



901 N. Pitt Street

Rezoning #2022-00001

Development Special Use Permit #2021-10030

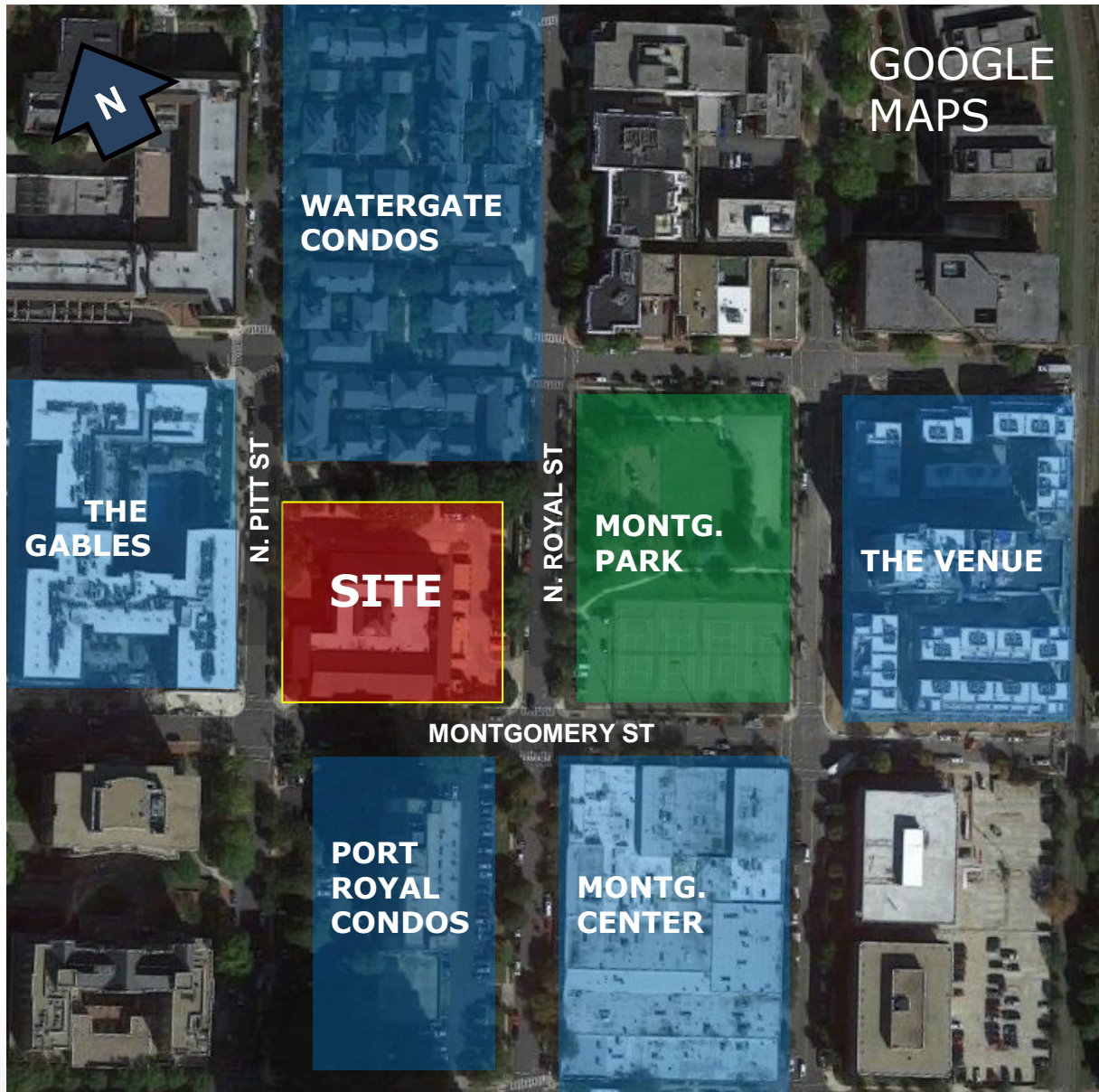
Indoor & Outdoor Live Entertainment SUP#2022-00003

