

Witter Place

2712 Duke Street
MPA#2021-00013, REZ#2022-00009,
DSUP2022-10013, SUP TMP#2022-00080

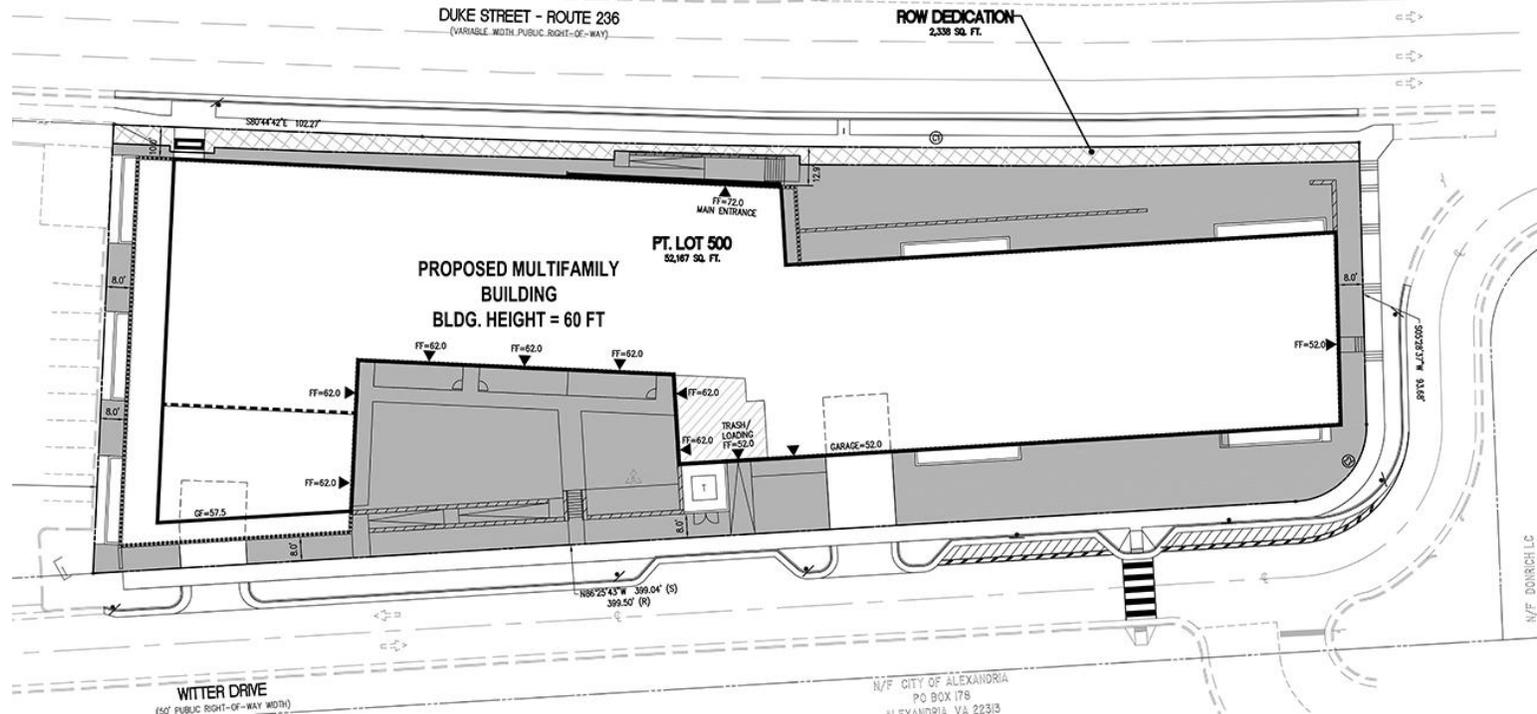
Planning Commission
November 1, 2022

Note: This presentation is subject to changes prior to hearing.



Project Description

- 136,087 GSF residential building
- All 94 units are affordable at 40% - 60% AMI
- Project includes several amenities for future residents, including a courtyard and a rooftop terrace



Land Use Requests

Master Plan Amendment

- Commercial General to Residential High land use and an increase in height from 35 to 60 feet.

Rezoning

- CG/Commercial General zoning district to the RMF/Residential Multifamily zoning district.

DSUP

- A multifamily building with an increase in FAR from 0.75 to 2.253.

SUP

- Tier I Transportation Management Plan

Note: The Applicant also requested a Modification to the Diversity Requirements of the 2019 Landscape Guidelines; however, staff has worked with the Applicant to resolve the modification via Condition 16 and recommends PC not include the request as part of their action.

Building/Architecture

- The building is split into two main sections, both of which are five stories tall
- Two murals will be incorporated into the building design





Housing Affordability + Community Benefits

Unit Mix/Level of Affordability	40% AMI	50% AMI	60% AMI	Total
2-Bedroom	11	14	22	47
3-Bedroom	10	12	25	47
Total	21	26	47	94

- 100% committed affordable housing development with deeply subsidized units between 40-60% AMI;
- Enhanced streetscapes along all frontages, including widened, tree-lined sidewalks and new bus shelter on Duke Street to improve safety for pedestrians, and;
- Compliance with the City of Alexandria’s 2019 Green Building Policy.

Conclusion

- Staff recommends **approval** of the request subject to the conditions in the staff report



APPENDIX

North Elevation



South Elevation



East Elevation



West Elevation



