

Alfred Street Baptist Church

301 Alfred Street

DSUP2015-0029

PROJECT DESCRIPTION

The church proposes through a Development Special Use Permit (DSUP) to expand the existing Alfred Street Baptist Church.

- > The church will be expanded to include the entire block encompassed by Wolfe, S. Patrick, Duke and Alfred Streets, and will necessitate the demolition of 22 housing units at southern end of the site.
- > The proposed church will include a new sanctuary with 2,163 seats (approx.), meeting spaces, café and bookstore, outdoor terrace, and two levels of underground parking. The 19th-century chapel and current facilities at the north end of the site will remain.
- > Primary vehicular access to the site is proposed to be from Wolfe Street and Patrick Street.

The church is generally bounded by townhomes to the north and east, by multifamily housing to the south, and by office buildings (including Alexandria Gateway) to the west.

KEY ISSUES

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

- > **Impacts on traffic**
 - Concerns about added daily trips (especially on Sunday) that will arise from the development.
 - Options are being explored for means of facilitating traffic at peak periods.
- > **Parking**
 - Concern about the effects of development on the on-street parking supply.
- > **The scale of development, and the building massing as it compares to the adjacent neighborhood**



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Old Town

Site Address: 301 Alfred Street		Site Area: 2.00 acres (86,943 SF)	
Current Zone: RM		Current Use(s): Church and townhouses	
Proposed Zone: RM		Proposed Use(s): Church and ancillary facilities	
	Existing	Permitted/Required	Proposed
FAR	0.92 (approx.)	1.50	1.49
Parking	292 spaces (Including 242 spaces located directly across S. Patrick St.)	433 spaces (based on 2163 seats in the church sanctuary)	458 spaces (including 242 spaces located directly across S. Patrick Street)
Yards / Setbacks (minimum)	S. Patrick St.: 6' Duke St.: 9' Alfred St.: 1'	To be built to front lot line (all four yards are considered front yards)	S. Patrick St.: 6' Duke St.: 9' Alfred St.: 1' Wolfe St.: 0'
Open Space	n/a	n/a	16,262 SF of ground-level open space (18.7% of site)
Height	45'	45'	45' maximum— steeple rises to over 80'
Requested Zoning Modifications and Special Use Permits (SUPs):			
1. An SUP for off-street parking located within 300 feet of the property (based on 8-200 of the Zoning Ordinance)			
2. A modification for any portions of the front façades not built to the front lot line (per RM zoning requirements)			

PROJECT TIMELINE

- > **June** | Concept II submission reviewed by City
- > **July-September** | Additional traffic study completed by applicant team
- > **Late September** | Concept III submission anticipated
- > **October 19** | First BAR (Old & Historic) Concept review session
- > **Late 2016** | Preliminary Plan submission
- > **Early spring 2017** | Anticipated Preliminary Plan review at Planning Commission and City Council Public Hearings

CONTACT INFORMATION

Project Planners

Dirk Geratz and Michael Swidrak

Phone

703.746.4666

Email

dirk.geratz@alexandriava.gov

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

This project is located within the Old & Historic Alexandria District and is subject to review by the Board of Architectural Review (BAR)

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