

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MAY 25, 2023

**TO:** CHAIR STEVE KULINSKI AND MEMBERS OF THE URBAN DESIGN ADVISORY COMMITTEE (UDAC)

**FROM:** KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** DSUP #2021-10017/TIDELOCK/TRANSPOTOMAC PLAZA

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### **ISSUE:**

The Tidlock applicant is proposing to remove approximately 4,840 square feet of floor area from the 8,406 square-foot commercial and arts and cultural anchor building, known as Building C. The proposed floor area to be removed consists of the entire second story and upper roof deck of Building C. A green roof will be included in lieu of the occupiable roof deck previously proposed. Existing architectural and design elements will be retained at the building as much as possible. After speaking with potential restaurateurs, the applicant determined that the considerable added costs of vertical circulation in this relatively small building and functionality of second floor and rooftop restaurant space make the original proposal infeasible.

The proposed changes represent a *de minimis* reduction to the approved density of the project, with approximately 1.8% of the overall project density being omitted. The commercial and arts and cultural anchor uses in the building will be provided as originally proposed on the ground floor. The removal of vertical circulation elements will provide an additional 174 square feet of floor area to the ground floor for such uses.

### **Urban Design Advisory Committee**

Staff is requiring the applicant to return to the Urban Design Advisory Committee (UDAC) of Old Town North to present the proposed project scope changes, solicit public input, and receive feedback regarding the proposed redesign of Building C. The project was presented to UDAC four times previously during the Concept and Development review process between December 2019 and November 2021. The proposal was endorsed by UDAC at the November 3, 2021 meeting by a 3-2 vote.

Please reach out to staff with any questions or concerns.

### **STAFF:**

Karl Moritz, Director, Planning & Zoning  
Robert M. Kerns, AICP, Chief of Development

Catherine Miliaras, AICP, Principal Planner  
Daniel Welles, Urban Planner

**ATTACHMENTS:**

1. Revised Building C Floor Plans and Mockup Elevations

# TYPICAL NOTES FOR 3/32" PLANS

1. INTERIOR DWELLING UNIT DIMENSIONS OR INTERIOR PUBLIC SPACE DIMENSIONS: SEE 1/4" FLOOR PLANS.
2. DOOR SYMBOLS: SEE 1/4" FLOOR PLANS
3. INTERIOR FINISHED: SEE 1/4" FLOOR PLANS.
4. EXTERIOR DIMENSIONS: INDICATED TO MAIN GRID LINES; TO CENTER LINE OF WINDOWS OR DOOR OPENINGS; AND TO FACE OF MASONRY, CONCRETE OR STUD WALLS AT EXTERIOR WALLS (AS APPLICABLE).
5. INTERIOR DIMENSIONS: APPLIES ONLY TO FACE OF STUD WALLS FACING CORRIDORS; TO CENTER LINE OF CORRIDORS; TO MAIN GRID LINES; AND TO CENTER LINE OF DWELLING UNIT SEPARATION WALLS.



1923 VERMONT AVE NW, 2ND FLR  
WASHINGTON, DC 20001  
t. 301.588.4800  
www.tortigallas.com

## TideLock

**PROJECT LOCATION**  
1033, 1055, & 1111 N FAIRFAX ST  
ALEXANDRIA, VA 22314

**OWNER / DEVELOPER**  
TIDELock PROPERTY OWNER LLC

**STRUCTURAL ENGINEER**  
SK&A | STRUCTURAL ENGINEERS  
301.881.1441

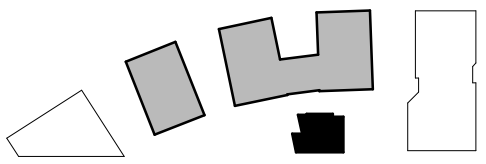
**MEP ENGINEER**  
SUMMIT ENGINEERS, INC  
703.533.5593

**CIVIL ENGINEER**  
WALTER L. PHILLIPS  
703.532.6163

**LANDSCAPE ARCHITECT**  
MAHAN RYKIEL ASSOCIATES  
410.235.6001

**SUSTAINABILITY CONSULTANT**  
GREENSHAPE LLC  
202.544.1400

### Key Plan

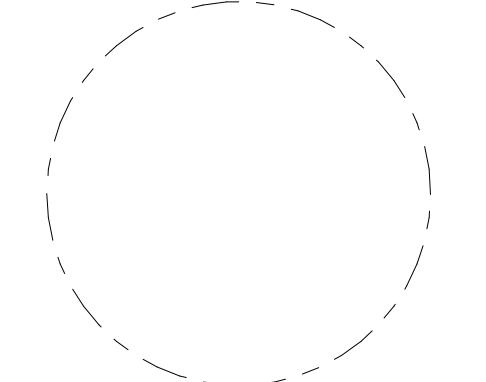


### Issue

NO.	DATE
1 SCHEMATIC DESIGN	01/06/2021
2 DESIGN CRITERIA	06/07/2021
3 CD UPDATE SET	10/29/2021
4 PERMIT SET	04/08/2022

### Revisions

NO.	DATE
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## Retail Building- 1st, 2nd, Deck, Roof

**PRINCIPAL IN CHARGE**  
DA

**PROJECT ARCHITECT**  
JS

**DRAWN**  
SI, VS, RG

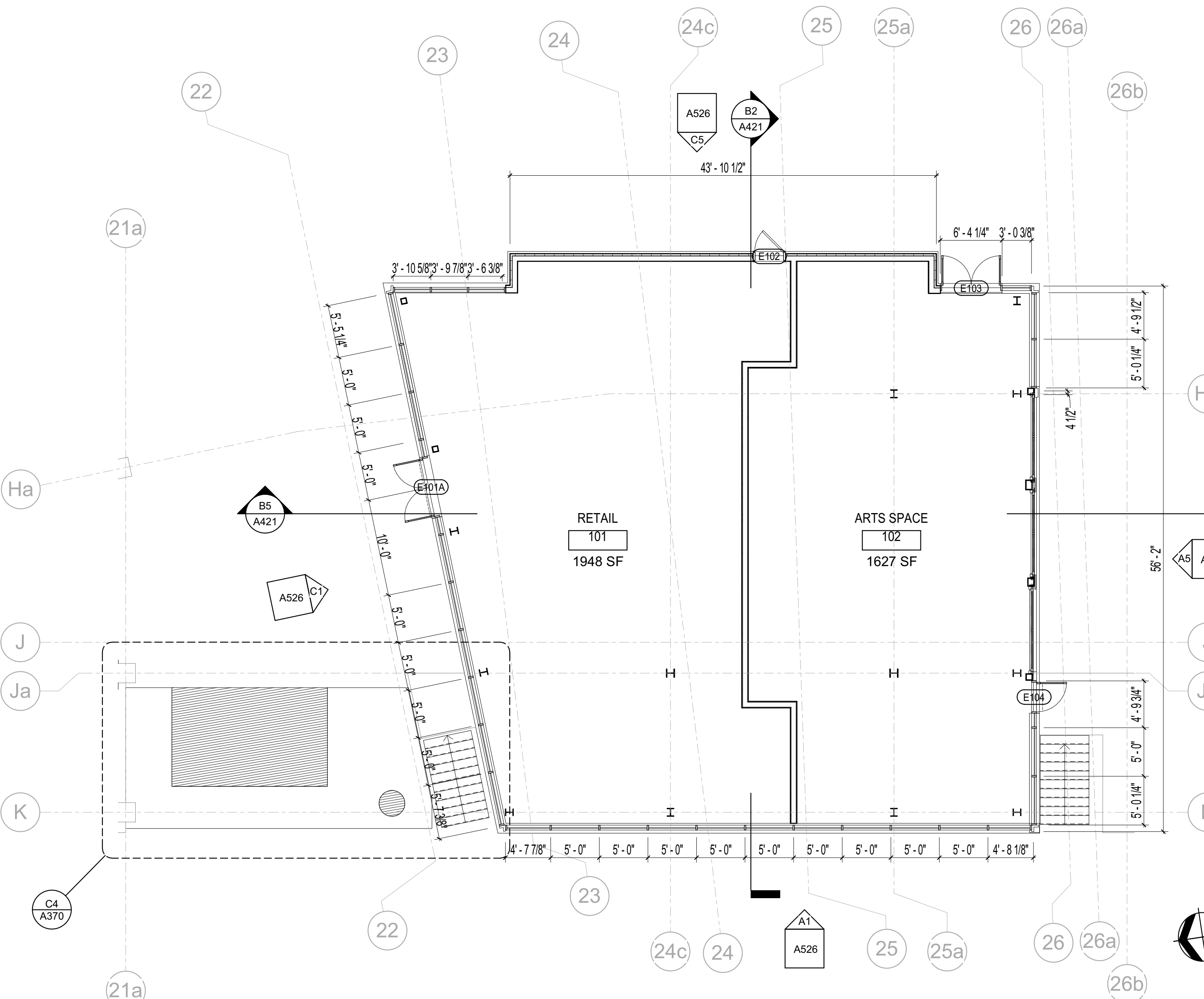
**DATE**  
07/11/2022

**SCALE:**  
As indicated

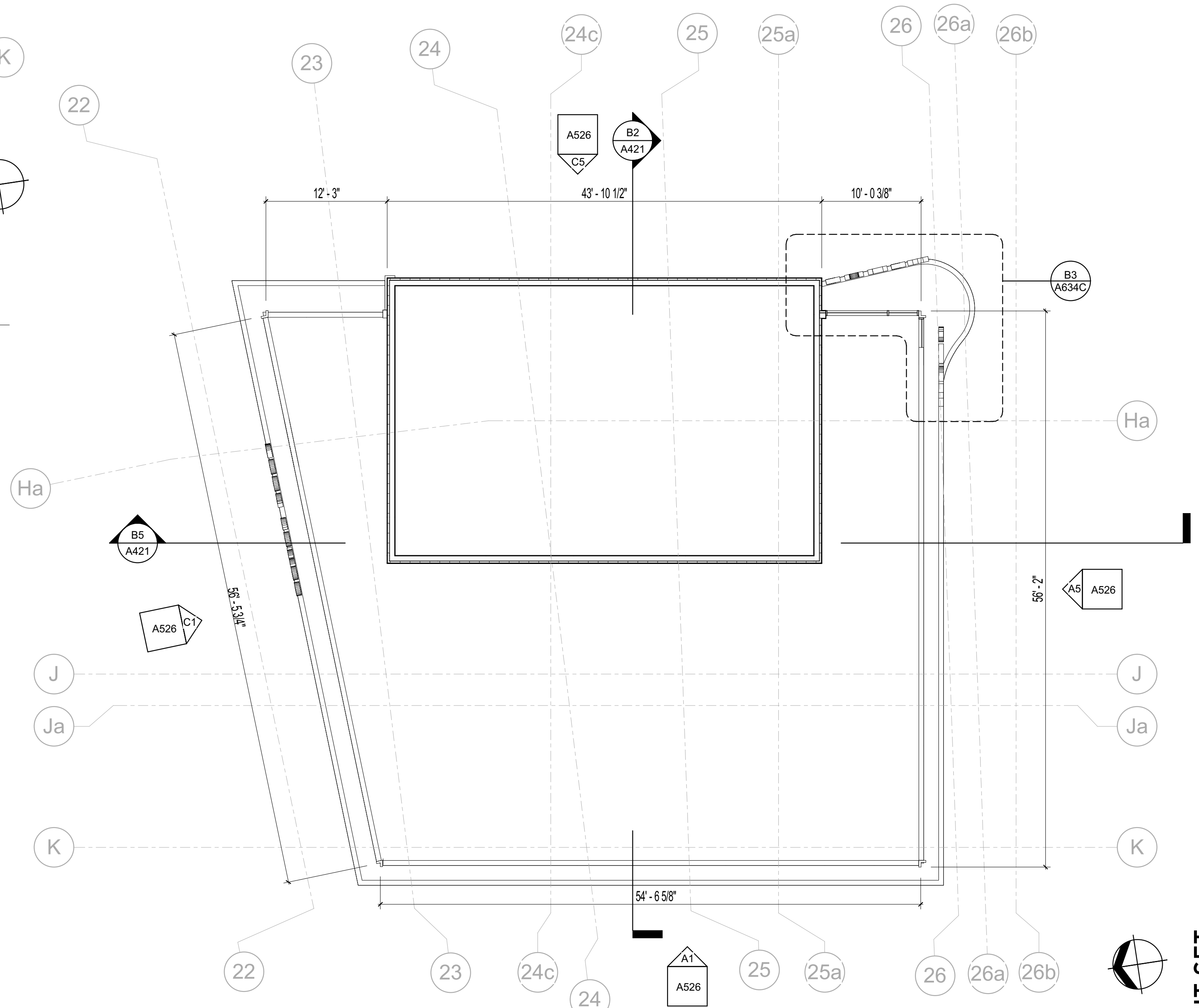
**APPROVED**  
XY

**JOB NO.**  
18403.38A

**DRAWING NO.**  
**A241**



**B1** 1st Floor -Retail  
1/8" = 1'-0"



**B5** Retail Roof  
1/8" = 1'-0"

PERMIT SET

Exterior Materials Keynote Legend	
Key Value	Keynote Text
3.1	CAST STONE COLUMN COVER
4.1	BRICK #1 ACME BRICK STEELE GREY
4.2	BRICK #2 PALMETTO MEDIUM RED SMOOTH
4.3	BRICK #3 ENDICOTT RAVENSWOOD IRONSPOT VELOUR
4.4	ROCKCAST VENEER - COLOR SHADOW
5.1	GLASS RAILING SYSTEM
5.2	PREFINISHED METAL COPING
5.3	METAL MECH SCREEN
5.6	METAL PANEL CANOPY
7.1	METAL PANEL COLOR #1
7.2	METAL PANEL COLOR #2
7.3	METAL PANEL COLOR #3
7.4	METAL PANEL COLOR #4
7.5	METAL PANEL COLOR #5
7.6	CUSTOM ALUMINUM TRIM
8.1	ALUMINUM WINDOW SYSTEM
8.4	STOREFRONT SYSTEM
8.7	BIFOLD DOOR
8.9	MECHANICAL EXHAUST GRILLE
8.10	DRYER EXHAUST

