



City of Alexandria

The Whitley Phase 2 (former Towne Motel)

REZ #2024-00004

DSUP #2024-10017

ENC #2024-00008

Planning Commission Public Hearing

April 1, 2025



Agenda



1. Summary
2. Background
3. Project updates
4. Requests
5. Key findings and insights
6. Recommendation



Summary

Request

- Major amendment to the previously approved hotel (partially constructed prior to pause) to allow for a multi-unit dwelling

Planning Commission Action

- To recommend approval of the REZ, DSUP, SUPs and ENC

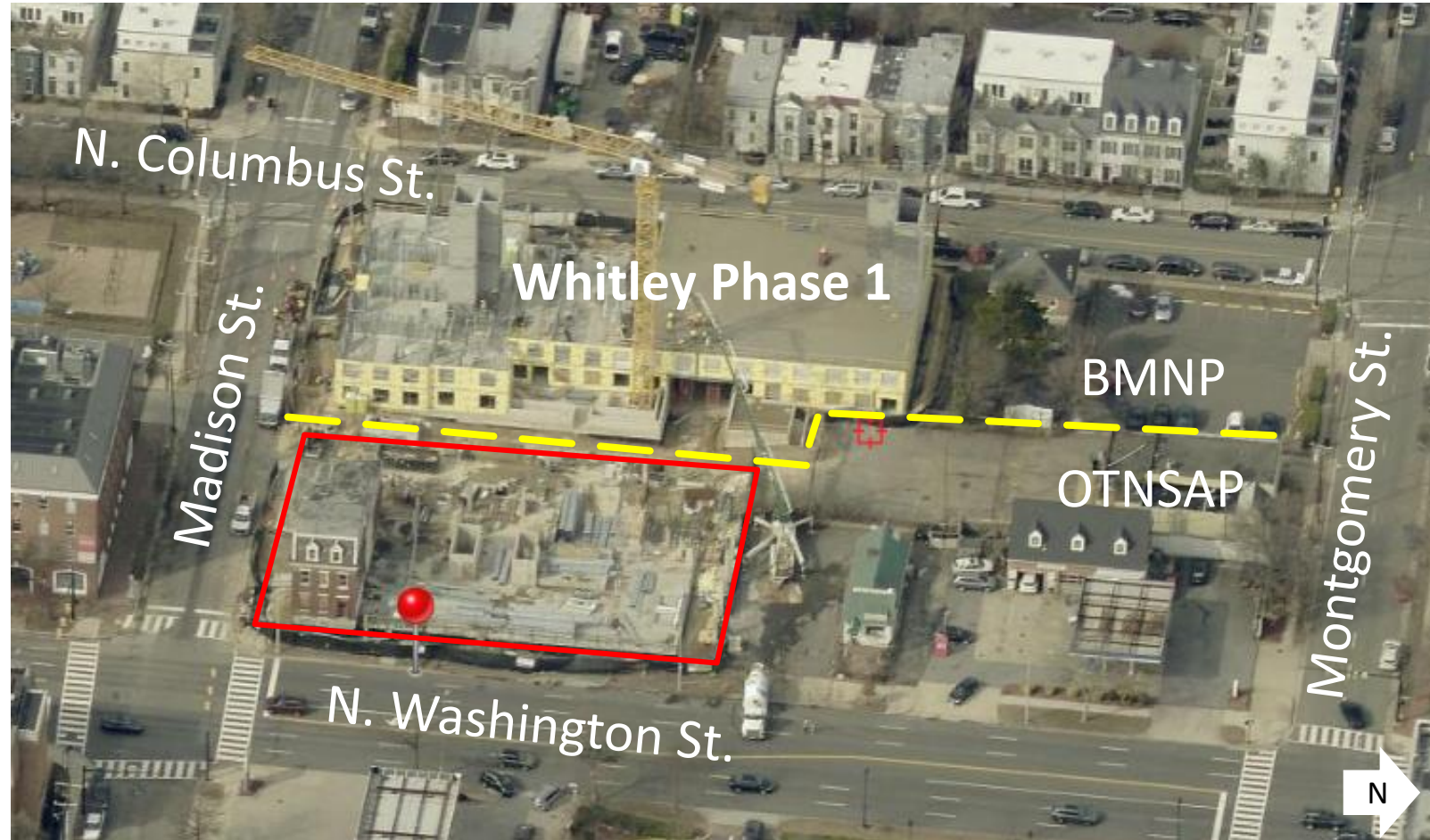
Key Elements

- Approvals required for new use while retaining same general site layout, building height and massing, and FAR



