

Rezoning #2025-00005
Special Use Permit #2025-00049
Encroachment #2025-00006
601 Wythe Street – Office to Residential Conversion

Application	General Data	
Request: Public Hearing and consideration of a request for (A) a Rezoning from CD-X/Commercial Downtown Zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Special Use Permit for a multi-unit dwelling use; and (C) an Encroachment into the public right-of-way for upper floor balconies, street-level bollards, a permanent planter, and walls.	Planning Commission Hearing:	October 9, 2025
	City Council Hearing:	October 18, 2025
Address: 601 Wythe Street	Zone:	<u>Existing:</u> CD-X/Commercial Downtown Zone (Old Town North) <u>Proposed:</u> CRMU-X/Commercial-Residential-Mixed-Use (Old Town North) zone
Applicant: 601 Wythe Street LLC represented by Kenneth Wire, attorney	Small Area Plan:	Old Town North

Staff Recommendation: APPROVAL

Staff Reviewers: Tony LaColla, AICP, anthony.lacolla@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 9, 2025: On a motion made by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission moved to recommend approval of REZ #2025-0005. The motion carried on a motion of 7 to 0.

On a second motion made by Vice Chair Koenig, also seconded by Commissioner Manor, the Planning Commission moved to recommend approval of SUP #2025-0049. The motion carried on a motion of 7 to 0.

On a third motion made by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission moved to recommend approval of ENC #2025-0006. The motion carried on a motion of 7 to 0.

Reason: The Planning Commission agreed with staff's analysis and recommendation.

Discussion:

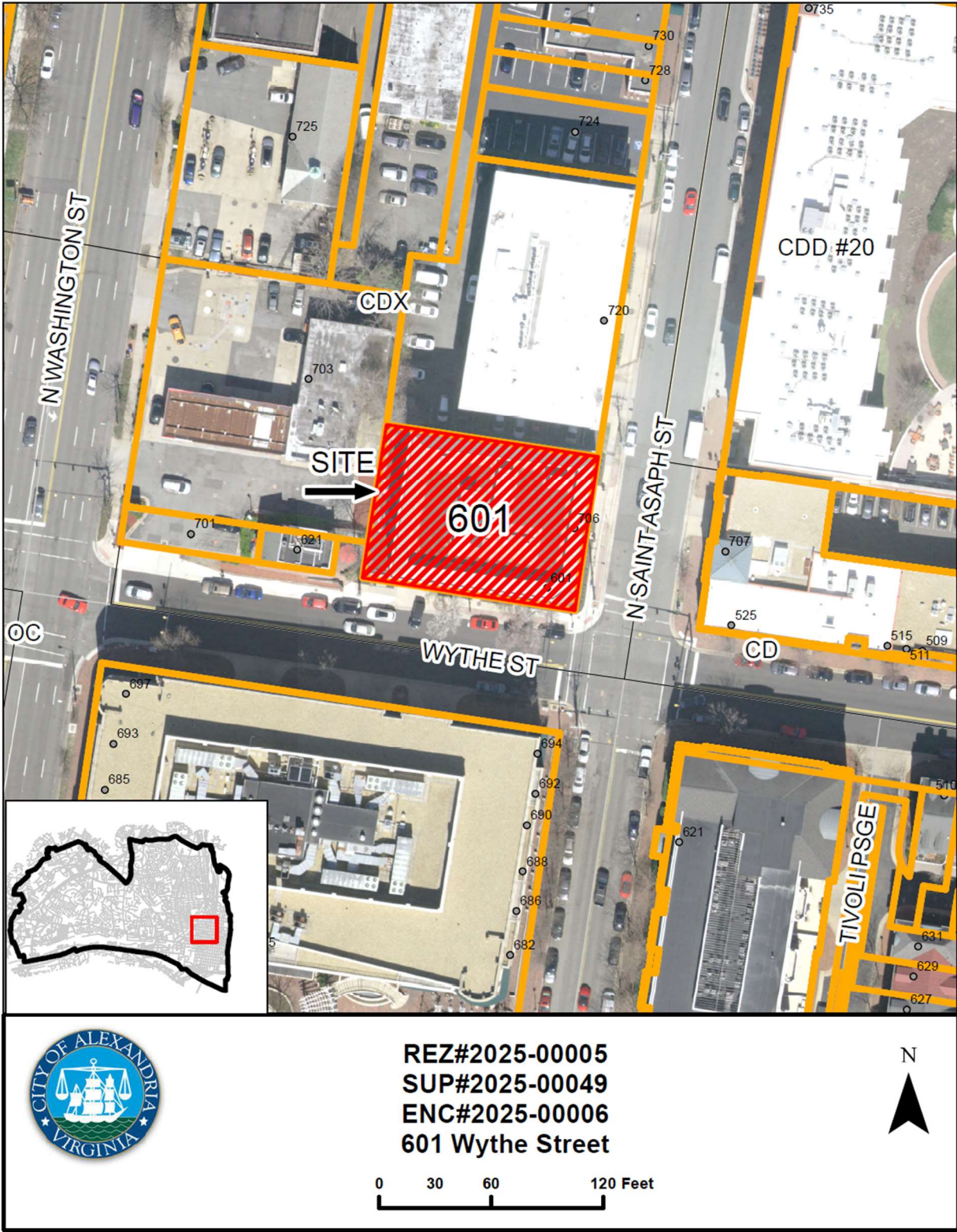
Commissioners Ramirez and Brown spoke in support of the request. Vice Chair Koenig clarified with staff that the building would continue to be considered noncomplying. Chair McMahon spoke in support of the request and expressed appreciation for the applicant to endure the complexity of the approval process.

Speakers:

Melissa Kuennen, Vice President of North Old Town Independent Citizens' Association, spoke in support of the conversion and the proposed architectural changes.

Ken Wire, attorney, acknowledged the complexity of the approval process for the project but thanked staff for working out a solution.

Rezoning #2025-0005, Special Use Permit #2025-0049, & Encroachment #2025-0006
601 Wythe Street



I. PROJECT SUMMARY

The applicant, 601 Wythe Street LLC, represented by Kenneth Wire attorney, requests:

- (A) a **rezoning from CD-X/Commercial Downtown Zone (Old Town North)**
to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone,
- (B) a **special use permit (SUP)** for a multi-unit dwelling use, and
- (C) an **encroachment** into the public right-of-way for proposed upper floor balconies and other street level structures: bollards, a permanent landscaping planter box, and low walls.

These approvals would allow an office-to-residential conversion of the existing building at 601 Wythe Street. The applicant proposes 18 dwelling units each with access to private and shared open space and off-street parking in the building's garage.

Staff **recommends approval** of all three requests as they generally meet all applicable criteria and are consistent with the City's planning goals and strategies for office to residential conversions as envisioned in the Old Town North Small Area Plan (SAP).

