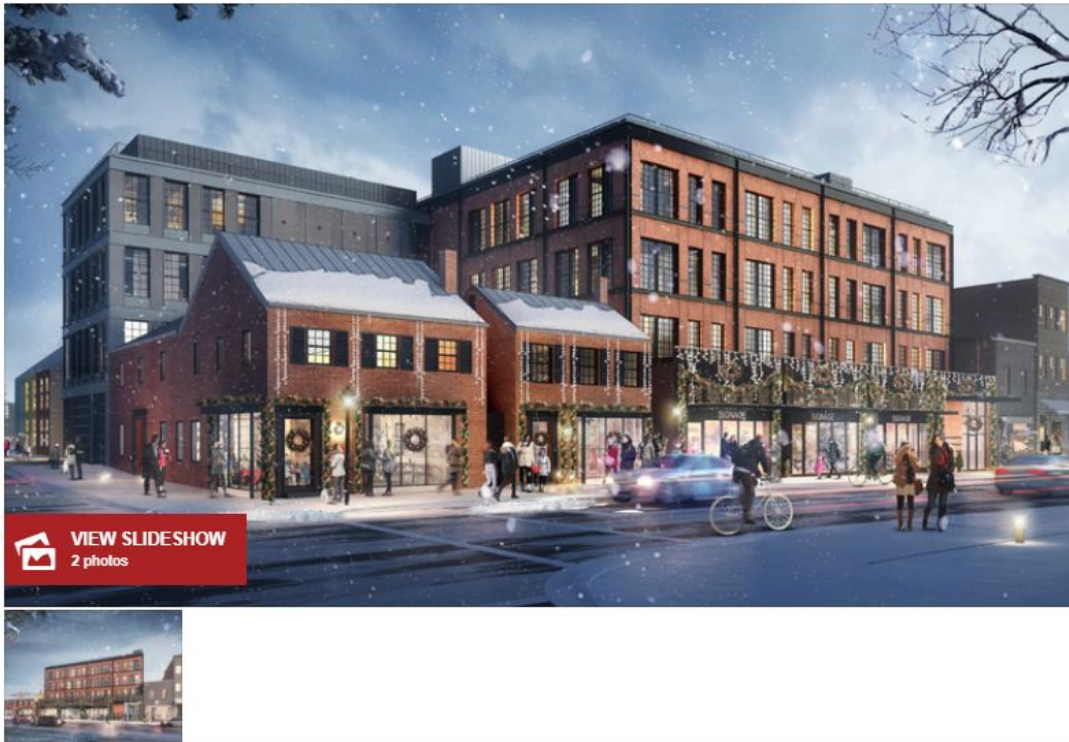


33 apartments, retail and so much red brick. Here's what's planned for 1300 King in Alexandria.



By Michael Neibauer — Managing Editor, Washington Business Journal
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A big change is coming to King Street west of Route 1 in Old Town — a new mixed-use development with plenty of fresh red brick, and maybe even some very old red brick.

A joint venture of The Holladay Corp. and The Foundry Cos. has filed plans to redevelop 1300-1310 King St., at the intersection of King and South Payne streets. An affiliate of that partnership, 1300 King LLC, acquired both properties for \$3.3 million in November, according to Alexandria records.

The proposal, slated for a date with the Board of Architectural Review in March, calls for 33 multifamily units over ground-floor retail. The project involves the construction of a new, 50-foot-tall red brick building and the preservation and integration of the existing 1300 King.

The western portion of the property is largely unimproved as a parking lot, with only a small one-story frame structure used in conjunction with a former used car operation there. 1300 King is another story: It was originally developed as two buildings in the early 1800s, according to the application, and those were later merged and expanded with a one-story kitchen addition to accommodate a ground-floor restaurant. The building has been altered multiple times over the years, with the original masonry reclad with formstone in parts and stucco in others.

As part of the project, designed by Winstanley Architects & Planners, the formstone cladding will be removed to expose the original masonry (formstone is a simulated masonry often applied to brick). The condition of what's underneath is unknown, but Bethesda-based Foundry and D.C.-based Holladay intend to maintain or restore it, "if feasible."

The existing businesses at 1300 and 1304 King St. — Pines of Florence, an Italian restaurant, and Aftertime Comics — will have to vacate during construction, according to the LLC's land use attorney, Cathy Puskar of Walsh, Colucci, Lubeley & Walsh PC. It is unclear whether either will be able to return, though the project does involve removal of the kitchen, and the application mentions "future retail tenants" that will "activate and generate additional business and activity along this commercial corridor."

Both businesses have been in the same location for decades.