

# Towne Motel

*DSUP#2015-0004*

*TMP SUP#2015-0124*

City Council



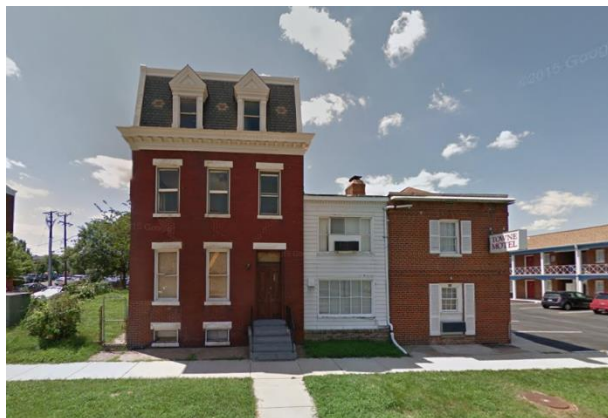
January 23, 2016

# Project Location



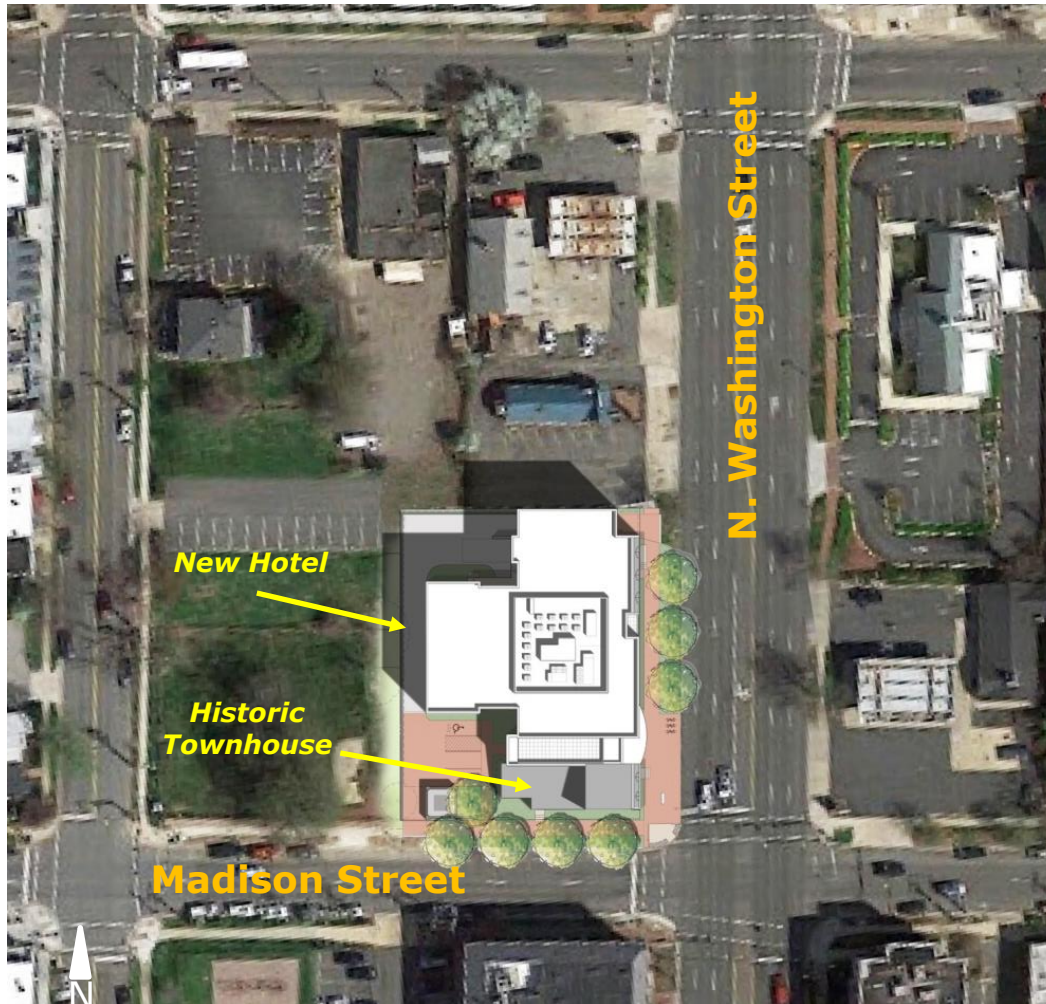


# Existing Conditions





# Project Description



## Summary

- New 5-story hotel, approx. 53,000 gsf
- 98 hotel rooms
- Historic Townhouse to be relocated 20 feet south and integrated into new hotel as amenity space
- Underground valet parking
- Enhanced streetscape on Washington and Madison streets

