



City of Alexandria

Master Plan Amendment #2025-00005
Rezoning #2025-00006
Special Use Permit #2025-00066
Encroachment #2025-00009

**732 North Washington Street &
710 Madison Street**

Planning Commission

January 6, 2026



Agenda



1. Summary
2. Background Information
3. Proposal
4. Requested Approvals
5. Considerations & Findings
6. Staff Recommendation



Summary

Request

- Convert office building to 20 residential units

Key Elements

- Minor exterior alterations
- Advances Old Town North Small Area Plan goals
- Use would be compatible with surroundings



Background Information

- **Zone:**
 - CD-X/Commercial Downtown (Old Town North)
- **Small Area Plan:**
 - Old Town North
- **Surrounding uses:**
 - Various (residential, office, retail)



732 N Washington Street &
710 Madison Street



Proposal

- **Convert existing office building to 20 residential units**
- **No increase to building height or floor area**
- **Minor exterior changes: fifth-floor renovations, balconies, and rooftop access**
- **Open space provided on rooftop**
- **Off-street parking requirement met**



Requested Approvals

- Rezoning from CD-X to CRMU-X
- Master Plan Amendment to increase allowable building height
- SUPs for multi-unit residential use and parking reduction
- Encroachment for balconies



Rezoning/MPA Considerations

- **Advances Small Area Plan goals**
 - ▶ SAP anticipates office-to-residential conversions
 - ▶ Conversions identified as innovative housing solution
 - ▶ Increased residential square footage envisioned in the area's mixed-use core
 - ▶ Technical height increase only allows modest expansion with no increase to overall height
- **Eliminates regulatory noncompliance**
 - ▶ Proposed zone eliminates FAR noncompliance
 - ▶ Proposed MPA eliminates height noncompliance and wouldn't allow increase in building height



SUP/ENC Considerations

- **Use would be compatible with surroundings**
 - ▶ **Use Intensity:** fewer building users likely with proposed use vs. current office use so impact to neighborhood would be minimal
 - ▶ **Enhanced Mixed-Use Character:** proposed residential would increase activity during nights and weekends
 - ▶ **No Parking Impacts:** transit-rich location, tandem spaces would serve multi-vehicle households
- **Encroachments would provide benefits**
 - ▶ Open space for future residents provided on balconies
 - ▶ ROW use and function uninhibited



Other Considerations

- **Voluntary housing contribution**
 - ▶ Based on office-to-residential conversion policy, applicant would voluntarily contribute \$41,395 to the Housing Trust Fund



Staff recommends approval of Master Plan Amendment #2025-00005, Rezoning #2025-00006, Special Use Permit #2025-00066, and Encroachment #2025-00009.

