



City of Alexandria

# The Whitley Phase 2 (former Towne Motel)

**REZ #2024-00004**

**DSUP #2024-10017**

**ENC #2024-00008**

**City Council**

April 26, 2025



# Agenda



1. Summary
2. Background
3. Project updates
4. Requests
5. Key findings and insights
6. Recommendation



# Summary

## Request

- Major amendment to the previously approved hotel (partially constructed prior to pause) to allow for a multi-unit dwelling

## Planning Commission Action

- To recommend approval of the REZ, DSUP, SUPs and ENC

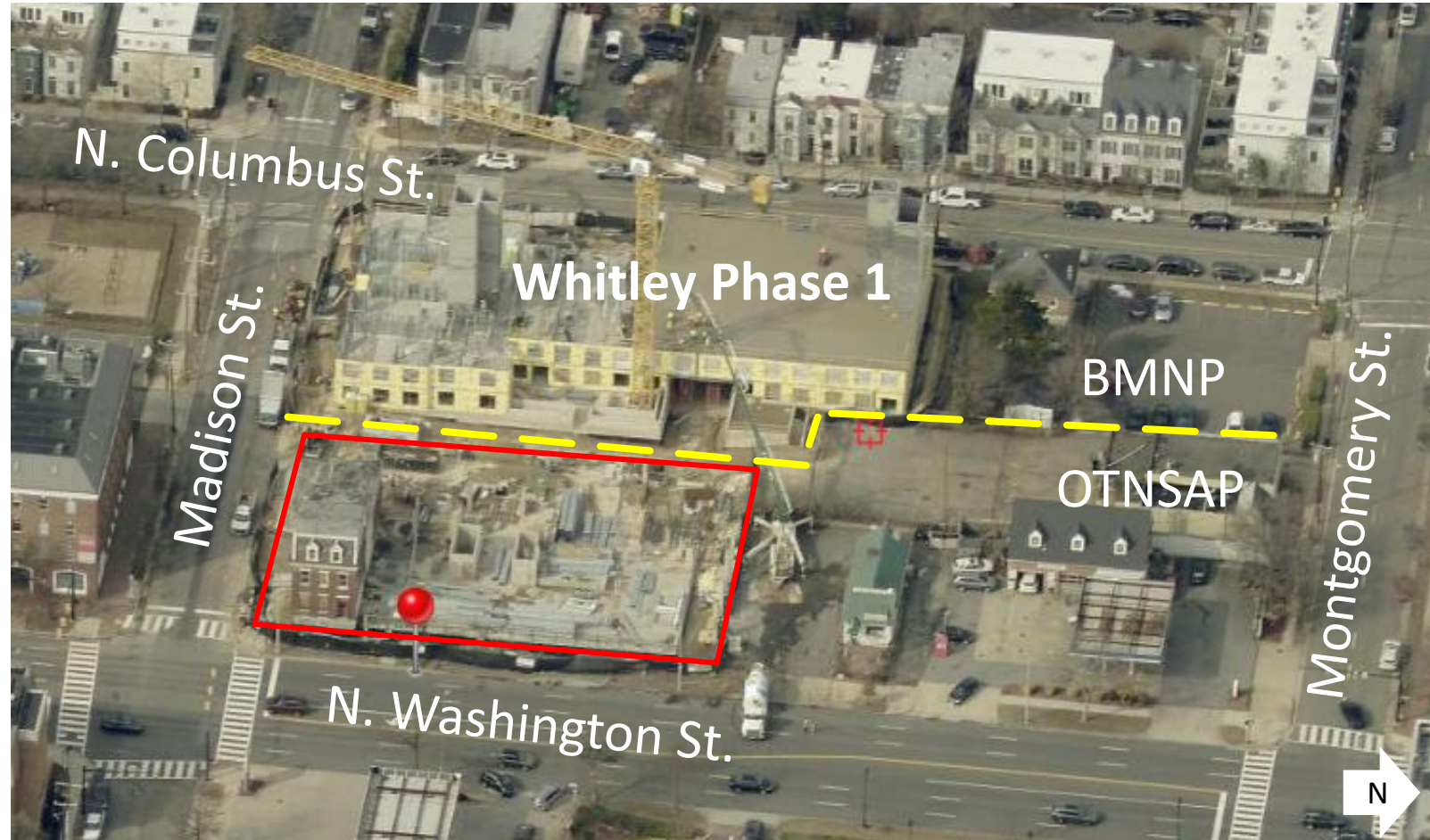
## Key Elements

- Approvals required for new use while retaining same general site layout, building height and massing, and FAR