II. SITE DESCRIPTION AND CONTEXT

The subject property is a 9,748 square-foot lot at the northwest corner of the intersection of Wythe and North Saint Asaph Streets. A five-story office building, constructed in 1986, with a 70-space parking garage occupies the lot. The building has 34,160 square feet of floor area, which based on the lot size, results in a 3.5 Floor Area Ratio (FAR). As measured to the top of its rooftop decorative screening, the building is 64 feet tall. No additions or significant alterations have been made to the exterior of the building since construction in 1986. Previously, bollards, a brick landscaping planter box, a retaining wall, and a light pole were installed at various locations in the public right-of-way (ROW) immediately in front of the subject property along both streets.

The building occupies almost the entire site but provides space for a narrow strip of landscaping between the building and the sidewalk along both its frontages. Each frontage also provides access to the building's multi-level parking garage. Figures one through three, below show the front of the building as viewed at the intersection and from Wythe and North Saint Asaph Streets.



Figure 1 – Subject property as viewed from opposite corner of Wythe and North Saint Asaph Streets



Figure 2 – N. St. Asaph St. elevation showing garage access to below-grade parking levels



Figure 3 – Wythe St. elevation showing building's main entrance and garage access to lobby-level parking

The subject property is surrounded by a wide mix of uses including a gas station, restaurant, residences, offices, and retail (see figure four, below). The adjacent building at 720 North Saint Asaph Street, immediately next to the subject property, is undergoing an office-to-residential conversion that was approved by City Council in December 2023. Due to its proximity to Washington Street, the subject property is within the Old and Historic Alexandria District (OHAD).

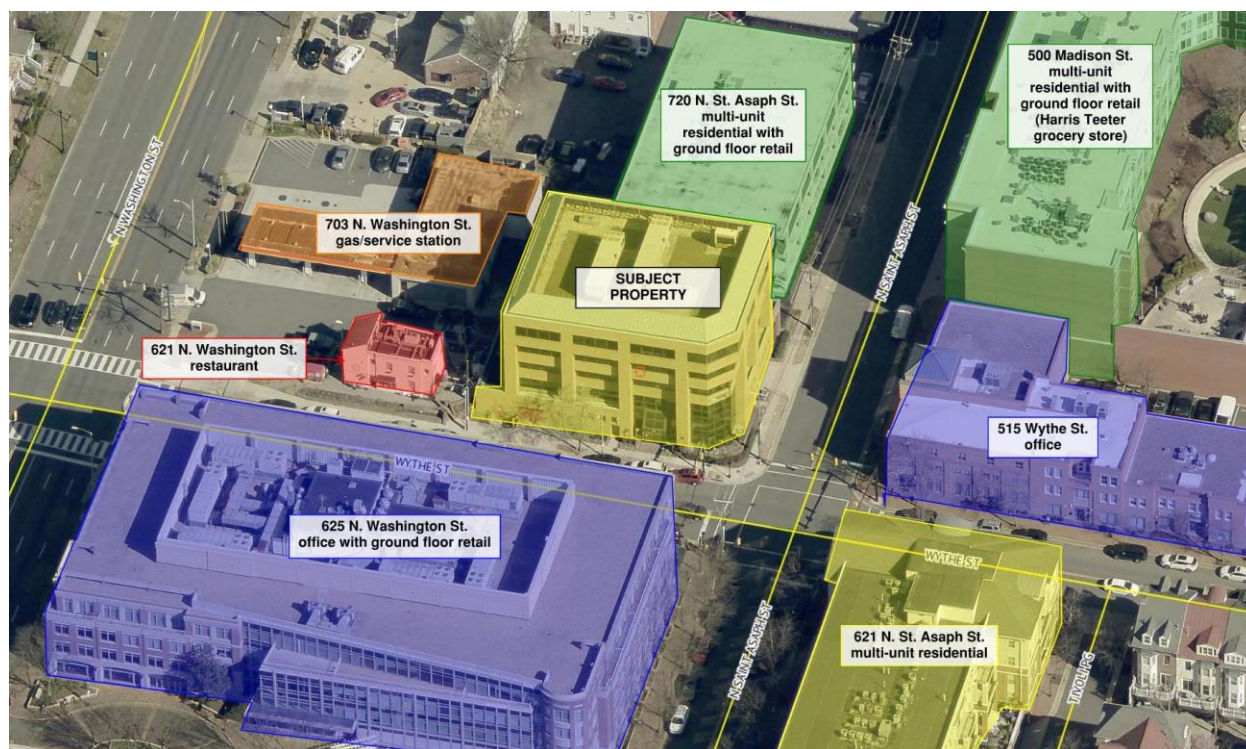


Figure 4 – Surrounding buildings/uses

III. BACKGROUND

EXISTING BUILDING

The subject property's five-story building was developed pursuant to Site Plans #1984-0003 and #1984-0004. The approvals allowed a building with a maximum height of 64 feet, a 2.97 FAR, and a floor area of 24,130 square feet. At the time of approval, the property was zoned C-2/Commercial which allowed a maximum FAR and height of 3.0 and 150 feet, respectively.

ZONING HISTORY

In 1992, the subject property was rezoned to CD-X/Commercial Downtown Zone (Old Town North) as part of a comprehensive City-wide zoning update, and the C-2/Commercial zone was deleted from the Zoning Ordinance. The new CD-X zone allowed a maximum 1.5 FAR for nonresidential uses. Given that the existing building provided a 2.97 FAR, it became a noncomplying structure with the 1992 rezoning. Noncomplying structures may remain indefinitely subject to Zoning Ordinance section 12-100.

Between 1992 and now, City Council has approved several Zoning Ordinance amendments that change how floor area is calculated. Prior to these amendments, portions of the existing building with a ceiling height of less than 7.5 feet could be excluded from floor area. These areas are no

longer eligible for exclusion. As a result of these amendments, the subject property's FAR increased from 2.97 to 3.5.

The building is still classified as a legal noncomplying structure and can remain indefinitely.

NONCOMPLYING STRUCTURE LIMITATIONS

Generally, any permitted use (or use that receives SUP approval) can occupy a noncomplying structure provided that it meets all applicable requirements. As an example, in the CD-X zone, residential buildings must provide side setbacks while nonresidential buildings are exempt from setback requirements. Given that the existing nonresidential building provides no setbacks, and the change in use would trigger the CD-X zone's residential requirements, a residential use would not be permitted without approved modifications from setback requirements.

Further, the CD-X zone permits a lower maximum FAR for residential uses (1.25) than it does nonresidential uses (1.5). As a residential building, the subject property would be more out of compliance with maximum permitted FAR and would therefore not be permitted.

IV. SMALL AREA PLAN

The subject property is located within Subarea Four (Mixed Use Core) of the Old Town North Small Area Plan (SAP) chapter of the City's Master Plan. Subarea Four, as the name suggests, strongly encourages a robust mix of uses (residential, retail, and office) within its boundaries. North Saint Asaph Street, from Wythe to Montgomery is designated as one of the SAP's required retail or arts and cultural uses corridors. Along these corridors, new buildings must provide ground floor retail or arts and cultural uses. The applicant's proposal would be exempt from this requirement because only redevelopment sites must provide ground floor retail or arts and cultural uses.

