

Special Use Permit and Certificate of Appropriateness Application for Williams Holdings

- Michelle Williams
- 703-795-9820
- williamsholdings@live.com
- 15385 Bull Run Estates Dr., Haymarket, VA 20169

- Request Special Use Permit & Certificate of Appropriateness approval to build a four story mixed use building of 5 retail spaces & one office on the ground floor and 28 condo units on upper three floors with a roof terrace in the building front

Building Project Scope

- Excavate lots in preparation for construction
- Build a mixed use building on Jefferson Street
- Building size 45,630 sf = 6,714 GSF (Retail) + 12,972 GSF + 12,972 GSF + 10,626 GSF + 2,346 GSF (Rooftop Terrace)
- Type: Brick front, clapboard, hardboard or wood like siding
- 4 story no higher than 50'
- Ingress/egress: Front of Jefferson Street with two entrances
- 5 retail spaces (discussions currently with two restaurants)
- 28 residential units (1 BR and 2 BR)
- Expected population are professionals or over 55 and older population
- 58-61 parking spaces with shared parking arrangement
- Elevator in rear center and stairwell
- Landscaped around perimeter inside parking lot and in the front of building brick entrances
- Expected completion: June 2020

6604 & 6608 Jefferson Street Property Photo next to Neighbor 6610 Jefferson Street



Neighbor House

6604 & 6608 Jefferson Street Property Photo next to Neighbor 6590 Jefferson Street



