

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 3, 2025

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

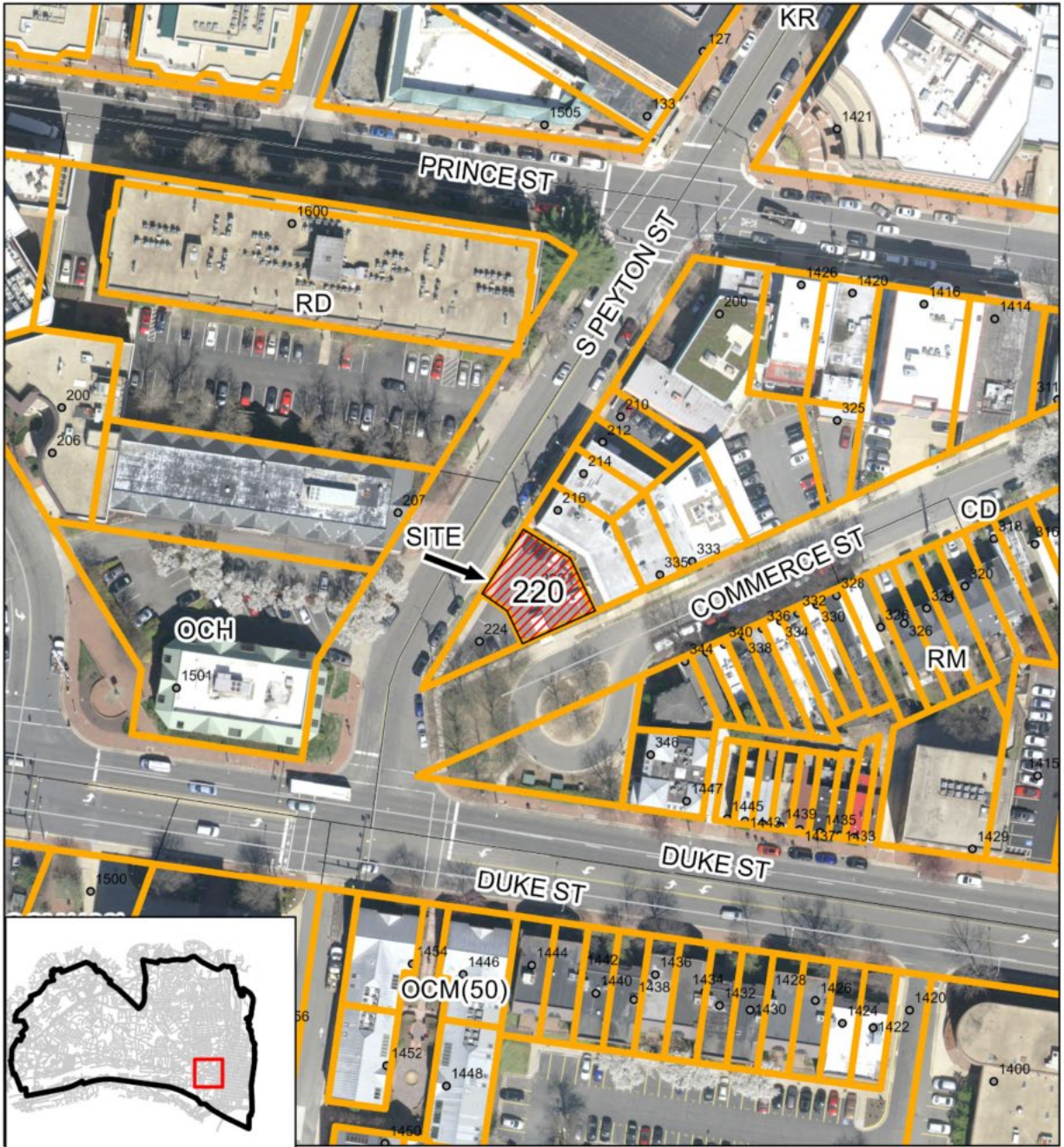
FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 220 SOUTH PEYTON STREET
BAR CASE # 2025-00307

I. SUMMARY

The applicant is requesting BAR Concept Review for the development of the property at 220 South Peyton Street into a multi-unit residential building.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.



BAR2025-00307
220 South Peyton & 222 South Peyton Street



0 40 80 160 Feet

II. SITE CONTEXT AND HISTORY

Site Context

The project site is located at the intersection of South Peyton Street and Duke Street on a triangular shaped site created by the converging South Peyton Street and Commerce Street. The south and west elevations will be visible from South Peyton Street as it curves towards Duke Street. The east elevation will be visible from the adjacent Commerce Street. All sides of the building except the attached north side will be visible from a public right of way.

History

The project site was originally occupied during the 1850s. In the early 1920s, a variety of small structures existed on the site including residential and commercial uses. The site is currently occupied by a surface parking lot.

