

# 700 N Washington St

*Master Plan Amendment #2013-0004*

*Rezoning #2013-0003*

*DSUP#2013-0002*

*Encroachment # 2013-0003*

City Council



October 19, 2013

# Site Context

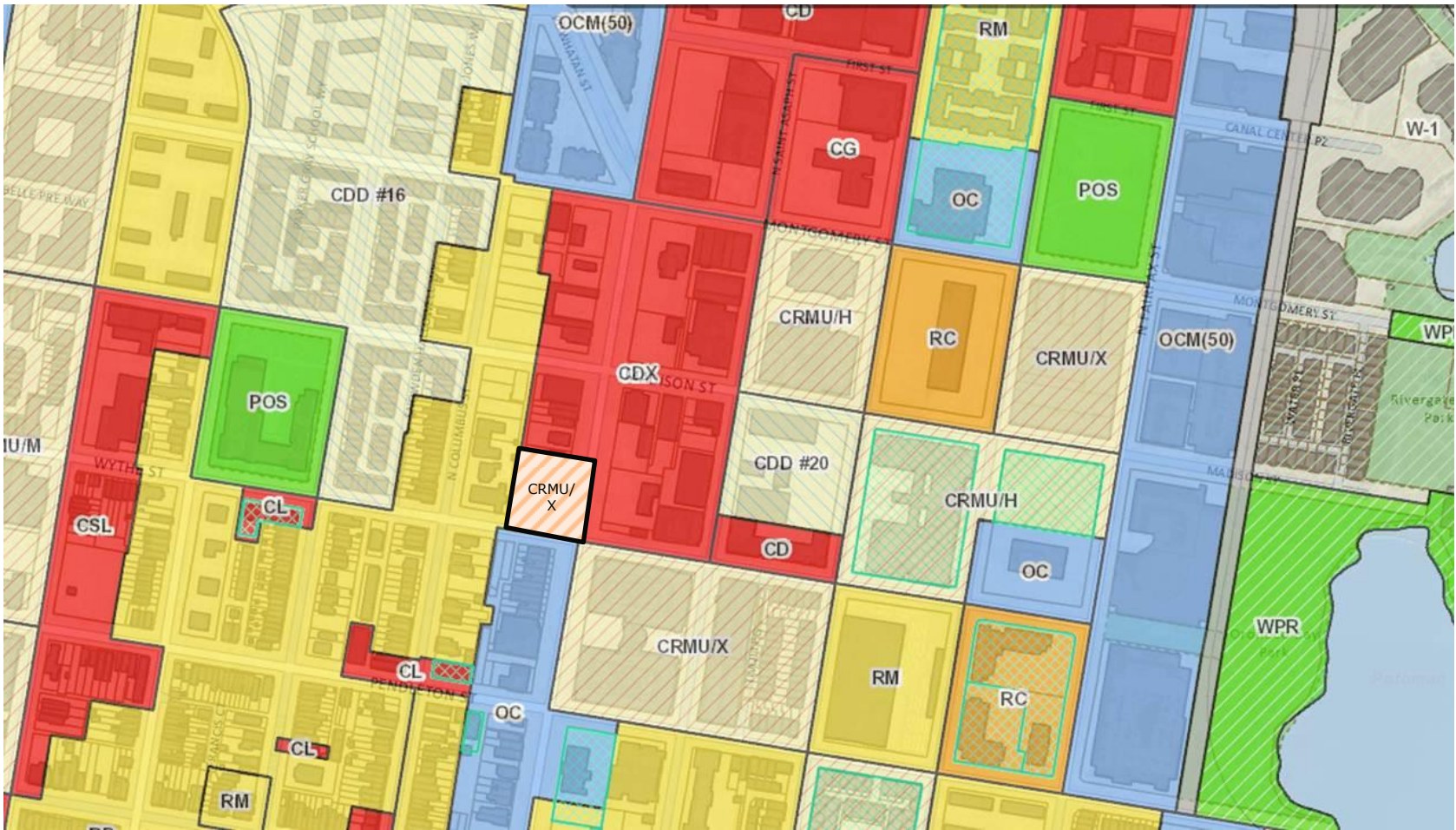




# PLANNING & ZONING



# Rezoning & Master Plan Amendment





# Building Design

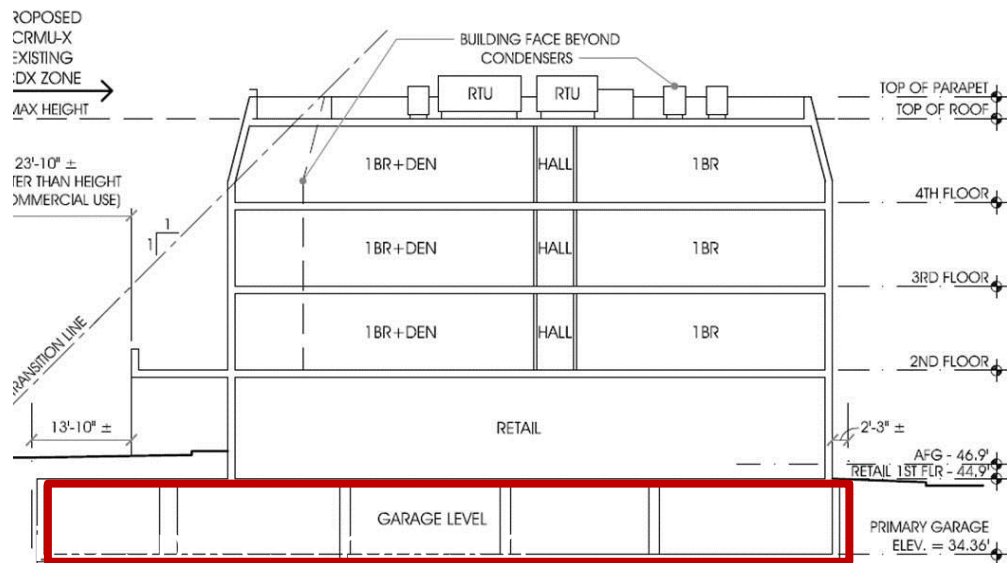
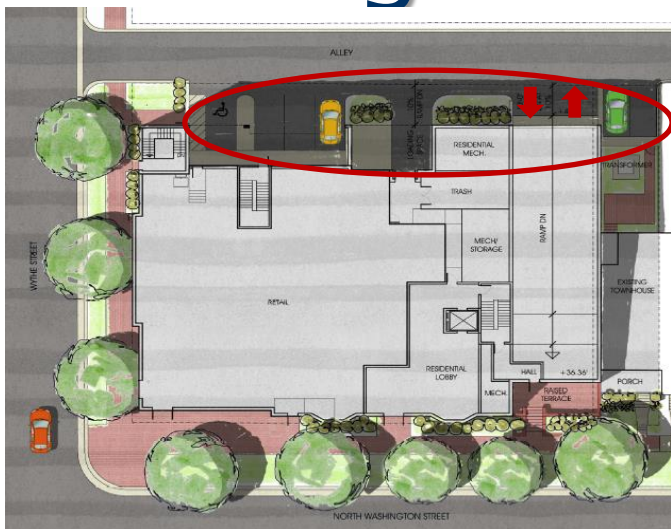


*Elevation – N. Washington Street*



*Elevation – Wythe Street*

# Parking



# Community Outreach

## Meetings

- Old & Historic Alexandria District Board of Architectural (BAR)
  - February 20, 2013
- Urban Design & Advisory Committee (UDAC)
  - February 13, 2013
  - May 8, 2013
  - September 15, 2013
- St. Joseph's Church
  - July 31, 2013
- NOTICe (North Old Town Independent Citizens Civic Association)
  - October 14, 2013

## Application presented to:

- West Old Town Citizens Association