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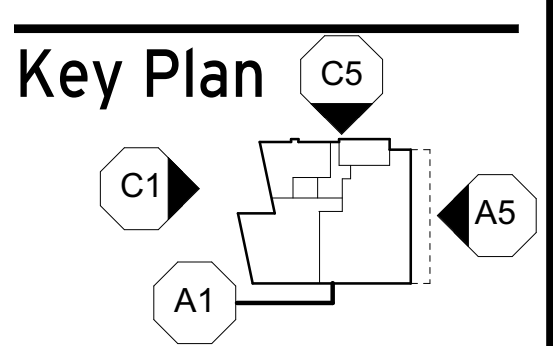
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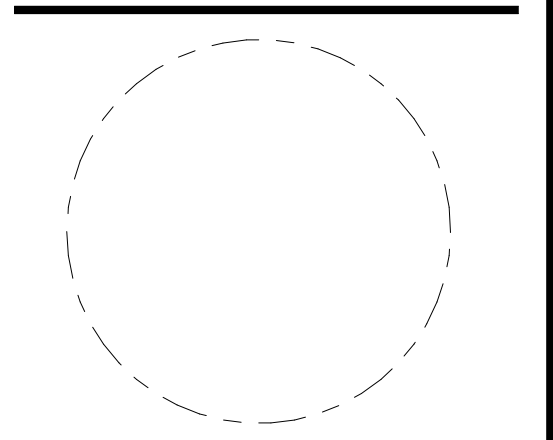
**LANDSCAPE ARCHITECT**  
 MAHAM RYKIEL ASSOCIATES  
 410.235.6001

**SUSTAINABILITY CONSULTANT**  
 GREENSHAPE LLC  
 202.544.1400



Issue	
NO.	DATE
1	01/06/2021
2	06/07/2021
3	10/29/2021
4	04/08/2022

Revisions	
NO.	DATE



**Retail**

**PRINCIPAL IN CHARGE**  
 DA

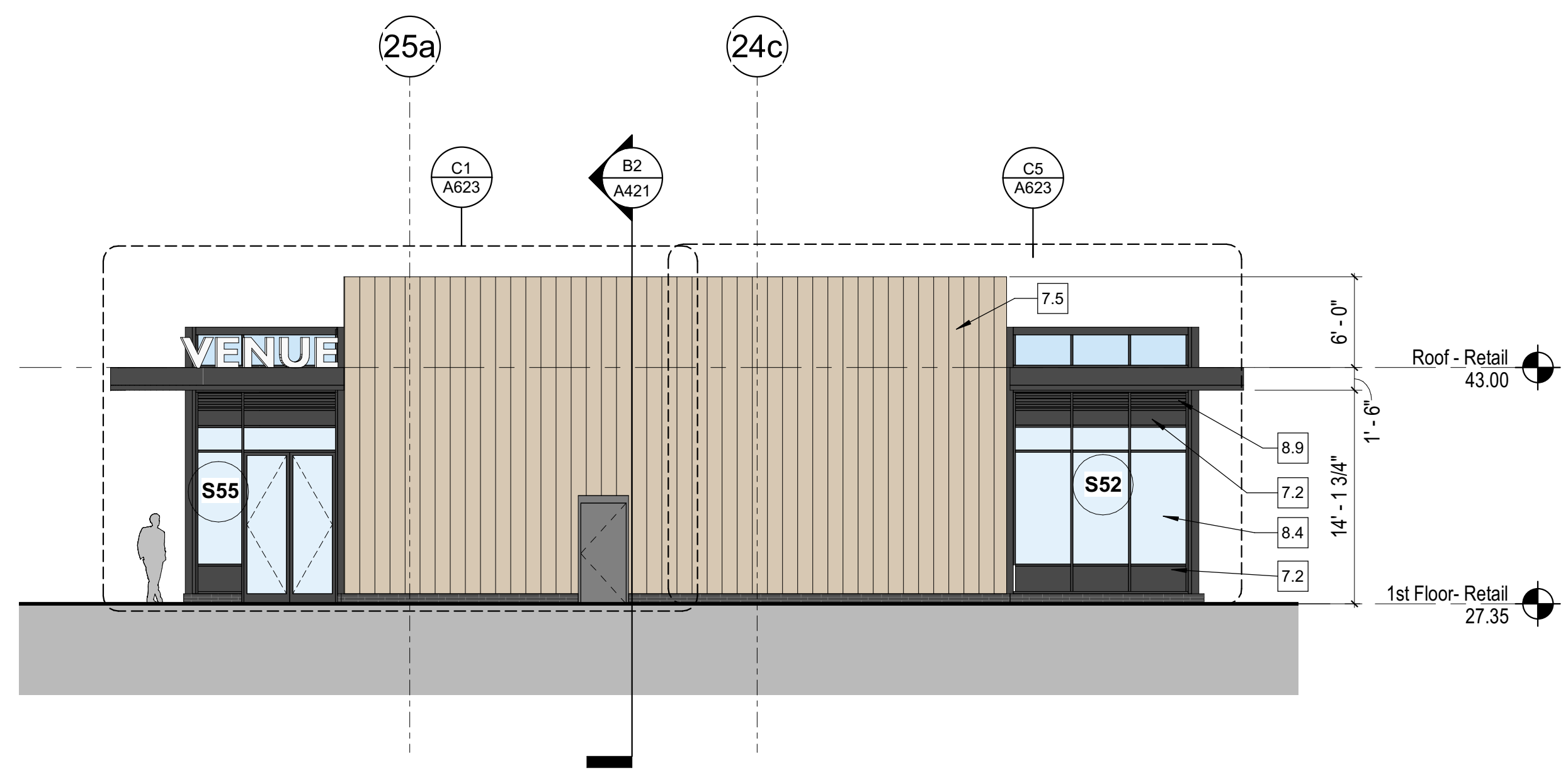
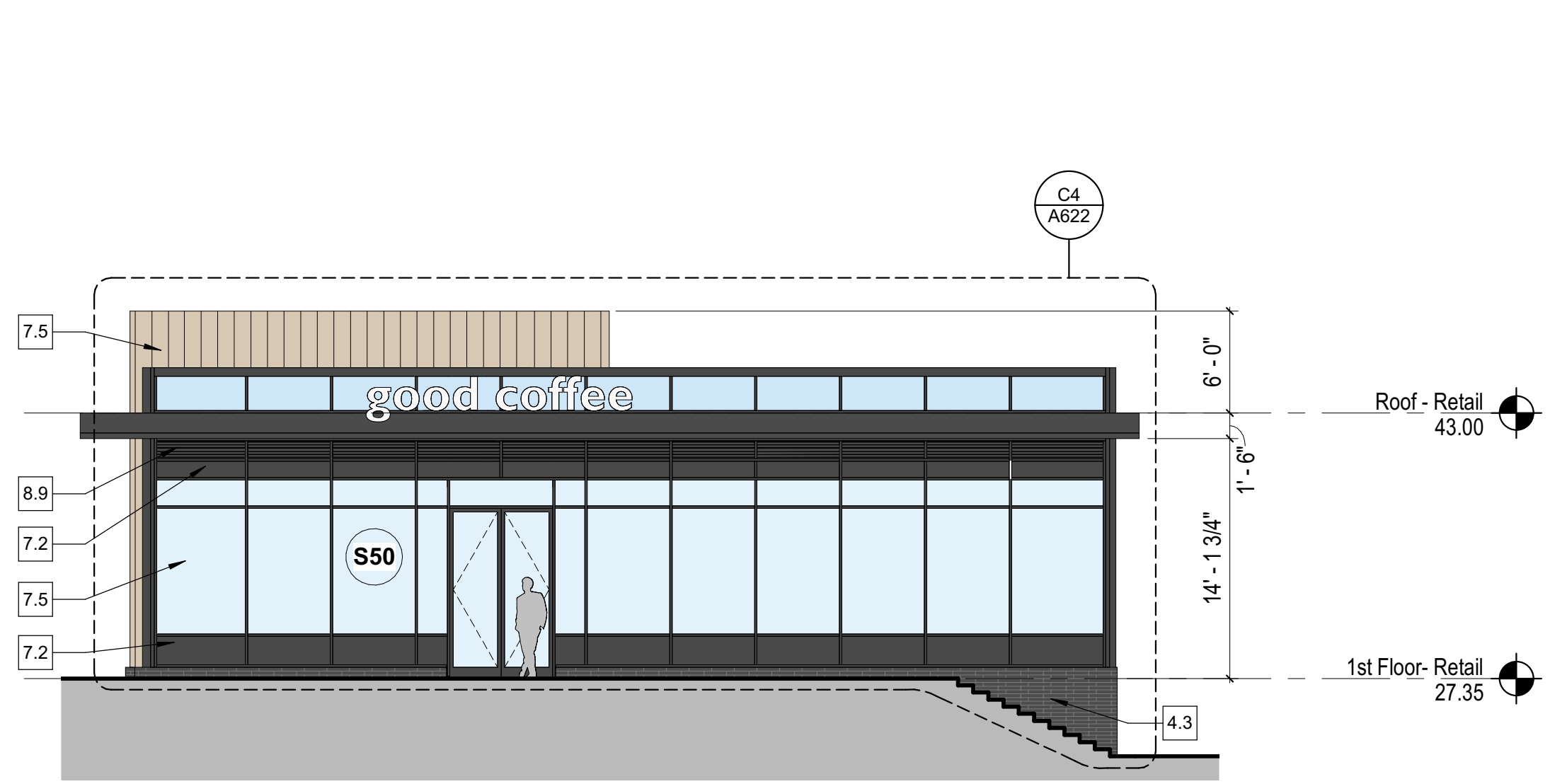
**PROJECT ARCHITECT**  
 JS

**DRAWN**  
 SI, VS, RG

<b>DATE</b> 07/11/2022	<b>APPROVED</b> XY
<b>SCALE:</b> As indicated	<b>JOB NO.</b> 18403.38A