The properties on the south side of Peyton Street are currently occupied by a variety of office buildings that were constructed in the **1980s**. According to the Sanborn Fire Insurance Maps these blocks were dominated by single unit residential buildings from the earliest maps until the construction of the office buildings currently in place.

III. PROPOSED DEVELOPMENT

The applicant is requesting a Concept Review for a proposal to develop the site into a mixed-use building with ground floor commercial space and two floors of residential units above. The proposed building will be a wedge shape following the site configuration with a height that matches the adjacent building to the north and stepped back terraces at the south.

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

The proposed three-story building will have commercial space on the ground floor with two levels of residential units above (Figure 1&2). The height of the building will match the existing building to the north of the project site and step down at the second and third floors towards the south. Each of these steps will create rooftop terraces for two of the residential units. These terraces will be approximately 12'-0" deep and will be enclosed with a metal cable railing. A stepped wood terrace divider centered on the building will provide privacy for the two units on each floor. At the west elevation a projecting bay clad in dark panels is engaged with the adjacent recessed balcony. This feature is centered above the entrance to the ground floor commercial space. On the ground floor of the east side of the building, a two-bay wide recessed area houses the entrance to the residential floors and another entrance to the commercial space. The ground floor exterior wall will consist of storefront separated by grey brick piers and the upper levels will be clad in tan brick with punched windows.



Figure 1: View from South Peyton Street



Figure 2: View from Commerce Street



Figure 3: Building section showing setbacks

V. STAFF RECOMMENDATION

Staff finds that the proposed design is compatible with the standards set forth in the Zoning Ordinance for the historic district. The project site is located at the edge of the historic district and the majority of the surrounding buildings are commercial buildings dating from the 1980s. The proposed height of the building matches the existing adjacent commercial building to the north and the massing steps down towards Duke Street to the south. The overall proportion of the building is horizontal, helping to further diminish the overall impact of the building on nearby structures. Regarding the general architectural character, staff finds the simple combination of materials to be appropriate for this site. Along with the open patio, the ground floor storefront glazing and brick piers help to create a welcoming streetscape and the simple punched windows at the second and third floors denote this as a residential structure similar to others in the historic district. The projecting bay on the west elevation helps to break up the massing and recalls similar details on historic structures.

As the design progresses, the applicant should continue to develop the design with some of the following factors:

- The renderings are unclear regarding a shade structure at the patio on the south end of the site. The applicant should continue to develop details for this structure and include additional information at the Certificate of Appropriateness.
- The projecting bay on the west side of the building effectively breaks up the building massing, the applicant should continue to develop the details of the cladding and how it relates to the nearby balcony.
- The change in brick color at the ground floor helps to give the building a horizontal proportion. The applicant should explore ways to add a third dimension to the brick band in this area, further enlivening the pedestrian experience.
- The detailing and material of the cornice are unclear, the applicant should explore ways in which this can be integrated into the overall design of the building.

Staff recommends that the BAR endorse the proposed design for height, mass, scale, and general architectural character and ask the applicant to continue to develop the details for the design in anticipation of the return to the BAR for a Certificate of Appropriateness.

STAFF

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed concept review for new mixed use building will comply with zoning.

C-2 Plans and design to follow what was approved under CDS2025-00007.

Code Administration

Building permit is required

Transportation and Environmental Services

- F-1 Comply with all requirements of CDSP2025-00007. (T&ES)
- F-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

- F-1 This property was actively occupied by the mid-twentieth century. Townsend Baggett, a local butcher, and later his heirs, owned the property until the early 20th century. By the 1920s several buildings were standing on the property, a mixture of dwellings and small businesses.
- R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.
- a. Interpretive Signage
A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
 - b. Interpretive Elements
A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch)
- R-2 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless

archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)

- R-3 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
- R-4 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-6 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-7 The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

VII. ATTACHMENTS

- Application Materials

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 220 and 224 S. Peyton Street

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 073.02-05-12 and 073.02-05-13 ZONING: CD

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS Concept I Review

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Windmill Hill LLC

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

Authorized Agent (if applicable): ☒ Attorney ☐ Architect ☐ [Redacted]

Name: Lauren G. Riley Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: Windmill Hill LLC

