City of Alexandria

S. Peyton Building

DSUP2025-10030

City Council Public Hearing

January 24, 2026

Agenda

1. Summary and Land Use Requests
2. Location
3. Site Plan and Architecture
4. Community
5. Highlights and Benefits
6. Recommendation

Summary & Land Use Requests

Land Use Requests

DSUP for a building with ground floor commercial space and eight residential units

- SUP for non-residential FAR above 1.5
- SUP for a parking reduction
- Modifications to side yard, open space and crown coverage requirements

Action

Planning Commission recommendation of approval

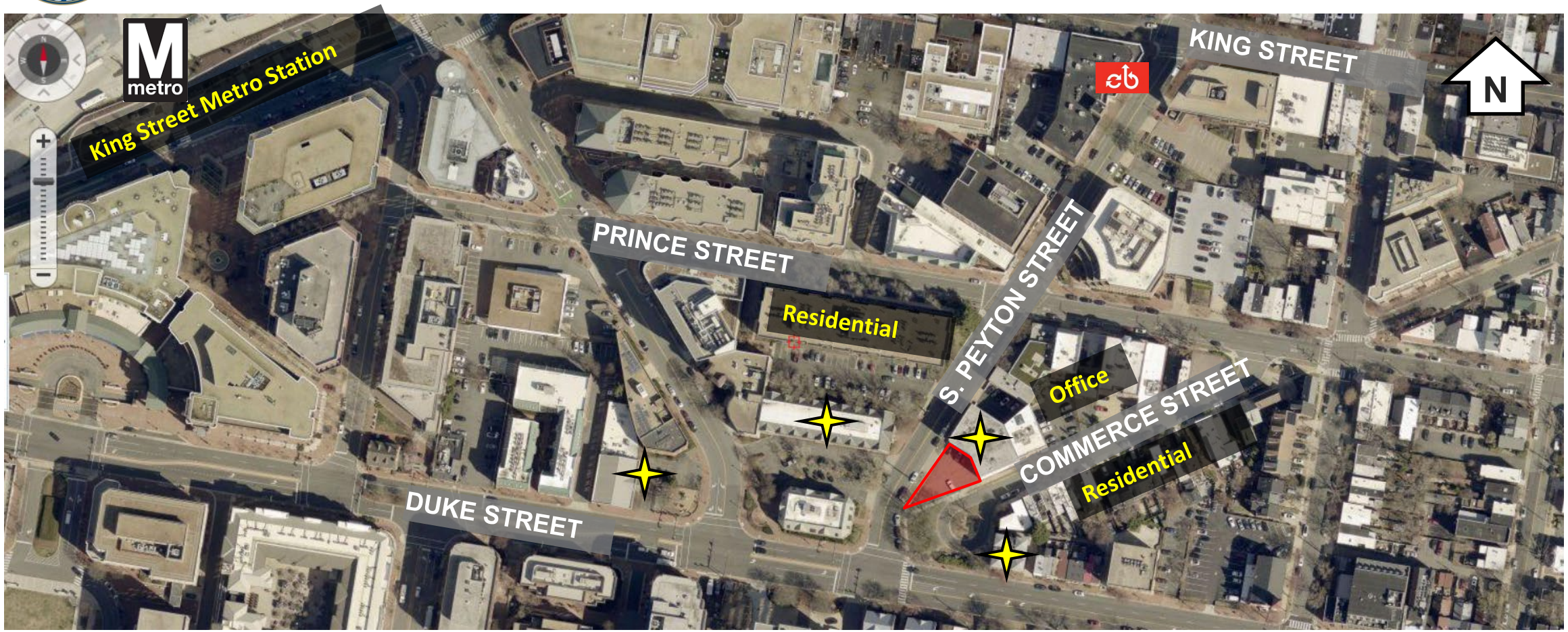
Key Elements

Redevelopment of a surface parking lot with eight residential units and commercial office space

S. Peyton Building
DSUP2025-10030

DSUP = Development Special Use Permit
SUP = Special Use Permit
FAR = Floor Area Ratio

