



City of Alexandria

Rezoning #2025-0005
Special Use Permit #2025-0049
Encroachment #2025-0006

601 Wythe Street

Planning Commission

October 9, 2025



Agenda

1. Summary
2. Background Information
3. Proposal
4. SUP considerations
5. Planning Commission Guidance





Summary

Request

- Convert office building to 18 residential units

Key Elements of the Discussion

- No building expansion
- Advances Old Town North Small Area Plan goals
- Use would be compatible with surroundings

SUP#2025-00049



Background Information

- **Zone:**
 - CD-X/Commercial Downtown (Old Town North)
- **Small Area Plan:**
 - Old Town North
- **Surrounding uses:**
 - Various (residential, office, retail)



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Proposal

- Convert existing office building to 18 residential units
- No change to building height or footprint
- Minor exterior changes: façade refinements, balconies, and stair penthouses to access roof
- Open space provided on balcony spaces and rooftop
- Off-street parking requirement met

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Requested approvals

- Rezoning from CD-X to CRMU-X
- SUP for multi-unit dwelling use
- Encroachment for balconies and existing street-level components (bollards, landscaping planter, etc)

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Rezoning Considerations

- **Advances Small Area Plan goals**
 - ▶ SAP anticipates office-to-residential conversions
 - ▶ Conversions identified as innovative housing solution
 - ▶ Increased residential square footage envisioned in the area's mixed-use core
- **Reduces regulatory noncompliance**
 - ▶ Proposed zone reduces degree of FAR noncompliance
 - ▶ Building and use would comply with all other zoning requirements

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SUP/ENC Considerations

- **Use would be compatible with surroundings**
 - ▶ Increased residential presence achieves better balance with surrounding mix of uses and supports nearby retail
 - ▶ Potentially lower impact than existing office use (fewer building users)
 - ▶ Existing building preserved so no impact to neighborhood character
- **Encroachments would provide benefits**
 - ▶ Street-level aesthetics
 - ▶ Open space for future residents provided on balconies
 - ▶ ROW use and function uninhibited



Other Considerations

- **Voluntary housing contribution**
 - ▶ Based on office-to-residential conversion policy, applicant would voluntarily contribute \$95,000 to the Housing Trust Fund

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**Staff recommend approval
subject to conditions**

