



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 & Megan C. Rappolt, Wire Gill LLP, Agents

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Kenneth W. Wire Megan C. Rappolt
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.)
	Office	M.Use Resi	M.Use	M.Use	CDX	CRMU-X	Land Area (acres)
1 054.04-09-08							9,749 sf <small>0.22381 acres</small>
2 _____							
3 _____							
4 _____							

PROPERTY OWNERSHIP

☐ Individual Owner ☒ 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: _____

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/Megan Rappolt

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Kenneth Wire

Signature

Telephone #

Email address

Megan Rappolt

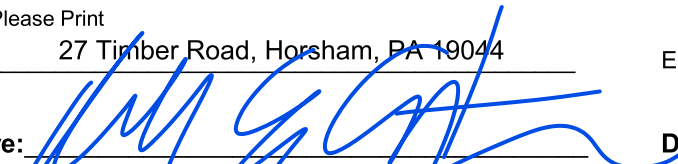
7/29/2025

Date

Fax #

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

Kenneth Wire/Megan Rappolt

Date

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.

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

- 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

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

- 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.

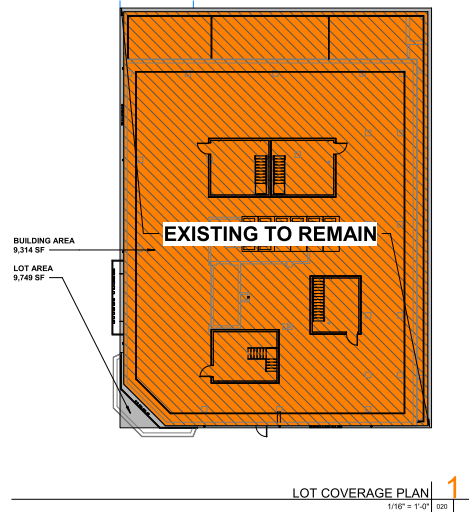
- 18.** What will the total area occupied by the proposed use be?

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



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



LEED DESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

410 S MAPLE AVENUE, SUITE 114
DANVILLE, VA 22046
703.375.9590
WWW.LEEDDESIGN.STUDIO

PROJECT # :
26076

[illegible]

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601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314

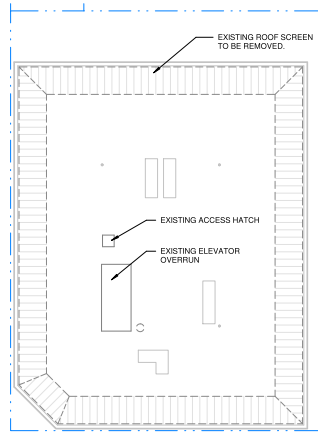
SHEET TITLE

ZONING COMPLIANCE

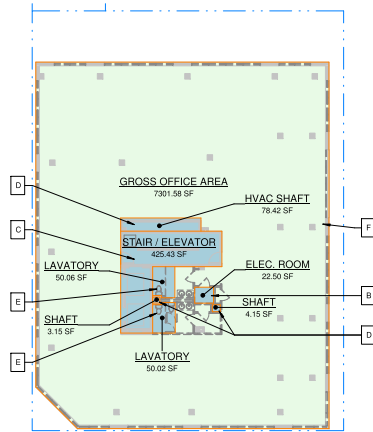
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020

