

Tide Lock (Transpotomac Plaza)

DSUP2019-0014

PROJECT DESCRIPTION

An applicant proposes through a rezoning from OCM(50) to CRMU-X and a Development Special Use Permit (DSUP) to rehabilitate and convert the three existing office buildings at 1033, 1055 and 1111 N. Fairfax Street and convert to multifamily buildings with a ground-floor arts and cultural anchor and construct a two-story building with retail and an arts and cultural anchor on an existing plaza adjacent to N. Fairfax Street.

- Proposal includes a total of 232 rental and condominium units, 7,756 square feet of retail and a 5,000 square foot arts and cultural anchor.
- Applicant is requesting density bonuses through the provision of affordable housing (including approx. 17 on-site affordable units) and for providing an arts and cultural anchor within the Old Town North Arts and Cultural District.

The site is bounded by two adjacent office buildings to the north and south that comprise the remainder of the Transpotomac Plaza development, a mix of office and townhouses to the west and the Mt. Vernon Trail to the east.

KEY ISSUES

Key issues that will be considered in the review of the proposal include:

- Adaptive reuse of existing office buildings
- Building massing, form and architectural quality.
- Site design, including pedestrian connectivity through the site, integration with the remainder of the office development and relation to N. Fairfax Street.
- The application of the affordable housing and arts and cultural density bonuses, including the integration of an engaging arts and cultural anchor tenant and facility.



Tide Lock (Transpotomac Plaza)

DSUP2019-0014

Old Town North

Site Address: 1033, 1055 & 1111 N. Fairfax Street	Lot Area: 60,123 square feet (1.38 acres)	
Current Zone: OCM(50) Proposed Zone: CRMU-X	Current Use(s): Office Proposed Use(s): Multifamily residential, commercial, arts and cultural anchor	
	Permitted/Required	Proposed
FAR	2.5 (CRMU-X)	4.0 (including 30% density bonuses for affordable housing and an arts and cultural anchor)
Parking	236 spaces	217 spaces
Open Space	15,031 square feet (25% of site)	15,100 square feet (25% of site) 8,636 square feet at the ground level
Height	77 feet	102 feet (including 25 feet of bonus height with affordable housing provision)
Requested Applications, Zoning Modifications and Special Use Permits (SUPs):		
<ul style="list-style-type: none">• Rezoning from OCM(50) to CRMU-X• Development Special Use Permit for multifamily dwellings in the CRMU-X zone• Special Use Permit for up to 2.5 FAR in the CRMU-X zone• Special Use Permit for up to 30-percent density bonus for the provision of affordable housing, per Section 7-700 of the Zoning• Special Use Permit for up to 30-percent density bonus for the inclusion of an arts and cultural anchor with the provision of• Special Use Permit for a parking reduction for multifamily dwellings and commercial use (potentially)• Transportation Management Plan Special Use Permit		

PROJECT TIMELINE

- > **December 11, 2019.** First scheduled UDAC meeting.
- > **Spring 2020.** Completeness review pending.
- > **June 2020.** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

Project Planner

Michael Swidrak

Phone

703.746.4666

Email

michael.swidrak@alexandriava.gov

City of Alexandria
Department of Planning and Zoning
Development Division
301 King Street, Room 2000
Alexandria, Va. 22314
alexandriava.gov/development