# Building Design



*Perspective heading north on Washington Street*



*Perspective heading south on Washington Street*



*Madison Street Elevation*



*Washington Street Elevation*

# Special Use Permits

- Increase in allowable Floor Area Ratio (FAR) up to 2.5
- Parking reduction
- Hotel use in the CD-X zone
- Transportation Management Plan
- Valet Parking (administrative)

## Modifications

- Reduction in zone transition setback requirement
- Reduction in canopy coverage





# Public Benefits

- Enhanced streetscape along North Washington Street and North Madison Street
- Restoration and activation of a historic townhouse on Washington Street
- \$100K voluntary affordable housing contribution
- \$20K bikeshare contribution
- \$20K public art contribution
- LEED Silver (or equivalent) building design



# Parking

## Towne Motel Parking

Required	69 spaces (0.7 spaces per hotel room)
<b>Proposed</b>	<b>50 spaces (0.5 spaces per hotel room)</b>
<i>Reduction</i>	<i>19 spaces</i>

## Recently approved hotel parking ratios

Robinson Terminal North Hotel	0.5 spaces per hotel room
Hilton Garden Inn (Prince Street Hotel)	0.4 spaces per hotel room
Hotel Indigo (Cummings Warehouse)	0.5 spaces per hotel room



# Community Outreach

## Community Engagement

**June 10, 2015**

Community Meeting

**June 17, 2015**

Old and Historic Alexandria District Board of Architecture Review (BAR)

**September 2, 2015**

Old and Historic Alexandria District Board of Architecture Review (BAR)

**October 7, 2015**

Old Town North Urban Design Advisory Committee (UDAC)

**October 15, 2015**

Community Meeting

**November 4, 2015**

Old and Historic Alexandria District Board of Architecture Review (BAR)

**November 21, 2015**

Old Town North Urban Design Advisory Committee (UDAC)