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The Applicant seeks to construct a new three-story building on a currently vacant triangular shaped lot. The building is located at the southwestern edge of the Old and Historic District. It is surrounded by more contemporary buildings, the majority of which were constructed in the 1980s. Most of the nearby buildings are institutional in use (schools and religious). There are residential uses along the eastern side of Commerce Street, the closest 8 properties constructed in 1949, the following 7 properties constructed in 1978. The new building will consist of eight rental apartments on the top two floors above a commercial office use on the ground floor. The entry to the apartment unit lobby will be along Commerce Street. The entry to the office will be Along South Peyton Street. The building will be similar in height to its adjacent northern neighbor. The massing will then step down to the south as it approaches the corner. There will be balconies and bays to break up the overall massing. The building will define the edge of the urban space and that of the City owned property at the terminus of Commerce Street. The new building will have a brick exterior with metal accents (bays, railings, cornices). The windows will be storefront aluminum frames and aluminum framed fixed and awning windows on the upper floors.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☒ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☒ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☒ Square feet of existing signs to remain: _____.
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Lauren G. Riley

Date: 07/28/2025



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 220 & 224 S. Peyton Street
Street Address

CD

Zone

A2. 4,381.50

Total Lot Area

x

2.50

Floor Area Ratio Allowed by Zone

=

10,953.75

Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

B1. 0.00 Sq. Ft.

Existing Gross Floor Area*

B2. 0.00 Sq. Ft.

Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross**

0.00

B2. **Total Exclusions**

0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement

First Floor

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

C1. 9,321.00 Sq. Ft.

Proposed Gross Floor Area*

C2. 1,043.00 Sq. Ft.

Allowable Floor Exclusions**

C3. 8,278.00 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross**

9,321.00

C2. **Total Exclusions**

1,043.00

D. Total Floor Area

D1. 8,278.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 10,953.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 4,381.50 Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 960.00 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: **Stephen Kulinski AIA** Digitally signed by Stephen Kulinski AIA
Date: 2025.07.28 17:16:47 -04'00'

Date: **07/28/2025**

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Windmill Hill LLC		see attached
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 220 and 224 S. Peyton Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Windmill Hill LLC		see attached
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Windmill Hill LLC	see attached	see attached
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

7/28/2025

Date

James Michael Dameron

Printed Name

Signature

Windmill Hill LLC
2401 Mt. Vernon Avenue, Unit B
Alexandria, Virginia, 22301

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for a Development Special Use Permit,
Certificate of Appropriateness, and Related Requests
220 and 224 S. Peyton Street, Tax Map ID 073.02-05-12 and 073.02-05-13 (the
"Property")

Dear Mr. Stoddard:

Windmill Hill LLC, as the owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Development Special Use Permit, Certificate of Appropriateness, and any related applications or requests for the Property.

Very truly yours,

Windmill Hill LLC

By: James Michael Dameron

Its: Managing Member

Date: 