The SAP does not identify the subject property as a potential redevelopment site nor does it provide specific rezoning recommendations. It acknowledges that office-to-residential conversions could occur in Old Town North given nationwide office-to-residential trends, current market conditions., and its inventory of aging office buildings. The SAP states that sites like the subject property would likely be conversion candidates given the age of the existing building and its smaller footprint.

V. PROJECT DESCRIPTION AND REQUIREMENTS

The applicant proposes to convert the subject property's existing office building to a residential use with 18 dwelling units. There would be no changes to the building's footprint, height, or overall floor area. The applicant proposes minor exterior improvements including façade refinements, balconies, and rooftop access via stair penthouses. Open space for residents would be provided on the roof and an existing west-facing balcony. Many units would also have individual balconies. To accomplish the conversion, the applicant has requested a rezoning from CD-X to CRMU-X, an SUP for a multi-unit dwelling use, and an encroachment for the upper-level balconies and other street level structures: bollards, a brick landscaping planter box, and a retaining wall.

ZONING CONSTRAINTS

As established in Section II, the existing CD-X zone would not permit residential use of the subject property due to two primary constraints: 1) 32-foot west and north side setbacks would be required

and the building provides no setbacks on these sides, and 2) the FAR limit for residential uses (being lower than that permitted for nonresidential uses) would increase the building's FAR noncompliance.

PROPOSED ZONING

The applicant requests a rezoning to CRMU-X. This zone does not require setbacks for residential uses. It also allows a higher FAR for residential uses than it does nonresidential. The CRMU-X zone is one of very few which requires SUP approval for multi-unit dwellings. Because the proposed zone would not require side yards for the proposed residential use nor would it increase the building's FAR noncompliance, the proposal would free the subject property from the zoning constraints established by the CD-X zone (and discussed in the previous section). Therefore, the proposal would be permitted with rezoning and SUP approval.

PARKING

The Zoning Ordinance would require a total of 24 off-street parking spaces for the proposed residential use. Up to 18 spaces (75 percent of the total requirement) of these spaces may be compact. The existing garage provides 15 standard and 55 compact spaces. The applicant proposes setting aside at least 24 spaces (six standard, 18 compact) for the proposed residential use. The remainder of the spaces above the minimum required for the proposed residential use may remain without SUP approval pursuant to Zoning Ordinance section 8-200(F)(6). The applicant would make these additional spaces generally available to visitors to the neighborhood.

HISTORIC PRESERVATION

As stated in Section I, the subject property is located within the Old and Historic Alexandria District. Nearly all exterior alterations to the building will require review and approval by the Board of Architectural Review (BAR).

ENCROACHMENTS

Bollards, a brick landscaping planter box, a retaining wall, and a light pole are currently located in the public right-of-way adjacent to the property. See figure 5, below. There is no record of these having received encroachment approval. The applicant requests after-the-fact approval for all of the existing encroachments except the light pole. The light pole would be removed or a future encroachment approval would be sought prior to issuance of the Certificate of Occupancy.

Rezoning #2025-0005, Special Use Permit #2025-0049, & Encroachment #2025-0006
601 Wythe Street

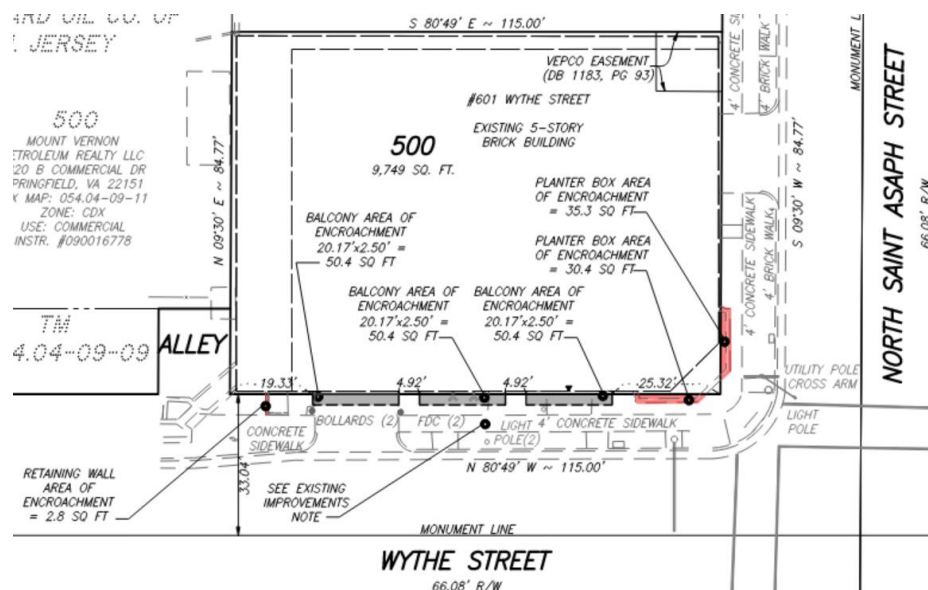


Figure 5 – Existing encroachments

ZONING TABLE

The table below summarizes all zoning regulations applicable to the request.

	Existing	Permitted/Required (CD-X)	Permitted/Required (CRMU-X)	Proposed
FAR	3.5 (34,160 sq. ft.)	<u>Nonresidential:</u> 1.5 (14,624 sq. ft.) <u>Residential:</u> 1.25 (12,186 sq. ft.)	<u>Nonresidential:</u> 1.5 (14,624 sq. ft.) <u>Residential:</u> 2.5 (24,373 sq. ft.)	No change
Height	64 Ft.	66 Ft.	66 Ft.	No change
Open Space	None	<u>Nonresidential:</u> None <u>Residential:</u> 35% (3,412 sq. ft.)	<u>Nonresidential:</u> None <u>Residential:</u> 25% (2,437 sq. ft.)	25% (2,438 sq. ft.)
Front Yard (Wythe St.)	1 Ft.	<u>Nonresidential:</u> None <u>Residential:</u> 0 Ft. (minimum) 1 Ft. (maximum)	<u>Nonresidential/ residential:</u> None	No changes
Front Yard (N. St. Asaph St.)	0 Ft.			
Side Yard (East)	0 Ft.	<u>Nonresidential:</u> None <u>Residential:</u> 32 Ft.		

Rezoning #2025-0005, Special Use Permit #2025-0049, & Encroachment #2025-0006
601 Wythe Street

Side Yard (North)	0 Ft.	<u>Nonresidential:</u> None <u>Residential:</u> 32 Ft.		
Parking	70 spaces (55 standard, 15 compact)	<u>Nonresidential:</u> 9 spaces (minimum) 103 spaces (maximum) <u>Residential:</u> 24 spaces (up to 6 compact)		

VI. STAFF ANALYSIS

Staff recommends approval of the applicant's requests. The proposed adaptive reuse proposal merits approval because it advances SAP goals for office-to-residential conversions while reducing the building's FAR noncompliance. The project would likely have lower impacts than the existing office use and would maintain neighborhood character through preservation of the existing building envelope. Further analysis follows.