Location



Educational uses

S. Peyton Building

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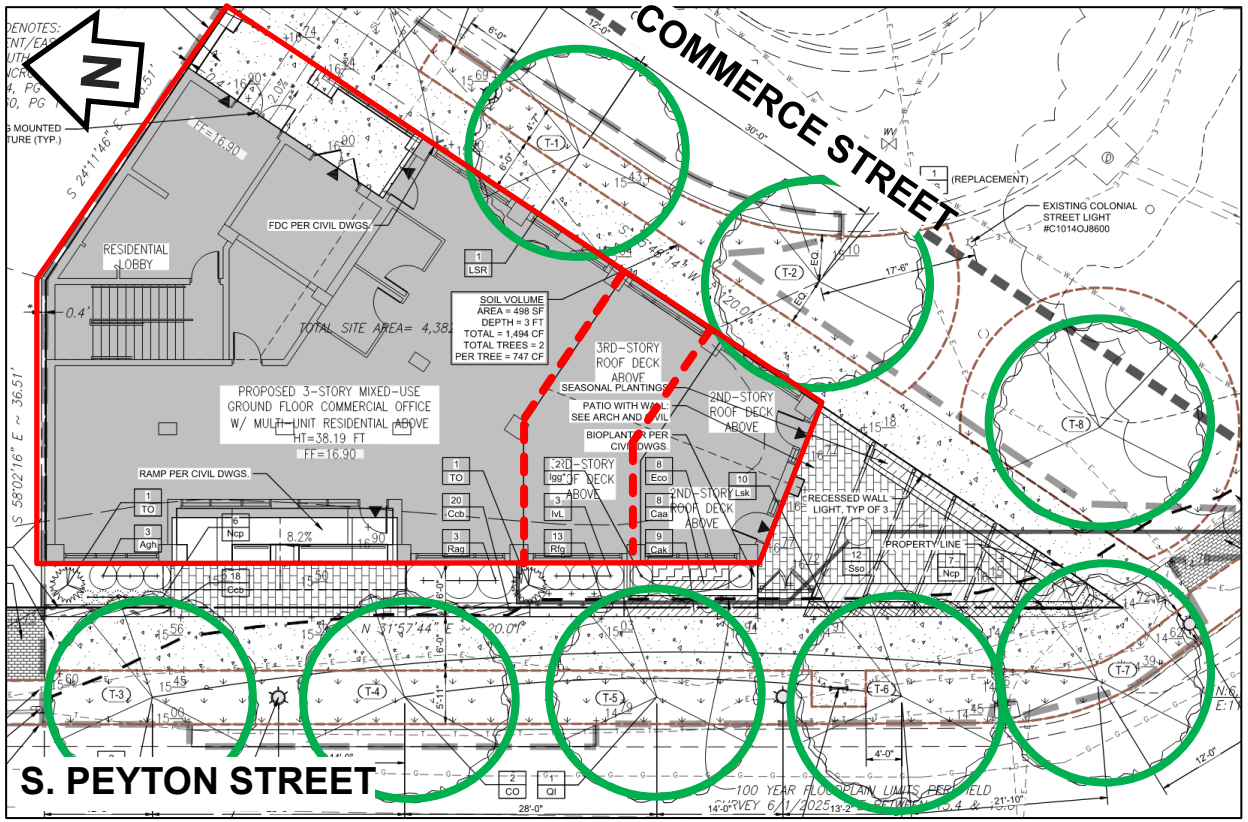
Site Plan and Architecture



S. Peyton St. elevation

Commerce St. elevation

S. Peyton Building

DSUP2025-10030

Community

Meeting	Date	Attendees
Applicant-hosted community meeting	8.4.2025	14
BAR Concept Review	9.3.2025	1
Applicant-hosted community meeting	10.22.2025	3
P&Z Virtual Meeting	10.30.2025	17

Highlights and Benefits

Highlights

- **Schools:** potential to generate approx. 1 student
- **Transportation:** curb cut removal and improved streetscape
- **Stormwater management:** exceeds the minimum treatment requirement and provides a 14% reduction in phosphorus runoff

Benefits

- Removal of a surface parking lot for in-fill construction
- New rental housing in a transit-rich location
- Contributions to the Urban Forestry Fund and the Housing Trust Fund

