



City of Alexandria

DSUP2025-10022

Olde Towne West

(Block 3)

598 S. Alfred St.

Planning Commission

December 2, 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. Recommendation



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:

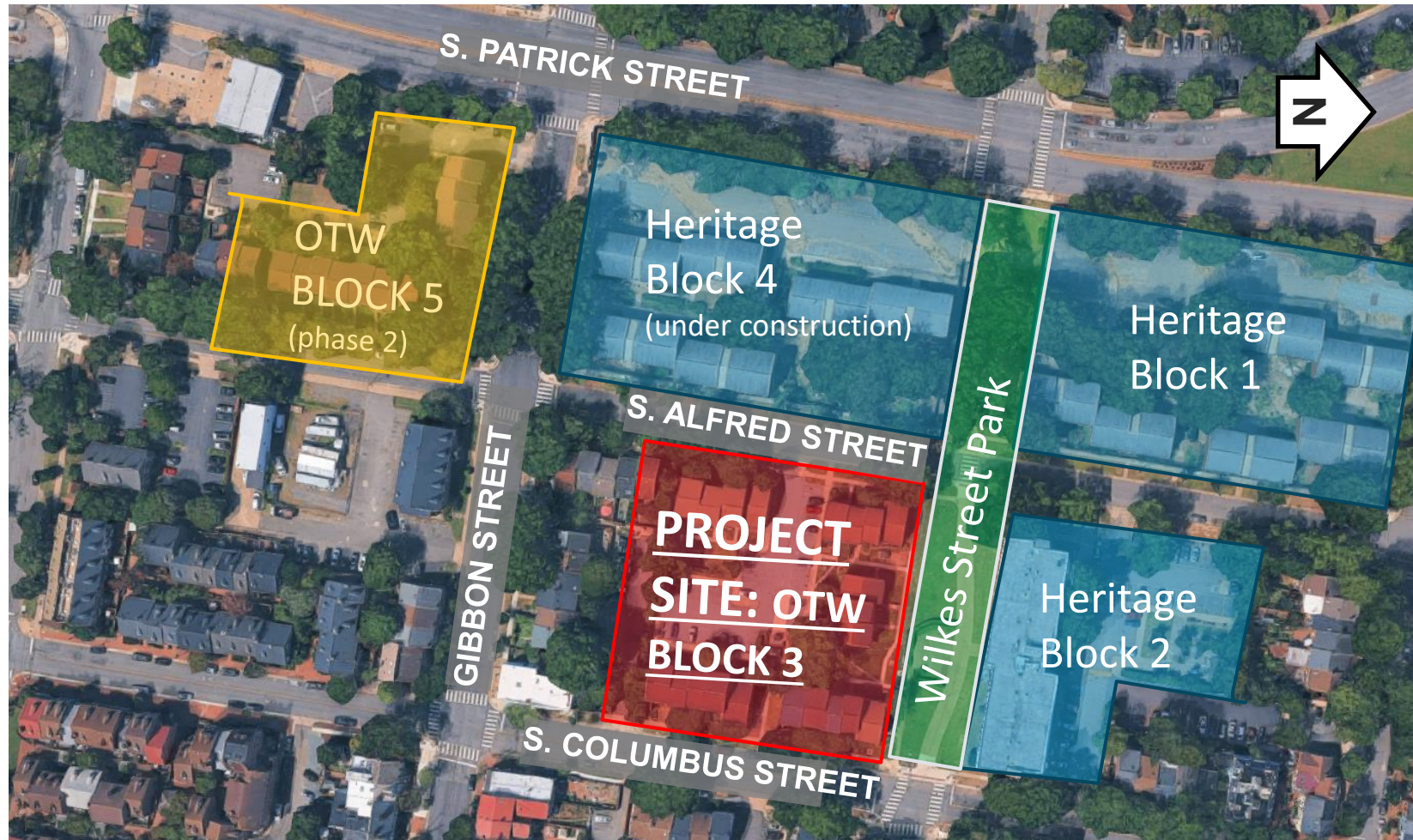
- RB to RMF

Small Area Plans:

- Southwest Quadrant & SPSHAS

Surrounding Uses:

- Residential (townhouse, multi-unit), park



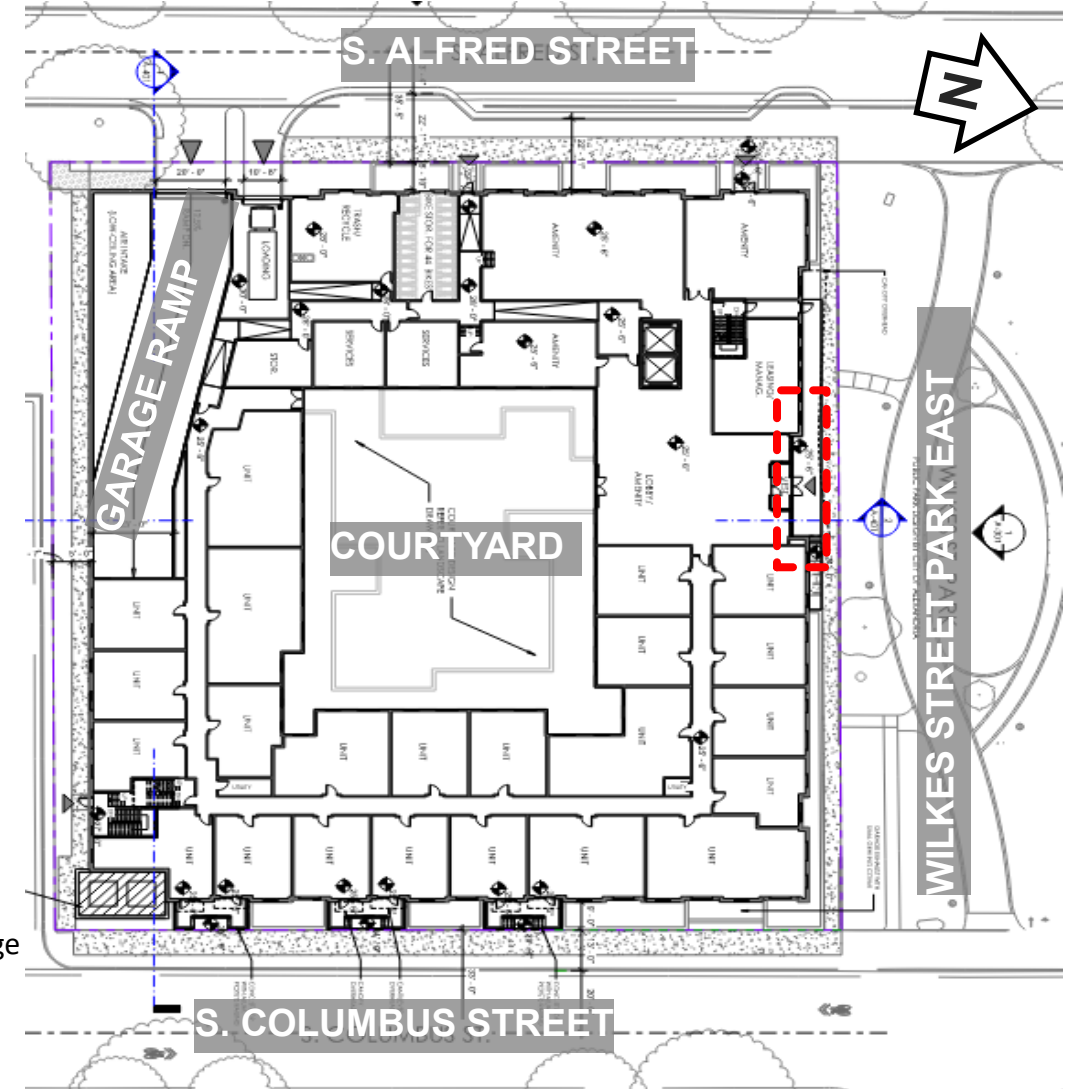


Site Plan and Architecture



 = Main entrance canopy and signage

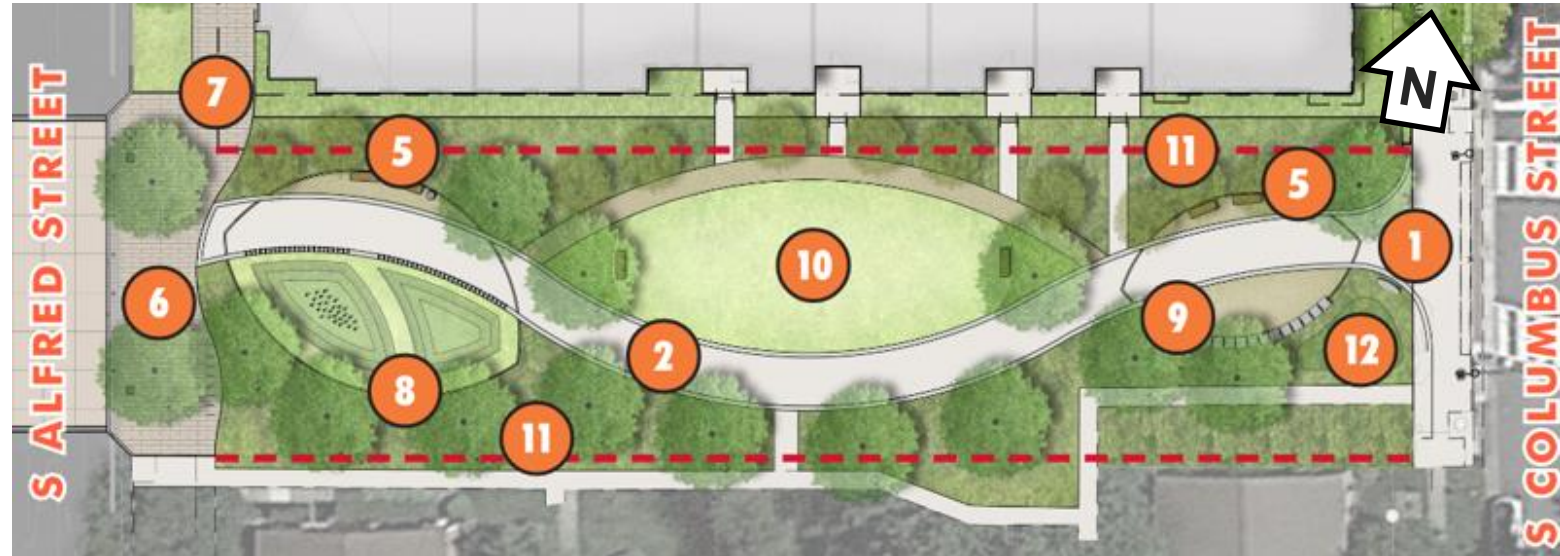
Olde Towne West Block 3
DSUP2025-10022



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 recommend
approval of:**

**REZ2025-00004 &
DSUP2025-10022**