REZONING CONSIDERATIONS

Staff recommends approval of the applicant's rezoning request as it would be consistent with SAP.

Appropriateness of CRMU-X zone

The proposed CRMU-X zone would uphold the SAP's land use goals for Subarea 4. This subarea, Old Town North's "mixed-use core," already contains numerous properties zoned CRMU-X including property immediately adjacent to the subject site. The SAP establishes cohesive land use goals for the subarea despite mixed zoning designation. Both the existing CD-X zone and CRMU-X zone exist within the subarea which indicates that both zones would be suitable for achieving and maintaining the desired mixed-use character envisioned by the SAP.

Noncomplying Status

As previously stated, unlike the CD-X zone, the CRMU-X zone doesn't require setbacks for residential uses. Given this, the zone would be appropriate for the subject property given that the existing building doesn't provide setbacks. Under the existing CD-X zone, modifications would be required from setback requirements to allow a residential use.

No zones in the existing Zoning Ordinance would both: (1) be consistent with the SAP and (2) make the proposal comply with FAR requirements even with all available density bonus pathways. The proposed CRMU-X zone would reduce the existing FAR noncompliance from 2.0 to 1.0 or from 19,536 to 9,787 square feet. As such, the proposed rezoning would significantly reduce FAR noncompliance.

The building would remain a noncomplying structure and would continue to be subject to 12-100.

Mix of Uses

The subject property is located between two grocery stores (Harris Teeter and Trader Joe's) and is surrounded by a mix of residences, offices, and retail. The SAP states that "...to provide a balance of residents and employees, approximately two to three times more residential than office square footage is necessary." Given the large amount of office square footage in the buildings adjacent to the subject property, the proposal would add residential square footage that would achieve a mix of office and residential uses closer to the ratio envisioned by the SAP.

Office-to-Residential Conversions

As stated in Section I, the SAP predicts several office-to-residential conversions within Old Town North. The existing building has characteristics that the SAP envisions would make it an appropriate conversion candidate. The SAP encourages "...innovative housing solutions such as... building conversions." Given that the office-to-residential conversion of the subject property would not disrupt the mix of uses in the area, it has characteristics that make it an appropriate conversion candidate, and that such conversions are encouraged to increase housing supply, the proposed conversion would advance the SAP's goals.

SUP CONSIDERATIONS

Use Intensity and Anticipated Impacts

Staff recommends approval of the SUP request for a multi-unit dwelling use because all required criteria would be met. The proposed multi-unit use would represent a reduction in use intensity as compared to the existing office use. As a frame of reference, the existing office building can accommodate up to approximately 260 employees. The proposed residential use, based on the proposed total number of bedrooms (32) could accommodate approximately 60 residents. Given that the residential use would likely result in a fewer number of building occupants than the existing office use, staff expects little impact to the surrounding neighborhood. The anticipated lower occupancy would likely translate to fewer peak-hour vehicular trips than the existing office use. The building also provides parking spaces in excess of the minimum required for residential use so staff anticipates little impact to traffic or surrounding on-street parking availability.

Future residents would be present on nights and weekends when offices are typically closed but this would be an asset to the neighborhood and would increase consistency with the SAP as it would increase pedestrian activity levels in the SAP's "mixed-use core."

Building Size and Function

The proposal would be compatible with neighborhood character as the existing building would be preserved at its current size, height, and massing. The applicant proposes façade refinements that would make the building design more compatible with the newer and newly-renovated buildings that surround it. The proposed rooftop improvements would likely be minimally visible from the street level and therefore would not impact visual compatibility.

The building would provide rooftop open space and balconies for residents' use. These areas would serve as functional and usable outdoor space, ensuring that residents would have access to fresh air and sunlight. The large balcony on the west side of the building would provide shared outdoor recreational space.

Staff has also included Condition #2, which would ensure that the applicant reduces impacts from the noise of the surrounding neighborhood on future residents.

ENCROACHMENT CONSIDERATIONS

Staff recommends approval of the encroachment requests for both the proposed and existing elements as they provide community benefits without impeding public ROW function. The request would bring the existing street-level elements into compliance with the City Code. The proposed upper-level balconies would provide essential outdoor space for residents and are positioned well above street level, ensuring no interference with existing sidewalk usability or building access. The existing street-level improvements have operated without issue for decades and provide important functions. The landscaping planters enhance street-level aesthetics, while the bollards adjacent to the garage entrance on Wythe Street protect both the building and ground-level landscaping from vehicle damage. The applicant intends to remove the light pole in the ROW or seek separate encroachment approval at a later date. None of these encroachments impact the ability for pedestrians or vehicles to utilize the right-of-way as intended. Staff has included standard encroachment conditions to ensure ongoing compliance with City Code requirements while preserving the City's flexibility for future right-of-way improvements if needed.

VII. VOLUNTARY HOUSING CONTRIBUTION

Staff found that the [2020/21 Housing Contributions Policy Update's](#) commercial to residential conversion guidance as the appropriate approach to determining the voluntary affordable housing contribution for this project. Based on the 2025 commercial to residential conversion rate of \$1.83 per net square foot, staff estimate a voluntary monetary contribution of \$49,620. The applicant has volunteered an additional \$45,380 contribution for a total voluntary contribution of \$95,000.

To achieve zoning compliance, secure on-site units, and estimate a voluntary monetary contribution, staff analyzed several policy approaches including 1) applying the 2020/21 Commercial to Residential Conversion voluntary monetary contribution policy (the recommended approach); 2) applying the 2020/21 Rezoning Housing Contribution Policy Update; and 3) applying Section 7-700. The Rezoning policy only applies for cases where the SAP envisions a lower FAR than what's proposed. Given that the Old Town North SAP doesn't establish specific FAR nor identify the subject property as redevelopment site, the Rezoning policy would not be appropriate.. Section 7-700 would also not achieve FAR compliance. Given this and the scale of the project, staff does not recommend this approach either.

The subject property proposes converting 27,115 square feet of commercial floor area, as defined by Section 2-145(B), to residential uses and retaining 7,045 square feet of existing parking floor area, totaling 34,160 square feet. Applying the 2020/21 Policy Update's commercial to residential conversion rate, which considers only floor area that is converted from commercial to residential, staff multiplied 27,115 square feet by a factor of \$1.83/ square foot (2025 commercial to residential rate) to estimate a voluntary monetary contribution of \$49,620 to the City's Housing Trust Fund. Including the applicant's additional contribution, the total voluntary contribution would be \$95,000. Staff has included Condition #3 which recommends that the voluntary contribution be made prior to City issuance of the certificate of occupancy.

