

# City of Alexandria Development Fact Sheet

## Old Town North

### 901 N. Fairfax Street Redevelopment

DSUP2017-0011

#### PROJECT DESCRIPTION

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

- > Convert existing 13-story Crowne Plaza hotel into multifamily residential units
- > Line existing parking structure with 41 townhouses
- > Construct a minimum 5,000 square-foot potential art center
- > Create an integrated open space and pedestrian layout to the site that connects N. Fairfax Street to the Mount Vernon Trail

The site is nearly a full City block, and is bounded by Montgomery and N. Fairfax Streets, Canal Center Plaza and the Mount Vernon Trail.

The proposal includes a rezoning from OCM(50) to CRMU-X and utilizes a density bonus for incorporating arts-related uses per the Old Town North Small Area Plan.

#### KEY ISSUES

- > Site Layout
  - City staff is working with the applicant to increase sidewalk widths per the Small Area Plan
  - Applicant is exploring townhouse layout that provides frontage to public streets and Mount Vernon Trail, and provides publicly accessible green spaces.
- > Incorporation of the potential art center
  - Applicant is working with local arts and theatre groups to design the proposed space and identify a user or users.
  - Staff is currently drafting a zoning text amendment that will provide parameters for utilizing a density bonus for the construction of arts-related uses, per Old Town North Small Area Plan recommendations.



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<b>Site Address:</b> 901 N. Fairfax Street	<b>Lot Area:</b> 85,853 square feet (1.97 acres)	
<b>Current Zone:</b> OCM(50)	<b>Current Use:</b> Hotel	
<b>Proposed Zone:</b> CRMU-X	<b>Proposed Uses:</b> Multifamily, townhouse, art center	
	Permitted/Required	Proposed
<b>FAR</b>	1.5 (OCM[50] zone) 2.5 with SUP (CRMU-X zone)	<b>3.25*</b> <i>*Includes 30% density bonus for arts-related use in Old Town North</i>
<b>Parking</b>	<b>Multifamily:</b> 263 spaces (including for the townhouse-style units) <b>Art Center:</b> To be determined	<b>264 Spaces Total</b> <b>Garage:</b> 182 spaces <b>Townhouse-style units:</b> 82 spaces <b>Art Center:</b> Proposed to be parked at a nearby site
<b>Open Space</b>	OCM(50): 40% of site CRMU-X: 25% of residential area	<b>34,648 square feet 40.4% of site</b> 14,680 SF at ground level
<b>Height</b>	77 feet (Old Town North Height Map)	<b>137 feet*</b> <i>*Based on existing noncompliance</i>
<b>Requested Zoning Amendments, Modifications and Special Use Permits (SUPs):</b>		
1. Rezoning from OCM(50) to CRMU-X		
2. Special Use Permit (SUP) for density increase to 2.5 for residential in CRMU-X zone		
3. Utilization of 30% density bonus for arts-related uses per the Old Town North Small Area Plan		
4. Parking Reduction SUP to park the potential arts center off site		
5. Modification for vision clearance setback at N. Fairfax and Montgomery Streets		

### PROJECT TIMELINE

- > **October 4, 2017.** First Urban Design Advisory Committee (UDAC) Meeting.
- > **Fall 2017.** Proposed zoning text amendment related to bonus density for arts-related uses in Old Town North presented to Planning Commission and City Council.
- > **Late 2017 / Early 2018.** Preliminary Plan submission.
- > **Spring 2018.** Project is presented to Planning Commission and City Council (tentative).

### CONTACT INFORMATION

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