City of Alexandria Development Fact Sheet
101 Duke Street (Solo Garage) DSUP 2021-10012

Project Description
The City has received an application to replace the existing Solo parking garage with six four-story townhouses with attached two-car parking garages. The townhouses will be constructed in two building masses with three townhouses per building. Access to the parking will be from the private north-south alley behind the property. Open space for the residents will be provided on a patio above the garages and on the roof. The applicant will contribute funds or in-kind work for a project(s) associated with the Waterfront Plan.

Public Meetings
January 21, March 2 and May 19, 2021: Project concept reviews at BAR public hearing.
September 18, 2021: City Council (projected).

Project Data
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Eleventh Street Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Address</td>
<td>101 Duke Street</td>
</tr>
<tr>
<td>Lot Area</td>
<td>.23 acres (10,223 square feet)</td>
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<tr>
<td>Current Zone</td>
<td>W-1</td>
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<tr>
<td>Proposed Zone</td>
<td>W-1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential Townhouses (6)</td>
</tr>
<tr>
<td>Small Area Plan</td>
<td>Old Town SAP/Waterfront Plan</td>
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</tbody>
</table>

Requested Special Use Permits & Modifications
- Development Special Use Permit (DSUP) for six townhouses with attached two-car parking garages and site plan.
- Modifications to side yard setback requirements for lots 3, 4 and 6; lot width requirements for lots 1 and 6; crown coverage; and, vision clearance.
- SUP for development up to 2.0 FAR in the W-1 zone.

For more information about this application or to tell us what you think:
Department of Planning & Zoning
Stephanie Sample
703.746.3836
stephanie.sample@alexandriava.gov

This fact sheet was updated May 21, 2021. The information on this sheet is subject to change.