BOARD OF ARCHITECTURE REVIEW OHAD- CONCEPT SUBMISSION



VIEW LOOKING NORTHEAST - FROM S PEYTON STREET
NOT TO SCALE



VIEW LOOKING SOUTHWEST - FROM COMMERCE STREET
NOT TO SCALE



VIEW FROM ABOVE - FROM THE CORNER OF S PEYTON STREET AND COMMERCE STREET
NOT TO SCALE



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

MODEL VIEWS



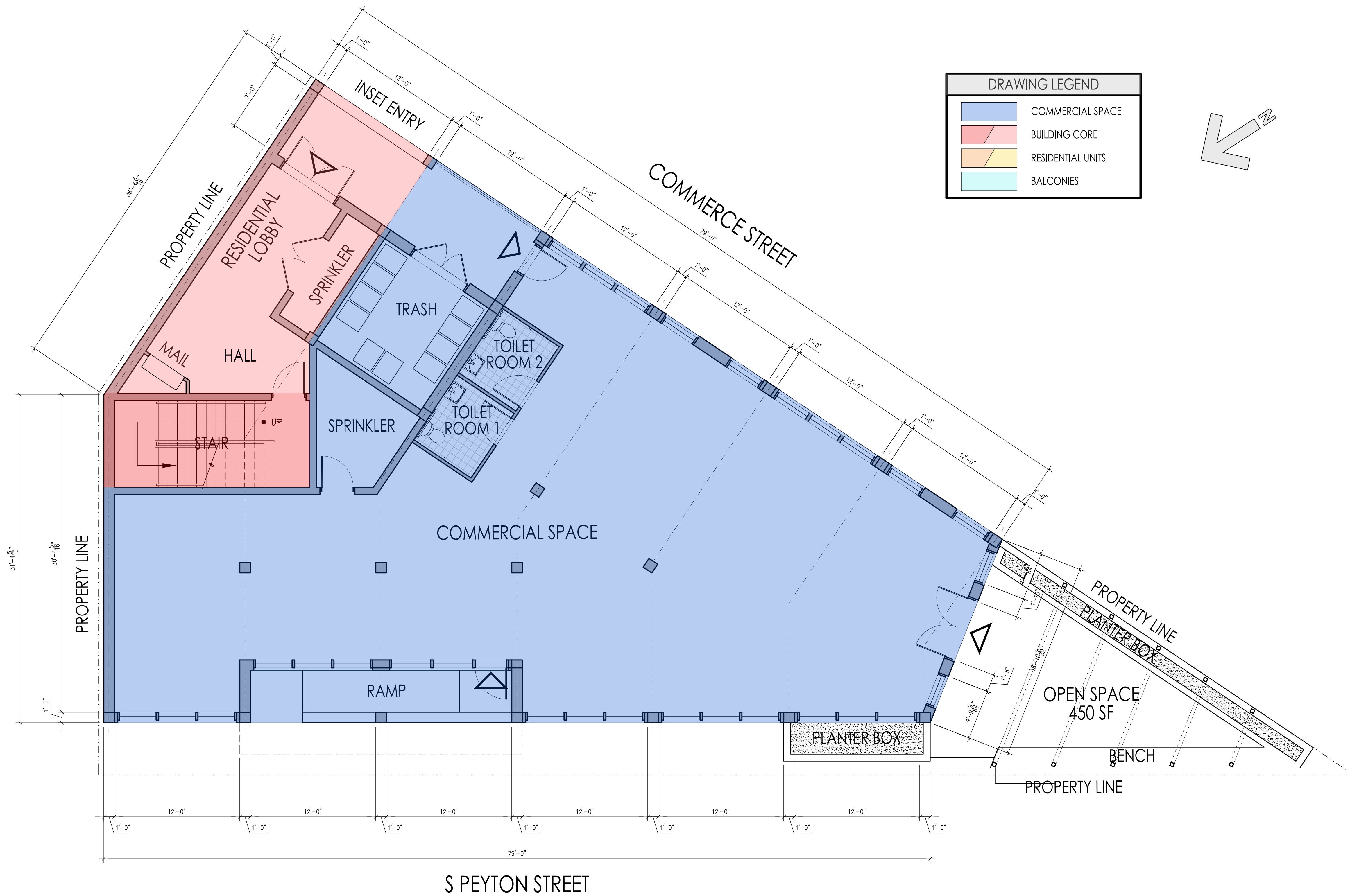
REVISIONS		

PROJECT NUMBER 2520		
DATE 01/28/2025		
SCALE 3/16" = 1'-0"		
DRAWN KGA	DESIGNED KGA	APPROVED

SHEET NUMBER

A1

2476-PLANS



GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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KULINSKI

GROUP ARCHITECTS P.C.

KULINSKIGROUP.COM | 703.836.7243

WINDMILL HILL - 220 S PEYTON STREET

220 S PEYTON STREET ALEXANDRIA, VA 22314

GROUND FLOOR PLAN - COMMERCIAL / RESIDENTIAL ACCESS

COMMONWEALTH OF VIRGINIA

STEPHEN WILLIAM KULINSKI

Lic No. 11046

7/28/25

ARCHITECT

REVISIONS

PROJECT NUMBER

2520

DATE

01/28/2025

SCALE

3/16" = 1'-0"