VIII. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant shall install STC 28, or better, rated windows and doors in all locations associated with residential units for noise mitigation. (T&ES)
2. Prior to the issuance of the Certificate of Occupancy, contribute \$95,000 to the City's Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (P&Z)
3. The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in § 5-2-29(a)(3). (T&ES)
4. Neither the City nor any private utility company will be held responsible for damage to the approved encroachments arising from the repair, maintenance, or replacement of any utilities that may exist within the area of the approved encroachments. (T&ES)
5. If the City in the future needs the encroachment area, then the applicant shall remove any structure that encroached into the public right-of-way within 60 days upon written notification. If a longer period of time for removal is required, written permission of the City must be obtained. (T&ES)
6. The applicant is responsible for replacement and repairs to adjacent public right-of-way including damages due to construction or maintenance of the encroaching elements. (T&ES)
7. Within the encroachment areas identified in the metes and bounds exhibit, the applicant may not erect any additional equipment or structures or enlarge or intensify any existing equipment or structures shall without prior approval of the Directors of P&Z and T&ES. No administrative changes may be made after approval of the encroachment ordinance. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief
Sam Shelby, Principal Planner
Department of Planning and Zoning

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IX. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 Comply with the City's Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line, which includes all rooftop HVAC and other mechanical equipment shall comply with the City noise ordinance by equipment design, location, or with noise mitigating devices (e.g., silencers, acoustic plenums, louvers, or enclosures).
- F-1 With a conversion from office space to residential, the requirements for noise mitigation will change to identify potential needs to upgrade the windows or doors to reduce noise to appropriate levels. (TES/OEQ)
- R-1 Applicant will coordinate with a noise mitigation consultant to submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to being occupied.
- R-2 If the noise study identified noise impacted areas, applicant will conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Applicant shall submit the building shell analysis and install upgrade recommendations identified in the building shell analysis prior to occupancy.
- R-3 Applicant shall submit the noise study and building shell analysis to T&ES Environmental Quality tea for review and approval prior to approval with Planning Commission and City Council.
- R-4 Identify and label the [short-term](#) bicycle parking on the site plan. (Transportation Planning)
- R-5 Identify and label the [long-term](#) bicycle parking on the floor plans. (Transportation Planning)
- R-6 Paste a copy of the [walkability index](#) – see appendix II – somewhere on the plan set. (Transportation Planning)

SHORT TERM BICYCLE	1 SPACE / 20,000 SF (NON-RESIDENTIAL) 1 SPACE / 50 UNITS	1 SPACE / 20,000 SF (NON-RESIDENTIAL) 1 SPACE / 50 UNITS	0 SPACES
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* 25% PARKING REDUCTION W/BRT + 4 ACTIVE BUS ROUTES, WALKSCORE

provide the completed worksheet

- R-7 The site is located outside of a designated parking district, therefore residents of this new development will be ineligible for [residential parking permits](#). (Transportation Planning)

Code Enforcement:

- F-1 A building permit is required.

Fire:

No comments or concerns.

Recreation, Parks, and Cultural Activities:

F-1 The proposed office-to-housing development increases maintenance pressure on the existing park in the area.

Office of Historic Alexandria:

No comments.



APPLICATION

☐ Master Plan Amendment MPA# _____
☒ Zoning Map Amendment REZ# _____

PROPERTY LOCATION: 601 Wythe Street, Alexandria VA 22066

APPLICANT

Name: 601 Wythe Street LLC, a Virginia limited liability company

Address: _____

PROPERTY OWNER:

Name: Water Environment Federation, an Illinois not-for-profit corporation

Address: _____

Interest in property:

☐ Owner ☒ Contract Purchaser
☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ Yes: If yes, provide proof of current City business license.
☐ No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Kenneth W. Wire _____ Wire Gill LLP, Agents

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Kenneth W. Wire
Signature

Telephone #

Fax #

7/29/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
							Land Area (acres)
1 054.04-09-08	Office	M.Use Resi	M.Use	M.Use	CDX	CRMU-X	9,749 sf
							0.22381 acres
2							
3							
4							

PROPERTY OWNERSHIP

[] Individual Owner

[x] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

- Name: Not-for-profit-corporation Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____
- Name: _____ Extent of Interest: _____
 Address: _____

MPA # _____
REZ # _____

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The proposal is desirable and beneficial, consistent with City policies and in character with the Old Town North Small Area Plan because it creates homes for new residents, reduces obsolete office space, supports cultural and retail activity and brings new investment into the neighborhood in an environmentally sustainable way that also substantially increases the City's tax base.
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The property is in "Mixed Use Core" area of the Old Town North Small Area Plan. Changing the zoning from the commercial CDX to mixed-use CRMU-X advanced the Old Town North Small Area Plan's goals by increasing new housing, reducing outdated office inventory, and increasing the mix of uses in the neighborhood.
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The project does not expand the building and would reuse existing utilities and public infrastructure, subject to city review. It also frees up existing parking spaces in the building making them available for public parking.
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

See attached SUP application for residential use.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 601 Wythe Street

TAX MAP REFERENCE: 054.04-09-08 **ZONE:** CRMU-X

APPLICANT:

Name: 601 Wythe Street LLC

Address: [REDACTED]

PROPOSED USE: Residential Use

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Kenneth Wire
Print Name of Applicant or Agent

[REDACTED]
Mailing/Street Address

[REDACTED]
City and State

[REDACTED]
Zip Code

[Signature]

Signature

7/29/2025

Date

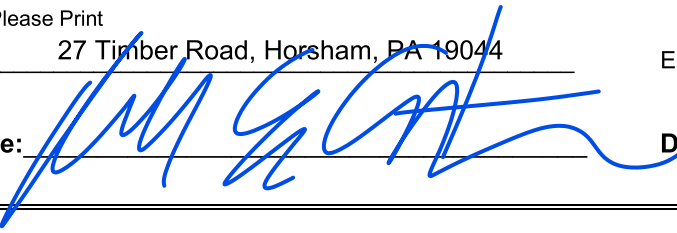
[REDACTED]
Telephone #

[REDACTED]
Fax #

[REDACTED]
Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 601 Wythe Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Residential SUP use as
(use)
described in this application.

Name: Ralph Exton Phone: 267-241-9480
Please Print
Address: 27 Timber Road, Horsham, PA 19044 Email: rexton@wef.org
Signature:  Date: 8/29/2025

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

No individual owns more than 3% of property owner

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 601 Wythe Street LLC		Lee R. Kenna >3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 601 Wythe Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Water Environmental Feder		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none	none	none
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7/29/2025

Date

Kenneth Wire

Printed Name



Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Typical for residential

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

As needed for maintenance

6. Please describe the proposed hours and days of operation of the proposed use:

Day:
Seven days per week

Hours:
up to 24 hours

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical for residential

B. How will the noise be controlled?

Property management

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

Property Management

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical for residential

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for residential

- C. How often will trash be collected?