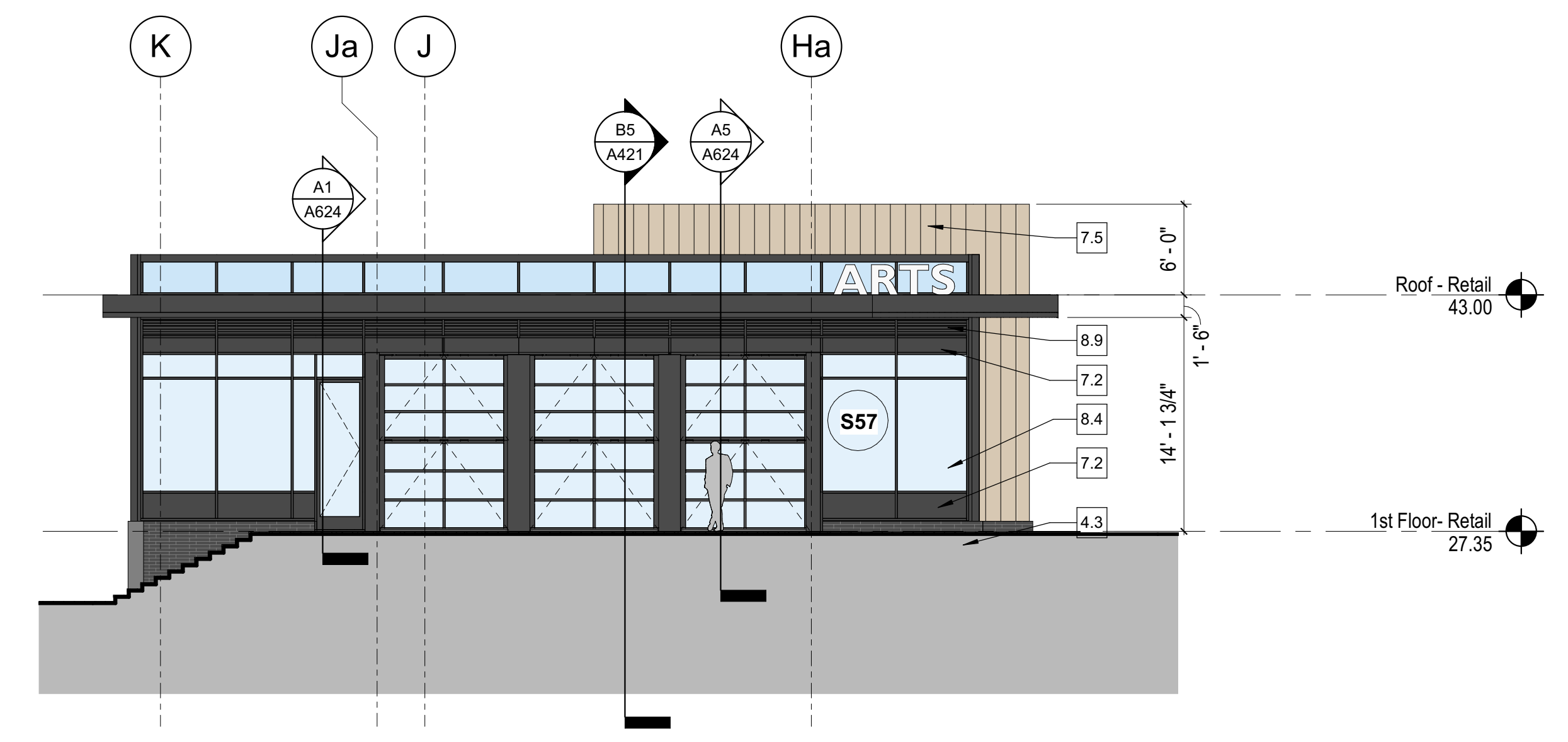
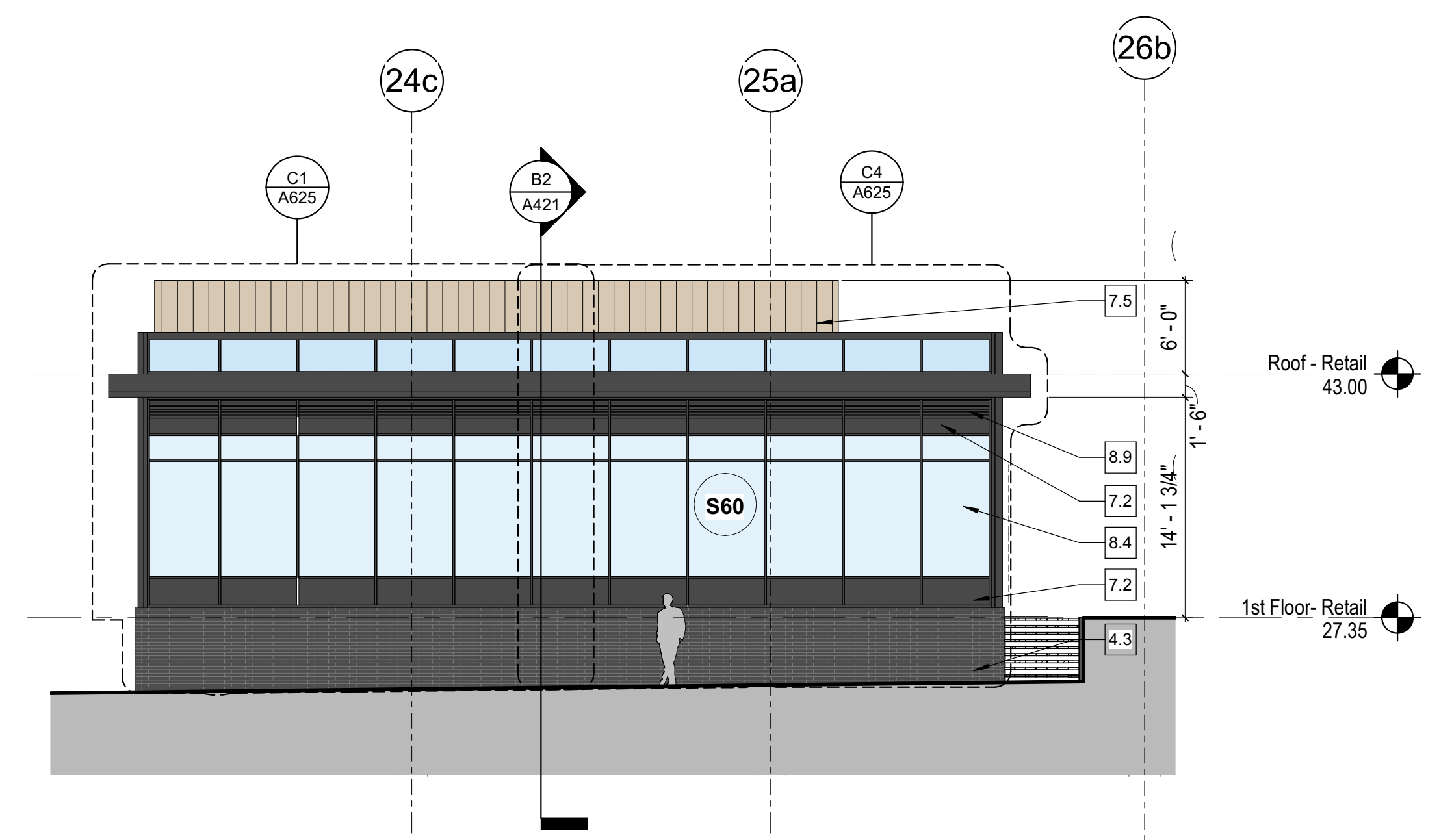
**DRAWING NO.**  
**A526**

**PERMIT SET**



**C1 Retail - North**  
 1/8" = 1'-0"

**C5 Retail - East**  
 1/8" = 1'-0"



**A1 Retail - West**  
 1/8" = 1'-0"

**A5 Retail - South**  
 1/8" = 1'-0"



**TideLock**

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**OWNER / DEVELOPER**  
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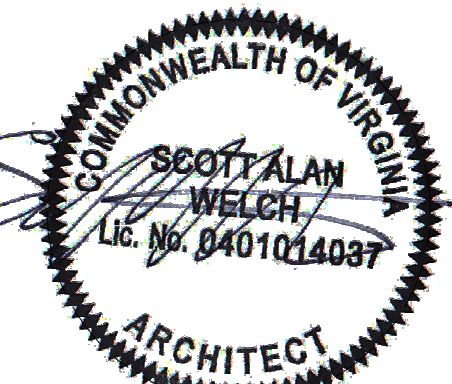
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**CIVIL ENGINEER**  
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703.532.6163

**LANDSCAPE ARCHITECT**  
MAHAN RYKIEL ASSOCIATES  
410.235.6001

**Key Plan**



**Condo Mockup Panel**

**PRINCIPAL IN CHARGE**  
D.A.

**PROJECT ARCHITECT**  
J.S.

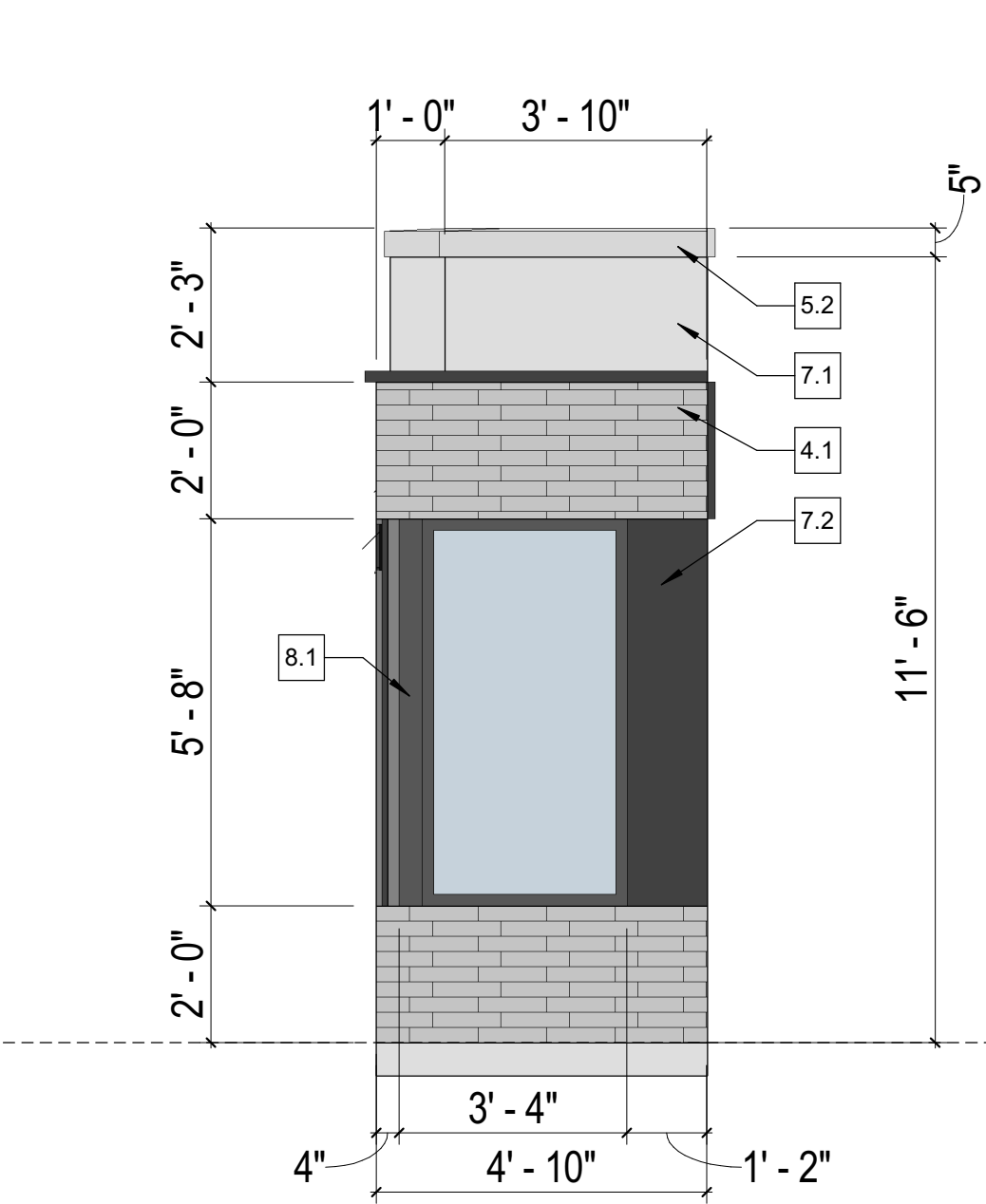
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S.I., V.S., C.R., R.G., P.B.

