



Department of
**PLANNING &
ZONING**

300 N. Lee Street / 333 N. Fairfax Street DSUP #2025-10032

Planning Commission Hearing
April 7, 2026

Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Layout & Open Space
5. Architecture
6. Highlights & Benefits
7. Community & Recommendation



Summary

Request

- ▶ DSUP for 32 townhouses, including 2 committed affordable for-sale townhouses
- ▶ SUPs for cluster residential development, bonus density for the provision of affordable housing (Section 7-700) and land without frontage

Action

- ▶ Planning Commission recommendation of approval

Key Elements

- ▶ Project design and publicly accessible open space
- ▶ Board of Architectural Review (BAR) Concept Review
- ▶ SUP and modification requests



Project Location

Zone

- ▶ CD – Commercial Downtown

Small Area Plan

- ▶ Old Town

Historic District

- ▶ Old & Historic Alexandria

Surrounding Uses

- ▶ Residential, commercial (office, restaurant, personal service)





Land Use Requests

DSUP to construct 32 townhouse units

- ▶ **SUP for a cluster residential development**
 - ▶ Modification for minimum lot sizes
 - ▶ Modification for reduced side yard setbacks for interior end lots
 - ▶ Modification for reduced rear yard setbacks
- ▶ **SUP for bonus density for the provision of affordable housing (Section 7-700)**
- ▶ **Special Use Permit for land without frontage**
- ▶ **Modification to reduce open space requirement**



Highlights & Benefits

Highlights

- ▶ **Stormwater management:** 48% more phosphorous removed than required
- ▶ **Transportation:** Improved streetscape, widened sidewalks and utility undergrounding
- ▶ **Schools:** 5 students*

Benefits

- ▶ 32 for-sale townhouses that meet the 2019 Green Building Policy
- ▶ 2 committed affordable for-sale townhouses
- ▶ High-quality architecture supported by BAR
- ▶ Contributions: \$340,000 Housing Trust Fund, \$36,000 Public Art, \$5,000 Capital Bikeshare
- ▶ Approx. 0.3 acres of ground-level open space, including public interior walkways and pocket park



Community Meetings

MEETING	DATE	ATTENDEES
Applicant-led Virtual Meeting	8.27.25	14 attendees
BAR Concept Review	9.3.25	7 speakers
BAR Concept Review	11.19.25	0 speakers (other than applicant)
AHAAC (virtual)	1.7.26	11 attendees
P&Z Bi-Monthly Virtual Community Updates	1.8.26	18 attendees
BAR Concept Review	1.21.26	2 speakers
AHAAC (virtual)	3.5.26	3 attendees
P&Z Bi-Monthly Virtual Community Updates	3.17.26	15 attendees
Applicant-led Virtual Meeting	3.25.26	5 attendees

Recommendation

Staff recommends approval of

DSUP #2025-10032