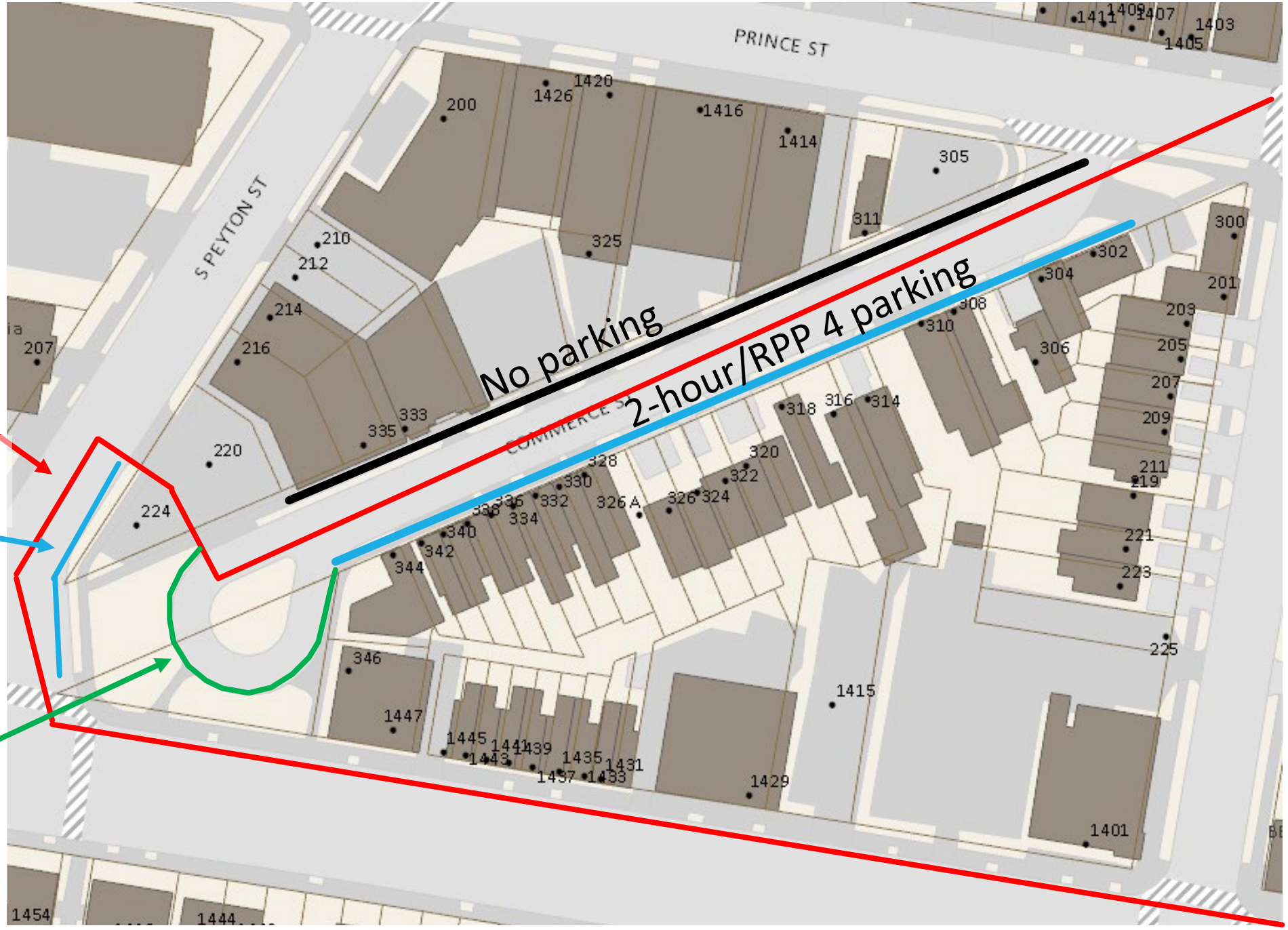
Staff and the Planning Commission recommend approval of DSUP2025-10030

Additional slides

Current RPP District 4 Boundary (to be removed from district)