DRAWN

DESIGNED

APPROVED

KGA

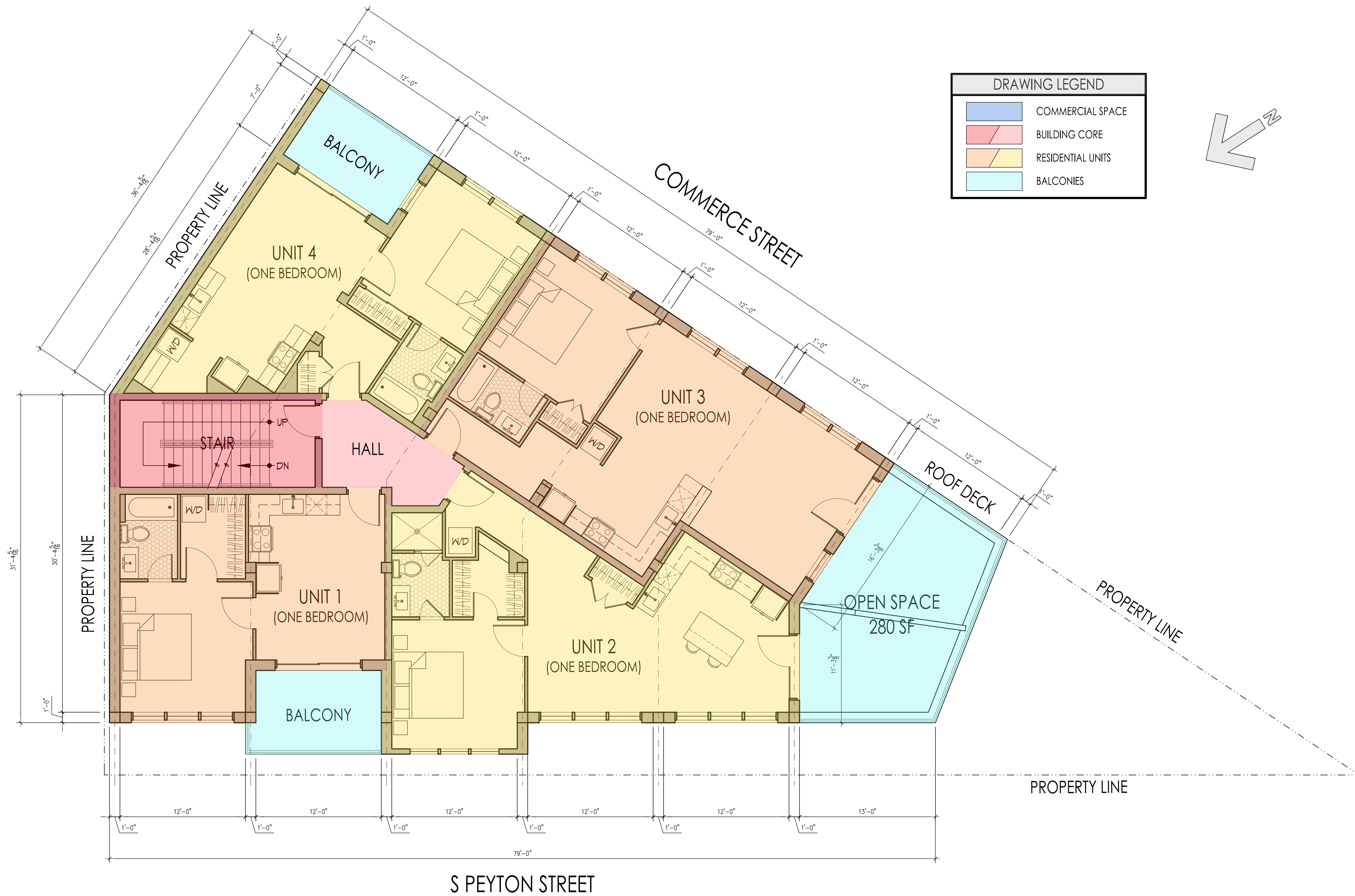
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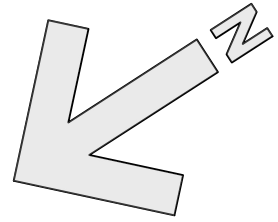
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2476-PLANS

16

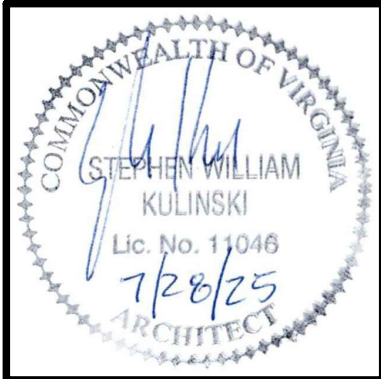


DRAWING LEGEND	
<div></div>	COMMERCIAL SPACE
<div></div>	BUILDING CORE
<div></div>	RESIDENTIAL UNITS
<div></div>	BALCONIES



