901 N. Fairfax Street

Old Town North is approximately 145 acres beginning at Oronoco Street running north to the base of Daingerfield Island, with an eastern boundary at the River running west to Washington Street. Each block has a unique history. At the turn of the 20th century, the production of glass, cotton, fertilizer, beer and leather were common in this area. The old Alexandria Canal ran up to 901 N Fairfax Street (the Site), where Old Dominion Glass Company, with furnaces, sand pits, stables and warehousing occupied the site from 1901 to 1925.

In the late 20th Century Old Town North changed its focus to commercial uses, leveraging its proximity to Washington DC and the Pentagon. The Site is currently occupied by the 13 story Crowne Plaza Hotel, wrapped with a two-story banquet facility. The City’s Old Town North Small Area Plan Update of 2017 identifies the site for potential major redevelopment. Carr City Center’s goal is to redevelop the site for residential use and the inclusion of an arts space.

Buildings are the largest user of energy in the US. Substantial amounts of energy are required for building construction, including energy imbedded in the manufacture and delivery of building components, systems and finishes. Responsible development and/or redevelopment begins with recognizing the potential to reuse as much of an existing structure as is practical given its intended use. This is an effective approach to reducing energy use and greenhouse gas emissions.

The adaptive re-use of the Crown Plaza Hotel as a Multi-Family residential building will reuse the existing tower’s concrete structure, and concrete parking garage. The existing two-story banquet facility will be demolished making way for a new arts center at the base of the tower, and 41 new townhomes. The existing tower’s stucco façade and single pane glass windows will be replaced with insulated composite panels and insulated low-e glass windows, optimizing the envelope’s energy performance. The outmoded mechanical system will be replaced with high-efficiency VRF systems. Energy Star Appliances will be used throughout.

The new townhomes will be constructed on the parking garage grade level deck, transforming the entire block of surface parking into an activated streetscape and providing a landscaped pedestrian connection from Montgomery Park to the Mount Vernon Trail. Each new townhome will contain garages. The existing structure will be modified as required to accommodate the new loads.

The design will celebrate the history of the Site. Front and center is the jewel box, the arts center that connects the Site to the community through its prominent location along the “Arts Corridor” directly across from Montgomery Park, which serves as the town square of Old Town North. At a lower scale and surrounding the Site, glass lanterns will anchor the townhomes, while the glass tower floats above.

The Project Team is planning with the goal to achieve LEED Homes Mid Rise Certification for the Tower, and LEED Homes for the Townhomes.

List of drawings

<table>
<thead>
<tr>
<th>Submission</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UDAC 1st Submission</td>
<td>09/21/2017</td>
</tr>
<tr>
<td>UDAC 2nd Submission</td>
<td>11/03/2017</td>
</tr>
<tr>
<td>UDAC 2nd Meeting</td>
<td>11/16/2017</td>
</tr>
<tr>
<td>UDAC 3rd Submission</td>
<td>12/01/2017</td>
</tr>
</tbody>
</table>

901 North Fairfax Street | Alexandria VA

UDAC Submission Cover Sheet
901 North Fairfax Street | Alexandria VA

Site Context

UDAC Submission
Existing Condition

Viewing South

Proposed

Existing Condition

Viewing North

Proposed

3D Penthouse Massing

UDAC Submission

901 North Fairfax Street | Alexandria VA

lessard design inc.

COPYRIGHT © 2018

LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.
Existing Condition

Proposed

2D Penthouse Massing

UDAC Submission

901 North Fairfax Street | Alexandria VA

LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.
UDAC Submission
Streetscape

North Fairfax Street

Montgomery Street

Canal Center Plaza

Formerly First Street

Mt. Vernon Trail

2 Montgomery Street
UDAC Submission

Tower Elevations

901 North Fairfax Street | Alexandria VA

S. East Elevation

2. North Elevation

SCALE: 1"=40'

LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.
901 North Fairfax Street | Alexandria VA
Townhome Elevations

UDAC Submission

8. REAR

24'X36'  20'X36'  20'X36'  20'X36'  20'X36'  20'X36'  20'X36'  24'X36'

CRNCE  BRICK VENEER  MECH. EQUIP. BEYOND  TRELLIS  BRICK SOLDIER HEADER  BRICK VENEER  METAL DOWNSPOUT & SCUTHER  PANELS  3500 ROW TYP. AT LOFT  CORNICE
NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPES AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE INDICATED.
NOTE: DETAILS ON THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPE AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.