3-hour/RPP 4 parking

No Parking /Loading (with 2.5-hour am and pm pick up/drop off times for the daycare)



Transit Amenities

- Walkability Index of 90 = Walker's Paradise
  - Nearby grocery store, pharmacy, retail, dining & open space
- 6 min. walk from Metro
  - Blue & Yellow Lines
- 6 min. walk from bus depot
  - Access to 11 bus routes
  - Free DASH bus service (5 bus routes & King Street Trolley)
- Walking distance to 4 Capital Bikeshare stations
- Access to alternate transit modes
  - E-scooters & e-bikes
  - Potomac Water Taxi (Wharf, Georgetown, Nat'l Harbor)
  - Car sharing (Zipcar, Free2Move)

Old Town Alexandria
DASH
NORTH
Route List
DASH Frequent Routes
Every 15 minutes or better, all day, seven days per week
DASH 7-Day Route
DASH Weekday Only
Old Town Circulator
King Street Trolley
Metrobus Frequent Route
Metrobus Route
Metrobus Weekday Only
Legend
Metrorail Station
Metrorail Line
Virginia Rail Express (VRE) Station
Amtrak Station
Capital Bikeshare
Point of Interest
Hospital
School
Interstate
US Highway
State Highway
©2025 Alexandria Transit Company (DASH)
Design by Smartmaps, Inc.
Braddock Road Metro
King St – Old Town Metro
Alexandria Union Station
SITE
Water Taxi
OTC
KST
Mount Vernon Elementary
Duncan Library
DEL RAY
Post Office
Simpson Stadium Park
George Washington Middle School
Naomi Brooks Elementary
George Washington Masonic National Memorial
Oswald Durant Center
Jefferson-Houston Elementary
Barrett Library
Alexandria General District Court
City Hall
Marina Towers
Mason Hall Apts
Annie B. Rose Apts
Canal Center
Oronoco Bay Park
Founders Park
Potomac View Park
U.S. Federal Courthouse
U.S. Patent Office/ National Inventors Hall of Fame Museum
Lyles-Crouch Traditional Academy
Russell Rd
Mount Vernon Ave
Richmond Hwy
George Washington Memorial Pkwy
Slaters Ln
Bashford Ln
3rd St
2nd St
1st St
Montgomery St
Madison St
Wythe St
Pendleton St
Oronoco St
Cameron St
King St
Duke St
Prince St
Wolfe St
Wilkes St
Gibbon St
Franklin St
Jamieson Ave
Ballenger Ave
Eisenhower Ave
Monroe Ave
Nelson Ave
Alexandria Ave
Glendale Ave
Braddock Rd
Spring St
Myrtle St
Masonic View Ave
Chapman St
Oak St
Walnut St
Maple St
Linden St
Rosemont Ave
Commonwealth Ave
Custis Ave
Windsor Ave
Howell Ave
Bellefonte Ave
Duncan Ave
Mason Ave
Del Ray Ave
Leslie Ave
Powhatan St
W Abingdon Dr
Pitt St
Henry St
West St
Payne St
Fayette St
Patrick St
Alfred St
Columbus St
Washington St
Saint Asaph St
Royal St
Fairfax St
Union St
Callahan
Diagonal
Daingerfield Rd
Mill Rd
Russell Rd
King St
Braddock Rd
Duke St
Cameron St
Prince St
Wythe St
Pendleton St
Madison St
Montgomery St
Bashford Ln
Slaters Ln
Richmond Hwy
George Washington Memorial Pkwy
Mount Vernon Ave
Commonwealth Ave
Russell Rd
Duke St
Franklin St
Eisenhower Ave
Jamieson Ave
Ballenger Ave
Monroe Ave
Nelson Ave
Alexandria Ave
Glendale Ave
Braddock Rd
Spring St
Myrtle St
Masonic View Ave
Chapman St
Oak St
Walnut St
Maple St
Linden St
Rosemont

S Peyton St

NO PARKING
NO PARKING
LOADING ZONE

220 S Peyton St
344 Commerce St
Alexandria, Virginia
Google Street View
Apr 2025 See more dates
220
S Payne St
Google Maps

16
S Peyton St
Google Maps