**DATE** 07/11/2022 **APPROVED** X.Y.

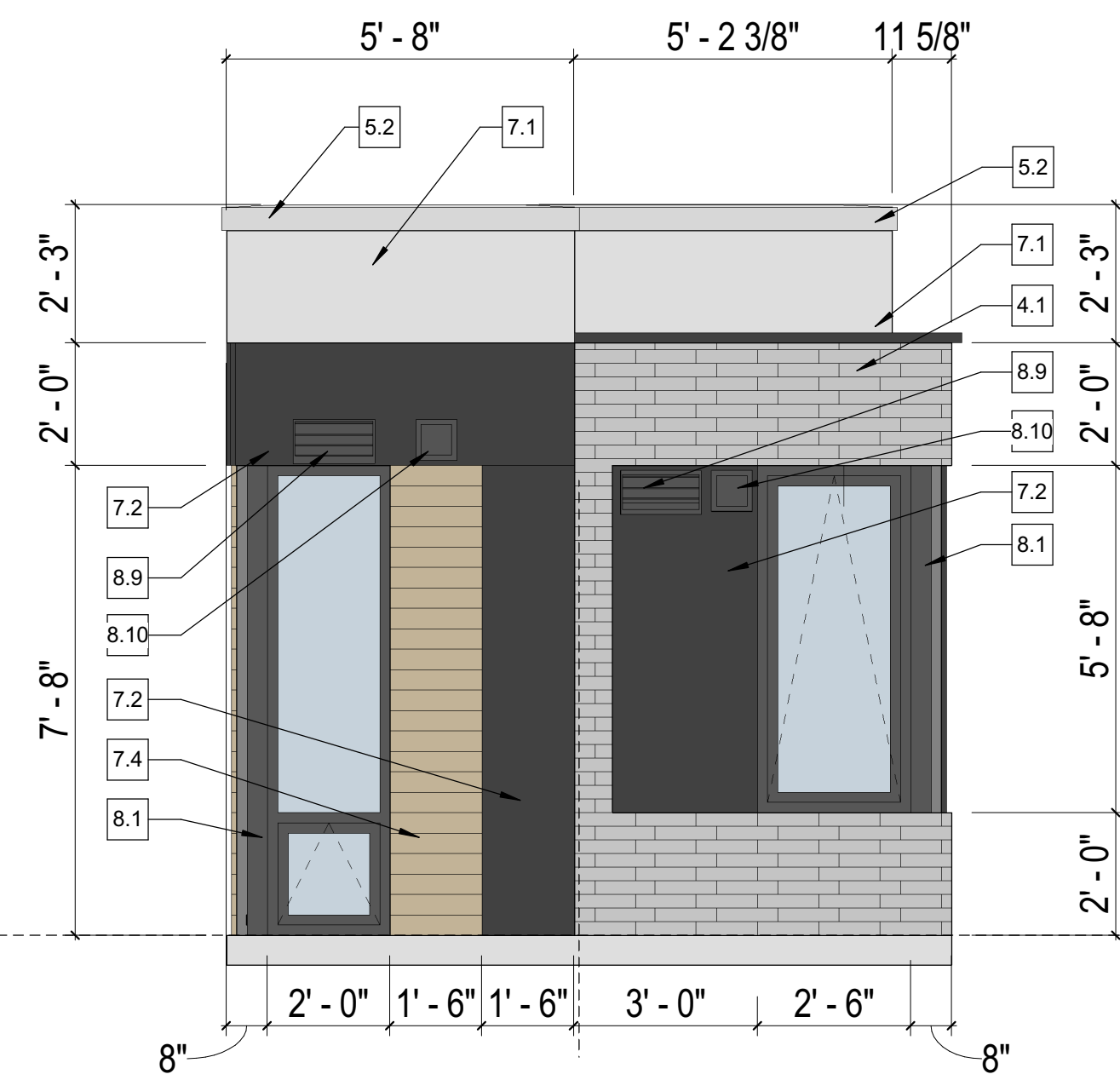
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**DRAWING NO.**  
**A0038**

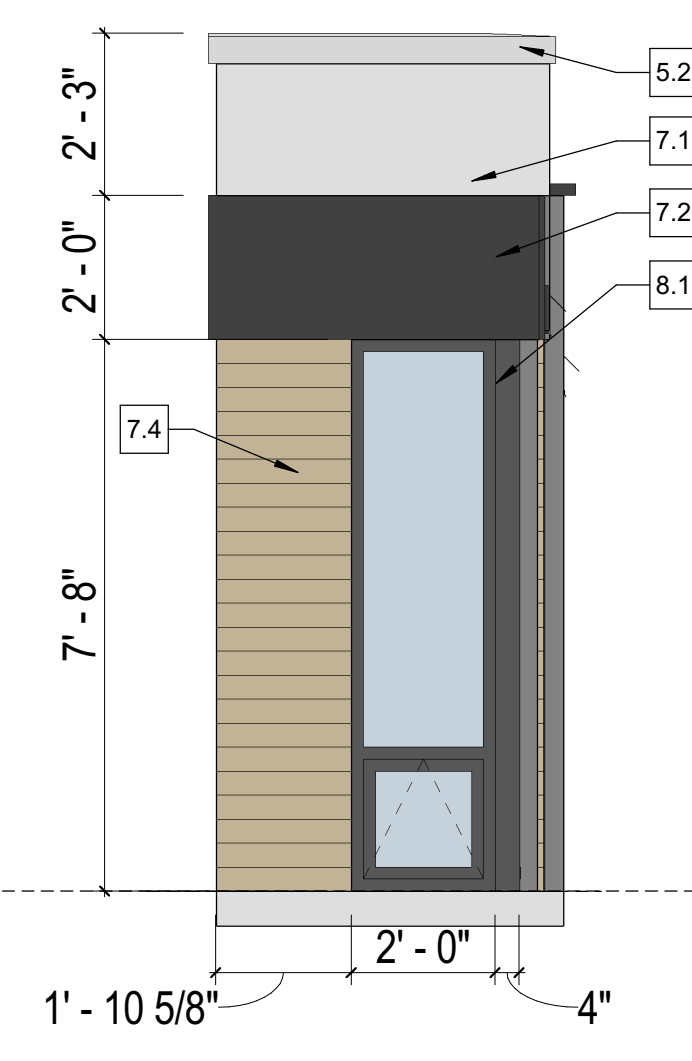
Exterior Materials Keynote Legend	
Key Value	Keynote Text
3.1	CAST STONE COLUMN COVER
4.1	BRICK #1 ACME BRICK STEELE GREY
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8.7	BIFOLD DOOR
8.9	MECHANICAL EXHAUST GRILLE
8.10	DRYER EXHAUST



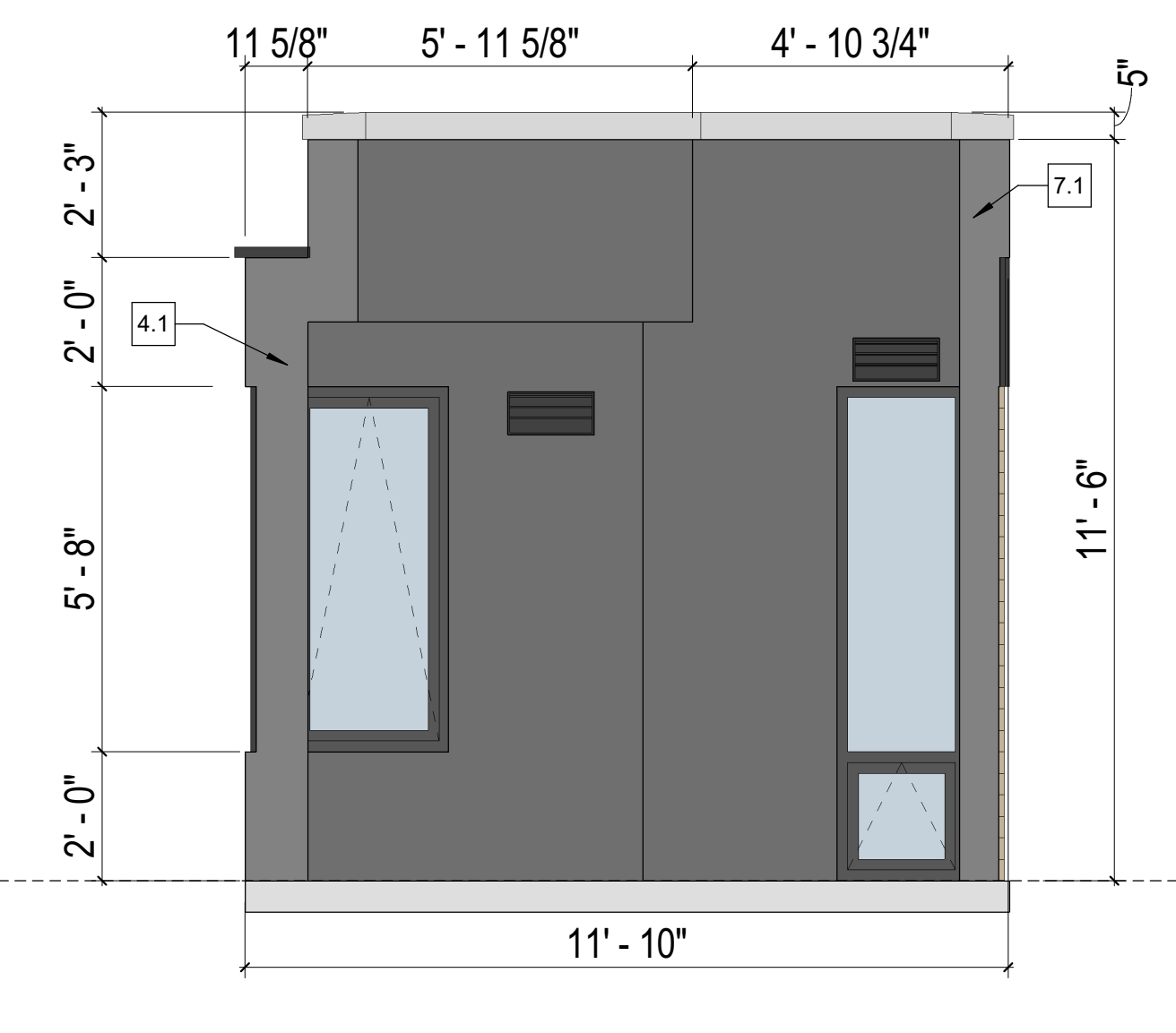
**2 Condo Mockup Elevation East**  
3/8" = 1'-0"



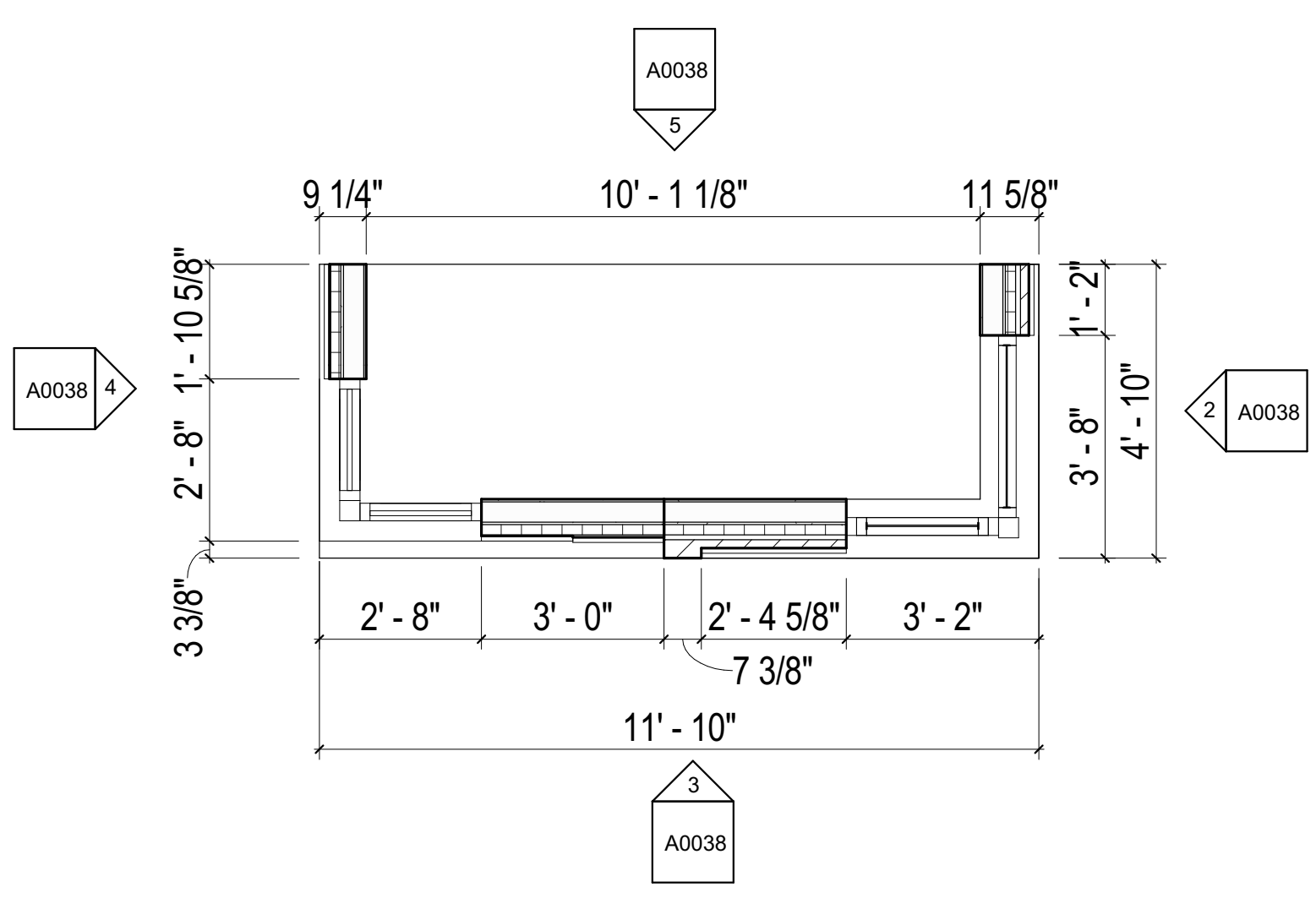
**3 Condo Mockup Elevation South**  
3/8" = 1'-0"