Transportation Management Plan SUP#2022-00005

City Council

April 23, 2022

Project Location



DSUP #2021-10030 901 N. Pitt Street

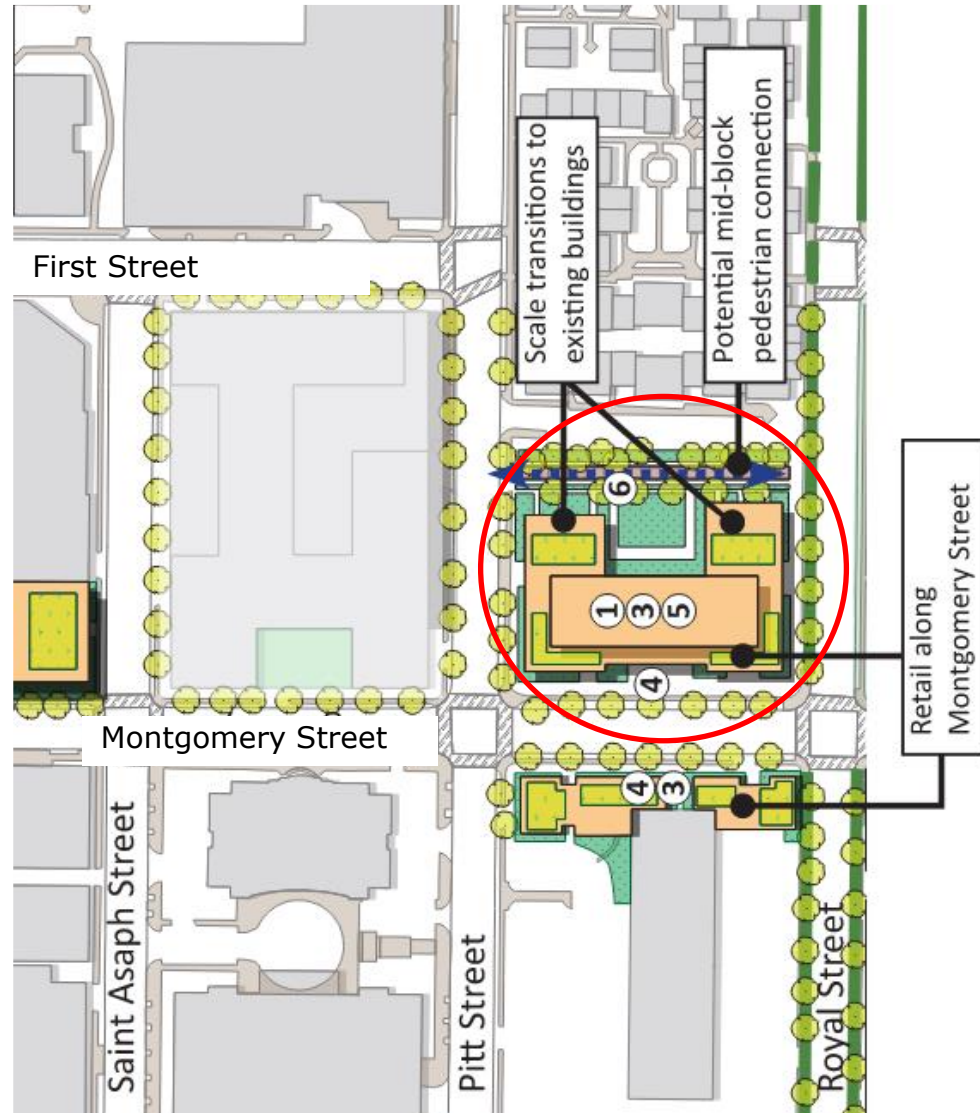
Existing Conditions



DSUP #2021-10030 901 N. Pitt Street

Rezoning and SAP Compliance

- Rezoning from OCM(50) to CRMU-X
- Mid-block connection/widened sidewalks
- Building placement and scale transitions
- Compliance with applicable OTN Urban Design Standards and Guidelines



Old Town North Small Area Plan Illustrative Layout

Ground Floor Uses & Activation

Arts & Cultural Anchor

- Tenant to occupy 6,445 SF of ground-floor space along N. Royal Street
- Public events/classes a minimum average of 20 days/month

Restaurant & Outdoor Dining

- Located at the Montgomery/N. Royal Street corner
- Outdoor entertainment SUP to allow performances in outdoor dining area