- Northeast Citizens Association
- Federation of Civic Association





# Conclusion

Staff recommends APPROVAL with conditions







# Requests for Approval

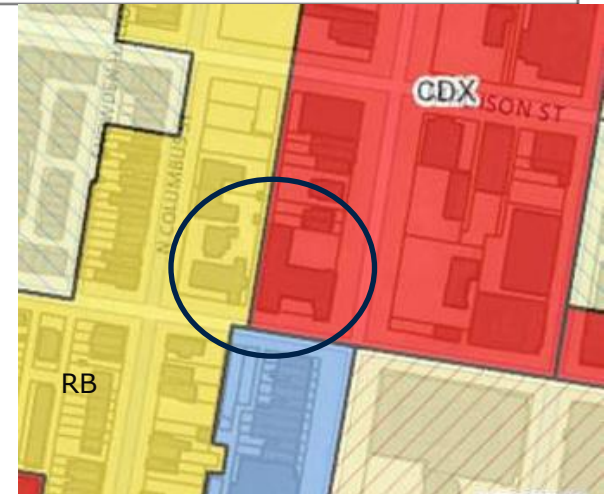
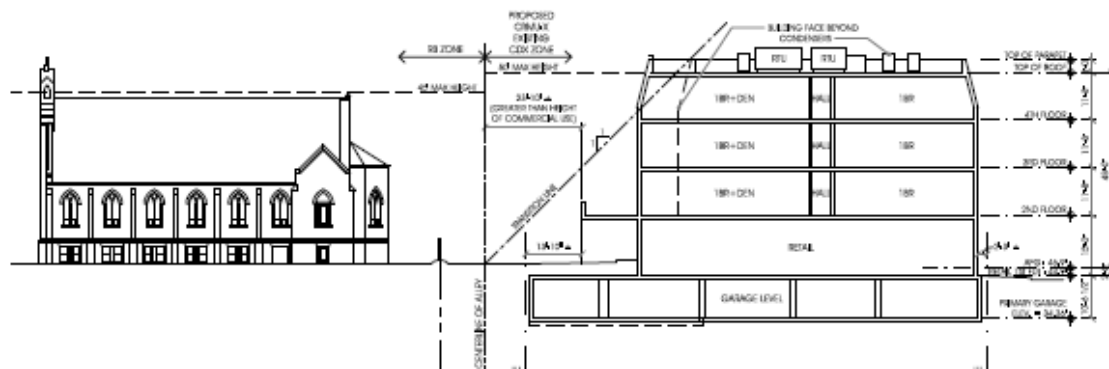
- Master Plan Amendment to change the land use designation as shown on the Small Area Plan maps from CDX/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
- Rezoning from CDX/Commercial Downtown Zone to CRMU-X/Commercial Residential Mixed-Use (Old Town Zone);
- Development special use permit, with site plan, to construct a multifamily mixed use building with ground level retail at 2.01 FAR;
- Special Use Permit to reduce the number of required parking spaces and to permit offsite parking within 300 feet;
- Encroachment for planters; and,
- Modifications to side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410.



