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 Crow 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.
UDAC Submission
2D Penthouse Massing

Existing Condition

Proposed

901 North Fairfax Street | Alexandria VA

CARR CITY CENTERS
UDAC Submission

Streetscape

North Fairfax Street

Mt. Vernon Trail

2 Montgomery Street

Scale: 1" = 64'

EX: Parking

EX. 1 STORY

EL: +28.8'

EL: +26.1'

EL: +26.5'

EL: +24.8'

EL: +24.2'

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Tower Elevations

UDAC Submission
UDAC Submission

Townhome Elevations

5. CANAL CENTER PLAZA

4. MT. VERNON TRAIL

BRICK SOLDIER HEADER
GLASS RAILING
PAINTED CORNICE
JULIET BALCONY
TRELLIS
PAINTED PANELS
METAL DOWNSPOUT & SCUPPER
EXTERIOR LIGHT FIXTURE

TOP OF PARAPET TO 1ST FLOOR: 8'-11"

RECESSD BRICK COURSE
PAINTED CORNICE
GLASS RAILING
TRELLIS
PAINTED CORNICE
BRICK BANDING
PAINTED CORNICE

20'TH 18'TH 18'TH 18'TH 18'TH

24'TH 18'TH 18'TH 20'TH
UDAC Submission
Townhome Elevations
3. MONTGOMERY ST.
Townhome Elevations

UDAC Submission

2. NORTH FAIRFAX STREET

BRICK VENEER
PAINTED ENTRY
PAINTED PANELS
COVERED ENTRY
PAINTED CORNICE
GLASS RAILING
GLASS RAILING
COMPOSITE PANEL
CORNER WINDOW

SCALE: 1" = 32'

901 North Fairfax Street | Alexandria VA

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Townhome Elevations

UDAC Submission
901 North Fairfax Street | Alexandria VA
Townhome Elevations

UDAC Submission
Site Context

UDAC Submission

901 North Fairfax Street | Alexandria VA

SCALE: 1"=90'

L00

Dec. 05, 2017
CCC.002b
NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPE AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.
UDAC Submission

Precedent Images

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