

City of Alexandria Development Fact Sheet

Old Town North

1201 N. Royal Street (Craddock Site)

DSUP2017-0025

PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) to construct 2 mixed-use buildings with 99 multifamily units and a 5,885 square-foot arts space.

- The main building is 7 stories, with an 8th floor penthouse currently proposed for resident roof access
- The proposal utilizes 30% bonus density for the inclusion of an “Arts and Cultural Anchor” as a ground-floor use in the proposal
- Nearly 6,000 square feet of arts space will be located on the ground floor fronting the site and along the “Arts Walk” between the two buildings
- The second building fronting the corner of N. Royal and Third Streets will feature ground-floor arts space and residential units above, which connect directly to the main building through a pedestrian bridge
- The proposal will include site and streetscape improvements, including to the adjacent section of the Mount Vernon Trail

The site is currently the location of the MetroStage theater, and has frontages on Third and N. Royal Streets. It is bounded by office buildings to the southeast, Printers Row residences and Snaidero home furnishings store to the south, Canal Place and Potomac Shores condominiums to the west, and the western leg of the Mount Vernon Trail to the north.

KEY ISSUES

Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include:

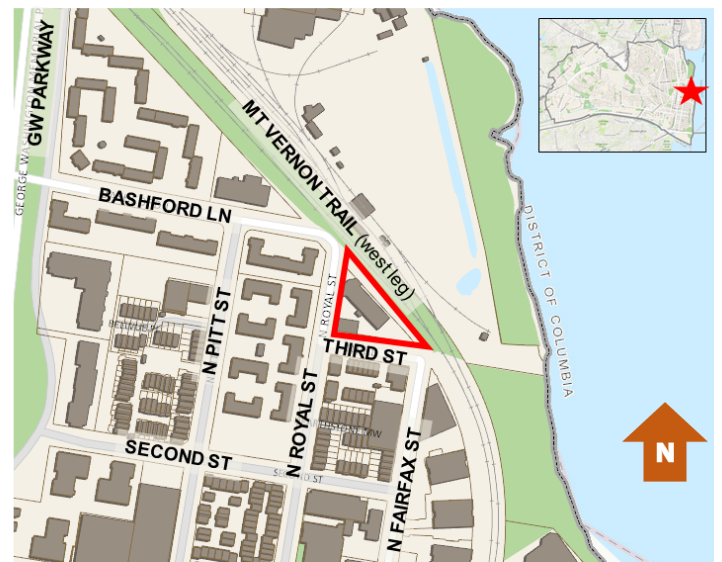
- > Securing an Arts and Cultural Anchor, and the design and accessibility of the arts space
- > Building massing and height
- > Site design, including design of the Arts Walk, streetscape, and relation to adjacent intersections and Mount Vernon Trail section



View from corner of N. Royal and Third Streets



View of the Arts Walk from Third Street



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Site Address: 1201 N. Royal Street	Lot Area: 36,568 square feet (0.84 acres)	
Current Zone: CD-X / UT Proposed Zone: CRMU-X	Current Use(s): Theater and vacant retail Use(s): Multifamily and Arts and Cultural Anchor	
	Permitted/Required	Proposed
FAR	2.5 with SUP	3.25 (Includes 30% bonus density for an Arts and Cultural Anchor, per Zoning Ordinance Section 6-900)
Parking	148-155 spaces	146 spaces (Parking reduction requested)
Open Space	9,142 square feet (25%)	9,568 square feet (26%) at ground level
Height	77 feet	88 feet* * The inclusion of the 8th-floor penthouse "roof club" increases the building height to 88 feet, which makes the current building proposal noncompliant in terms of height per the City Zoning Ordinance
Development Requests:		
1. Rezoning from CDX and UT to CRMU-X		
2. SUP for increase to 2.5 for residential use		
3. SUP for utilization of 30% density bonus for the inclusion of Arts and Cultural Anchor (Section 6-900 of the Zoning Ordinance)		
4. SUP for an increase in the mechanical penthouse to 18 feet (for the elevator overrun)		
5. SUP for a parking modification (reduction) for the multifamily use		
6. SUP for a parking reduction to park the Arts and Cultural Anchor off-site		

PROJECT TIMELINE

- > **June 6, 2018.** Next scheduled Urban Design Advisory Committee meeting.
- > **Summer 2018.** Completeness review pending.
- > **Late 2018.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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