Property Demographics

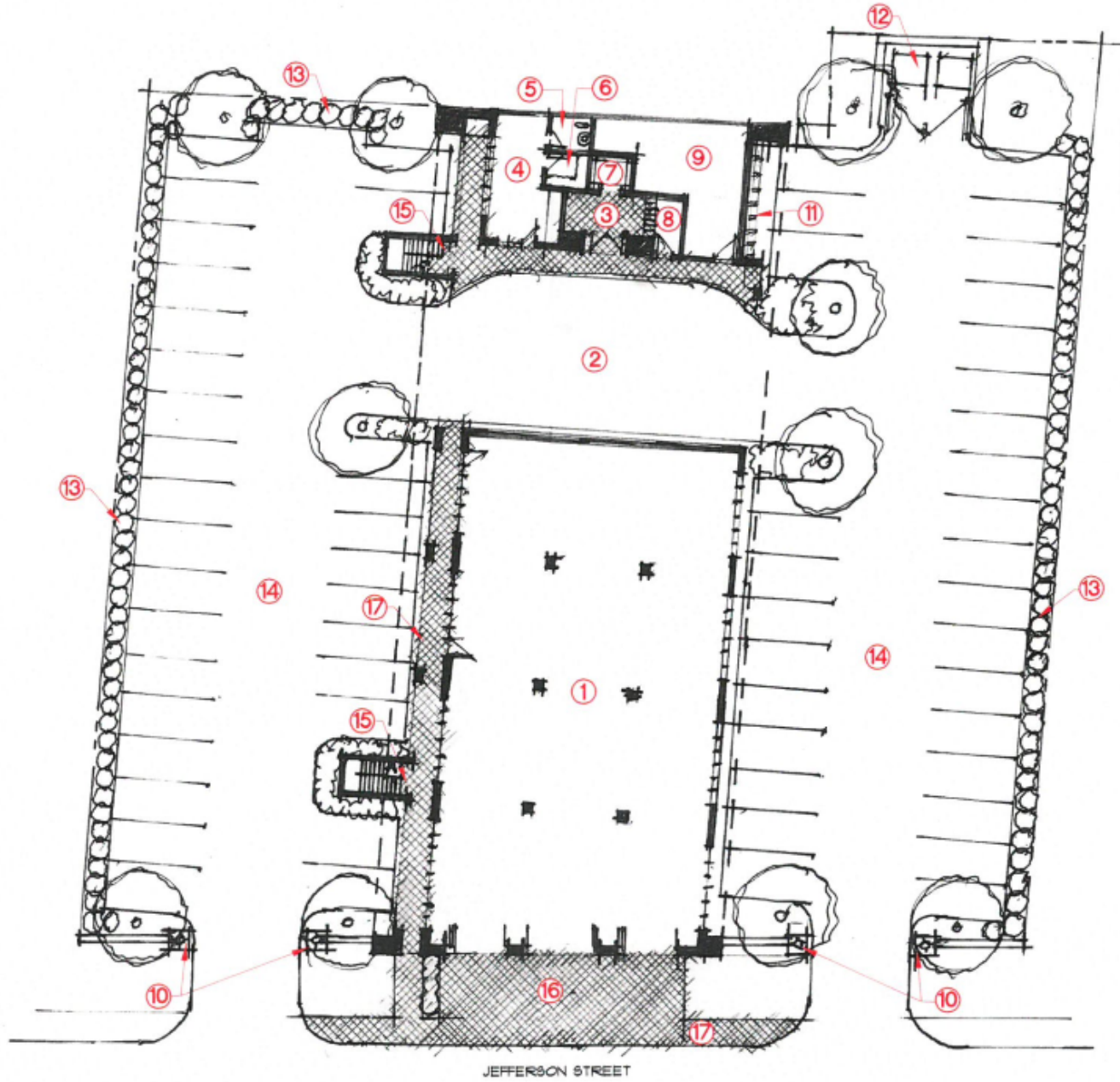
100.76 + 98.78 = 199.54 Front





The Williams Building

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540-668-7445



RETAIL LEVEL PLAN

0' 8' 16' 32'

RETAIL AREA: 6,714 SF
 MICHELLE OFFICE: 582 SF
 LOBBY: 429 SF
 EQUIPMENT ROOM: 674 SF

KEY NOTES

1. RETAIL AREA
2. PORTE-COCHERE
3. LOBBY
4. MICHELLE OFFICE
5. RESTROOM
6. STORAGE
7. ELEVATOR
8. MAIL BOXES
9. EQUIPMENT ROOM, JANITOR CLOSET, ELEVATOR, ELECTRICAL, SPRINKLE
10. ENTRY PIERS WITH LIGHTS
11. ELECTRIC METERS
12. TRASH DUMPSTER AREA WITH GATE
13. EVERGREEN SCREEN
14. PARKING AREA
15. STAIRS UP TO RESIDENTIAL
16. TERRACE
17. SIDEWALK

