

**WATERFRONT RELATED PROJECT SUMMARY UPDATE - 601 N. FAIRFAX STREET – THE ORONOCO (formerly the Sheet Metal Workers Building)**  
***Update – June 29, 2012***

EYA, a development firm based in the Washington Metropolitan area has built several urban-style residential properties in Alexandria and has recently purchased the Sheet Metal Workers Office Building at 601 N. Fairfax Street (northeast corner of North Fairfax and Pendleton Streets). It plans to convert the building from office to residential use with 60 large condominium units, primarily two and three bedrooms with terraces and common amenities such as a pool and concierge service. EYA has posted a video related to the Oronoco on its website at <http://vimeo/44470516>.

Unlike many other development projects throughout the City, this conversion from office to residential does not require review and approval by either the Planning Commission or City Council. Although neither a site plan nor Special Use Permit is required, conversion of the building does require regular staff administrative approval of a grading plan and building permits. Review of the grading plan is now underway and will allow grading changes planned at the perimeter of the building, particularly for the creation of street level access to the lobby. The grading plan also includes alterations to the landscaping. The City's ability to require additional public benefits envisioned in the Waterfront Small Area Plan, such as improvements to Oronoco Bay Park and an art wall, is limited because of the administrative process. However, the applicant may wish to volunteer some of these improvements.

The building permit process will include demolition and replacement of the exterior skin of the building and interior removal of walls and other associated changes. Building permits for exterior demolition work and new construction have not yet been submitted to the City. A demolition permit has been approved for some interior investigative work. Construction is anticipated to begin this summer.

EYA will schedule a Pre-Construction Community Meeting to introduce the construction team, discuss the construction schedule and construction-related logistics, and address construction-related questions. The date of the Pre-Construction Community Meeting has not yet been determined but is expected to be held in late July. The Waterfront Commission is invited to that meeting, and will be notified once the date, time and location of the meeting is confirmed. The City has invited EYA to attend a Waterfront Commission meeting to share additional information, possibly in August or more likely September, after construction has started. Construction is anticipated to take approximately 16 months.