



City of Alexandria

# **DSUP2025-10022**

## **Olde Towne West**

(Block 3)

## **598 S. Alfred St.**

**City Council**

December 13, 2025



# Agenda



1. Summary and Land Use Requests
2. Location
3. Site Plan and Architecture
4. Wilkes Street Park
5. Community
6. Highlights and Benefits
7. Planning Commission Guidance



# Summary and Land Use Requests

## Land Use Requests

- **Rezoning** from RB/Townhouse to RMF/Residential Multi-Unit
- **DSUP** to redevelop existing block of 34 affordable units to 145 multi-unit affordable building
- **SUP** for permitted FAR up to 3.0 in RMF Zone (2.16 proposed)

## Action

- Planning Commission recommendation of approval

## Key Elements

- Expanded affordable housing opportunities for 34 existing and new residents
- Enhanced public realm w/ open space, streetscape, and park improvements



# Location

## Zoning:

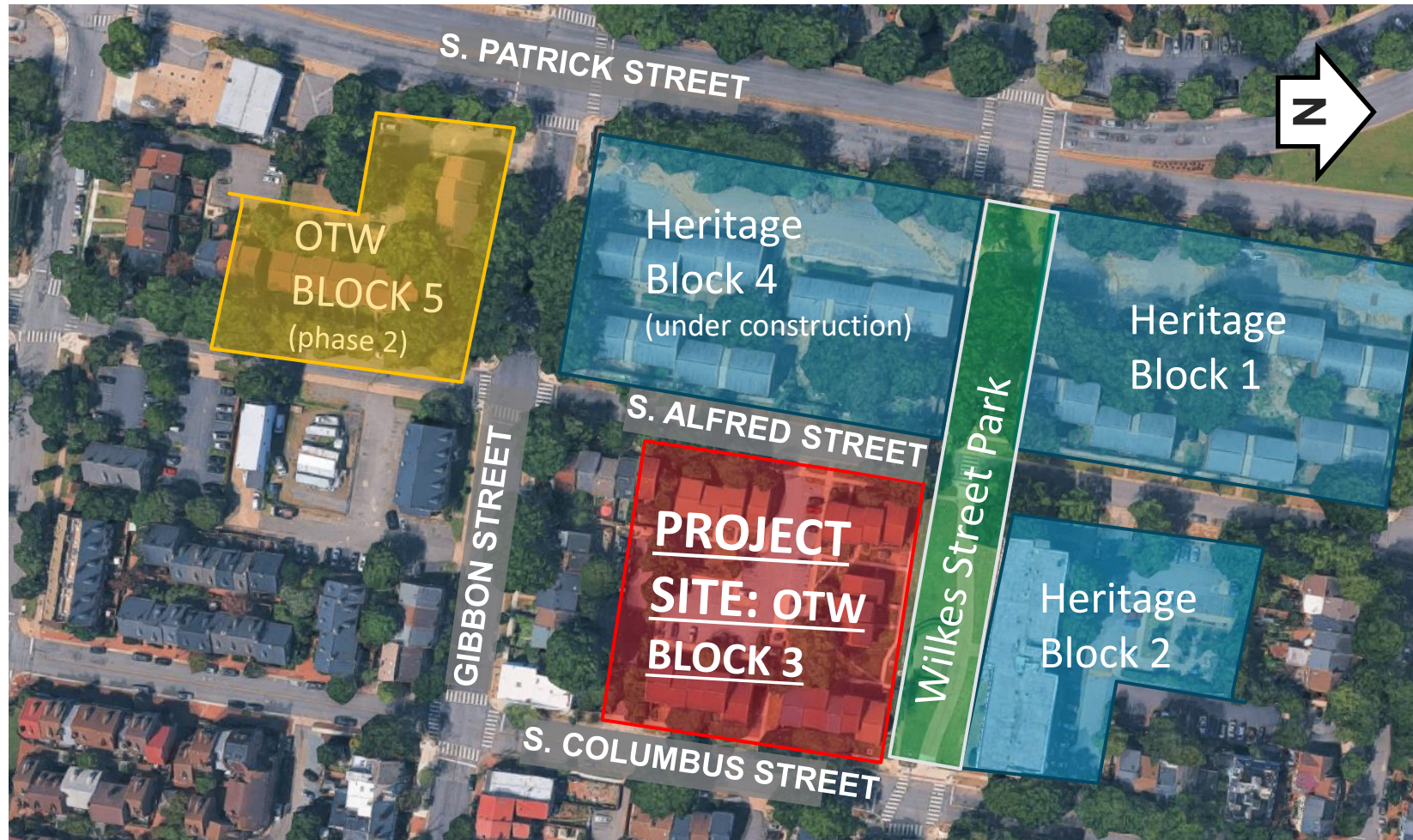
- RB to RMF

## Small Area Plans:

- Southwest Quadrant & SPSHAS

