



City of Alexandria

**Master Plan Amendment #2025-00005
Rezoning #2025-00006
Special Use Permit #2025-00066
Encroachment #2025-00009**

**732 North Washington Street &
710 Madison Street**

**City Council Public Hearing
January 24, 2026**



Agenda



- 1. Summary**
- 2. Background Information**
- 3. Proposal**
- 4. Requested Approvals**
- 5. Considerations & Findings**
- 6. Staff recommendation**



Summary

Request

- Convert office building to 20 residential units

Key Elements

- Minor exterior alterations
- Advances Old Town North Small Area Plan goals
- Use would be compatible with surroundings



Background Information

Zone:

- CD-X/Commercial Downtown (Old Town North)

Small Area Plan:

- Old Town North

Surrounding uses:

- Various (residential, office, retail)



732 N Washington Street &
710 Madison Street



Proposal

- Convert existing office building to 20 residential units
- No increase to building height or floor area
- Minor exterior changes: fifth-floor renovations, balconies, and rooftop access
- Open space provided on rooftop



Requested approvals

- Rezoning from CD-X to CRMU-X
- SUPs for multi-unit residential use and parking reduction
- Master Plan Amendment to increase allowable building height
- Encroachment for balconies



Rezoning/MPA 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
 - ▶ Technical height increase only allows modest expansion with no increase to overall height
- **Eliminates regulatory noncompliance**
 - ▶ Proposed zone eliminates FAR noncompliance
 - ▶ Proposed MPA eliminates height noncompliance and wouldn't allow increase in building height



SUP/ENC Considerations

- **Use would be compatible with surroundings**
 - ▶ Use Intensity: fewer building users likely with proposed use vs. current office use so impact to neighborhood would be minimal
 - ▶ Enhanced Mixed-Use Character: proposed residential would increase activity during nights and weekends
 - ▶ No Parking Impacts: transit-rich location, tandem spaces would serve multi-vehicle households
- **Encroachments would provide benefits**
 - ▶ 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 \$41,395 to the Housing Trust Fund



Planning Commission recommended approval of Master Plan Amendment #2025-00005, Rezoning #2025-00006, Special Use Permit #2025-00066, and Encroachment #2025-00009.

