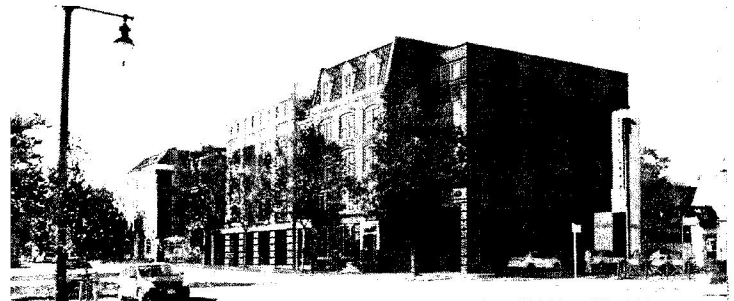


Old Town North

Towne Motel 800 N. Washington St. DSUP2015-0004



PROJECT DESCRIPTION

The applicant proposes through a Development Special Use Permit (DSUP) to:

- > Construct a new hotel on the site of an existing motel.
 - Five stories
 - 98 guest rooms
 - 47 parking spaces (44 below grade)
- > Parking Reduction of 22 spaces
- > Increase in FAR to 2.5
- > Valet parking for on-site garage
- > Preservation and slight relocation of existing historic house.

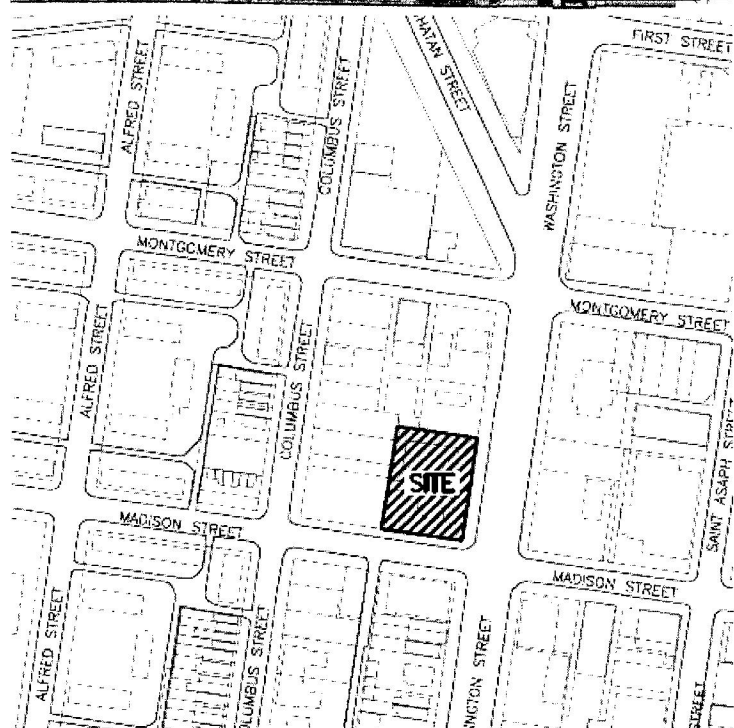
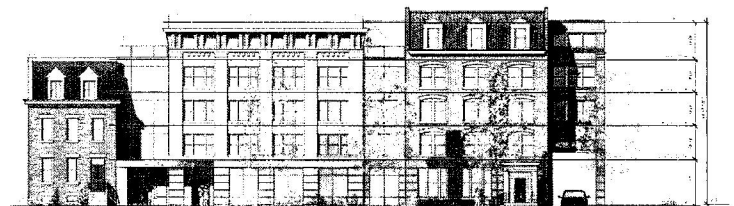
The hotel is bounded by the George Washington Memorial Parkway to the east, Madison Street to the south, a vacant parcel of land to the west (rear) and a fast food restaurant to the north.

KEY ISSUES

Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include issues related to:

- > Site access and parking
 - Location of curb cut on Washington Street
 - Vehicular circulation in rear of site
 - Valet parking
- > Building Design
 - Restoration of existing historic home
 - Scale and mass and general character of the new hotel
 - Streetscape improvements

FIGURE 1: DEVELOPMENT SITE LOCATION AND SURROUNDING AREAS



DSUP2015-0004

Old Town North

Site Address: 800 N. Washington Street

Lot Area: 0.4536 acres (19,757 SF)

Current Zone: CD-X

Current Use(s): Motel

Proposed Zone: No change

Proposed Use(s): Hotel

	Existing	Permitted/Required	Proposed
FAR	.75	2.5 w/SUP	2.5
Parking	19	69	47
Yards / Setbacks	N/A	Front: N/A West Side: 50 feet	Front: 0.7 West Side: 13.2
Open Space	N/A	N/A	1,700 SF (8.86% of site) 1,250SF ground-level open space
Height	N/A	50 feet	50 feet

Requested Zoning Modifications:

1. Zone transition setback for west side yard
2. Reduction in tree canopy

PROJECT TIMELINE

- > **November.** Completeness review pending.
- > **January 5 and January 23.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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