As needed

- D. How will you prevent littering on the property, streets and nearby properties?

Property management

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Property management

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? [] Yes [] No

- B. Where is required parking located? (*check one*)

[✓] on-site

[] off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

[] **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? [] Yes [] No
--

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?
As allowed per Noise Ordinance

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Typical for residential

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing street access is adequate.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.

- 18.** What will the total area occupied by the proposed use be?

34,160 sq. ft. (existing) + _____ sq. ft. (addition if any) = 34,160 sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 601 Wythe Street, Alexandria, VA 22066

TAX MAP REFERENCE: 054.04-09-08 **ZONE:** CRMU-X

APPLICANT

Name: 601 Wythe Street LLC, a Virginia limited liability co

Address:

PROPERTY OWNER

Name: Water Environment Federation, an Illinois not-for-profit corporation

Address:

PROPOSED USE: Encroachment for at grade planters, bollards and retaining wall and above grade balconies

INSURANCE CARRIER (copy attached) **POLICY #**

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Kenneth W. Wire, Wire Gill LLP

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code



Signature

Telephone #

Fax #

Email address

September 23, 2025

Date

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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Name	Address	Percent of Ownership
1. Water Environmental Federation		100%
2.		
3.		

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Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

September 23, 2025

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC [REDACTED]	CONTACT NAME: PHONE (A/C, No. Ext): [REDACTED] FAX (A/C, No): [REDACTED] E-MAIL ADDRESS: [REDACTED]														
INSURED Water Environment Federation [REDACTED]	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Pacific Indemnity Company</td><td>20346</td></tr><tr><td>INSURER B: Federal Insurance Company</td><td>20281</td></tr><tr><td>INSURER C: Bankers Standard Insurance Company</td><td>18279</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Pacific Indemnity Company	20346	INSURER B: Federal Insurance Company	20281	INSURER C: Bankers Standard Insurance Company	18279	INSURER D:		INSURER E:		INSURER F:	
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INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** 1591795863**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		35339144	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			73235288	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			79729375	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	71642456	1/1/2025	1/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Coverage Verification

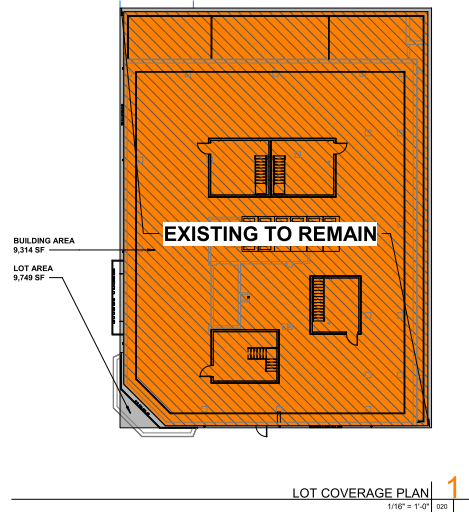
The City of Alexandria, Virginia is named as an additional insured with respect to General Liability

CERTIFICATE HOLDER**CANCELLATION**City of Alexandria, Virginia
301 King Street, Room 4130
Alexandria VA 22314-1943

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BLOCK	LOT	PARCEL	ZONE	LOT AREA	# EXISTING DWELLING UNITS	# PROPOSED DWELLING UNITS	# PROPOSED BEDROOMS
9	500	8	CDX	9,749	0	18	32

* 25% PARKING REDUCTION W/BRT + 4 ACTIVE BUS ROUTES, WALKSCORE



LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

3405 MAPLE AVENUE, SUITE 114
FALLS CHURCH, VA 22046
703.441.1111
WWW.LEEDESIGN.STUDIO

PROJECT # :
24076

[illegible]

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601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314

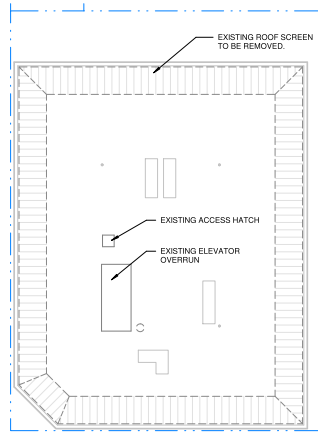
SHEET TITLE

ZONING COMPLIANCE

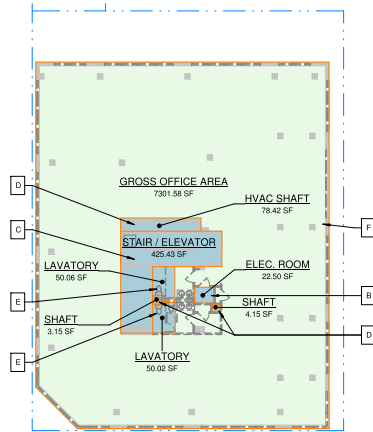
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020

