



TideLock

1033, 1055 & 1111 N. Fairfax Street

Rezoning #2021-00004

Development Special Use Permit #2021-10017

Transportation Management Plan SUP #2021-00052

City Council

January 22, 2022

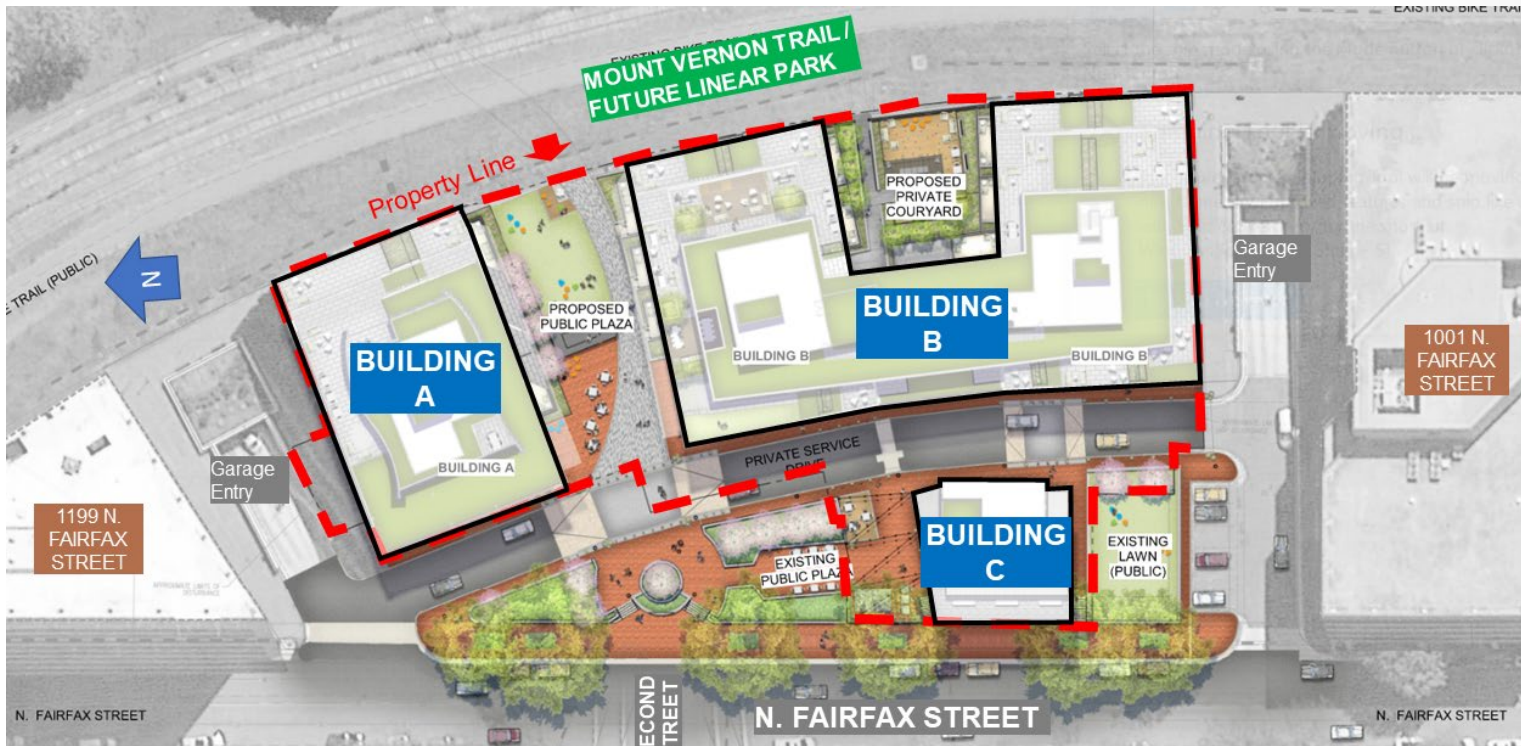
Project Location



Site Conditions



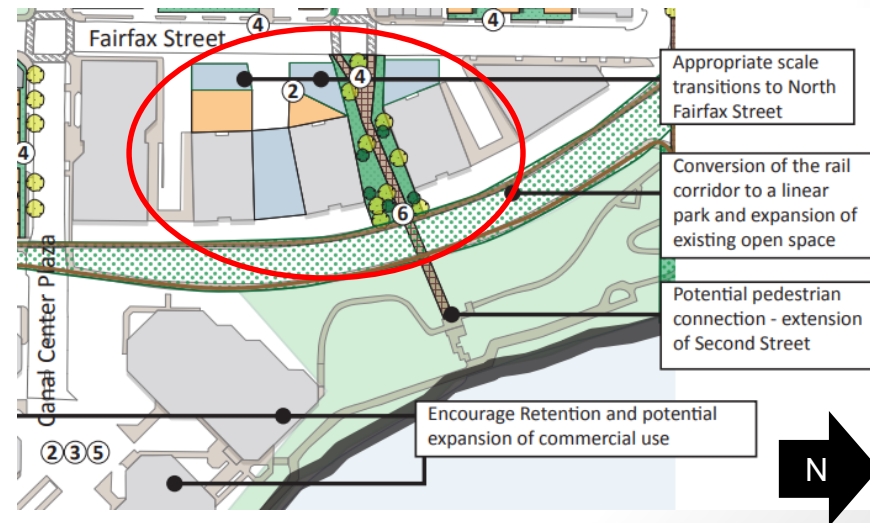
Proposal



- Reuse of office site with construction of three buildings with 234 units, 6,600 SF of commercial and 5,000 SF arts and cultural anchor (with performance space)
- Buildings A and B are 9 stories, Building C is 3 stories
- Site plan includes publicly accessible open space throughout site
- Widened sidewalks along N. Fairfax St and raised crosswalks over internal drive