# Background Information

- Located in the OTNSAP, adjacent to the BMNP, and the Old & Historic Alexandria District\*
- Owner of adjacent project, (the Whitley Phase 1) is redeveloping the site



802-808 N Washington Street

**The Whitley Phase 2 | DSUP2024-10017**  
**802-808 N. Washington St.**

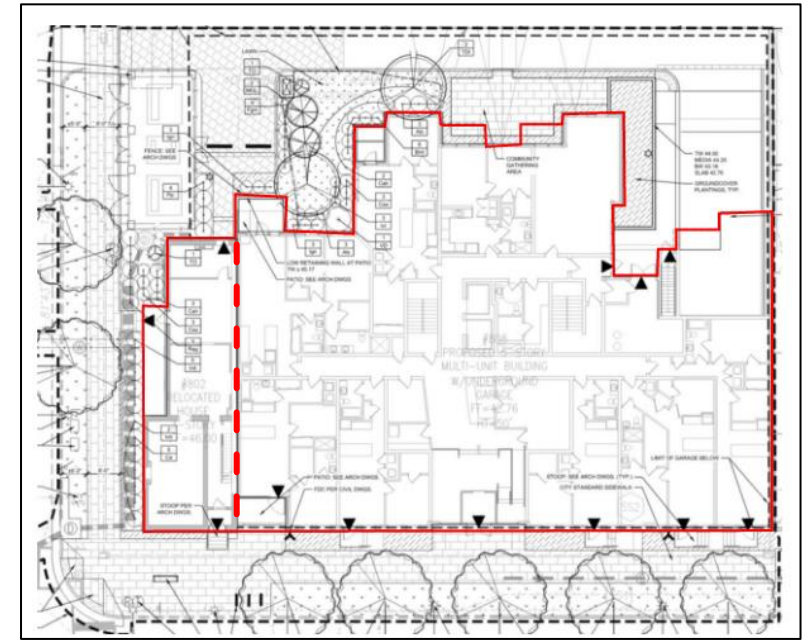
\* Old Town North Small Area Plan (OTNSAP) /  
Braddock Metro Neighborhood Plan (BMNP)





# Project Updates

- Updated architecture and more building articulation
- Removal of a curb cut on Washington St. for improved streetscape
- Unit entrances at street level for pedestrian level activation
- Relocated garage entrance off rear alley to allow for more underground parking
- Meeting open space requirement with at-grade and above-grade open space for future residents



Site layout



Proposed N. Washington Street rendering

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# Requests

## Rezoning

- From CD-X to CRMU-X

## DSUP with Site Plan

- SUPs for 2.5 FAR, bonus density for affordable housing, two-space parking reduction
- Modification for crown coverage (8% reduction)

## Encroachment

- Balconies on Washington Street frontage
- Historic building front facade



# Key Findings and Insights

## Highlights:

- **Schools:** Three new students generated
- **Transportation:** Removal of a curb cut and improvements to vehicular and pedestrian safety
- **Stormwater:** 72% phosphorus reduction from existing; exceeding the required reduction by 42%

## Benefits:

- More housing, including an affordable one-bedroom for-sale unit
- Streetscape improvements and updated architecture
- Completion of a stalled construction site
- Compliance with current City policies: Green building, public art, affordable housing, TMPs

**Outreach:** BAR concept review (1.15.25), community meeting (1.9.25) and AHAAC\* meeting (3.6.25)



# Staff and the Planning Commission Recommend Approval

1. **REZ #2024-00004**
2. **DSUP #2024-10017**
3. **ENC #2025-00008**

The Whitley Phase 2  
802-808 N. Washington St.