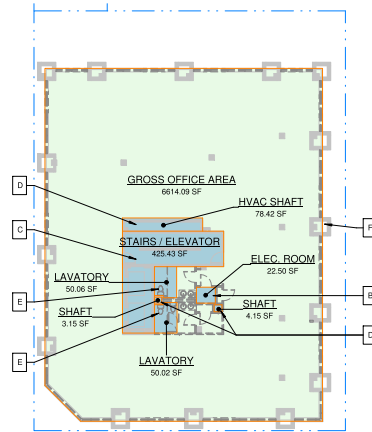
07/16/2025
NING APPLICATION



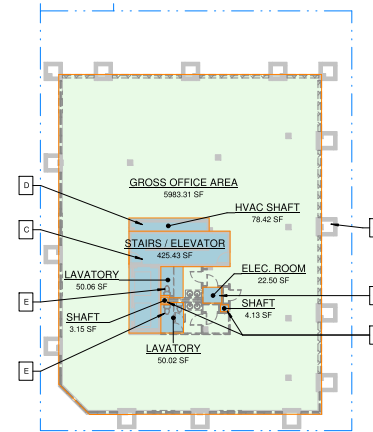
ROOF **8**
1/16" = 1'-0" DETAIL



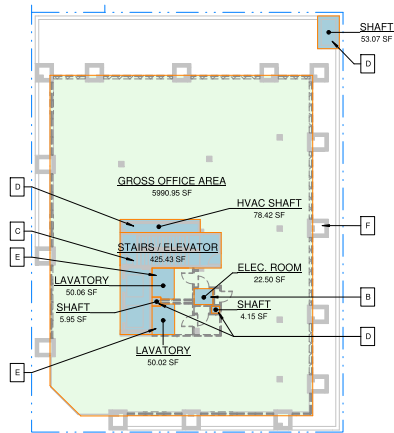
LEVEL 5 **7**
1/16" = 1'-0" DETAIL



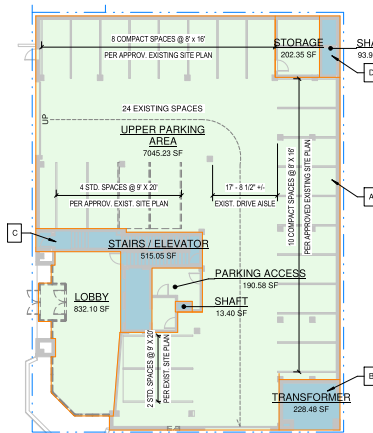
LEVEL 4 **6**
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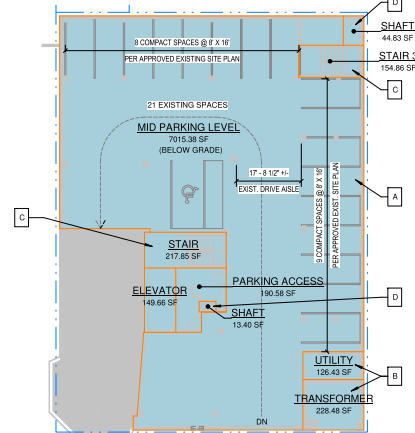
LEVEL 3 **5**
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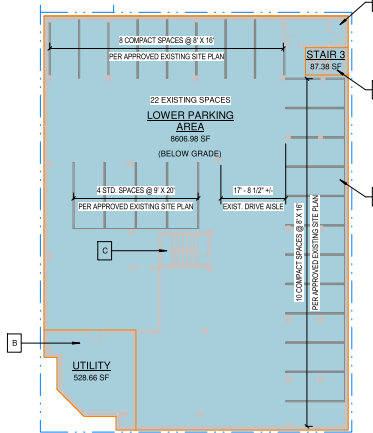
LEVEL 2 **4**
1/16" = 1'-0" DETAIL



LOBBY LEVEL **3**
1/16" = 1'-0" DETAIL



MID PARKING LEVEL **2**
1/16" = 1'-0" DETAIL



LOWER PARKING LEVEL **1**
1/16" = 1'-0" DETAIL

GROSS FLOOR AREA LEGEND



EXISTING NON-RESIDENTIAL GROSS FLOOR AREA		
LEVEL	NAME	AREA
LOBBY LEVEL	UPPER PARKING AREA	7045.23 SF
LOBBY LEVEL	STORAGE	202.35 SF
LOBBY LEVEL	LOBBY	932.10 SF
LOBBY LEVEL	PARKING ACCESS	191.58 SF
LEVEL 2	GROSS OFFICE AREA	5991 SF
LEVEL 3	GROSS OFFICE AREA	5983 SF
LEVEL 4	GROSS OFFICE AREA	6614 SF
LEVEL 5	GROSS OFFICE AREA	7302 SF
		34165 SF

EXCLUSIONS FROM GROSS FLOOR AREA

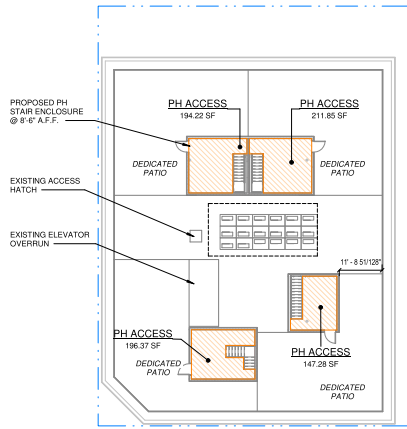
PER ALEXANDRIA CITY ZONING ORDINANCE
ARTICLE II, SECTION 2-145 - FLOOR AREA

- ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.
- FLOOR SPACE FOR UTILITIES, WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY.
- STAIRS AND ELEVATORS. THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.
- MECHANICAL SHAFTS.
- LAVATORIES OF WHICH ONLY A MAXIMUM OF 50 SF OF EACH LAVATORY MAY BE EXCLUDED. THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.
- ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.
- SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.

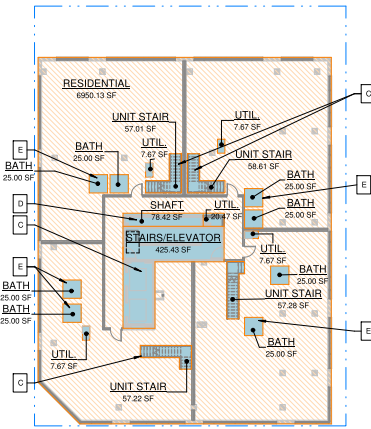


#	DESCRIPTION	DATE

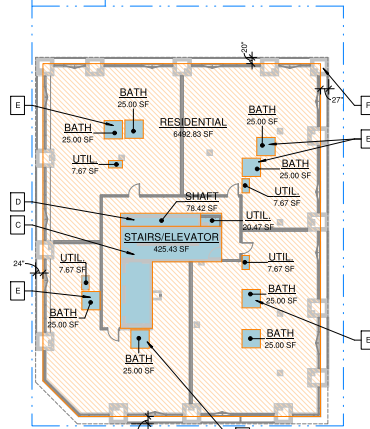
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LEE DESIGN STUDIO, LLC.



