

# Witter Place

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

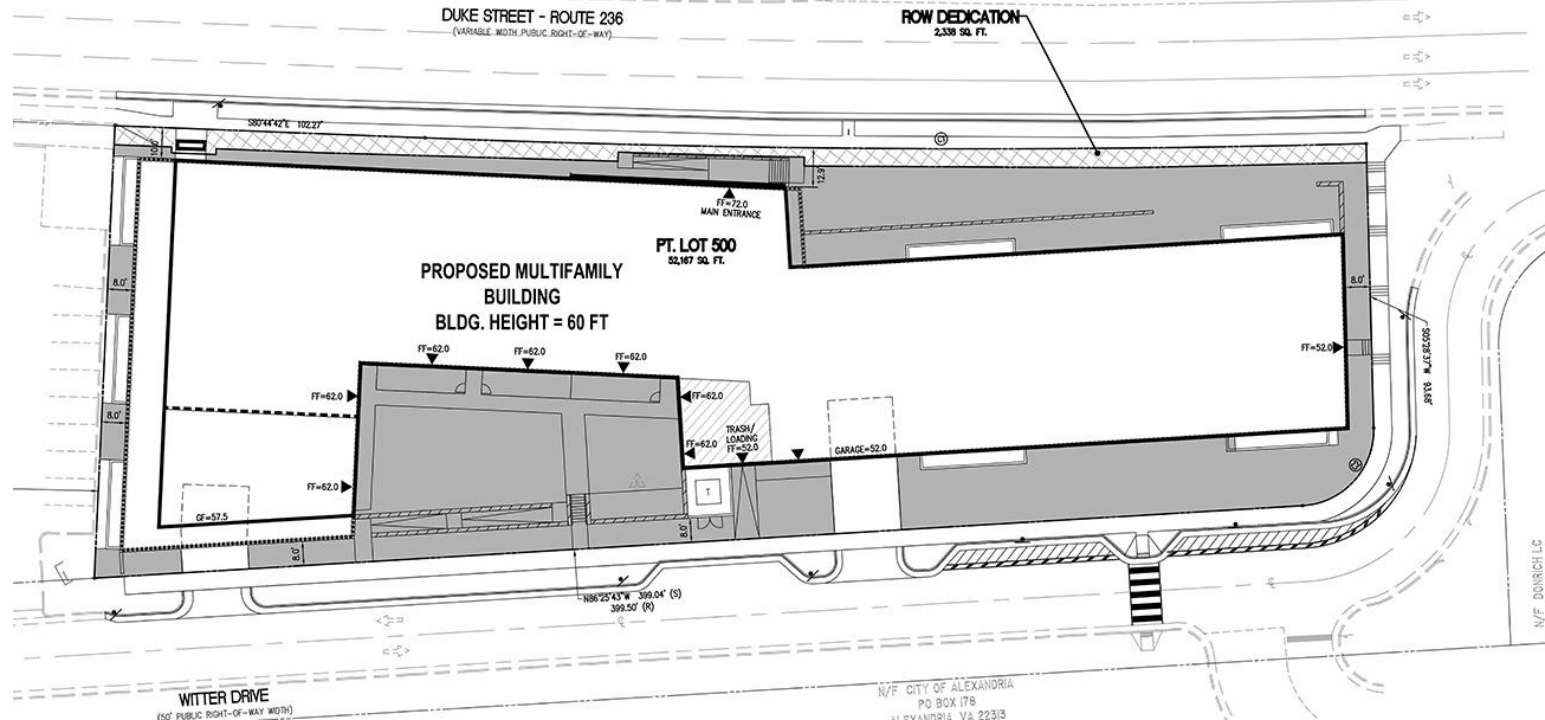
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City Council Meeting  
November 12, 2022



# 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 and the Planning Commission recommend **approval** of the request subject to the conditions in the staff report



# APPENDIX

# North Elevation



# South Elevation







