

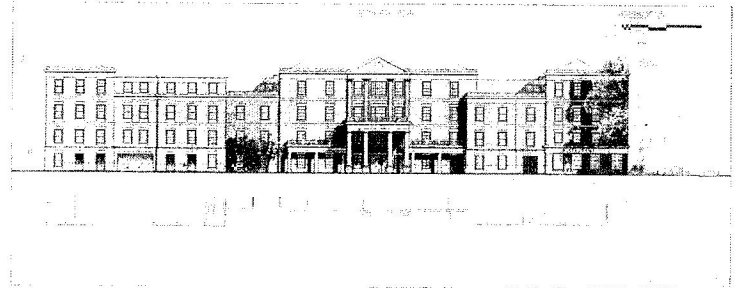
Old Town North

1101 N. Washington Street (Old Colony Inn)

DSUP2014-0043

Old Colony Inn, LLC, has applied for a DSUP and Modifications to:

- > Renovate and expand an existing two (2)-story, 49-room hotel into a four (4)-story, 95-room hotel with a 60-seat restaurant
 - The proposal includes a renovated surface parking layout, and streetscape and open space improvements
 - The applicant seeks to expand the existing hotel through a partial demolition and “reskinning” of the building exterior



The hotel is bounded by townhomes (Canal Way and Pitt Street Station) to the east and northeast, Liberty Row Condominiums to the south, office buildings to the north and Washington Street as it transitions to the George Washington Memorial Parkway to the west.

Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include issues related to requested zoning modifications, parking, and site and building design.

- > Mass, scaling, height and articulation
 - The appearance from Washington Street/ Parkway (western façade)
 - Building height in relation to nearby residences
 - * Specifically, the Zone Transition Line Setback modification
- > Parking and loading
 - Availability of on-site parking spaces
 - The screening of the loading area and the path of delivery trucks
 - The width of the shared alley, and the necessity it accommodates traffic and parking from both the hotel patrons and townhouse residents



Bing Maps

DSUP2014-0043

Old Town North

Site Address: 1101 N. Washington Street

Lot Area: 0.98 acres (42,746 SF)

Current Zone: CD / Commercial Downtown

Current Use(s): Hotel

Proposed Zone: CD / Commercial Downtown

Proposed Use(s): Hotel (95 Rooms) and Restaurant (40 seats, expandable to 60)

	Existing	Permitted/Required	Proposed
FAR	0.64	1.50	1.29 (approx.)
Parking	69	75 (67 hotel + 8 restaurant)	62 (Applicant seeks SUP for parking reduction and off-site spaces to fulfill requirement)
Yards / Setbacks	Front: 49.6' (E. Abingdon Dr.) / 9.5' (Second St.) Side: 13.5' (North Side) / 26.2' (East Side)	N/A	Same as existing
Open Space	-	N/A	6,541 SF (15.2% of site) 5,075 SF ground-level open space
Height	30-35'	50'	50' (Measured to midpoint of gable)

Requested Zoning Modifications:

1. Modification for the Zone Transition Line Setback for the east property line
2. Modification for landscape island / parking ratio

PROJECT TIMELINE

- > **December 2.** Next BAR (Old & Historic) Concept review hearing.
- > **December.** Completeness review pending. Subsequent UDAC presentation scheduled.
- > **Late Winter 2016.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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