WILLIAMS BUILDING
 6604 AND 6608 JEFFERSON STREET
 Haymarket, VA 20169

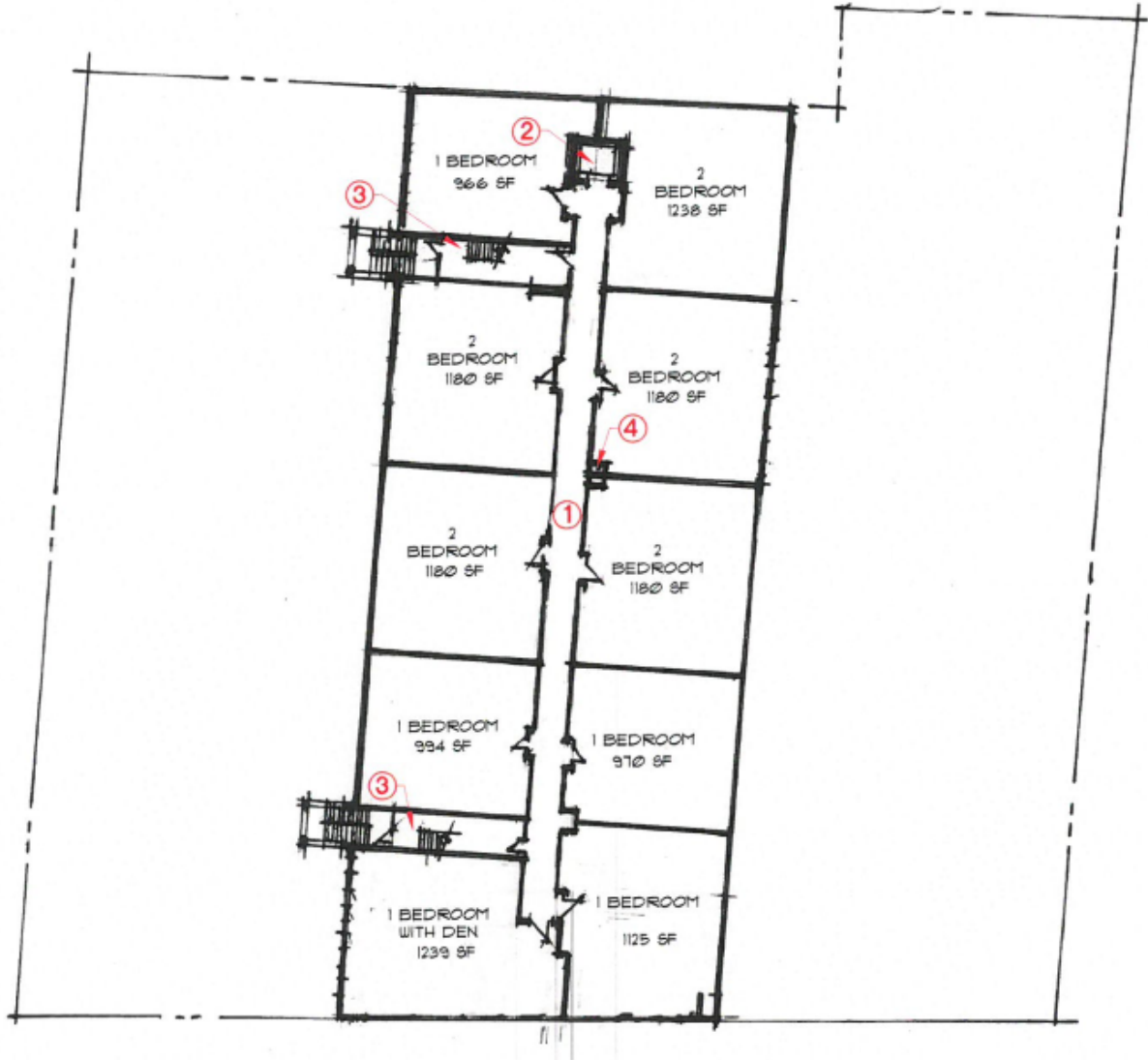
2019003



architect michael l. oxman and associates ltd.

REVIEW 04/02/2019

Phone: (540) 658-7445
 Fax: (540) 658-9000
 net: mloffice@aol.com



RESIDENTIAL SECOND LEVELS FLOOR PLAN

0 8' 16' 32'

RESIDENTIAL AREA: 12,972 SF

KEY NOTES

- 1. HALLWAY
- 2. ELEVATOR
- 3. FIRE STAIRS
- 4. JANITOR CLOSET

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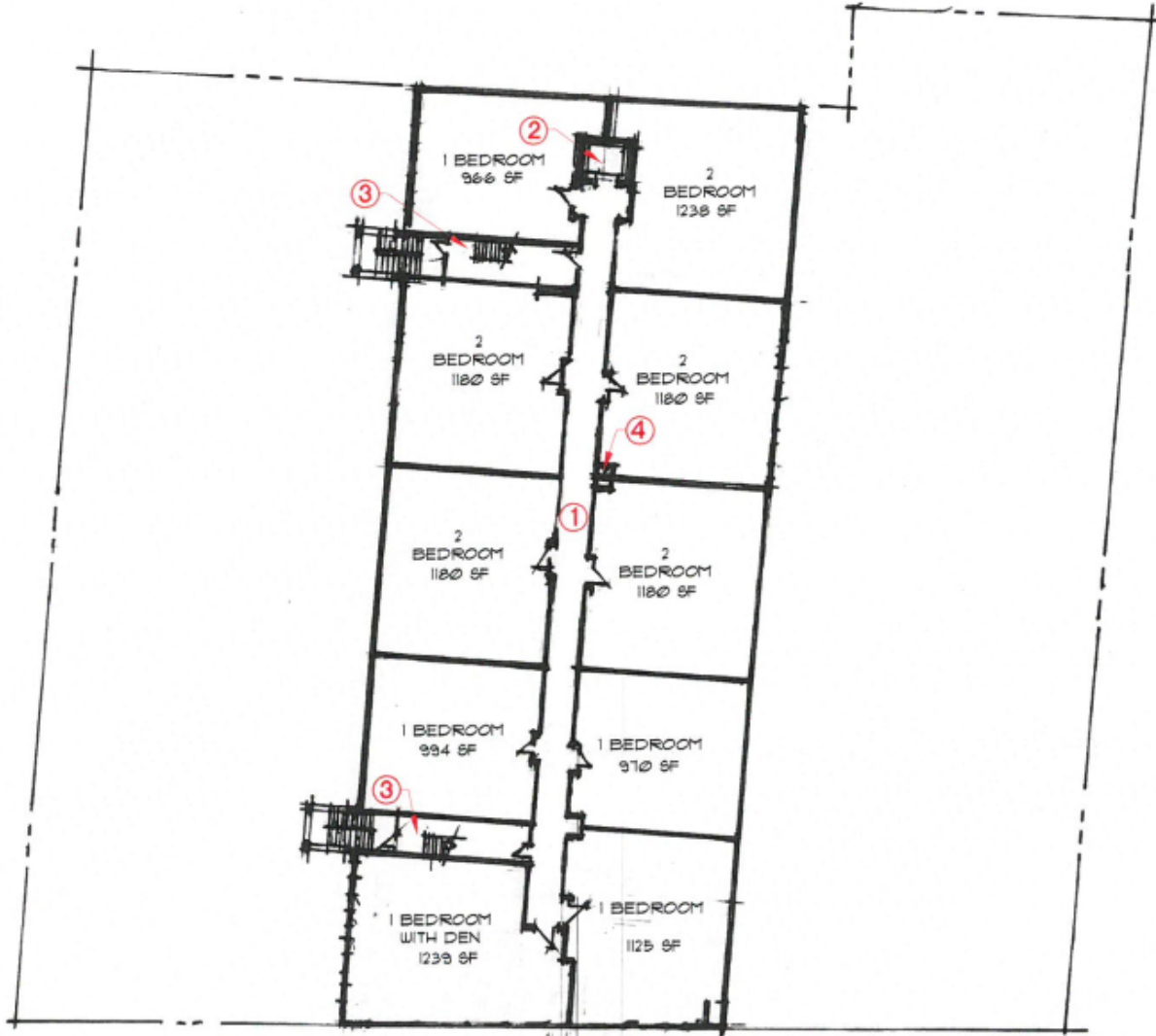
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architect michael l. oxman and associates ltd.

