

Towne Motel

DSUP#2015-0004

TMP SUP#2015-0124

City Council

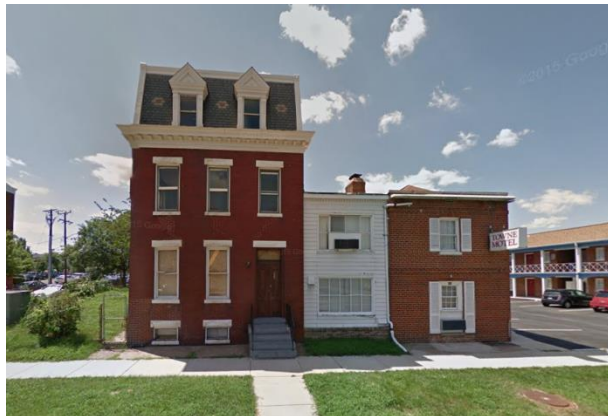


January 23, 2016

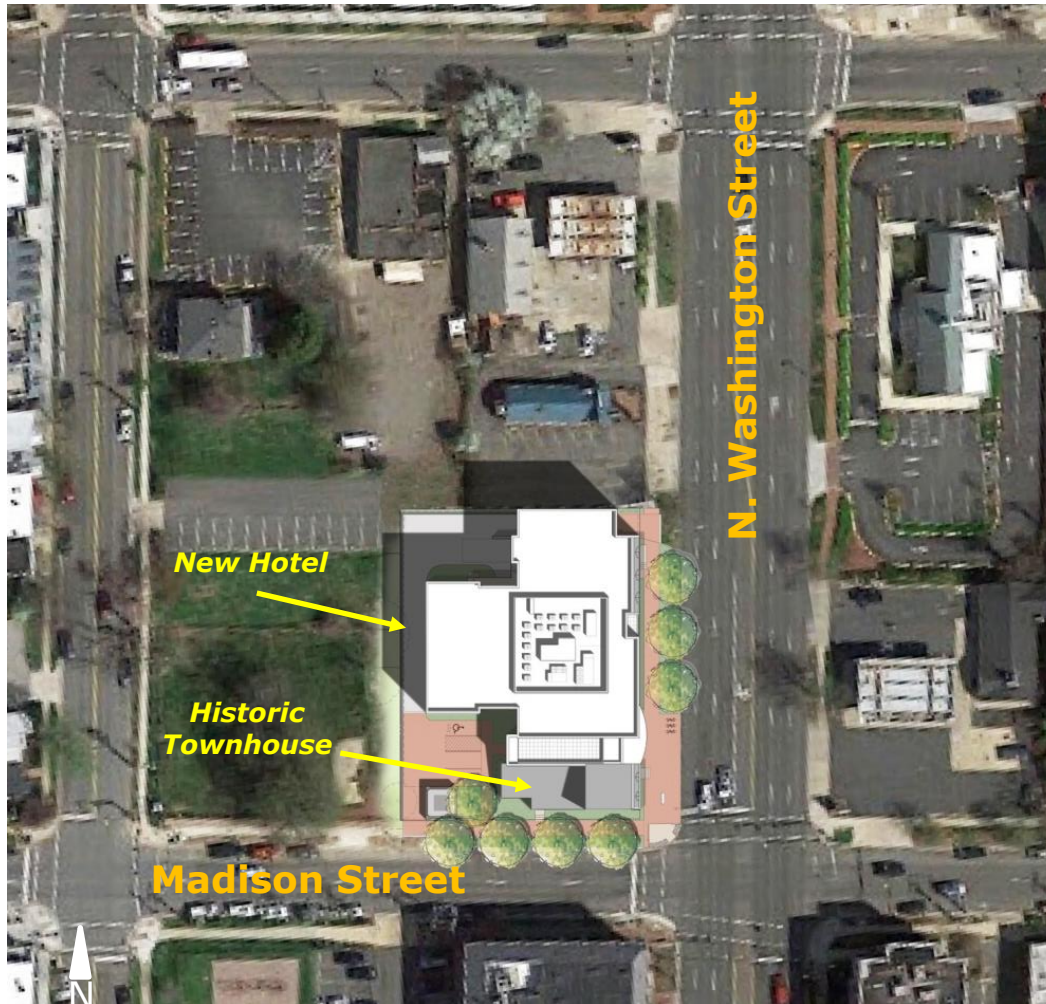
Project Location



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)
Proposed	50 spaces (0.5 spaces per hotel room)
<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)