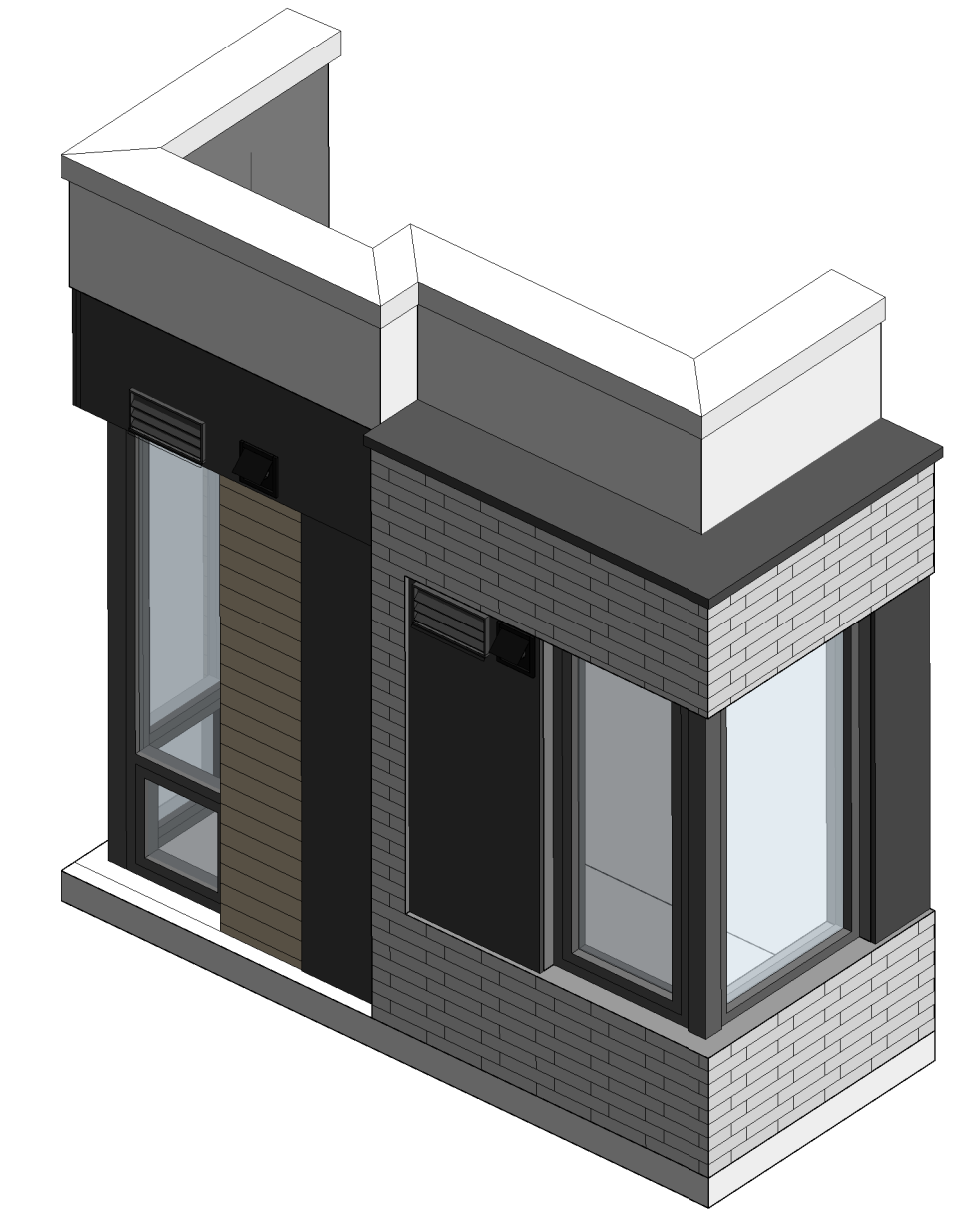
**4 Condo Mockup Elevation West**  
3/8" = 1'-0"



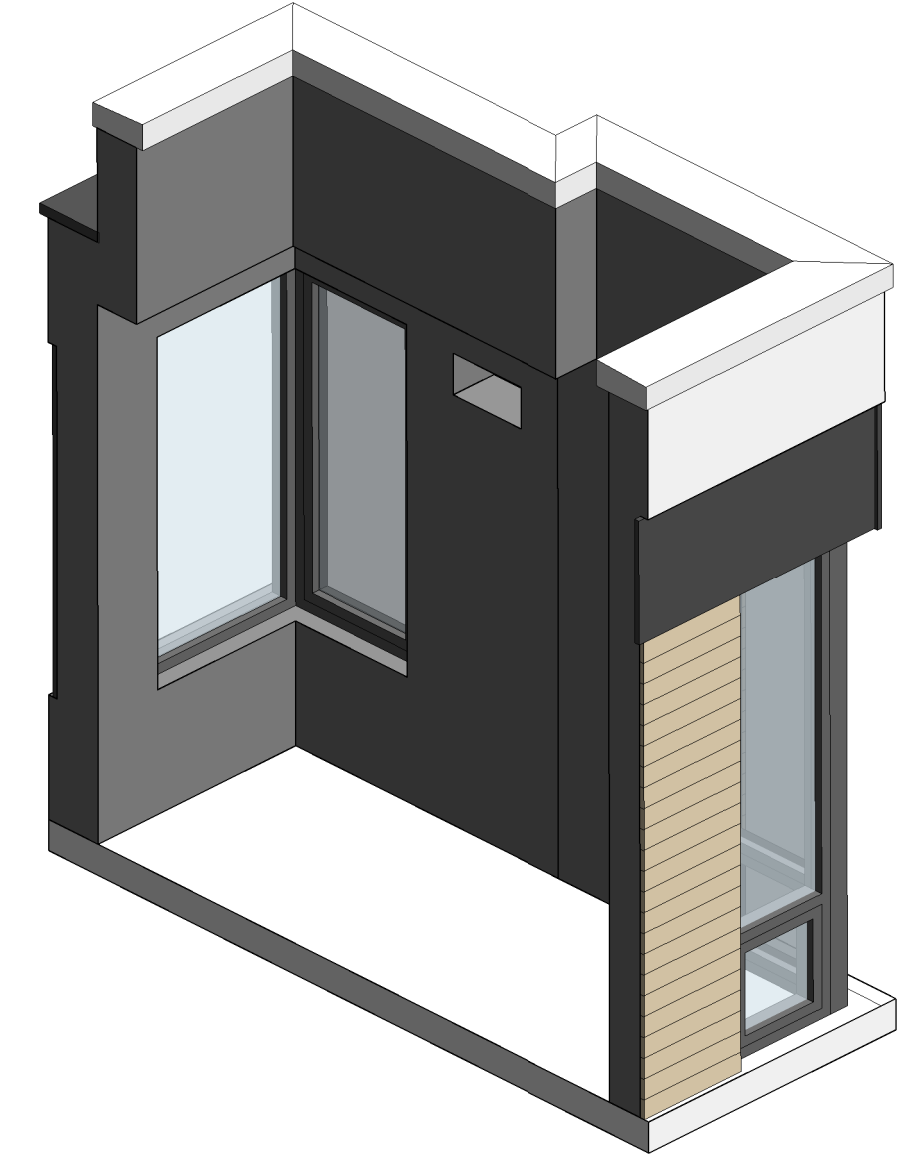
**5 Condo Mockup Elevation North**  
3/8" = 1'-0"



**1 Condo Mockup Plan**  
3/8" = 1'-0"



**Condo Mockup View 1**



**Condo Mockup View 2**

ESI  
Peer Review

APPROVED  
SPECIAL USE PERMIT NO. 2021-10017  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

**TideLock**

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ALEXANDRIA, VA 22314

**OWNER / DEVELOPER**  
TIDELock PROPERTY OWNER LLC

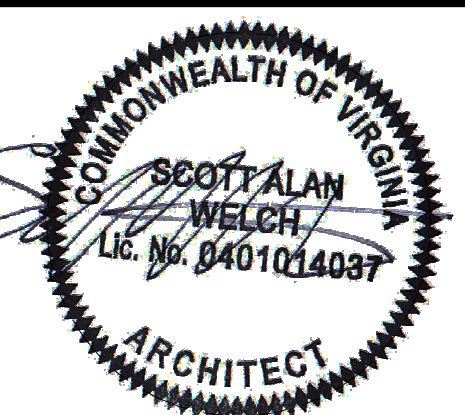
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703.532.6163

**LANDSCAPE ARCHITECT**  
MAHAN RYKIEL ASSOCIATES  
410.235.6001

**Key Plan**



**Rental Mockup Panel**

**PRINCIPAL IN CHARGE**  
D.A.

**PROJECT ARCHITECT**  
J.S.

**DRAWN**  
S.I., V.S., C.R., R.G., P.B.

**DATE**  
07/11/2022

**APPROVED**  
X.Y.

**SCALE:**  
3/8" = 1'-0"

**JOB NO.**  
18403.38A

**DRAWING NO.**  
**A0038.1**

**APPROVED**  
SPECIAL USE PERMIT NO. 2021-10017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. \_\_\_\_\_

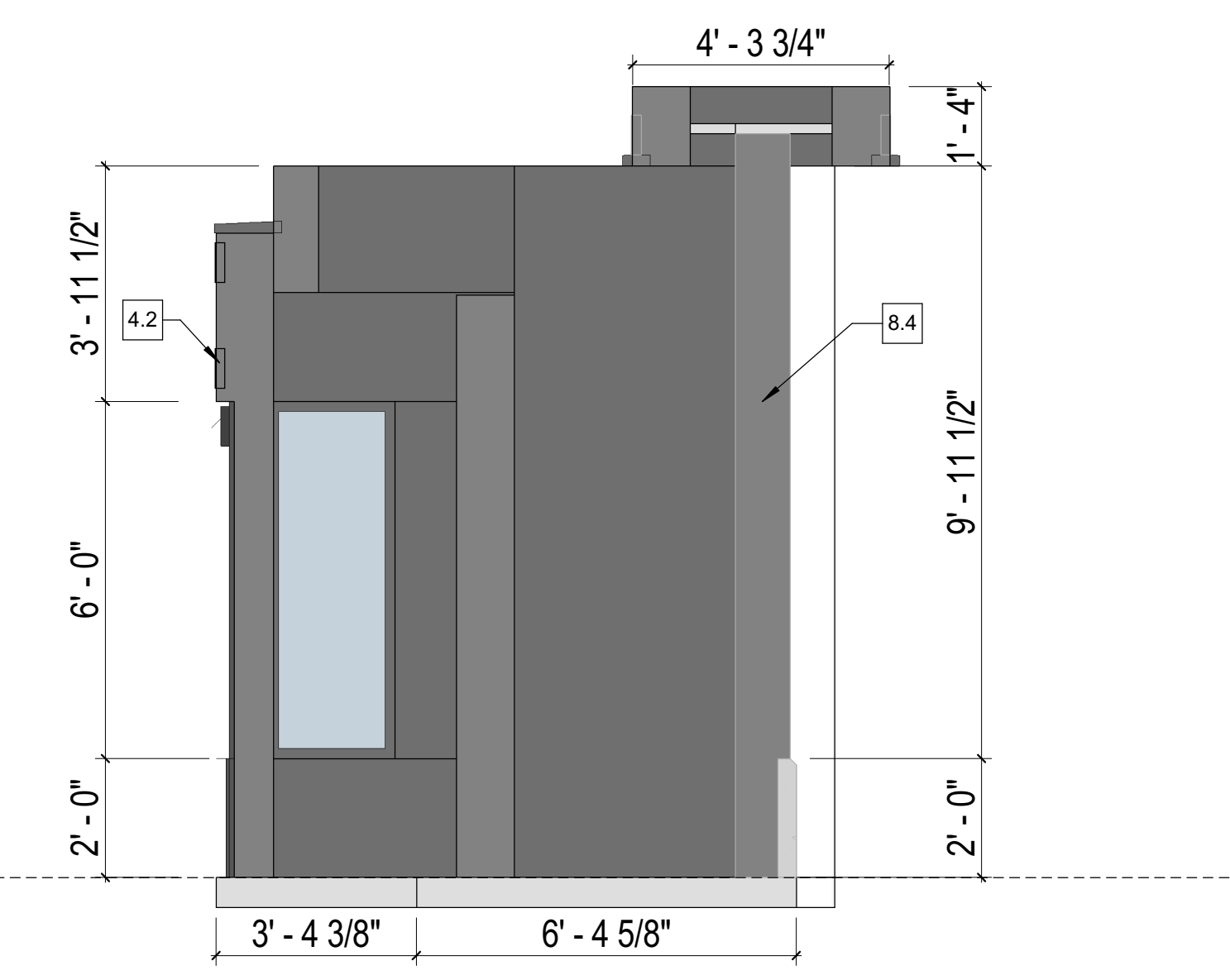
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