# Modifications

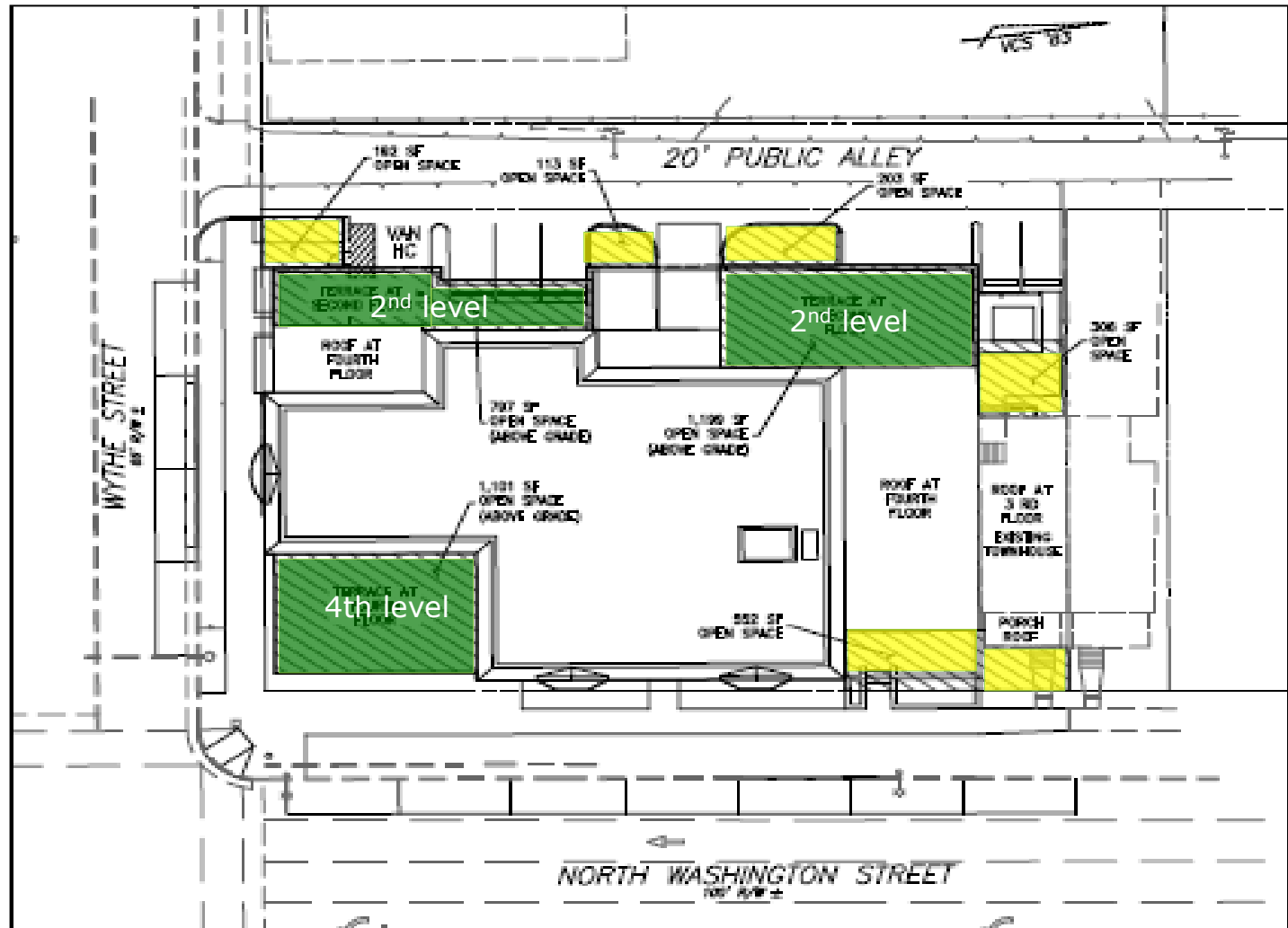


*Relative Height to Massing with St. Joseph's Church*