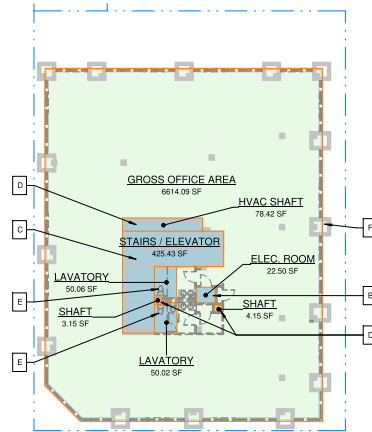
07/16/2025
NING APPLICATION



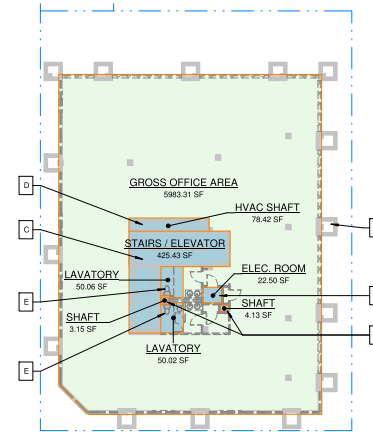
ROOF 8
1/16" = 1'-0" DETAIL



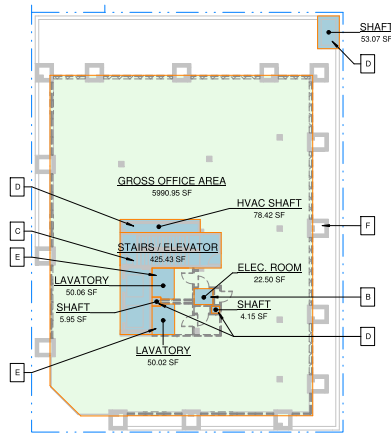
LEVEL 5 7
1/16" = 1'-0" DETAIL



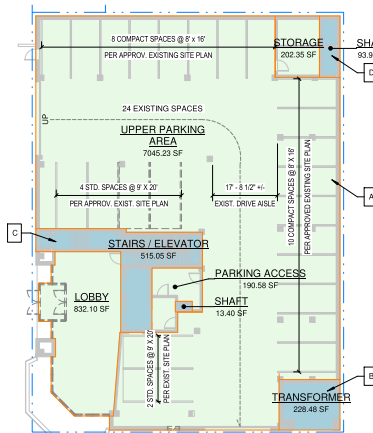
LEVEL 4 6
1/16" = 1'-0" DETAIL



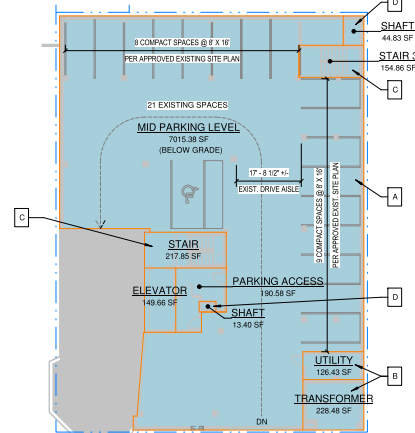
LEVEL 3 5
1/16" = 1'-0" DETAIL



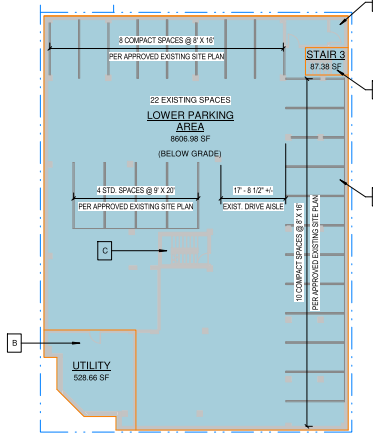
LEVEL 2 4
1/16" = 1'-0" DETAIL



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 SF
LOBBY LEVEL	STORAGE	202 SF
LOBBY LEVEL	LOBBY	932 SF
LOBBY LEVEL	PARKING ACCESS	191 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

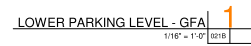
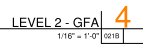
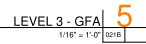
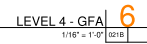
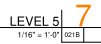
EXCLUSIONS FROM GROSS FLOOR AREA

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 CAN 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

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GROSS FLOOR AREA LEGEND


The diagram illustrates the components of Gross Floor Area. It consists of two parts. The top part shows a rectangle with orange diagonal hatching, labeled "GROSS FLOOR AREA". The bottom part shows a solid light blue rectangle, labeled "EXCLUSIONS FROM GROSS FLOOR AREA".

GROSS FLOOR AREA SCHEDULE		
LEVEL	NAME	AREA
LOBBY LEVEL	UPPER PARKING AREA	7045 SF
LOBBY LEVEL	LOBBY	866 SF
LOBBY LEVEL	STORAGE	122 SF
LOBBY LEVEL	STORAGE	202 SF
LOBBY LEVEL	RES ACCESS	49 SF
LEVEL 2	RESIDENTIAL	5834 SF
LEVEL 3	RESIDENTIAL	5629 SF
LEVEL 4	RESIDENTIAL	6483 SF
LEVEL 5	RESIDENTIAL	6950 SF
ROOF	PH ACCESS	194 SF
ROOF	PH ACCESS	212 SF
ROOF	PH ACCESS	147 SF
ROOF	PH ACCESS	198 SF
		34160 SF

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

7. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2011 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.
8. FLOOR SPACE FOR UTILITIES, WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, OR ANY SIMILAR CONSTRUCTION NOT SUBJECT TO STORAGE OR OCCUPANCY.
9. STAIRS AND ELEVATORS. THE TERM STAIRS INCLUDES RAMPERS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.
10. MECHANICAL SHAFTS.
11. PORCHES AND PATIOS WITH ONLY A MAXIMUM OF 50 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.
12. NATURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.
13. SPACE FLOOR OVER BALCONIES AND OTHER SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEIGHT FEET.



 OPEN SPACE
TOTAL OPEN SPACE = > 2,438 SF

> 1,521 SF MIN.

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07/16/2025
NING APPLICATION