Phone: (540) 668-7445
 Fax: (540) 668-9000
 net: ml@oxandco.com



RESIDENTIAL THIRD LEVELS FLOOR PLAN

0 8' 16' 32'

RESIDENTIAL AREA: 12,912 SF

KEY NOTES

1. HALLWAY
2. ELEVATOR
3. FIRE STAIRS
4. JANITOR CLOSET

04/02/2019

REVIEW

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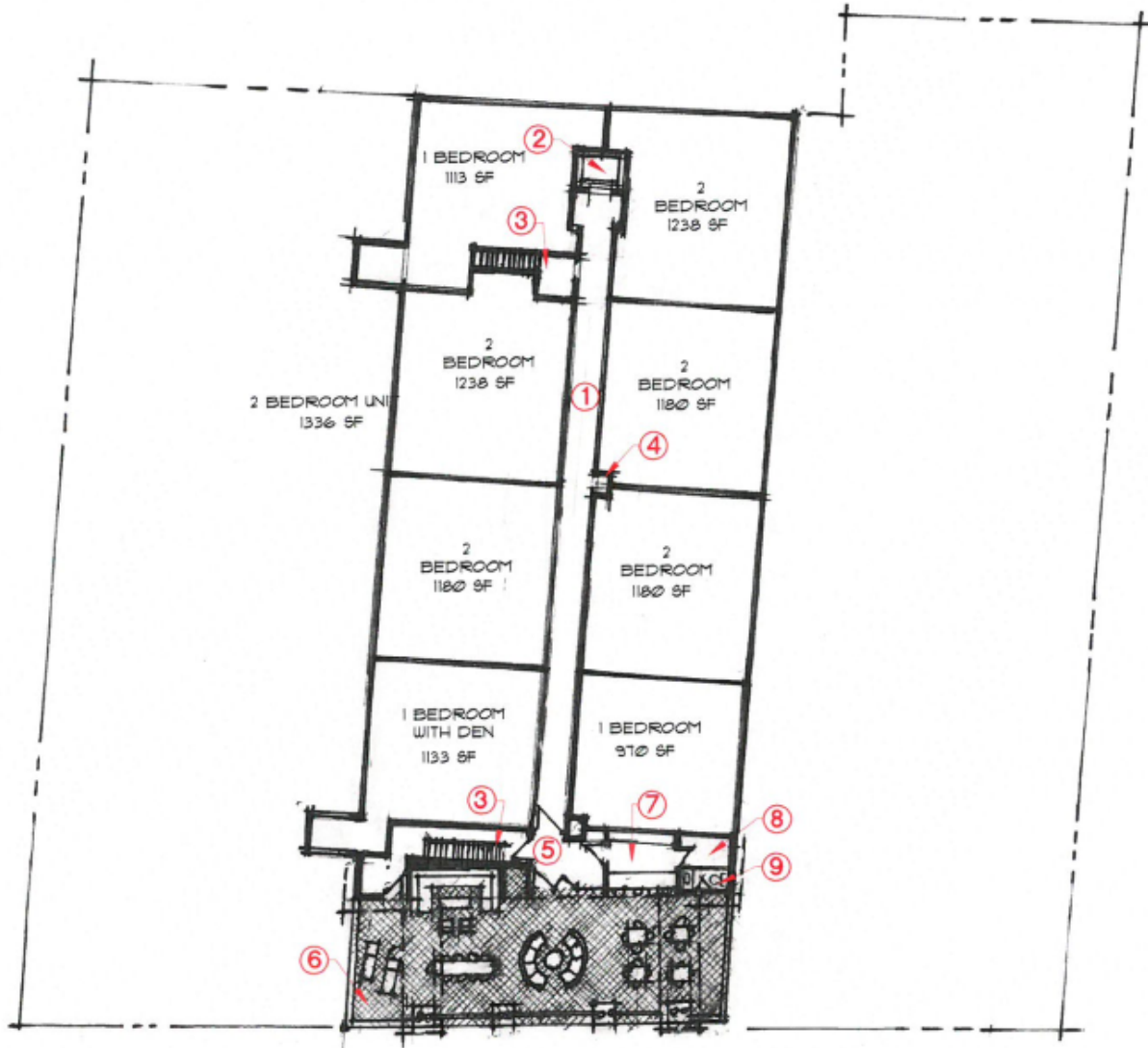
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architect michael i. oxman and associates ltd.

