of Block 2 that is a noncomplying structure because it exceeds the height limit of 50 feet for the Old and Historic District in which it is located. According to Zoning Ordinance Section 12-102(B) –“If a noncomplying structure is...demolished...” as proposed by the applicant “...it may be reconstructed provided that there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction.” The Bonus height that the application depicts on Block 2 is not allowed per Zoning Ordinance Section 12-102(B) that prohibits an increase in height of the noncomplying midrise, and also prohibited by Zoning Ordinance Section 7-700 that states in Section 7-703(B) “...no building located in any ...height district

where the maximum allowable height is 50 feet or less” as is the case here in the Old and Historic District Height District “may be allowed to exceed such height limits.”

The height proposed here is the same as the height of the King Street Metrorail Station Height Zone even though this site is more than a mile walk from the Metro Station. It is also the same height as the development approved in January 2021 for 727 N. West Street which is located immediately adjacent to the Braddock Metro Station, but is much larger at about four times the footprint on each of the blocks.

The 555 market rate units being proposed here form 75 percent of the development, in addition to the 25 percent or 195 affordable housing units. We do not oppose the entire development being affordable housing, but the development needs to be reduced in height to meet all of the Zoning Ordinance requirements including the heights in the South Patrick Street Housing Affordability Strategy, and to be compatible with the Old and Historic District Guidelines. Staff has boasted that this development provides 195 affordable housing units without a cent of public dollars that would normally require millions of City dollars for such affordable housing. However, we would suggest that perhaps this is a site where some City dollars could be contributed to increase the number of affordable units while constructing a development at reduced height and scale that are compatible with the neighboring properties, the Old and Historic District Guidelines and to create the South Patrick Street gateway to the City and the Historic District that is so beneficial to the City.

Why is the City requiring only a 40 year commitment on the affordable units? Such a limit is what brought us to this day following expiration of the Dip Urban Renewal project affordability requirement. I suggest the Council eliminate the 40 year limit to the affordability of the units.

SPSHAS states “Importantly, this 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.”

The proposed three block Heritage redevelopment is not compatible with the existing development and does not enhance it as required by the SPSHAS, but DOMINATES the neighborhood in violation of the criteria for SUP approval to employ the Bonus height provisions of the Section 7-700.

We love our neighbors at the Heritage who we do worry will be negatively affected by the proposed redevelopment, their relocation, and diminishment of their quality of life as they lose approximately an acre of high quality private ground level open spaces spread across the three blocks including large landscaped areas with mature trees for passive recreation, a fenced dog exercise area, and a children’s play area in the interior of Block 1 with climbing equipment and pathways that are full every day with children biking and running in the protective privacy and easy view of their parents from their existing homes.

Historic maps of these blocks show the Village AME Church, and historic black owned townhouses located on parts of block 4, as well as the now presumably buried Tanyard ditch

(stream) and buildings that supported the railroad that had existed on Blocks 1 and 2. These historic structures and the historic development of the site seem not to have been considered at all in crafting the proposed development.

The Urban Renewal projects of the mid-20<sup>th</sup> century, like 1960s and 70s DIP project in the Bottoms, that demolished the historic community that occupied these blocks was tragic. Is this project just a more modern version of the tragic urban renewal policies of the 20th century? I worry that this project will be another form of gentrification. The project will break up the community at the Heritage that has been in place since the 1970's and we can expect will bring mostly white, wealthy people to live in the market rate units, decreasing the diversity of the neighborhood, similar to changes that we have witnessed in the Parker-Gray district, where the Black population decreased from 90% in 1980 to 15% in recent figures, even lower if public housing population is excluded.

I ask that Council consider mandating the following traffic and parking improvements to the site plan:

- Eliminate the garage entrance on S. Alfred St to Block 2 which violates Zoning Ordinance Section 8-200 that states "Within the Old and Historic Alexandria District, access to all parking shall be provided from an alley or interior court."
- Close Wolf Street at S. Alfred St and re-open Wolfe Street to S. Patrick Street so that the traffic from the Block 1 comes and goes from S. Patrick Street

Taken together these changes to the proposed traffic flow from this development will be shared on all three surrounding north-south streets, S. Columbus, S. Alfred, and S. Patrick, rather than all traffic connecting to S. Alfred Street.

I also ask the Council to direct staff to take efforts in the final site plan development process to maximize on-street parking.

We ask that you deny the current proposal with direction to the developer to revise the project to meet the non-complying structure height limitation of Zoning Ordinance Section 12-102(B), and for the developer to work with the BAR and staff to bring the development into compatibility with the heights in the South Patrick Street Housing Affordability Strategy, with the Old and Historic District Guidelines, and to not dominate the adjacent and surrounding 2-3 story uses.

Sincerely,

Stephen Milone  
President, Old Town Civic Association