

City of Alexandria, Virginia
FY 2026 Proposed Operating Budget & CIP
Budget Questions & Answers

April 10, 2025

Question:

Please provide an itemized list of projects in North Old Town, including the status, dollars spent, or earmarked for projects.

Response:

Old Town North Development Sites That Used the Arts Bonus - CONSTRUCTED

DSUP #	Project Name	Approximate Address	SAP Recommended Zoning; Approved Zoning	SAP Height Recommended; Height Approved	Bonus Height Utilized?	Current Status
DSUP2017-00011	The Venue	900 blk N. Fairfax	CRMU-X recommended and approved	77' recommended in SAP; 141' approved via master plan amendment*	No	Completed
DSUP2017-00025	The Muse	1201 N. Royal	CRMU-X recommended and approved	77' recommended in SAP; 89' approved	Yes	Completed

** Master Plan Amendment approved for existing tower up to 142'*

Old Town North Development Sites That Used the Arts Bonus – DOCKETED, APPROVED AND/OR UNDER CONSTRUCTION

DSUP #	Project Name	Approximate Address	SAP Recommended Zoning; Approved Zoning	SAP Height Recommended; Height Approved	Bonus Height Utilized?	Current status
DSUP2021-10030	901 N. Pitt	425 Montgomery St.	CRMU-X recommended and approved	50-77' recommended; 90' approved	Yes	Under construction
DSUP2021-10017	Tidelock	1000 blk N. Fairfax St.	CRMU-X recommended and approved	77' recommended; 106' approved	Yes	Under construction

DSUP2022-10021	Montgomery Center	300 blk Montgomery	CRMU-X recommended and approved	50-77' recommended; 50-108' approved	Yes	Starting construction soon
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Dollars Spent or Earmarked

1201 N Royal Street- The Muse- \$250,000 in ARPA funds used to fund tenant improvements in the facility, which is now owned by the City's Industrial Development Authority. There is an additional \$250,000 earmarked for tenant improvements at The Venue, or other arts catalyst space in Old Town North, also originally allocated from ARPA funds.