- Proposal utilizing existing Transpotomac Plaza underground garage and common open space areas shared with adjacent buildings at 1001 and 1199 N. Fairfax Street
- Applicant utilizing density and height bonuses for affordable housing and arts anchor

Rezoning & Compliance with Master Plan

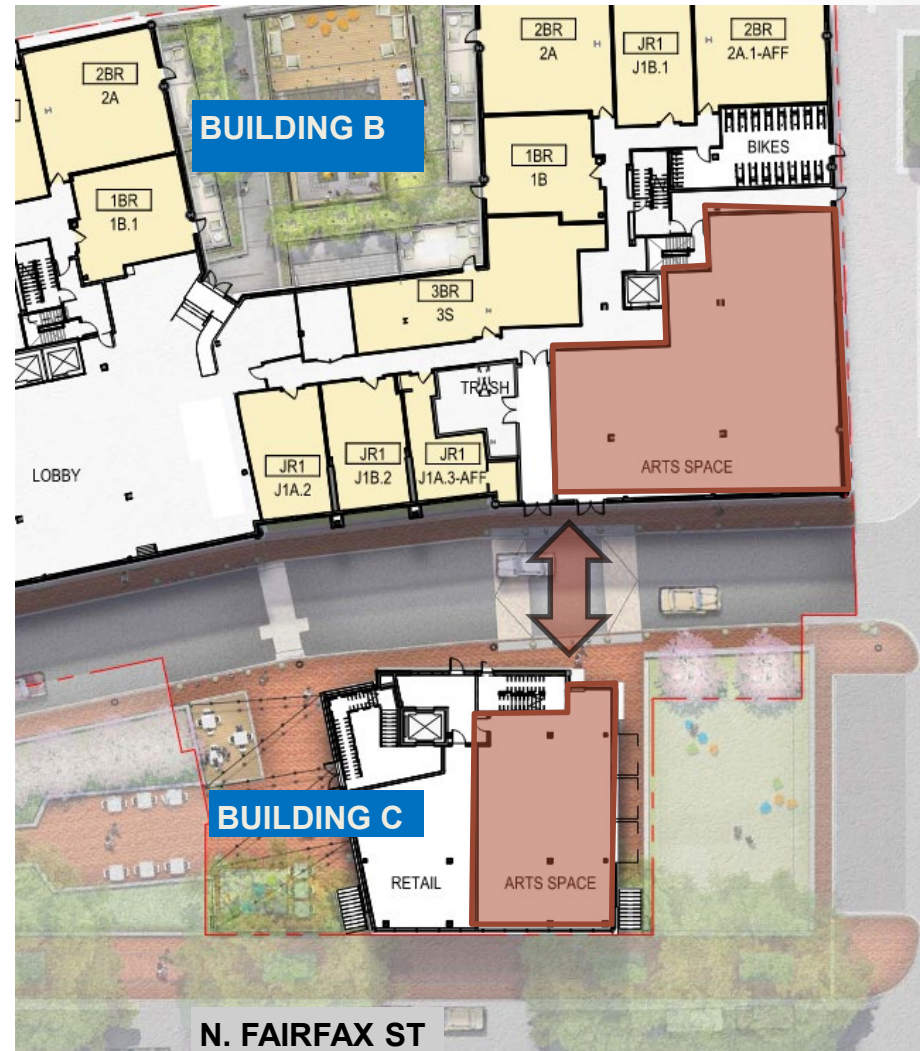
- Applicant requests rezoning from OCM(50) to CRMU-X
- Site identified as a “potential redevelopment site” and is recommended for rezoning to CRMU-X in Old Town North Small Area Plan (OTNSAP)
- Proposal complies with applicable OTN Urban Design Standards and Guidelines
- Proposal implements recommendations in OTNSAP illustrative layout, including building placement and pedestrian and visual connection through the site from Second Street
- The OTNSAP permits use of both affordable housing and arts anchor density bonuses