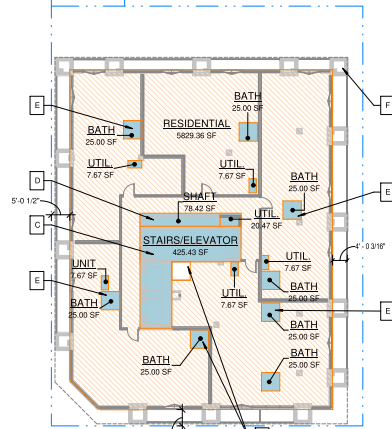
ROOF 8
1/16" = 1'-0" 0218



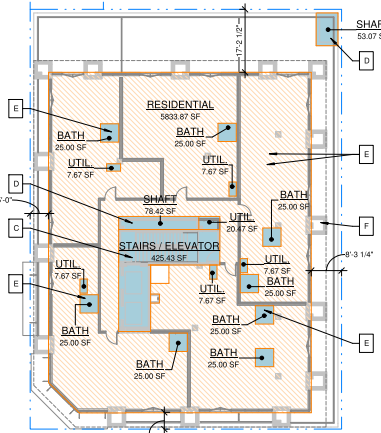
LEVEL 5
1/16" = 1'-0" 0218



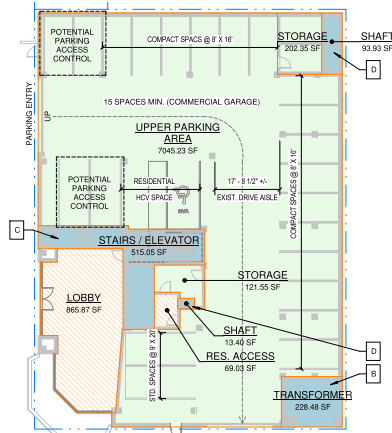
LEVEL 4 - GFA
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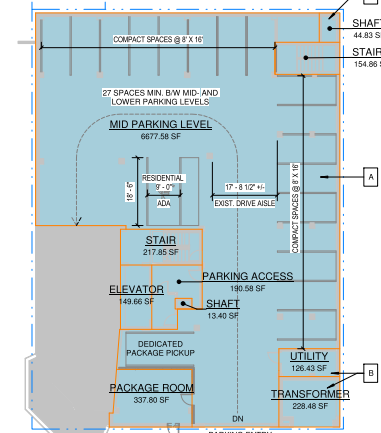
LEVEL 3 - GFA
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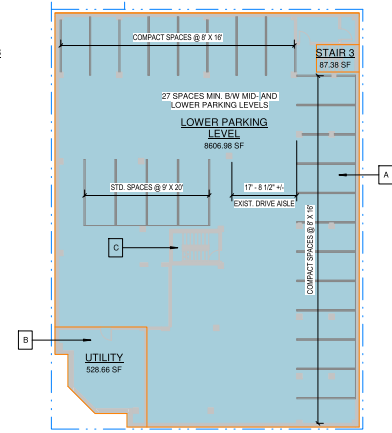
LEVEL 2 - GFA
1/16" = 1'-0" 0218



LOBBY LEVEL - GFA
1/16" = 1'-0" 0218



MID PARKING LEVEL
1/16" = 1'-0" 0218



LOWER PARKING LEVEL - GFA
1/16" = 1'-0" 0218

GROSS FLOOR AREA LEGEND	
	GROSS FLOOR AREA
	EXCLUSIONS FROM GROSS FLOOR AREA

GROSS FLOOR AREA SCHEDULE		
LEVEL	NAME	AREA
LOBBY LEVEL	UPPER PARKING AREA	7045.23 SF
LOBBY LEVEL	LOBBY	865.87 SF
LOBBY LEVEL	STORAGE	122 SF
LOBBY LEVEL	RES. ACCESS	69.03 SF
LEVEL 2	RESIDENTIAL	5634 SF
LEVEL 3	RESIDENTIAL	5629 SF
LEVEL 4	RESIDENTIAL	6493 SF
LEVEL 5	RESIDENTIAL	6950 SF
ROOF	PH ACCESS	144 SF
ROOF	PH ACCESS	212 SF
ROOF	PH ACCESS	147 SF
ROOF	PH ACCESS	136 SF
ROOF	PH ACCESS	34160 SF

EXCLUSIONS FROM GROSS FLOOR AREA

PER ALEXANDRIA CITY ZONING ORDINANCE
ARTICLE II, SECTION 2-145 - FLOOR AREA

- A. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.
- B. FLOOR SPACE FOR UTILITIES, WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY.
- C. STAIRS AND ELEVATORS. THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.
- D. MECHANICAL SHAFTS.
- E. LAVATORIES OF WHICH ONLY A MAXIMUM OF 30 SF OF EACH LAVATORY CAN BE EXCLUDED. THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.
- F. ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.
- G. SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.



#	DESCRIPTION	DATE

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601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314

SHEET TITLE
PROPOSED GFA
ANALYSIS

SHEET NUMBER

021B

07/16/2025
REZONING APPLICATION



9 October 2025

Members of the Alexandria Planning Commission,

As the Alexandria leadership team for YIMBYs of Northern Virginia, we are excited to see three significant housing developments on today's docket, and we ask you to vote yes on all of them. Together, these developments will add **473** desperately needed new homes to Alexandria.

Docket item 2, the Braddock West development, will add 180 new homes across the street from the Metro station, including 14 committed affordable homes. In addition to adding much-needed homes and retail space near transit, the development will benefit its neighbors by significantly improving stormwater management and adding a new mid-block crossing to the station.

Docket item 5, West End Block D, will add 275 new homes amid the jobs and opportunities coming to the former Landmark Mall site. This development will help meet the growing demand for housing and ensure that middle-income Alexandrians have the opportunity to live and thrive in our city's newest neighborhood

Docket item 6, 601 Wythe Street, will convert an aging office building to 18 new homes in Old Town North. It's exciting to see Alexandria continuing to lead in office-to-residential conversion, and this development will turn more of our underutilized 1980s office building stock into opportunities to live in our city. It's worth noting that a Special Use Permit is required to build a residential building in the CRMU-X zone. A residential building in a residential zone should not be considered a special use. We hope you will consider removing this requirement, and more broadly, simplifying our zones so that housing is legal everywhere in Alexandria.

We also would like to note that two of the developments on today's docket require a Special Use Permit for a parking reduction – including the one that is across the street from a Metro station. In fact, of the 34 apartment and condo developments approved from 2022 to now, 18 of them (more than half) required a SUP for a parking reduction. We hope you will consider legalizing parking flexibility by eliminating the current mandates, so that property owners can assess the unique conditions of each location to determine how many parking spaces are actually needed to rent or sell homes.

We hope Alexandria will continue to welcome new homes of all types, all price points, and in all parts of our city to address our regional housing crisis and make our city better for everyone.

Phoebe Coy, Alex Goyette, Peter Sutherland, Stephanie Elms and Yasir Nagi
YIMBYs of Northern Virginia Alexandria leads

[EXTERNAL]Comments on upcoming docket Oct 9

From Ian Smith <gm.smithir@gmail.com>

Date Tue 10/7/2025 11:45 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from gm.smithir@gmail.com. [Learn why this is important](#)

Hello,

My name is Ian Smith and I am a resident of Alexandria in the Rosemont neighborhood.

I am writing in support of three docket items in the upcoming planning commission vote this week.

Docket item 2, The Braddock West development: This is a no-brainer development which is right next to a metro station on an empty field, and involves upgrades to reduce flooding.

Docket item 5, West End Block D: This is a great project in the context of the upcoming Landmark redevelopment and will help address shortages citywide and provide designated affordable units to those who need it.

Docket item 6, 601 N Wythe St: I am excited by the prospect of more office-to-housing conversions especially with the high office vacancy rates citywide!

Thank you!

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[EXTERNAL]Writing in Support of Docket items 2, 5, and 6

From Todd Perry <toddperry99@gmail.com>

Date Wed 10/8/2025 1:39 PM

To PlanComm <PlanComm@alexandriava.gov>

You don't often get email from toddperry99@gmail.com. [Learn why this is important](#)

Good afternoon,

My name is Todd Perry, and I am a young renter in Alexandria who lives next to the Braddock Road metro station. I am writing this email to express my support for docket items 2, 5, and 6 for the planning commission's October 9 meeting. In my neighborhood, even a studio apartment regularly rents for \$2,000 or more. While I love living here, I am not sure if I can afford the rent in the long term. Because of this, I am strongly in favor of these projects which will add much needed additional market rate and affordable housing for people who want to live in our wonderful community. In particular, I strongly support the Braddock West Development (which will be across the street from where I live) as it will provide more housing options for me and other residents and put downward pressure on rents! In conclusion, I support these docket items because I want Alexandria to be a place where people of all income levels can live comfortably!

Regards,

Todd Perry

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