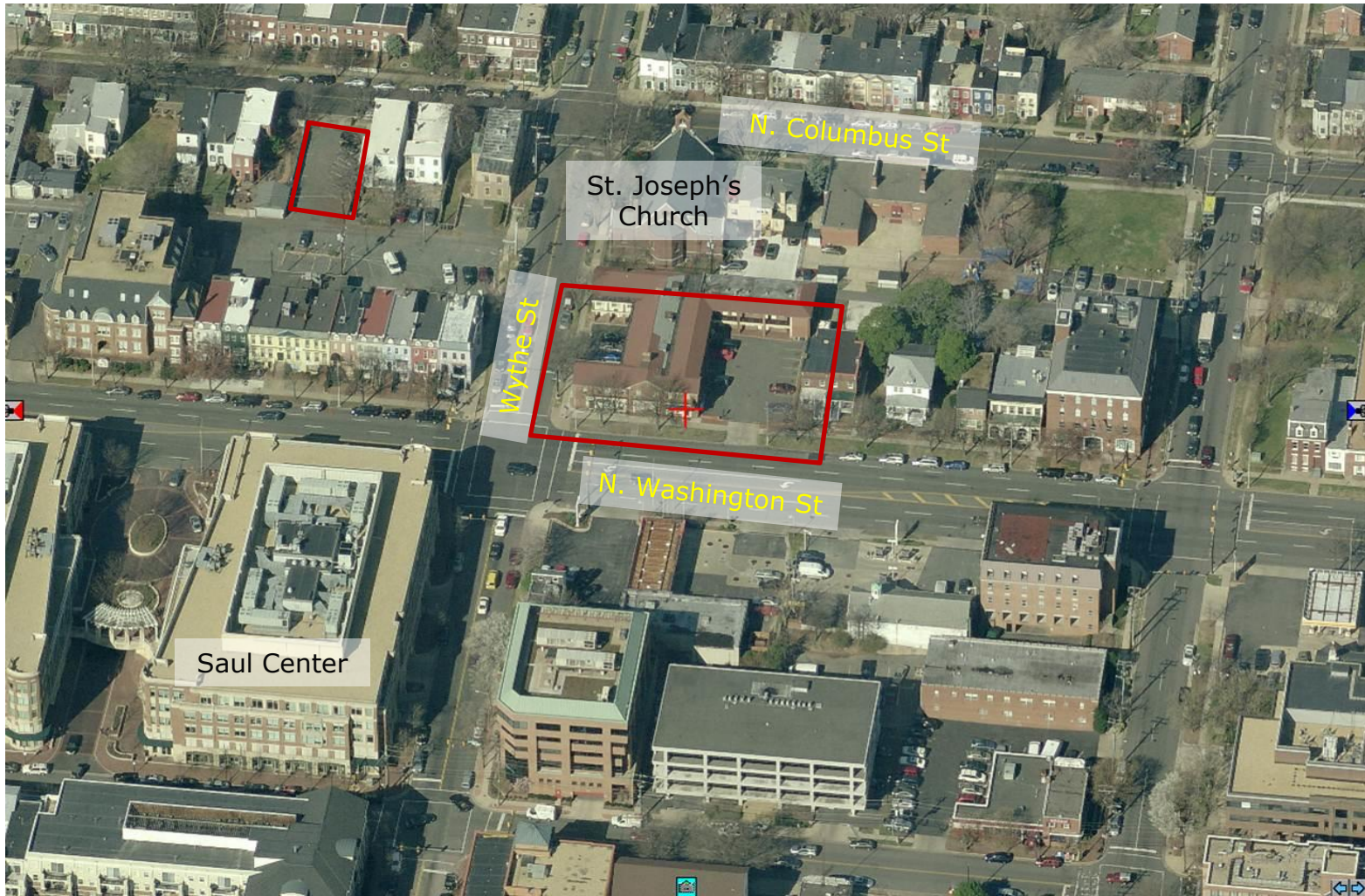




# Open Space



# Offsite Spaces





# Streetscape Improvements