Old Town North Small Area Plan Illustrative Layout

Arts & Cultural Anchor

- Arts Anchor operator (Levine Music) to occupy 5,001 square feet of ground-floor space, including:
 - A 3,362 SF space reserved for music classes
 - A 1,639 SF performance space
- Applicant conditioned to provide an average minimum of 12 performances or events monthly in the performance space
- Applicant has also applied for outdoor entertainment SUP to allow for outdoor performances in adjacent open space areas
- Arts anchor use will remain for 30 years and structured in an MOU



Building A – Condo Building



N. Fairfax Street / West Elevation



Building B – Rental & Arts Anchor



N. Fairfax Street / West Elevation

TideLock

DSUP 2021-10017

Building C – Commercial & Arts Anchor



N. Fairfax Street / West Elevation from the south



South elevation with garage doors



Special Use Permits & Modifications

Special Use Permits (SUPs)

- Use-based SUPs: Multifamily dwellings, Live entertainment and outdoor recreation and entertainment uses in CRMU-X zone
- Increase to 2.5 FAR in the CRMU-X zone
- Bonus density (30%) and bonus height (up to 25 feet) for:
 - An arts and cultural anchor in Old Town North
 - The provision of affordable housing (Section 7-700)
- Parking reduction for the residential and commercial/restaurant uses
- Loading reduction for arts and cultural anchor and/or commercial use
- Transportation management plan (TMP)

Site Plan Modifications

- Crown coverage requirement and street tree requirement in the Landscape Guidelines

