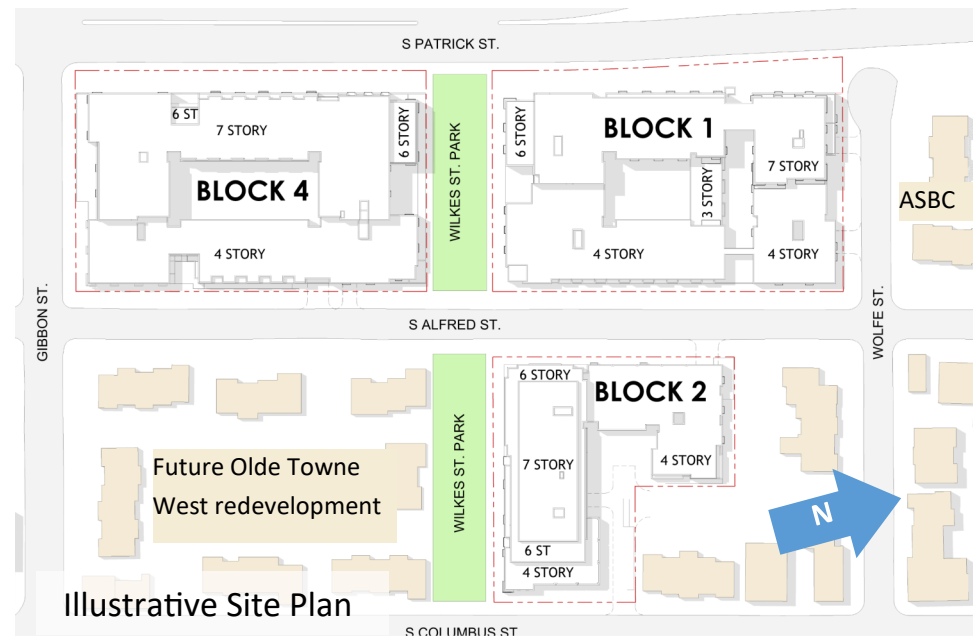


# City of Alexandria Development Fact Sheet

## Heritage – DSUP2020-10032



### Project Description

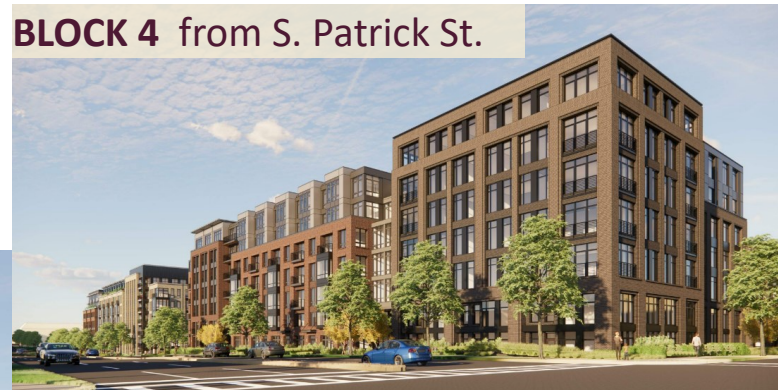
The City has received an application to redevelop the three-block Heritage multifamily residential site.

- ◆ The applicant plans to construct approximately 750 multifamily units, including 188 affordable units among the three blocks, each with two levels of underground parking.
- ◆ Each block has building portions from four stories near adjacent townhouses to seven stories. The maximum building height is 80 feet, utilizing the height bonus for the provision of affordable housing (Section 7-700 of the Zoning Ordinance).
- ◆ Blocks 1 and 2 are located within the Old and Historic Alexandria District (OHAD) and must be reviewed and approved by the Board of Architectural Review (BAR).
- ◆ The applicant will contribute and work with the City on the reconstruction of Wilkes Street Park as part of the process with community feedback and the incorporation of public art.

### Project Data

<b>Applicant</b>	Asland Capital Partners
<b>Site Address</b>	450 & 510 S. Patrick Street 431 S. Columbus Street
<b>Lot Area</b>	4.75 acres (207,158 square feet)
<b>Current Zone</b>	RB and RC (townhouse and high-density multifamily residential zones)
<b>Proposed Zone</b>	RMF (residential multifamily)
<b>Proposed Use</b>	Multifamily residential
<b>Small Area Plan</b>	Southwest Quadrant / S. Patrick Street Housing Affordability Strategy

**BLOCK 4** from S. Patrick St.



**BLOCK 1** from S. Patrick St.



**BLOCK 2** from Wilkes Street Park

### Requested Applications, Special Use Permits & Modifications

- Master Plan Amendments to amend the height maps in the Southwest Quadrant and S. Patrick Street Strategy
- Zoning Ordinance amendment to the Height District Map for blocks 1 and 2 (City is the applicant for this request)
- Rezoning from RB (blocks 1 and 4) and RC (Block 2) to RMF
- Development Special Use Permit for multifamily dwellings located in three midrise buildings
- SUP for an FAR increase up to 3.0 in the RMF zone
- SUP for bonus density and height for the provision of affordable housing
- Transportation Management Plan SUP (Tier Three)
- Modification for height-to-centerline setback and minimum street tree requirements

### Project Timeline

- November 2020:** Preliminary Plan submission (projected)
- January 2021:** Wilkes Street Park design to be reviewed by Park and Recreation Commission (projected)
- February 2021:** Planning Commission and City Council hearings (projected).

For more information about this application or to tell us what you think:



**Michael Swidrak**  
Department of Planning & Zoning  
703.746.4666  
michael.swidrak@alexandriava.gov

