

# City of Alexandria Development Fact Sheet

## Old Town North Small Area Plan

### 600 N. Royal Street Bus Garage

DSUP#2018-00014

#### PROJECT DESCRIPTION

An applicant proposes through a Development Site Plan Development Special Use Permit (DSUP) to:

- > Demolish the existing WMATA bus garage.
- > Build a multifamily residential apartment building.
- > Construct 2 levels of below-grade parking.
- > Improve the streetscapes on all four block faces, including enhancements to Wythe Street and N. Royal Street as “green streets” recommended by the Small Area Plan.
- > Provide additional open space in the form of a private courtyard and rooftop amenities.

The site is a full City block and is bound by Wythe Street to the north, N. Pitt Street to the west, N. Royal Street to the East and Pendleton Street to the south.

The proposal includes rezoning from RM to CRMU-X and will utilize a density bonus for the provision of affordable housing per Section 7-700.

#### KEY ISSUES

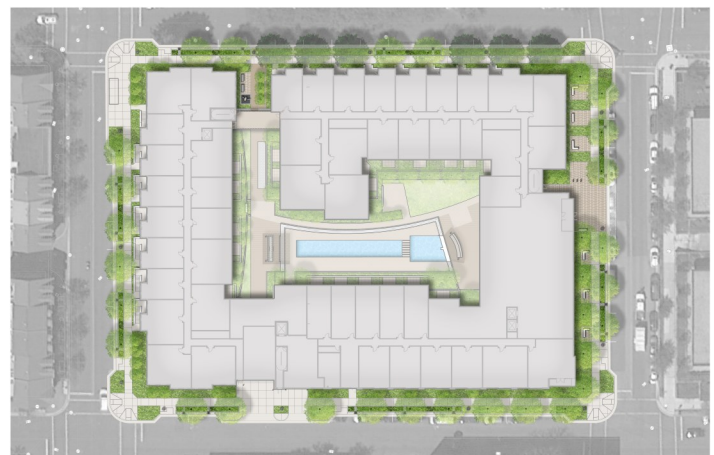
- > Building Massing
  - The building should relate in scale and character of the surrounding residential uses.
- > Site Layout
  - City staff is working with the applicant to increase porosity through the site.
- > Parking
  - The applicant proposes sufficient parking based on the Zoning Ordinance.



View at the corner of Pendleton Street & N. Royal Street



View at the corner of Wythe Street & N. Pitt Street



Illustrative Site Plan of the Proposed Development

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<b>Site Address:</b> 600 N. Royal Street		<b>Lot Area:</b> 2.08 acres (90,580 SF)	
<b>Current Zone:</b> RM/Townhouse zone. <b>Proposed Zone:</b> CRMU-X/Commercial Residential mixed use (Old Town North) zone.		<b>Current Use(s):</b> Bus storage <b>Proposed Use(s):</b> Multifamily residential	
	<b>Existing</b>	<b>Permitted/Required</b>	<b>Proposed</b>
<b>FAR</b>	0.99	1.5 (2.5 w/SUP)	<b>2.91*</b>
<b>Units</b>	N/A	N/A	<b>288 (includes 14 affordable)</b>
<b>Parking</b>	N/A	310 spaces	<b>310 spaces</b>
<b>Loading</b>	N/A	1 space	<b>1 space</b>
<b>Open Space</b>	N/A	22,645 SF (25% of site)	<b>24,601 SF (27% of site)</b> 4,795 SF ground-level open space
<b>Height</b>	22.3 FT	N. Pitt & Pendleton Streets: 50 FT Wythe & N. Royal Streets: 70 FT	<b>N. Pitt &amp; Pendleton Streets: 50 FT</b> <b>Wythe &amp; N. Royal Streets: 70 FT</b>
*Includes bonus density per Item #2 below.			
<b>Requested Zoning Modifications and Special Use Permits (SUPs):</b>			
1. Special Use Permit for an increase in floor area ratio to a maximum of 2.5.			
2. Special Use Permit for bonus density for the provision of affordable housing.			
3. Transportation Management Plan Special Use Permit.			
4. Modification of the height to setback ratio requirement for Wythe, N. Royal, Pendleton, and N. Pitt Streets.			
5. Modification of the crown coverage requirements.			

### PROJECT TIMELINE

- > **September 12, 2018**, First Urban Design Advisory Committee (UDAC) meeting
- > **Fall 2017**. Completeness review pending.
- > **Spring 2018**. Project is presented to Planning Commission and City Council (tentative).

### CONTACT INFORMATION

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