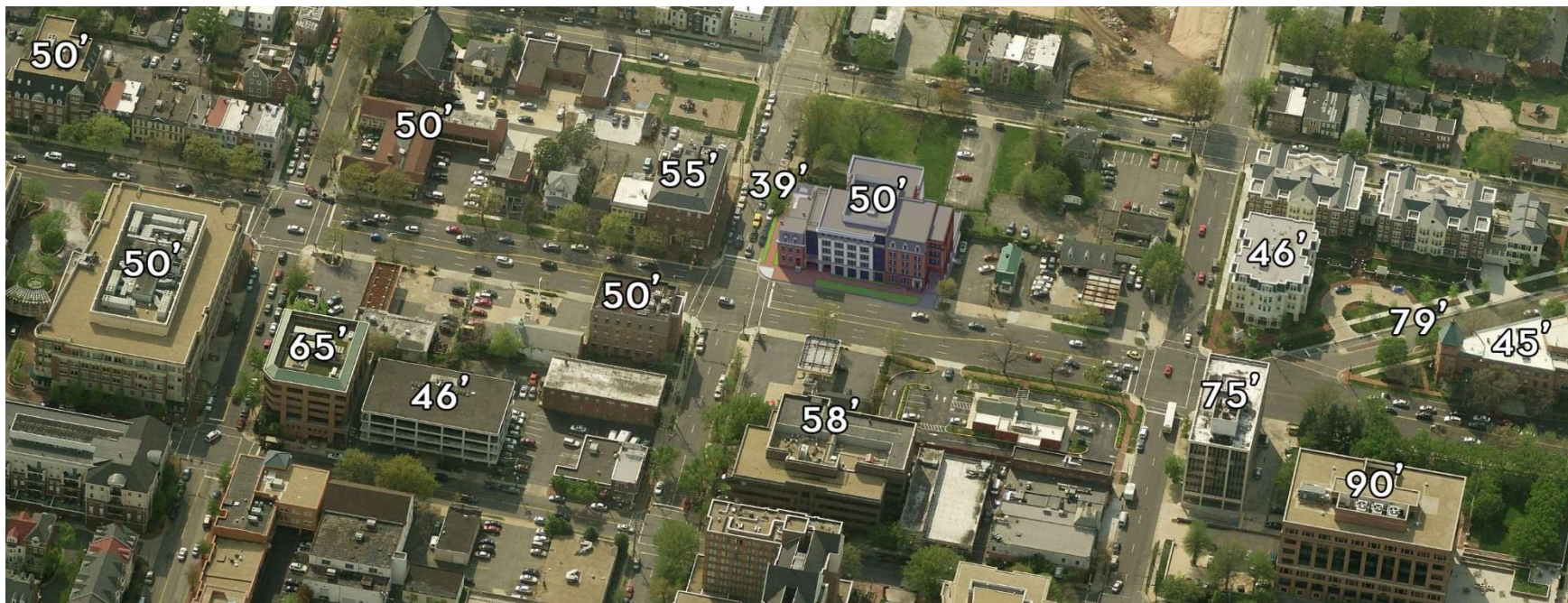


# Conclusion







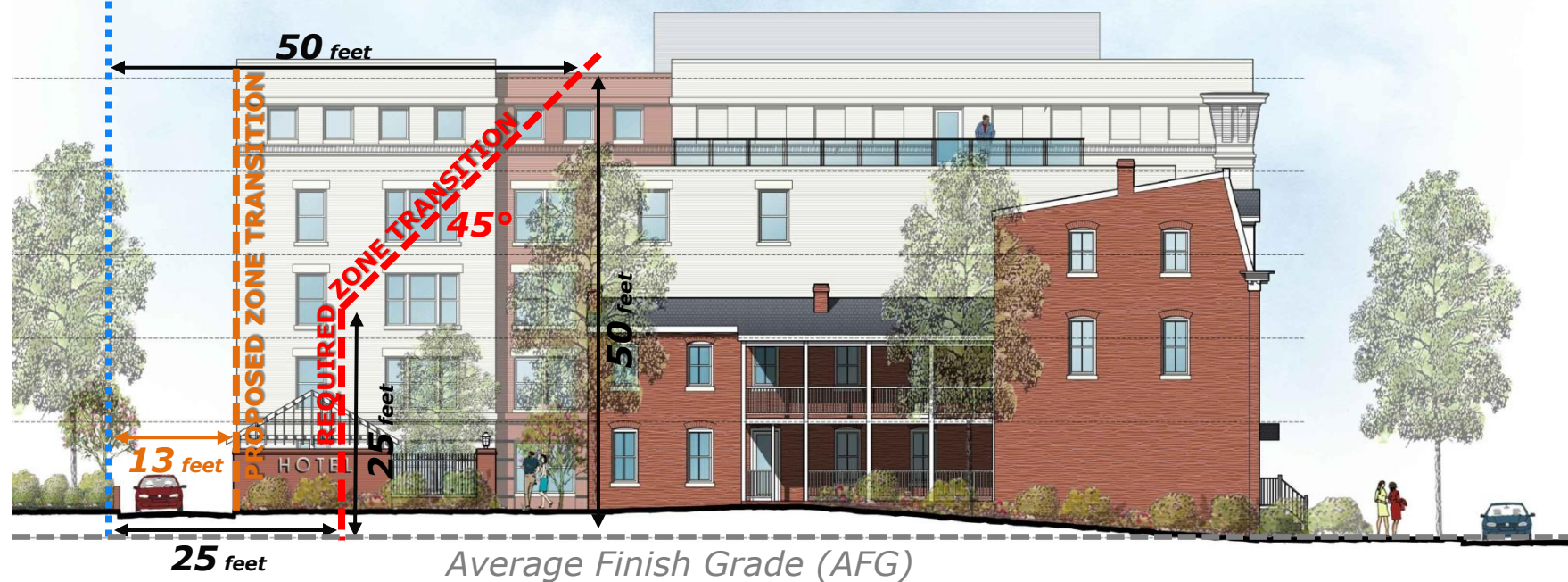


Height Context Map

## Zone Transition Setback

### Zone Transition Line

 **RB** Zone  
 **CD-X** Zone







*North Elevation*



*Rear Elevation*



## Zone Transitions

