



City of Alexandria

Special Use Permit #2025-0052

1625 Prince Street

Planning Commission

November 6, 2025



Agenda



1. Summary
2. Background Information
3. SUP request
4. Findings
5. Staff Recommendation



Summary

Request

- Parking reduction to facilitate office-to-residential conversion with 45 units

Key Elements of the Discussion

- Meeting on-site parking requirement would be infeasible due to floodplain restrictions
- Parking reduction would have no impact to surrounding neighborhood given high walkability and close proximity to King Street Metro station



Background Information

- **Zone:**
 - OCH/Office Commercial High
- **Small Area Plan:**
 - King Street Metro/Eisenhower Ave
- **Surrounding uses:**
 - Various (residential, office, retail)



SUP#2025-0052



Proposal

- **Convert existing office building to 45 residential units**
- **No change to building height or footprint**
- **Minor exterior changes: façade refinements, balconies, and stair penthouses to access roof**
- **Open space provided on plaza level and rooftop**
- **15 off-street parking spaces would be provided; 26-space parking reduction requested**



SUP Considerations

- **Feasibility of parking on-site**
 - ▶ Existing garage provides 276 spaces on a two-level parking garage
 - ▶ Lower level is located below base flood elevation
 - ▶ Residential parking not permitted below base flood elevation
- **No anticipated impacts**
 - ▶ Subject property is 3-4 minute walk to King Street Metro station
 - ▶ Grocery, pharmacy, shops, restaurants all within close walking distance
 - ▶ Nearby garages offer monthly parking



Other Considerations

- **Voluntary housing contribution**
 - ▶ Based on office-to-residential conversion policy, applicant would voluntarily contribute \$75,960 to the Housing Trust Fund



**Staff recommends approval subject
to conditions**