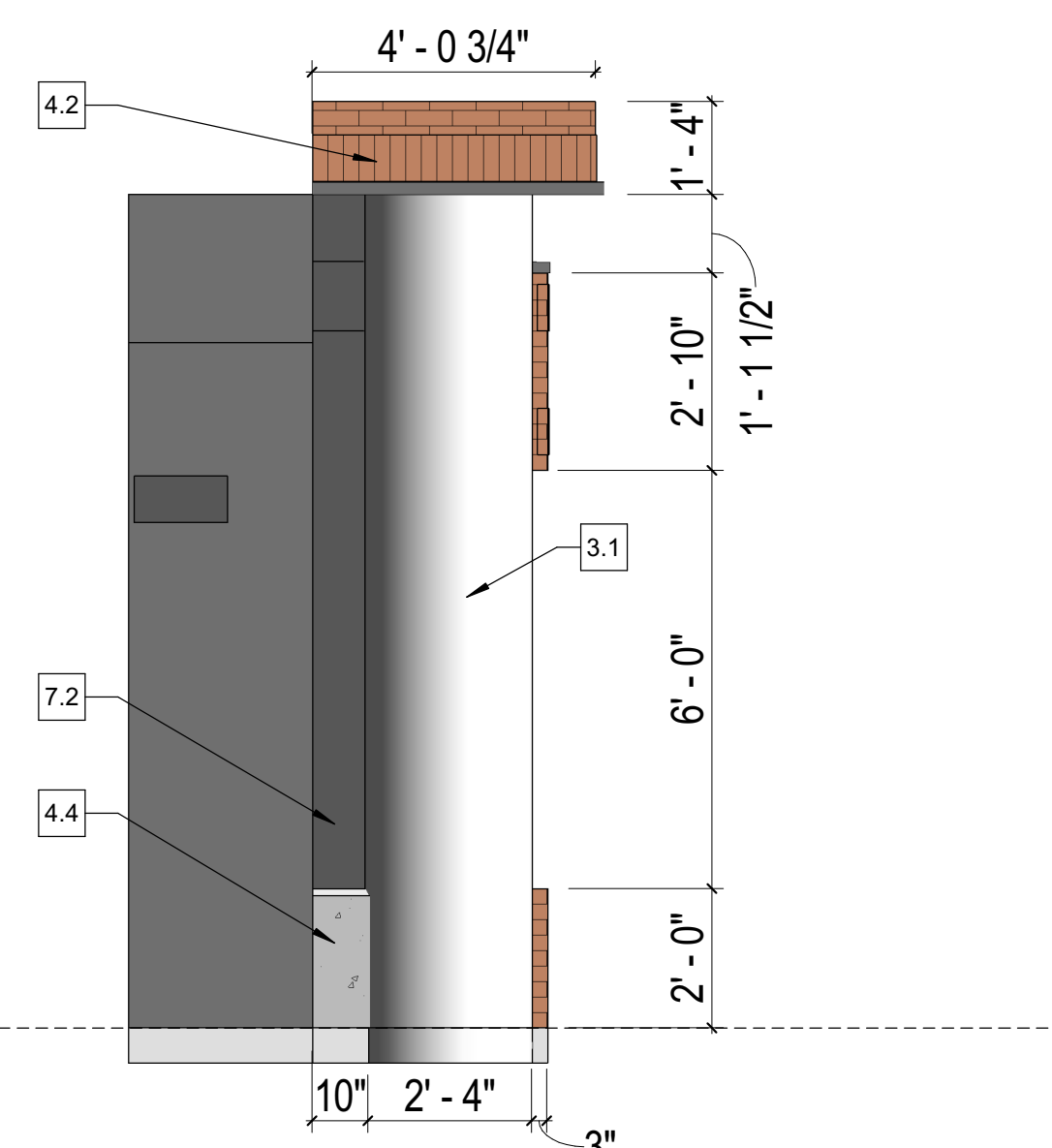
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

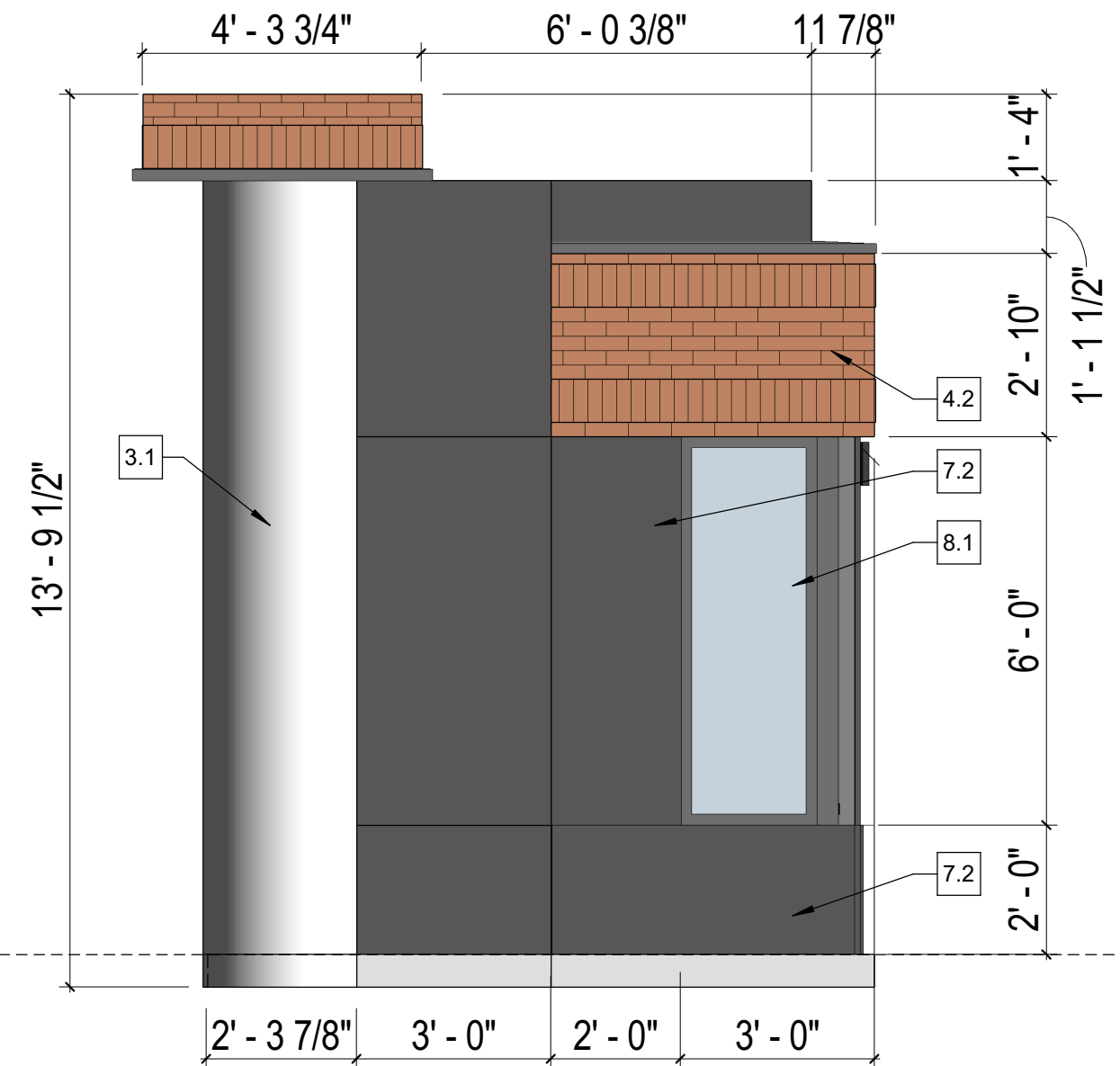
**ESI  
Peer Review**



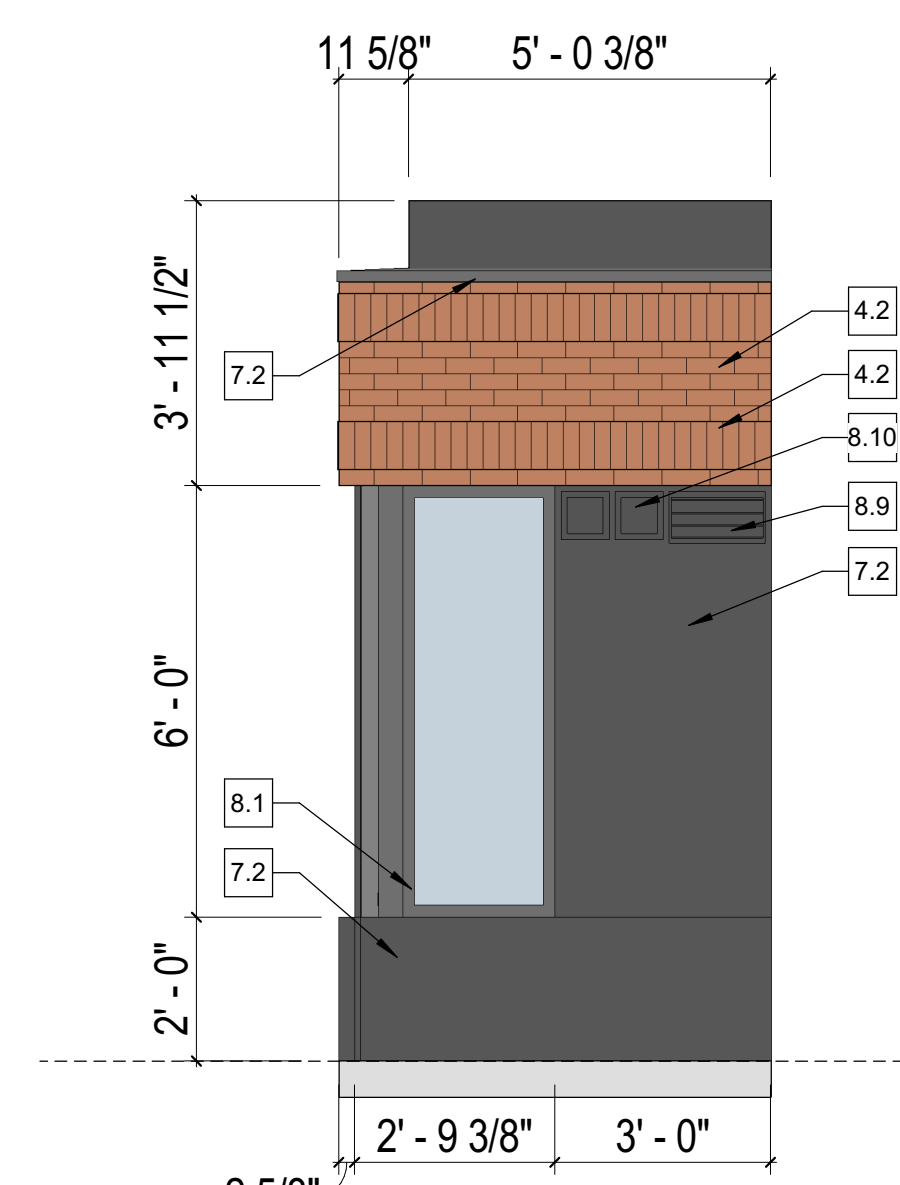
**5 Rental Mockup Elevation East**  
3/8" = 1'-0"



**4 Rental Mockup Elevation North**  
3/8" = 1'-0"



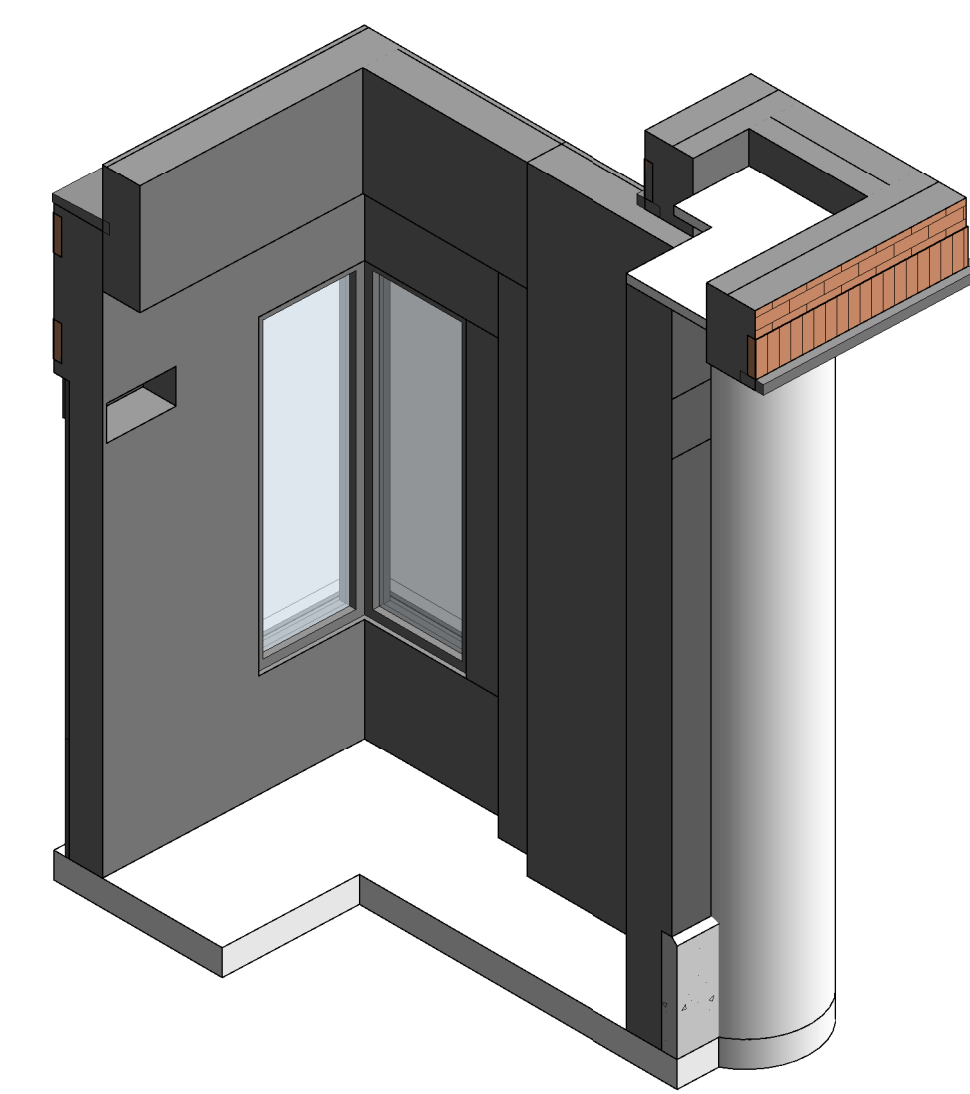
**3 Rental Mockup Elevation West**  
3/8" = 1'-0"