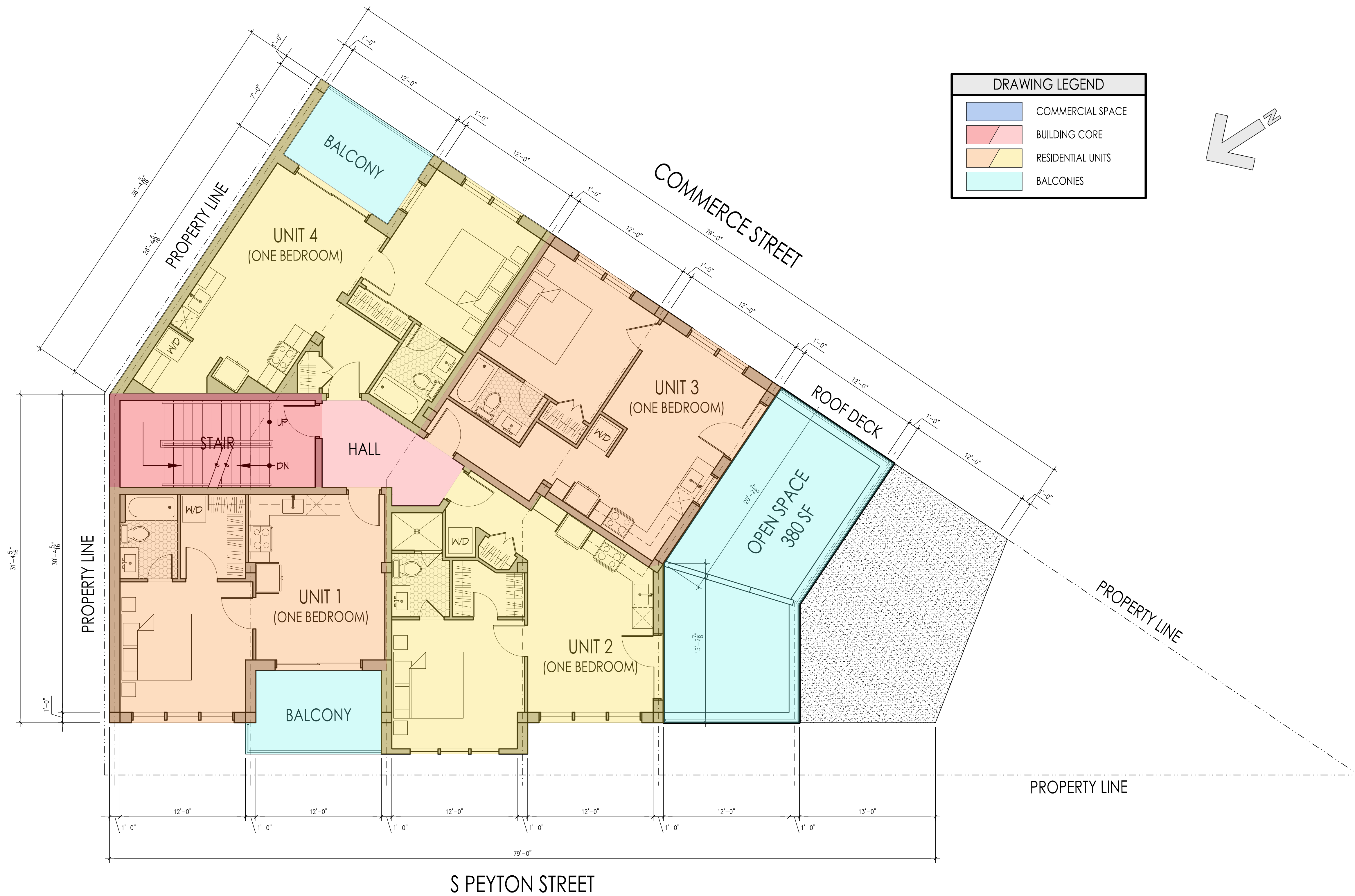
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

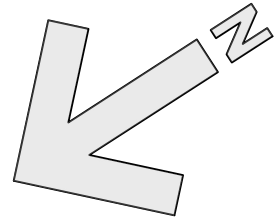


REVISIONS	

PROJECT NUMBER 2520		
DATE 01/28/2025		
SCALE 3/16" = 1'-0"		
DRAWN KGA	DESIGNED KGA	APPROVED



DRAWING LEGEND	
	COMMERCIAL SPACE
	BUILDING CORE
	RESIDENTIAL UNITS
	BALCONIES



THIRD FLOOR PLAN

SCALE: 3/16" = 1'-0"

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KULINSKI
GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

THIRD FLOOR PLAN - RESIDENTIAL / APARTMENTS

COMMONWEALTH OF VIRGINIA
STEPHEN WILLIAM
KULINSKI
Lic No. 11046
7/28/25
ARCHITECT

REVISIONS

PROJECT NUMBER
2520

DATE
01/28/2025

SCALE
3/16" = 1'-0"

DRAWN
KGA

DESIGNED
KGA

APPROVED

SHEET NUMBER
A4

2476-PLANS

18



FRONT / S PEYTON STREET ELEVATION

SCALE: 3/16" = 1'-0"

DRAWING KEY - MATERIAL TAGS		
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL
ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE		

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WINDMILL HILL - 220 S PEYTON STREET