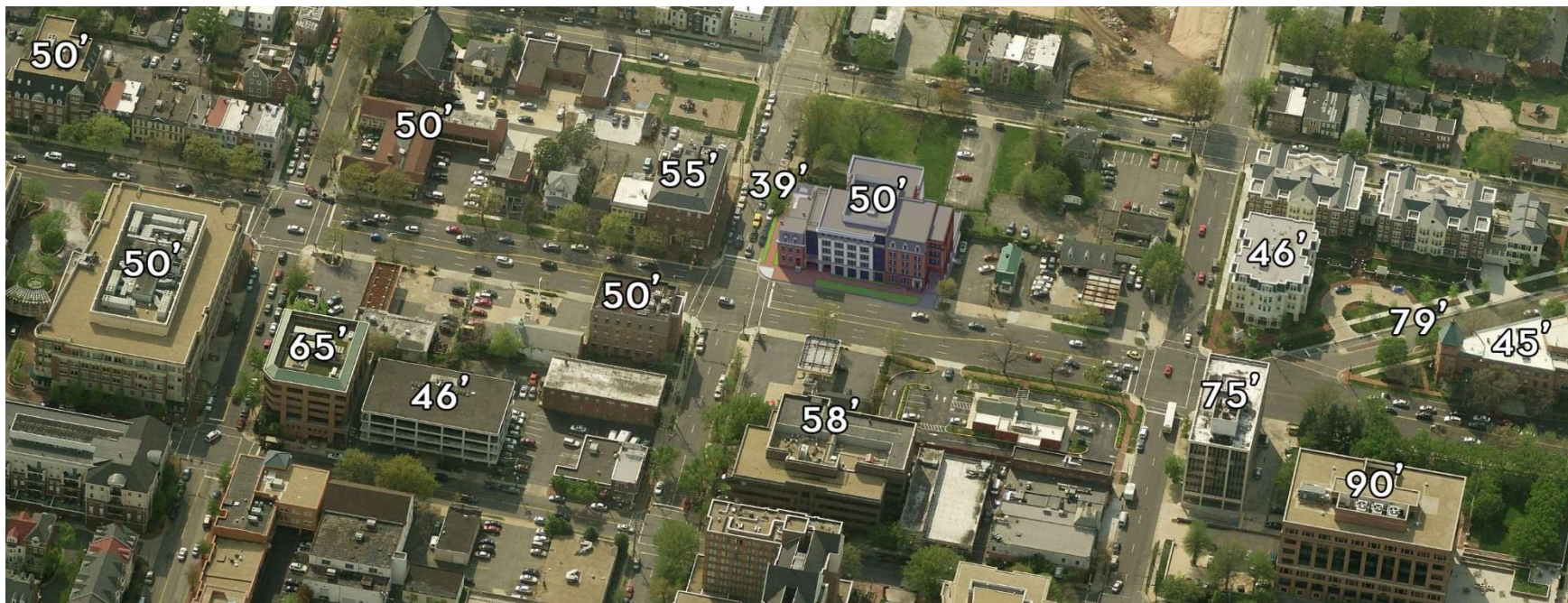
November 21, 2015

Old Town North Urban Design Advisory Committee (UDAC)



Conclusion



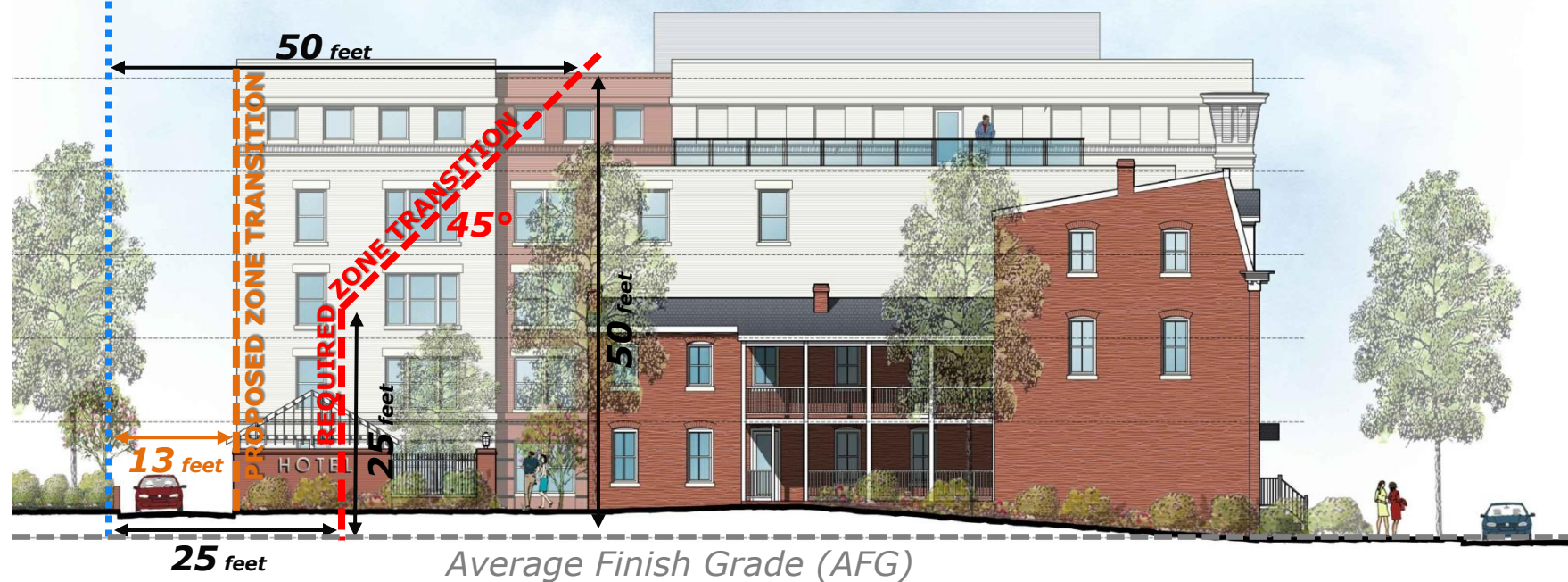


Height Context Map

Zone Transition Setback

Zone Transition Line

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





North Elevation



Rear Elevation

Zone Transitions

