

City of Alexandria Development Fact Sheet

Old Town North

Abingdon Place || 1101 N. Washington Street DSUP2017-0014

PROJECT DESCRIPTION

Toll Brothers, Inc., has applied for a DSUP and Modifications to:

- > Demolish the existing Old Colony Inn hotel and construct 19 townhouse-style multifamily units.
 - The proposed development consists of five rows of townhouses located along both site frontages and the private street that is shared with the Canal Way and Pitt Street Station residences.
 - The site will feature an increased amount of open space along the E. Abingdon Dr. frontage, improved streetscape along the site frontages and green infrastructure.

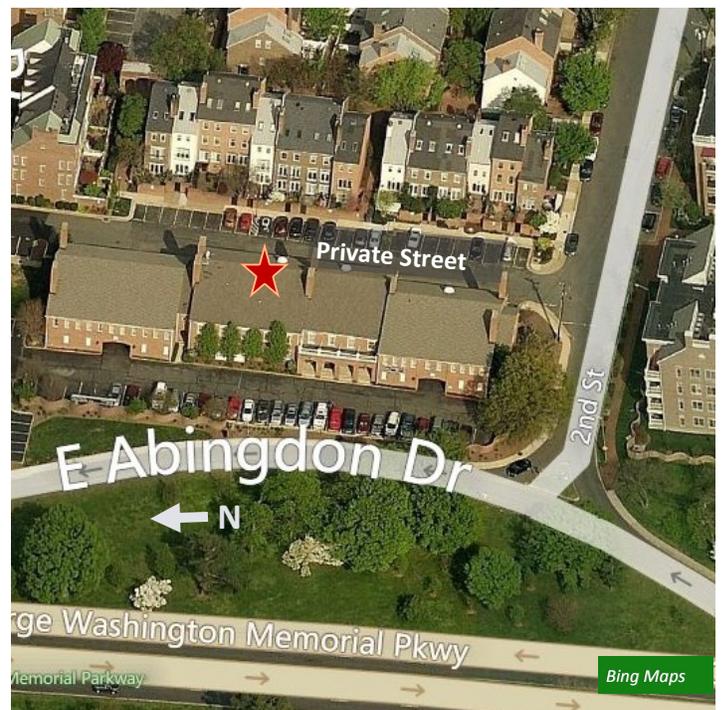


The site is bounded by townhouses (Canal Way and Pitt Street Station) to the east and northeast, Liberty Row Condominiums to the south, office buildings to the north, and E. Abingdon Drive and the George Washington Memorial Parkway (GWMP) to the west.

KEY ISSUES

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

- > Site layout
 - The siting of the townhouse rows in relation to the GWMP and the private street
 - Location and amount of open space, improved streetscape and pedestrian access through the site, and the increased use of green infrastructure to treat stormwater on-site
- > Architecture and Urban Design
 - Appropriate relation to the Memorial Circle of the GWMP
 - Architectural massing, character and quality



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DSUP2017-0014

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Site Address: 1101 N. Washington Street	Lot Area: 0.98 acres (42,746 SF)	
Current Zone: CD / Commercial Downtown	Current Use(s): Hotel	
Proposed Zone: CD / Commercial Downtown	Proposed Use(s): 19 townhouse-style multifamily units	
	Permitted/Required	Proposed
FAR	1.25	1.25
Parking	38	43
Yards / Setbacks	Front: 0 feet Side : 25 feet	Front (E. Abingdon Dr): 15 feet Front (Second St): 0 feet Side (north): 8 feet Side (east / private street): 21 feet
Open Space	40% of site	15,749 SF (36.9% of site) 12,199 SF ground-level open space
Height	50'	45' - 50' (Measured to midpoint of sloped roof, if applicable)
Requested Special Use Permits (SUPs) and Zoning Modifications:		
1. SUP to construct buildings without public street frontage		
2. SUP to provide parking for multifamily residential above the required amount		
3. Modifications for the side yard setback and percentage of open space provided		

PROJECT TIMELINE

- > **October 4, 2017.** First BAR (Old & Historic) Concept review hearing.
- > **Late 2017.** Completeness submission anticipated.
- > **Spring 2018.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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