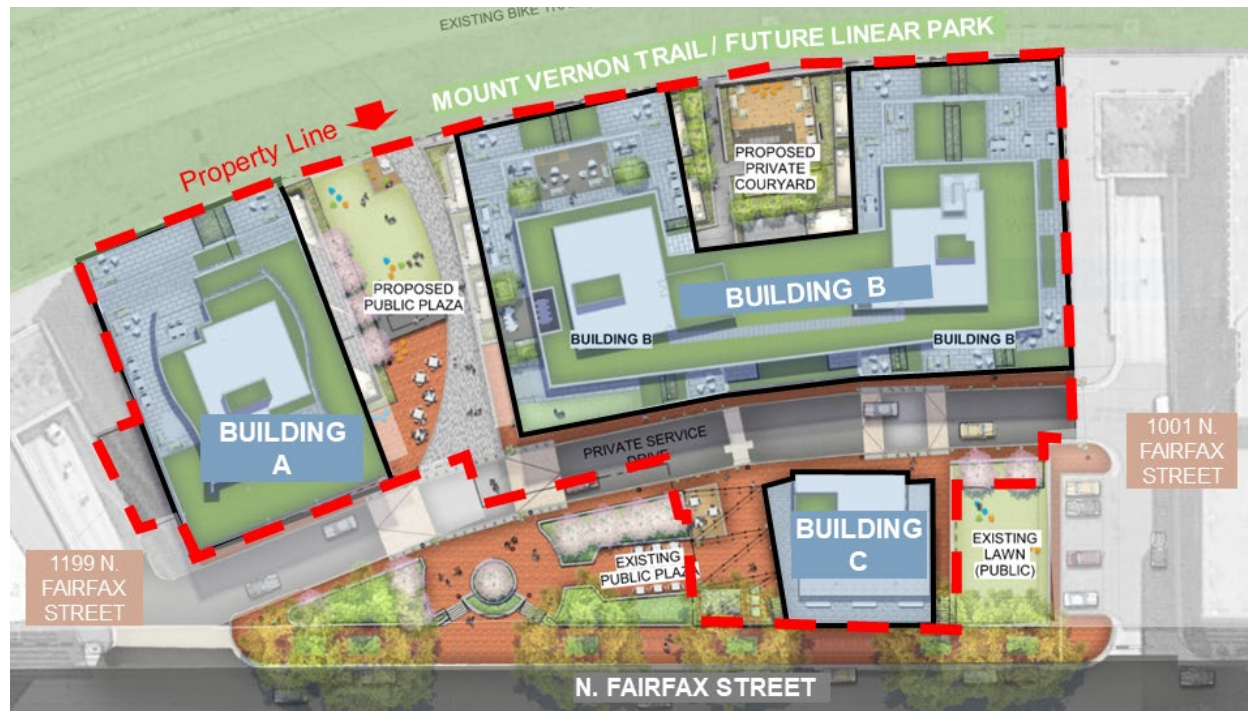


Parking Reduction

- Proposal requires a minimum **284** spaces: 277 for multifamily and 7 for commercial/restaurant use
- Applicant is providing a total of **217** spaces: 211 spaces in the parking garage for residents, 6 surface (off-site) parking spaces for flexible use owned by applicant
- Staff supports parking reduction based on walkability and transit options near site
 - Applicant will be providing area for bus stop by site and Capital Bikeshare contribution
 - Additional spaces may be available in Transpotomac garage

Open Space

- Proposal complies with CRMU-X regulations for open space
- Proposal provides 6,212 SF of publicly accessible open space (over 10% of site)
- Private open space is located at ground-level and above-grade
- Applicant to coordinate potential improvements to open space plaza on 1199 N. Fairfax Street property and provide a connection to Mount Vernon Trail/Linear Park pending City control of Linear Park



UDAC / Community



DATE	MEETING
Community Meetings	
January 13, 2020	NOTICE Presentation
June 22, 2021	Presentation to Old Town North Alliance
June 28, 2021	NOTICE Presentation (Virtual)
August 18, 2021	Applicant-led meeting (both in-person and virtual)
September 30, 2021	NOTICE walking tour of Old Town North
November 10, 2021	Applicant-led meeting (both in-person and virtual)
City Meetings	
December 11, 2019	Urban Design Advisory Committee for Old Town North (UDAC)
June 9, 2021	Urban Design Advisory Committee for Old Town North (UDAC) (virtual)
September 8, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
November 3, 2021	Urban Design Advisory Committee for Old Town North (UDAC)
December 2, 2021	Alexandria Housing Affordability Advisory Committee (AHAAC) (virtual)



Project Benefits

- High quality building design and site activation
- Arts and cultural anchor to support the Old Town North Arts and Cultural District
- Streetscape and pedestrian improvements on site and in public right-of-way
- Publicly accessible open space
- Green building design, with green roof and solar-ready rooftop
- 15 on-site affordable housing units, including 4 for-sale units
- On-site public art (at a minimum value of \$50,222)
- Contributions:
 - \$8,840 to the Urban Forestry Fund
 - Approximately \$562,751 to OTN Fund
 - Approximately \$217,119 to the Housing Trust Fund
 - Capital Bikeshare contribution of \$30,000

Conclusion

STAFF RECOMMENDS **APPROVAL** OF THE REZONING AND DSUP