Outdoor Dining Rendering

Building Design



DSUP #2021-10030 901 N. Pitt Street



Montgomery Street Rendering



North Royal Street Rendering



901 N. Pitt Street

DSUP #2021-10030

Mews and Courtyard Design



Mews and North Pitt Street Rendering

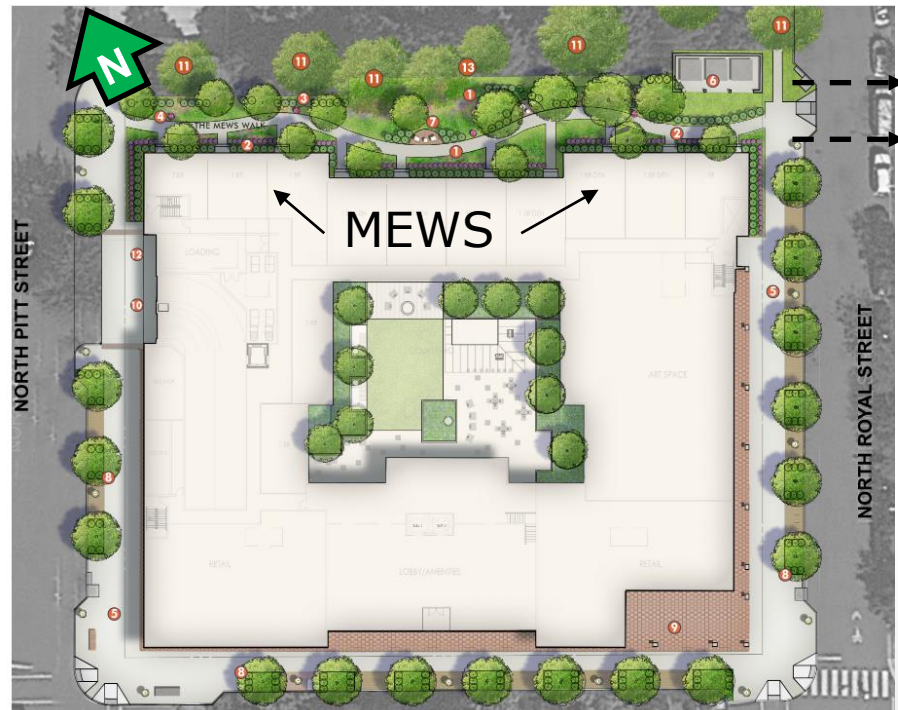


Mews and North Royal Street Rendering

Open Space & Landscaping



LOCATION	AREA
Public	5,679 SF (10%)
Private	12,914 SF (24.8%)
Ground-level	7,460 SF
Above-grade	5,454 SF
Total	18,593 SF (31%)
<i>Required</i>	<i>14,833 SF (25%)</i>





Parking

Parking Breakdown by Use

	Parking Required	Parking Provided	Parking Reduction Needed
Multifamily	238 spaces	238 spaces	No
Commercial / Restaurant	8 spaces	0 spaces	Yes
Arts and Cultural Anchor	0 spaces	0 spaces	No
TOTAL	246 spaces	238 spaces	

Residential Parking Requirement Breakdown

Housing Type	Units or Bedrooms	Parking Rate	Parking Required
Market Rate Rental	283 bedrooms <i>(234 units)</i>	spaces/bedroom	226 spaces
Affordable Rental	16 units	0.64 spaces/unit	12 spaces
TOTAL	250 units		238 spaces

