



Alfred Street Baptist Church Building Expansion Project Spring 2017 Community Update



Spring 2017 Community Update

As part of the important dialogue with the community that is central to the Alfred Street Baptist Church's ("ASBC") Building Expansion Project, ASBC is providing this update of where the Church is in the development review process and the changes the Church has made between November 2016 and now. This information will also be disseminated via email as well as being posted on the Church's website: <http://www.alfredstreet.org/news/church-expansion/>.

After ASBC held its Third Community Meeting on Monday, November 7th, it presented its plans for expansion to the Board of Architectural Review for the Old and Historic District for a Concept Review on November 16, 2016. A Concept Review is an informal work session with the BAR that includes public comment. At that time, the BAR unanimously supported the concept of the proposed height, scale, mass and general architectural character of the proposed expansion but provided guidance as to specific refinements that should be made to certain elements as the design develops. Those comments included the following:

1. Increase the site's physical and/or visual porosity, building on the design part of a collection of separate buildings on the site;
2. Emphasize a sense of entry on S. Alfred Street and also refine the townhouse character on South Alfred Street; and
3. Restudy the roof form at the north end of the sanctuary above the balcony to eliminate the vertical, triangular roof/wall.

Based on these comments and comments received from the Community over the first three meetings, ASBC has revised its proposal with some significant changes. Those revisions and changes were detailed to the community at the Fourth Community Meeting on

February 2, 2017. The changes to the proposed expansion included:

- 1) The addition of a third level of underground parking, increasing the number of parking spaces on site to 314, from 216;
- 2) Refining the roof line of the sanctuary at the balcony level, which results in reducing the capacity of the expansion by 98 seats, to 2065 from 2163 (inclusive of the sanctuary and the historic chapel.)
- 3) Increased the porosity of the proposal by changing the amount of light/breaks with glass in between each portion of the new church as well as changing the visibility of the glass at the connection between the existing church and the proposed expansion.
- 4) Changed the façade of the S. Alfred Street portion of the building to better relate to the church uses within the building;
- 5) Providing a pocket park for public use at the corner of S. Alfred Street and Wolfe Street;
- 6) Refining the Bell Tower to better relate to the sanctuary architecture.

ASBC continues to work hard to respond thoughtfully to the comments and concerns raised by the Community and the City. ASBC presented their revisions to the Board of Architectural Review on February 15, 2017 and the BAR requested additional refinements. The ASBC plans to submit additional revisions for review by the BAR at their June 7, 2017 meeting. ASBC provided a revised schedule at the Fourth Community meeting and that schedule has been further changed in that the next submission of plans to the City of Alexandria was made in April and the potential public hearings before the Planning Commission and City Council will be in September, 2017.

| SEATING & PARKING SUMMARY | | | |
|---------------------------|-------------------------------------|---------------------|-------------|
| SEATING | | | |
| Current Submission | | Previous Submission | |
| Sanctuary = | 1,829 seats | Sanctuary = | 1,906 seats |
| Chapel = | 236 seats | Chapel = | 257 seats |
| Total = | 2,065 seats (reduction of 98 seats) | Total = | 2,163 seats |
| PARKING (ON-SITE) | | | |
| P1 = | 100 spaces | P1 = | 104 spaces |
| P2 = | 100 spaces | P2 = | 104 spaces |
| P3 = | 106 spaces | ML = | 8 spaces |
| ML = | 8 spaces | Total = | 216 spaces |
| Total = | 314 spaces (increase of 98 spaces) | | |

ASBC UPDATED LAND USE SCHEDULE

Bar Hearing for Third Concept Review:
June 7, 2017

Dates to Confirm in the Future:

Date of Planning Commission Hearing
September 7, 2017, 7:00 p.m. (Tentative)

Date of City Council Hearing
September 16, 2017, 9:30 a.m. (Tentative)

Date of Certificate of Appropriateness
Bar Hearing - Fall 2017