Background Information

- Located in the OTNSAP, adjacent to the BMNP, and the Old & Historic Alexandria District*
- Owner of adjacent project, (the Whitley Phase 1) is redeveloping the site



802-808 N Washington Street

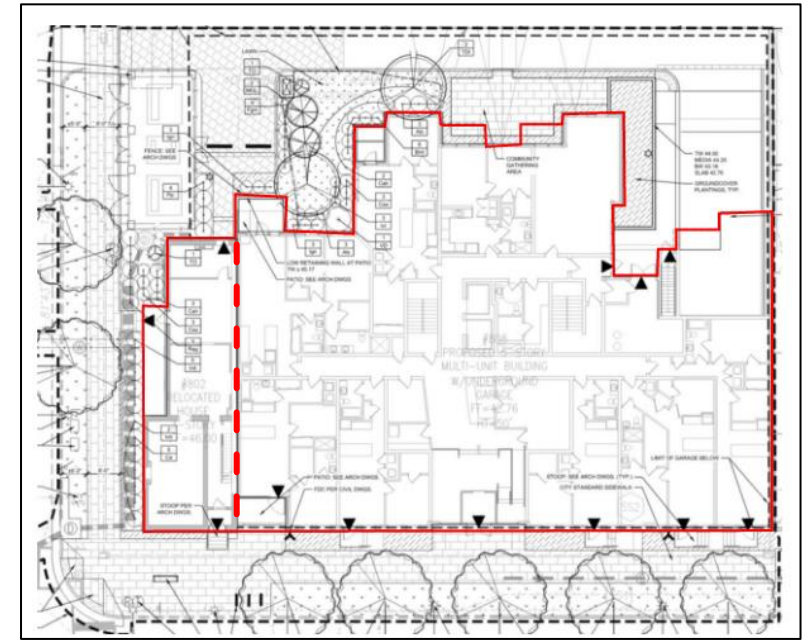
The Whitley Phase 2 | DSUP2024-10017
802-808 N. Washington St.

* Old Town North Small Area Plan (OTNSAP) /
Braddock Metro Neighborhood Plan (BMNP)



Project Updates

- Updated architecture and more building articulation
- Removal of a curb cut on Washington St. for improved streetscape
- Unit entrances at street level for pedestrian level activation
- Relocated garage entrance off rear alley to allow for more underground parking
- Meeting open space requirement with at-grade and above-grade open space for future residents



Site layout



Proposed N. Washington Street rendering

The Whitley Phase 2 | DSUP2024-10017
802-808 N. Washington St.



Requests

Rezoning

- From CD-X to CRMU-X

DSUP with Site Plan

- SUPs for 2.5 FAR, bonus density for affordable housing, two-space parking reduction
- Modification for crown coverage (6% reduction)

Encroachment

- Balconies on Washington Street frontage
- Historic building front facade



Key Findings and Insights

Highlights:

- **Schools:** Three new students generated
- **Transportation:** Removal of a curb cut and improvements to vehicular and pedestrian safety
- **Stormwater:** 72% phosphorus reduction from existing; exceeding the required reduction by 42%

Benefits:

- More housing, including an affordable one-bedroom for-sale unit
- Streetscape improvements and updated architecture
- Completion of a stalled construction site
- Compliance with current City policies: Green building, public art, affordable housing, TMPs

Outreach: BAR concept review (1.15.25), community meeting (1.9.25) and AHAAC* meeting (3.6.25)



Staff recommends approval subject to conditions of:

- 1. REZ #2024-00004**
- 2. DSUP #2024-10017**
- 3. ENC #2025-00008**

The Whitley Phase 2
802-808 N. Washington St.

