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

Updated May 2018
## Site Information

**Site Address:** 1201 N. Royal Street  
**Lot Area:** 36,568 square feet (0.84 acres)

### Current Zone and Use

- **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 Vs. Proposed

<table>
<thead>
<tr>
<th>Permitted/Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>FAR</td>
<td>3.25</td>
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<tr>
<td>Parking</td>
<td>146 spaces</td>
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<tr>
<td>Open Space</td>
<td>9,568 square feet (26%)</td>
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<tr>
<td>Height</td>
<td>88 feet*</td>
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### 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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