phone (540) 666-7445
fax (540) 666-3000
net: mifore@practic.com

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**RESIDENTIAL 4th LEVEL
AND ROOF TOP
TERRACE FLOOR PLAN**

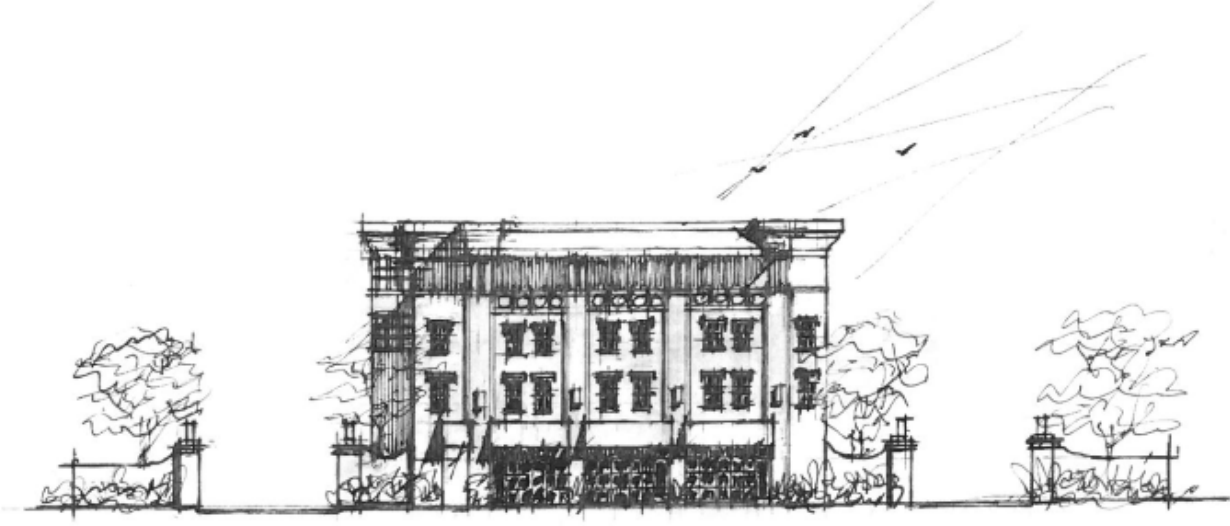
0 8' 16' 32'

RESIDENTIAL AREA: 10,626 SF
ROOFTOP TERRACE: 2,346 SF

KEY NOTES

- 1. HALLWAY
- 2. ELEVATOR
- 3. FIRE STAIRS
- 4. JANITOR CLOSET
- 5. VESTIBULE
- 6. ROOF TOP TERRACE
- 7. BAR
- 8. STORAGE
- 9. FOLDER ROOM