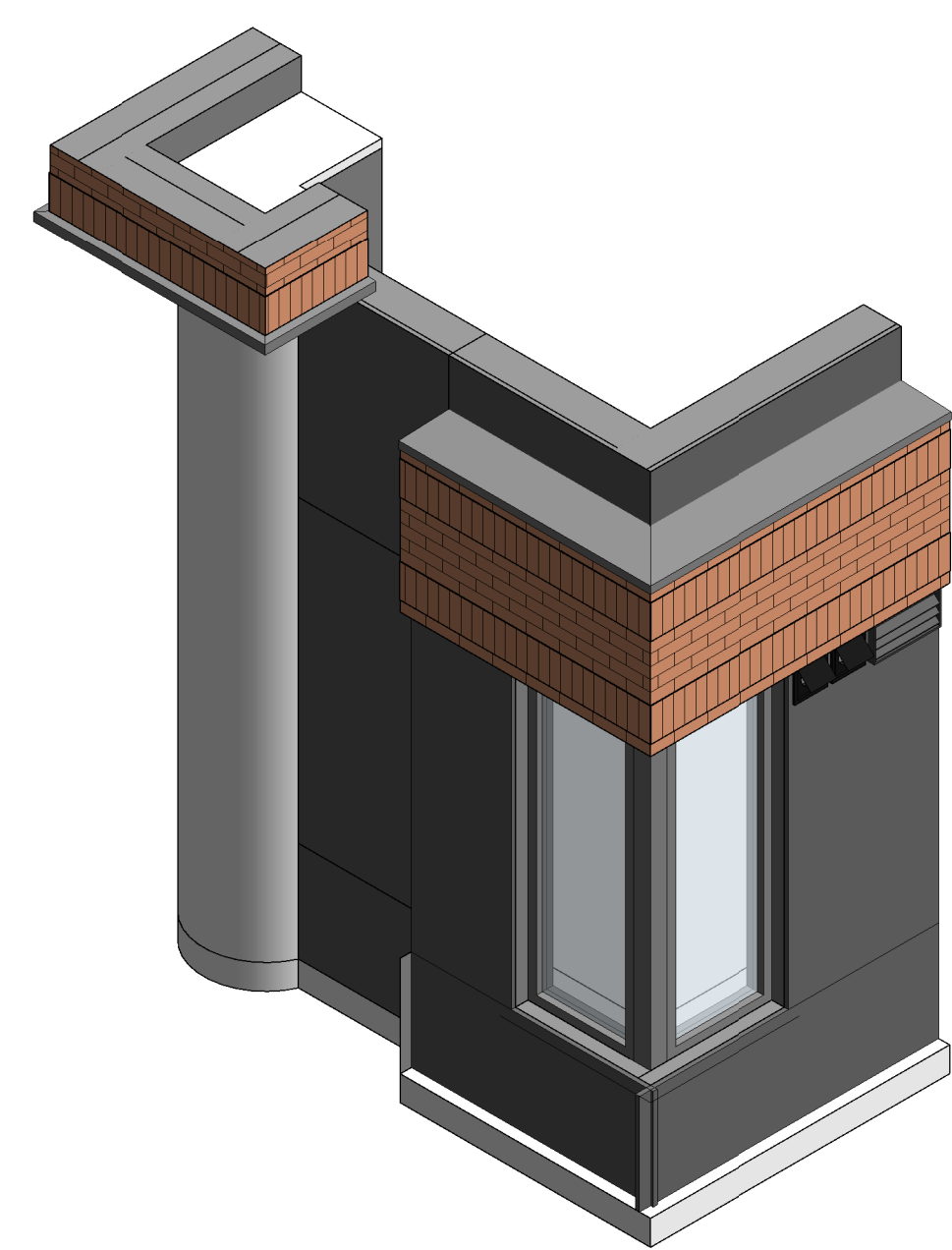
**2 Rental Mockup Elevation South**  
3/8" = 1'-0"

**Exterior Materials Keynote Legend**

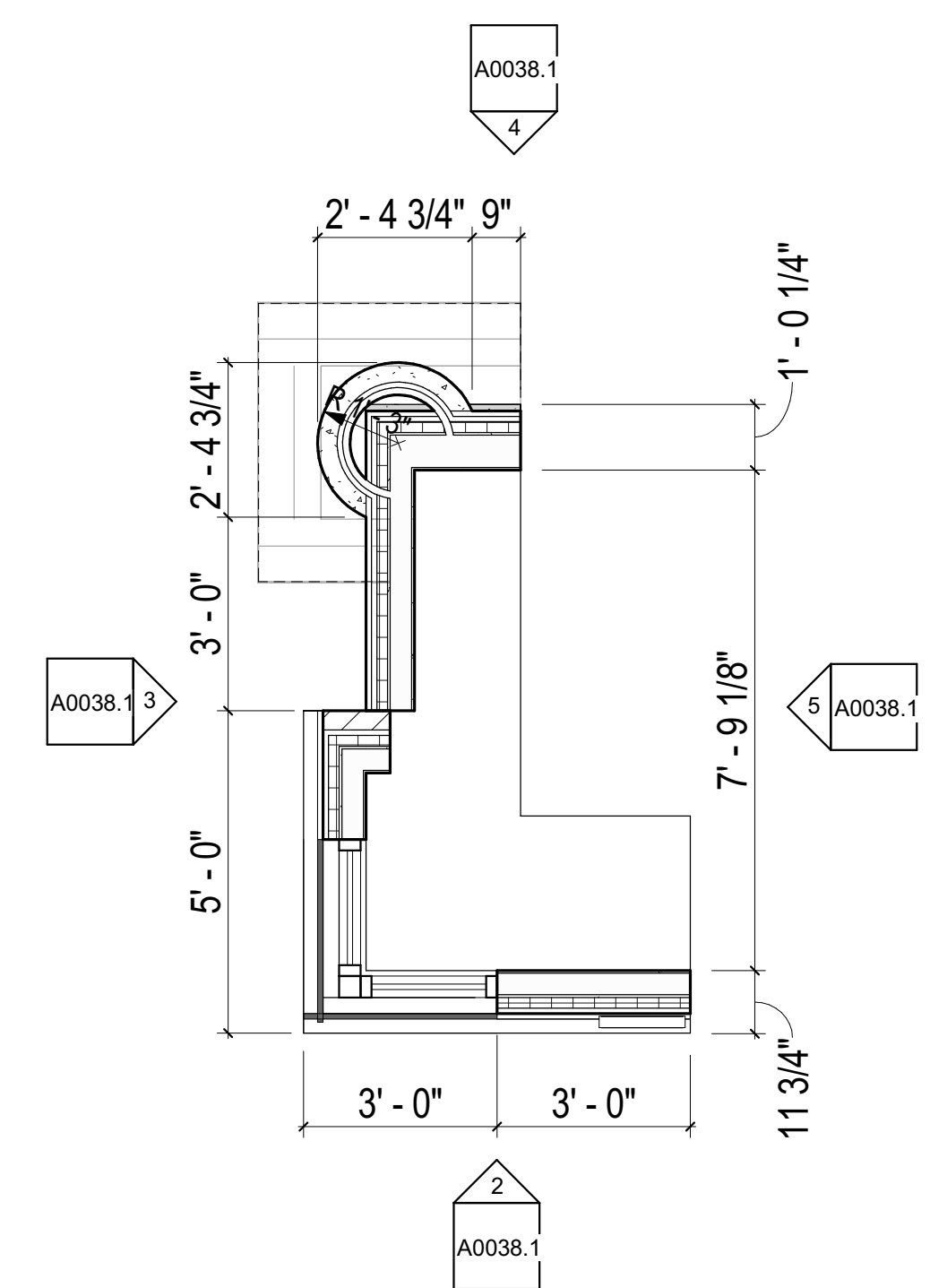
Key Value	Keynote Text
3.1	CAST STONE COLUMN COVER
4.1	BRICK #1 ACME BRICK STEELE GREY
4.2	BRICK #2 PALMETTO MEDIUM RED SMOOTH
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8.10	DRYER EXHAUST