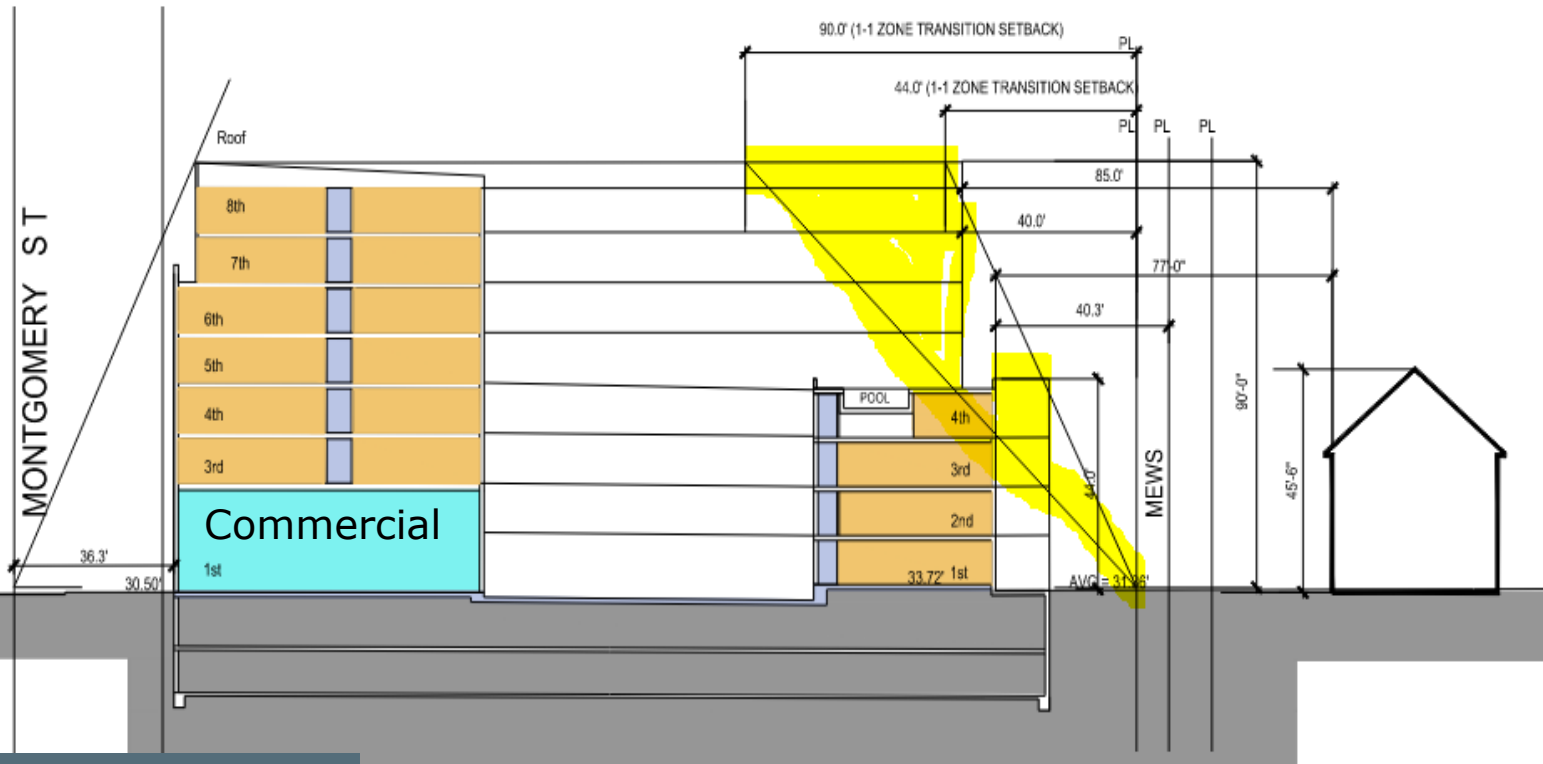


Special Use Permit and Modification Requests

- **Special Use Permits (SUPs)**
- Use-based SUPs: Multifamily dwellings and indoor & outdoor live entertainment uses in CRMU-X zone
- Increase to 2.5 FAR in the CRMU-X zone
- Bonus density (30%) for the provisions of affordable housing (Section 7-700)
- Bonus density (30%) AND height (13 feet) for an arts and cultural anchor in Old Town North
- Parking reduction for the commercial/restaurant uses
- Transportation management plan (TMP)
- **Site Plan Modifications**
- Crown coverage requirement
- Zone transition setback requirement

Zone Transition Setback

(Section 7-902)



North-South Section



Community Benefits

- High quality building design and site activation
- Arts and cultural anchor to support the Old Town North Arts and Cultural District
- Restaurant/retail space to support the Retail Corridor
- Streetscape and pedestrian improvements on site and in public right-of-way
- Publicly accessible open space
- Green building design
- 16 on-site affordable housing units
- Contributions:
 - \$8,840 to the Urban Forestry Fund
 - \$562,751 to OTN Fund
 - \$666,669 to the Housing Trust Fund
 - Capital Bikeshare contribution of \$30,000
 - Public Art installation on site or a contribution of \$75,000



Community Outreach/UDAC

DATE	MEETING
Community & City Meetings	
May 6, 2021	Watergate Townhomes Board
August 10, 2021	Watergate Townhomes Board
September 8, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
September 23, 2021	NOTICE walking tour of Old Town North
October 11, 2021	NOTICE (virtual)
October 20, 2021	Watergate Townhomes Board
October 27, 2021	Virtual Community Meeting
November 3, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
January 11, 2022	Watergate Townhomes Board
January 12, 2022	Urban Design Advisory Committee for Old Town North (UDAC) (virtual)
February 3, 2022	Alexandria Housing Affordability Advisory Committee (AHAAC) (virtual)
March 22, 2022	Virtual Community Meeting

901 N. Pitt Street

DSUP #2021-10030



Recommendation

Staff recommends **APPROVAL**

Planning Commission recommends **APPROVAL**

April 7, 2022