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WILLIAMS BUILDING 6604 AND 6608 JEFFERSON STREET Haymarket, VA 20169	
architect michael l. oxman and associates ltd.	
2019003 P4	
phone (540) 666-7148 fax (540) 668-5000 net: mlr@mlaoffice.com	



JEFFERSON STREET ELEVATION
0 8' 16' 32'

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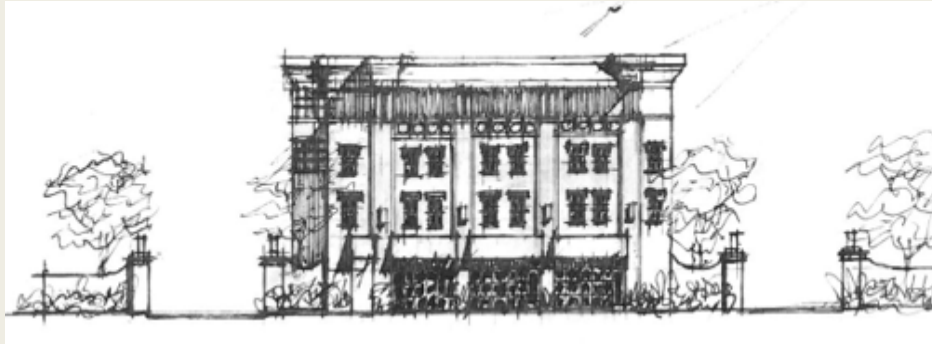
REVIEW

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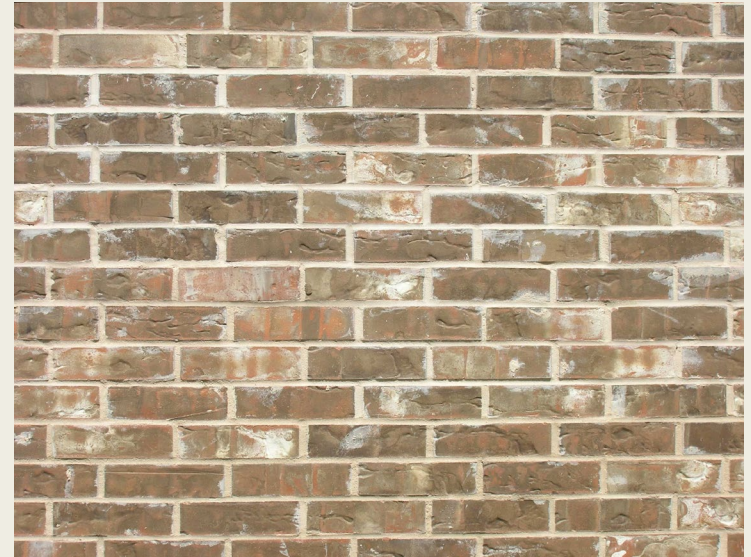
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Fax (540) 668-9000
net: mlr@oxmao.com

Proposed Materials



- Brick Front
- Brick Base
- Hardboard, clapboard or wood-look siding (product undetermined at this time) consistent in quality and texture or Hardboard Siding on sides and rear
- Metal Awnings over retail spaces and over 4th floor terrace
- Columns on rooftop terrace and iron rails with flower boxes
- Nano type doors on the front of Retail spaces to encourage retail traffic to shop and eat
- Parking lot is asphalt
- Brick entrances to parking area



Gutters

Martin Senour
Paints™ 45-2 Oriental
Silk*

Martin Senour
Paints™ 22-4
Cheshire Brown*



SAMPLE BUILDING ONLY WITH APPLIED COLORS

Requests for Special Exceptions

- Parking lot will hold 58-61 parking spaces pending site plan development. Request special exception for parking requirement. 1 space per 1 BR Condo Unit and 1.5 for 2 BR Condo Unit totaling 35.5 spaces. Additional 25.5 spaces remain for retail store parking. Request a shared parking agreement.
- It is requested that the landscape edge be reduced from guidance of 10' to 5' on each side of the property and 10' (consistent with the neighbor in the rear) in the rear to maximize parking on entire lot for residents and retail around the perimeter.
- Building proposed to be built on property line in front to utilize use of property for maximum parking.