**Rental Mockup View 2**



**Rental Mockup View 1**



**1 4th Floor - Rental Mockup**  
3/8" = 1'-0"



**TideLock**

**PROJECT LOCATION**  
1033, 1055, & 1111 N FAIRFAX ST  
ALEXANDRIA, VA 22314

**OWNER / DEVELOPER**  
TIDELock PROPERTY OWNER LLC

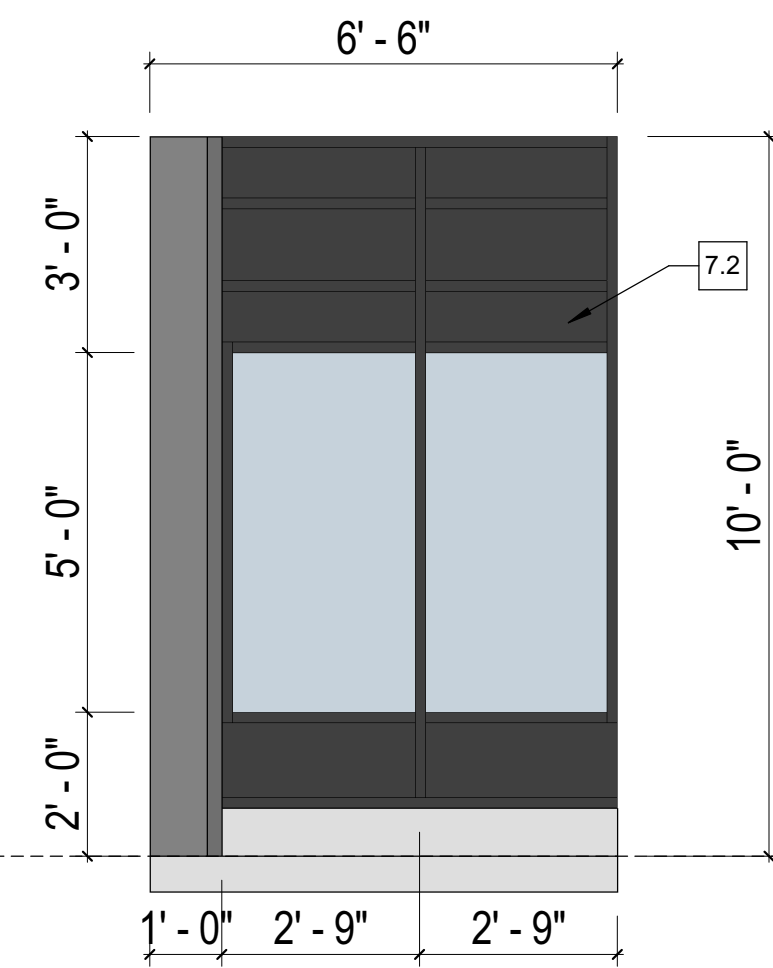
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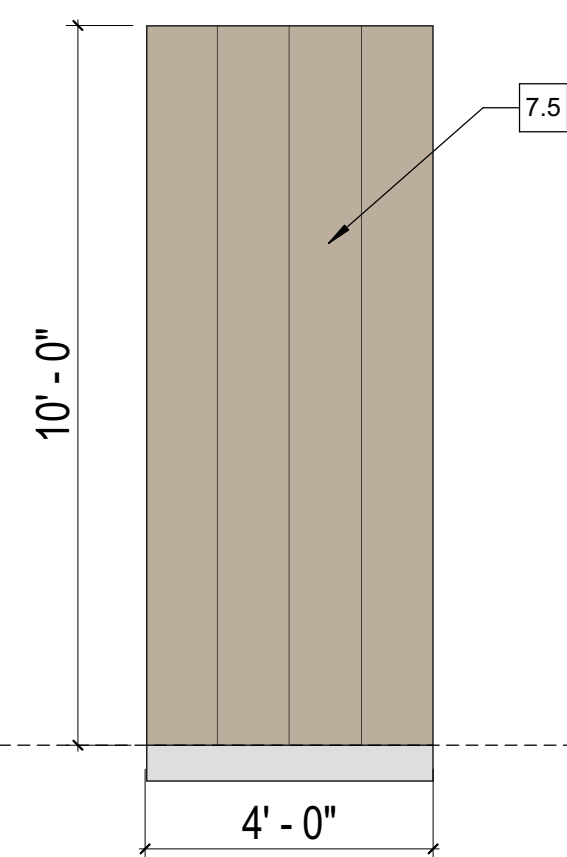
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**LANDSCAPE ARCHITECT**  
MAHAN RYKIEL ASSOCIATES  
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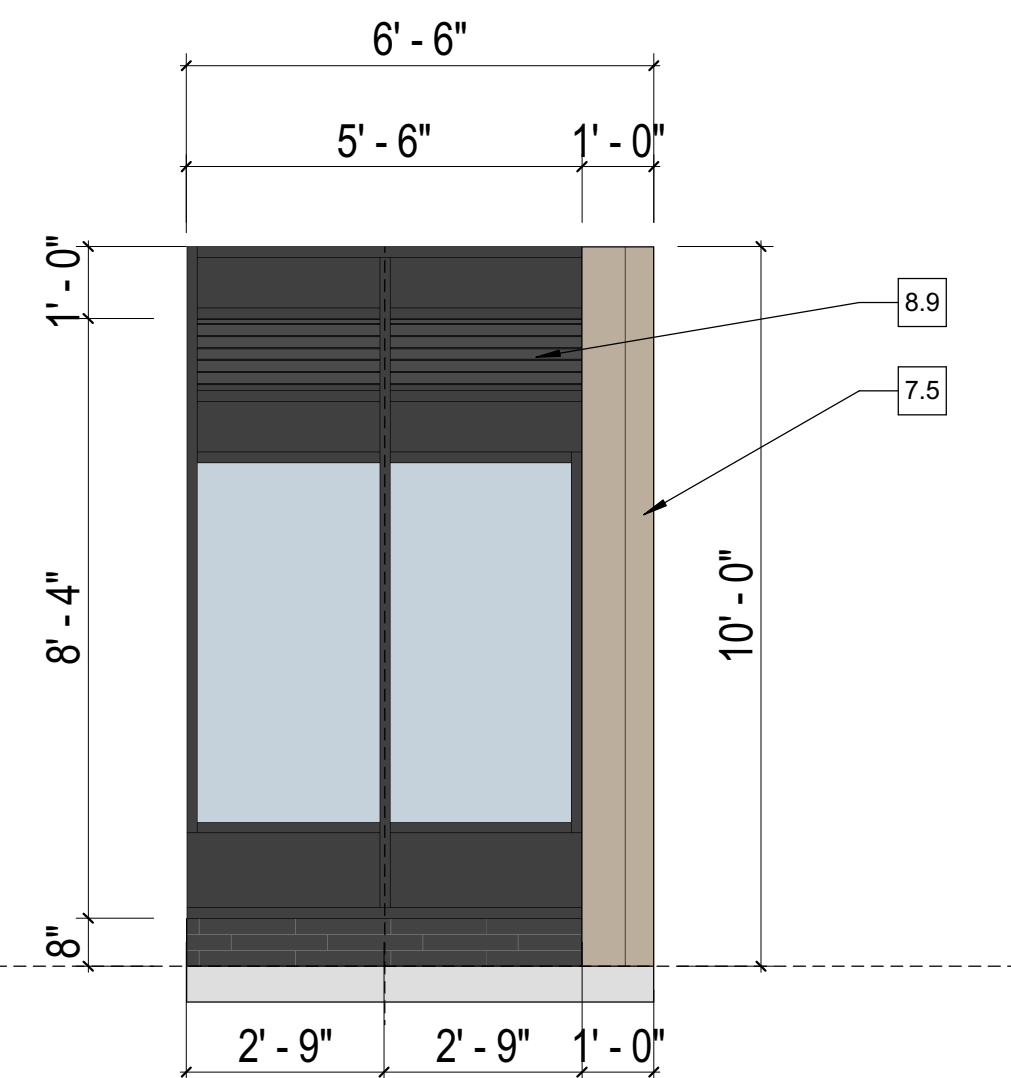
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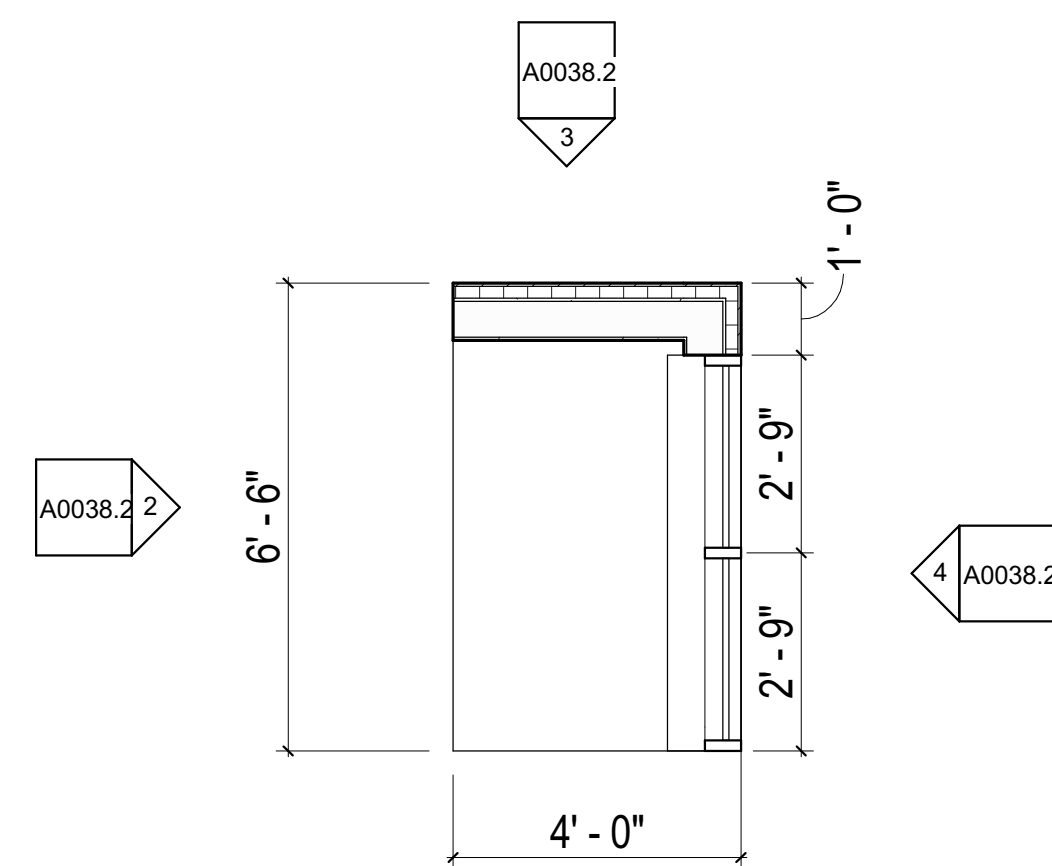
**2 Retail Mockup Elevation West**  
3/8" = 1'-0"



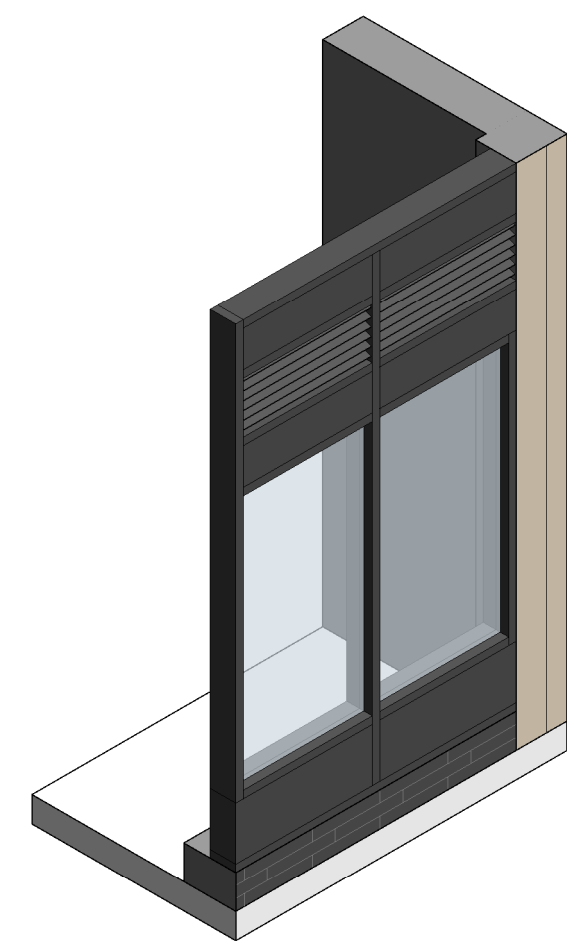
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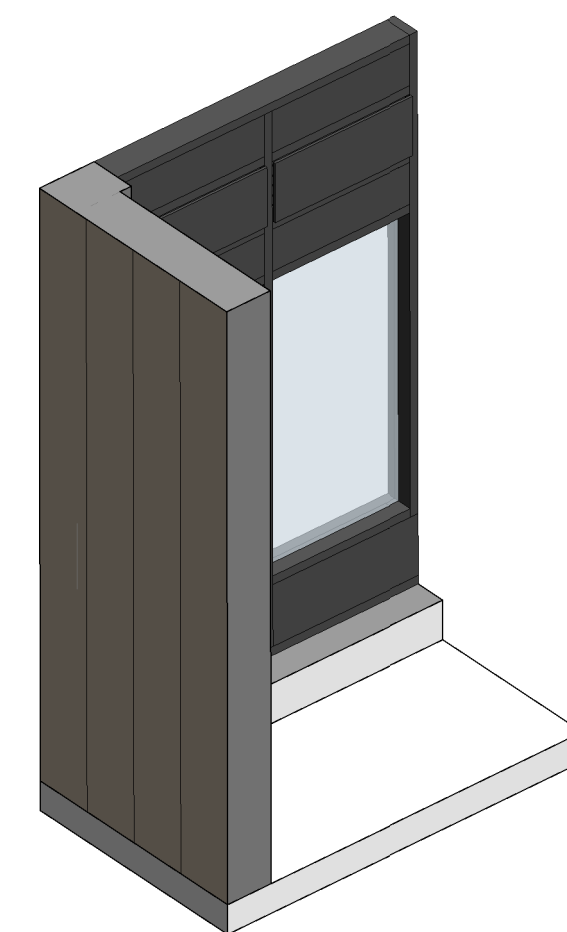
**4 Retail Mockup Elevation East**  
3/8" = 1'-0"



**1 Retail Mockup Plan**  
3/8" = 1'-0"

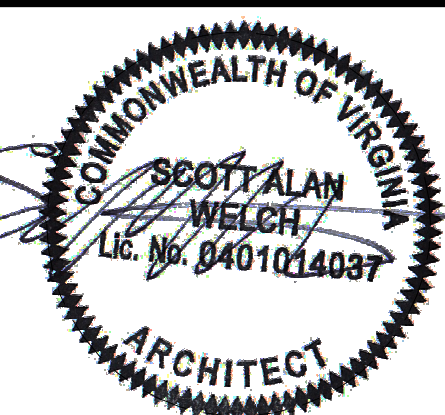


**Retail Mockup View 1**



**Retail Mockup View 2**

**Key Plan**



**Retail Mockup Panel**

**PRINCIPAL IN CHARGE**  
D.A.  
**PROJECT ARCHITECT**  
J.S.  
**DRAWN**  
S.I., V.S., C.R., R.G., P.B.  
**DATE**  
07/11/2022  
**APPROVED**  
X.Y.  
**SCALE:**  
3/8" = 1'-0"  
**JOB NO.**  
18403.3BA

**DRAWING NO.**  
**A0038.2**

**APPROVED**  
SPECIAL USE PERMIT NO. 2021-10017  
DEPARTMENT OF PLANNING & ZONING  
DIRECTOR DATE  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN No. \_\_\_\_\_  
DIRECTOR DATE  
CHAIRMAN, PLANNING COMMISSION DATE  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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Peer Review