## Surrounding Uses:


- Residential (townhouse, multi-unit), park



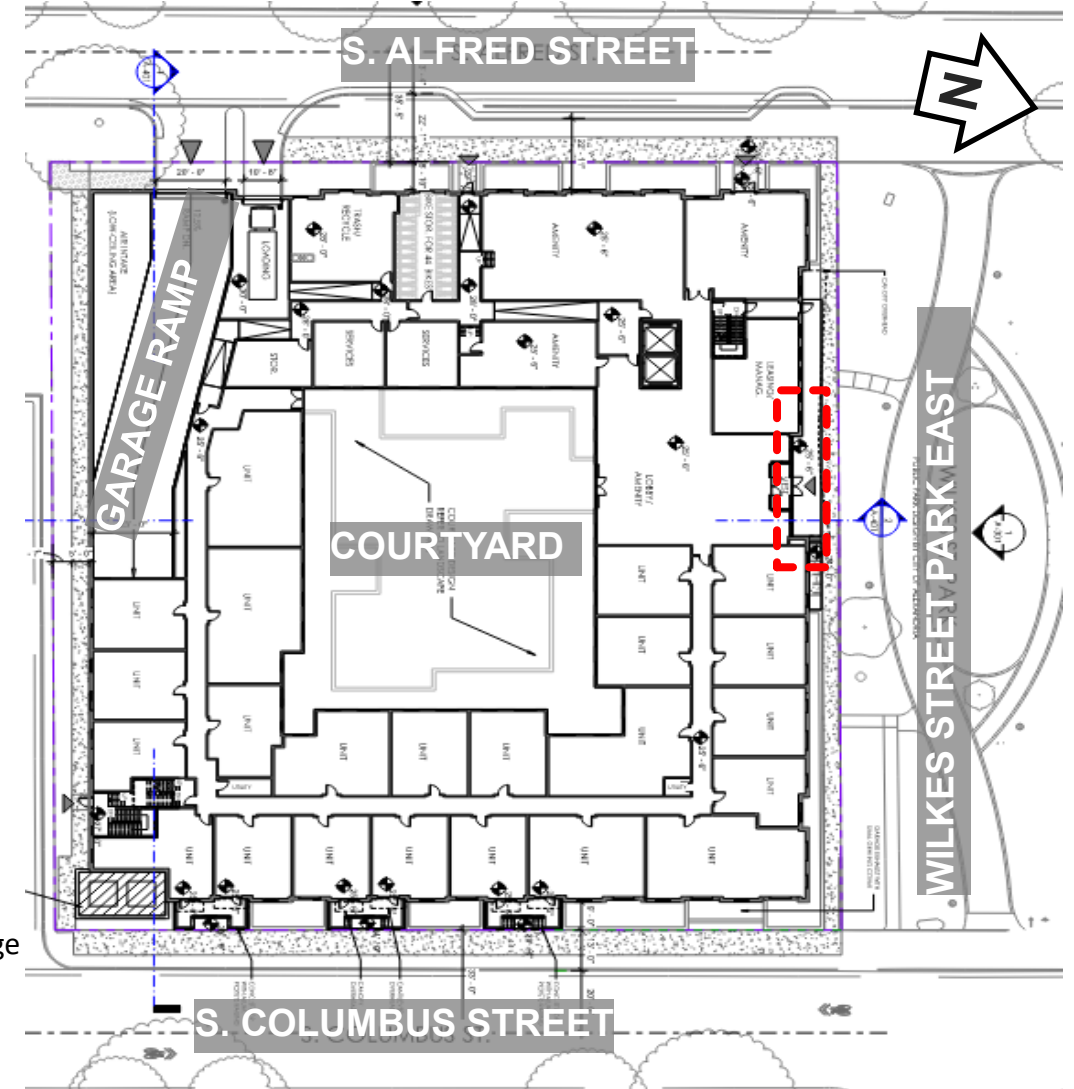


# Site Plan and Architecture



 = Main entrance canopy and signage

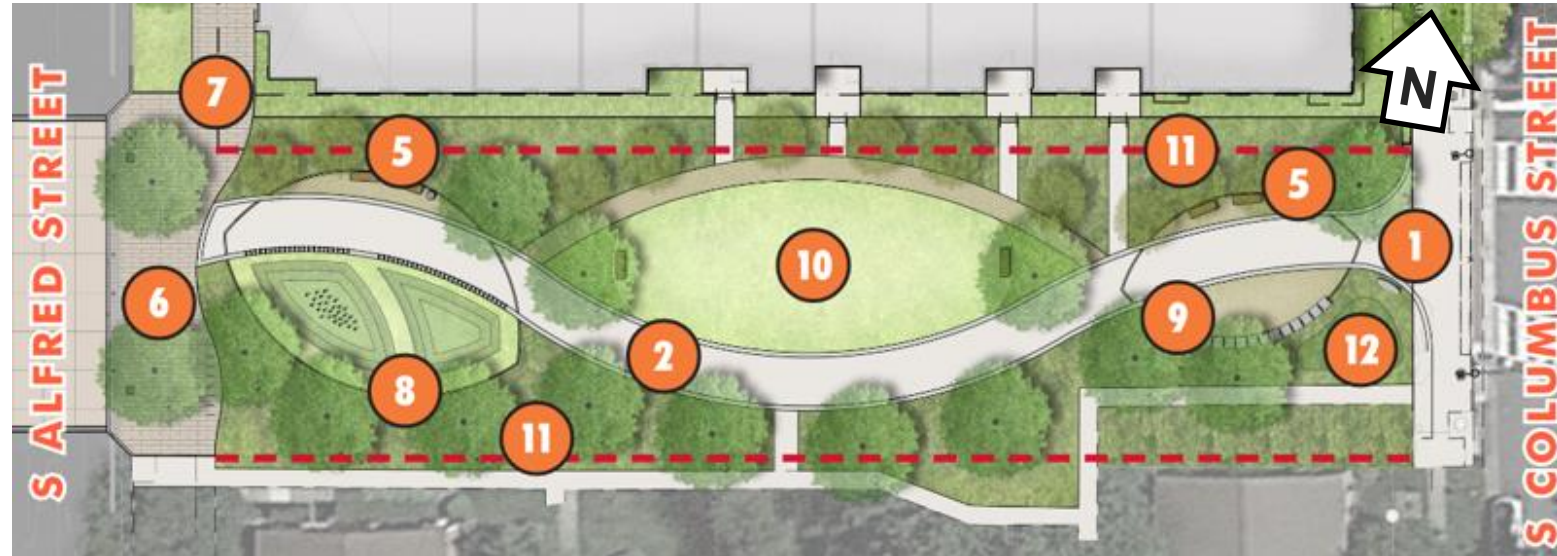
**Olde Towne West Block 3**  
**DSUP2025-10022**



Left: Northwest Corner Signature Façade Architectural Rendering  
Right: Preliminary Site Plan



# Wilkes Street Park



## Legend

- |  |                             |   |
|--|-----------------------------|---|
| 1 Park Gateway - Entry signage                       | 5 Resting Points            | 9 Memorial Garden - Includes relocated veteran memorial rock. |
| 2 12' (W) Main Park Shared Route (Pedestrian & Bike) | 6 Plaza (Inc. Raised Table) | 10 Multiuse Lawn - includes picnic tables and seating         |
| 3 Feature Arrival Area - Shade Structure & Seating   | 7 Building Arrival          | 11 Buffer Planting  |
| 4 Nature Interpretation Area (All Ages)              | 8 Play Area (All Ages)      | 12 Stormwater Basin   |



# Community

Date	Meeting	Attendees
May 4, 2024	Resident Meeting	25
October 16, 2024	Virtual Community Meeting	11
November 19, 2024	Resident Meeting	25
December 4, 2024	Virtual Community Meeting	15
June 5, 2025	AHAAC Meeting #1	N/A
October 14, 2025	Resident Meeting	30
October 16, 2025	Virtual Community Meeting	3
October 30, 2025	P&Z Virtual Meeting	17
November 6, 2025	AHAAC Meeting #2	N/A



# Highlights and Benefits

## Highlights

- **Schools:** Potential to generate approx. 87 students
- **Transportation:** Affordable housing in transit-rich location
- **Stormwater management:** Phosphorous runoff reduction of 39% (post development)

## Benefits

- 145-affordable unit building incl. relocation of existing 34 tenants
- Open space, enhanced streetscape, park improvements
- \$20,000 contribution to Capital Bikeshare



**Staff and the Planning  
Commission recommend  
approval of:**

**REZ2025-00004 &  
DSUP2025-10022**

