

700 N. Washington Street

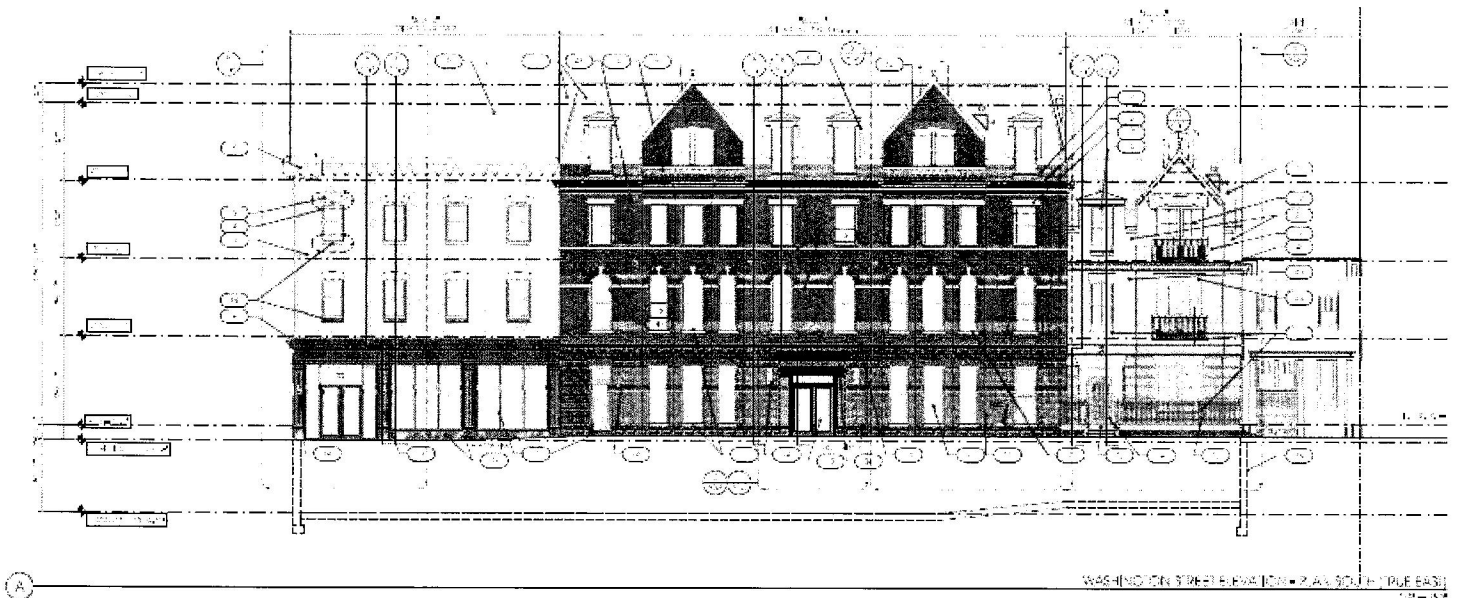
DSUP2013-0002

PROJECT DESCRIPTION

The proposal, approved in October 2013, includes the redevelopment of the site into a four (4)-story, mixed-use commercial/residential building and underground parking garage. The site currently contains the Travelodge motel and a townhouse. The townhouse is to remain, while the motel will be redeveloped.



The proposed building will have retail space on the first floor, and three (3) stories of residential space above. Parking will be provided with surface parking, and a level of parking beneath the building. This project will conform to the Washington Street Standards and the Washington Street Guidelines.



WASHINGTON STREET ELEVATION - P.A. (SOUTH FACING)

700 N. Washington St. 54
DSUP2013-0002

Old Town North

Site Address:

700 N. Washington St

Lot Area: 0.41 acres (17,804 sf)

Current Zone: CD-X

Current Use(s): Motel and Townhouse

Proposed Zone: CRMU-X

Proposed Use(s): Mixed-Use Commercial/Residential

	Permitted/Required	Proposed
FAR	2.5 with SUP (in CRMU-X)	2.01
Parking	Residential: 28 spaces Retail: 28 spaces	Surface: 7 spaces Garage: 34 spaces
Yards / Setbacks	Front: 0 feet Side: 1/2 of height	Front: 0 feet Side: 16.5 feet
Open Space	25%	30%
Height	50 feet	48 feet

Requested Zoning Modifications:

1. Master Plan Amendment to change the land use designation as shown on the Small Area Plan maps from CD-X/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
2. Rezoning from CD-X/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
3. Development special use permit, with site plan, to construct a multifamily mixed use building with ground level retail at 2.01 FAR;
4. Special Use Permit to reduce the number of required parking spaces and to permit offsite parking within 300 feet;
5. Encroachment for planters and, Modifications to side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410.

PROJECT TIMELINE

- > **October 2013.** Project approved by City Council.
- > **March 2015.** Received Certificate of Appropriateness from BAR.
- > **October 2015.** Final Site Plan 2 Comments submitted.

CONTACT INFORMATION

Project Planner

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