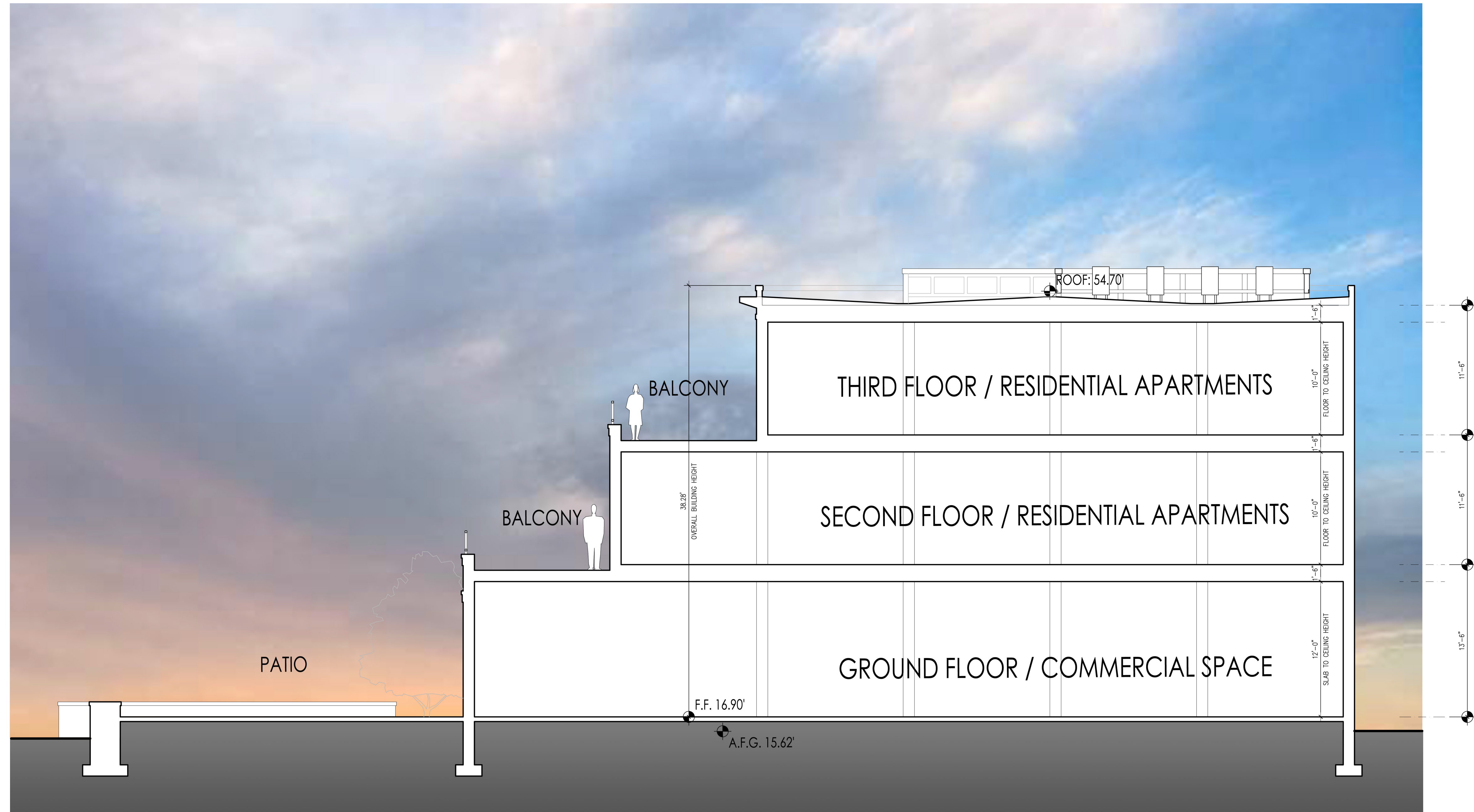
220 S PEYTON STREET ALEXANDRIA, VA 22314

FRONT / S PEYTON STREET ELEVATION

REVISIONS		

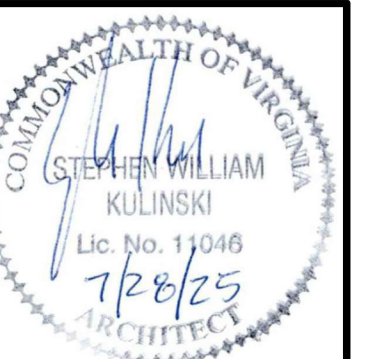
PROJECT NUMBER		
2520		
DATE		
01/28/2025		
SCALE		
3/16" = 1'-0"		
DRAWN	DESIGNED	APPROVED
KGA	KGA	

SHEET NUMBER	
A5	



BUILDING SECTION / BUILDING HEIGHT DIAGRAM

SCALE: 3/16" = 1'-0"



WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

BUILDING SECTION / BUILDING HEIGHT DIAGRAM



REVISIONS

PROJECT NUMBER

520

DATE _____

7/28/2025

SCALE

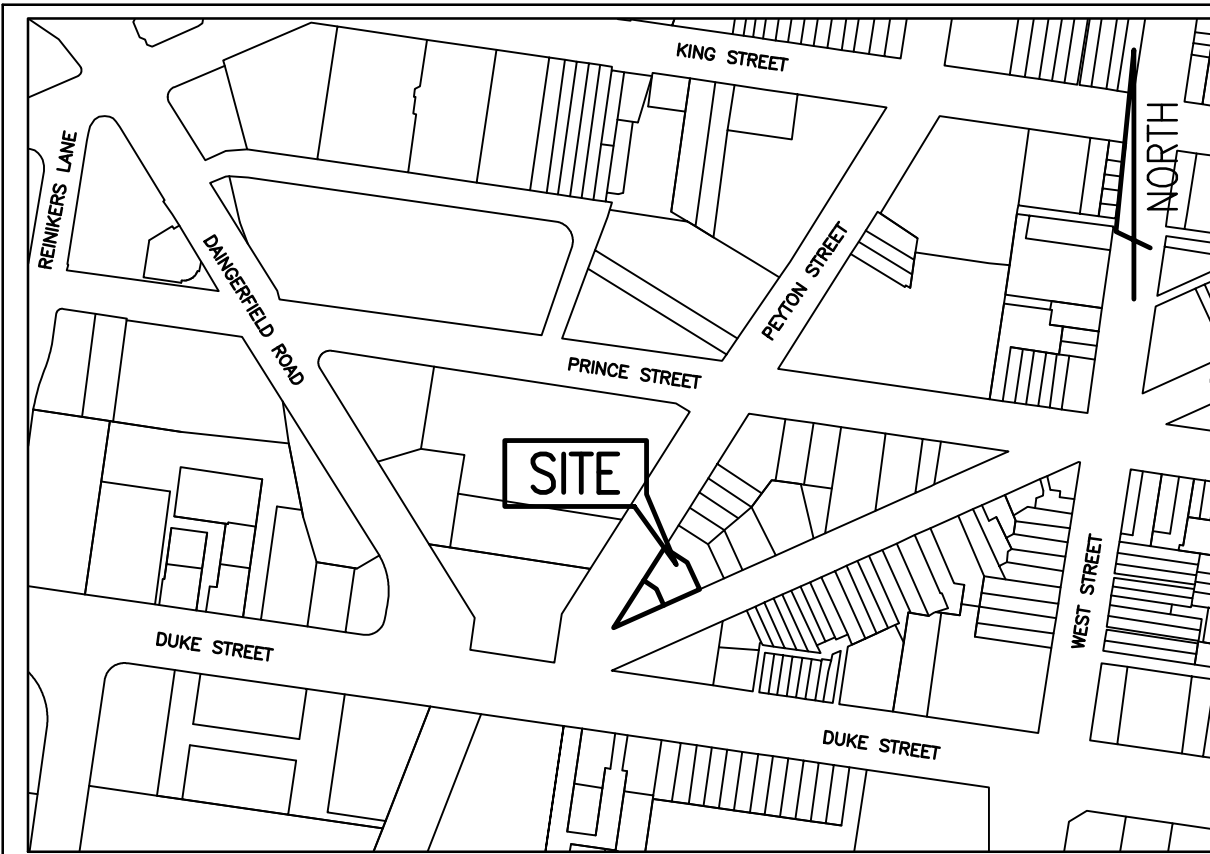
$$18'' = 1'-0''$$

DRAWN	DESIGNED	APPROVED
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KGA	KGA	
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A7

5-PLANS



SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTROL		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		
HISTORIC DISTRICT BOUNDARY LINE		

TEXT LEGEND:

- ' = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- lbs = POUNDS
- A = ARC
- AC = ACRE
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BM = BENCHMARK
- BSMT = BASEMENT
- BOL = BOLLARD
- BW = BOTTOM OF WALL
- CATV = CABLE UTILITY
- CL = CLASS
- C/L = CENTERLINE
- CLF = CLEARANCE
- CLF = CHAIN LINK FENCE

CMP = CORRUGATED METAL PIPE
 CI = CURB INLET
 CO = CLEAN OUT
 CONC = CONCRETE
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 C/R = COVER
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 DOM = DOMESTIC
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 E = EAST
 EBOX = ELECTRICAL BOX
 ESM = EASEMENT
 EP = EDGE OF PAVEMENT
 EVE = EMERGENCY VEHICLE EASEMENT
 EX = EXISTING
 FDC = FIRE DEPT. CONNECTION
 FF = FINISH FLOOR
 FH = FIRE HYDRANT
 FT = FEET
 G/L = GRATE INLET
 G/L = GAS LINE
 GM = GAS METER
 G/S = GAS SERVICE

GV = GAS VALVE
GUY = GUY WIRE
HC = HEADER CURB
HDCP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LSC = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPH = MILES PER HOUR
MRYL = MINIMUM REQUIRED YARD LINE

MW = MONITORING WELL
 N = NORTH
 OHW = OVERHEAD WIRE
 PED = PEDESTRIAN
 PN = PANEL
 PG = PAGE
 PP = POWER POLE
 PROP = PROPOSED
 PVC = POLYVINYL CHLORIDE
 R = RADIUS
 RCP = REINFORCED CONCRETE PIPE
 RELOC = RELOCATED
 RET = RETAINING
 RESID = RESIDENTIAL
 REQD = REQUIRED
 ROW = RIGHT-OF-WAY
 S = SOUTH
 SAN = SANITARY
 SEW = SEWER
 SF = SQUARE FEET
 SQ FT = SQUARE FEET
 STM = STORM
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 SW = SIDEWALK
 TBR = TO BE REMOVED

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TMS = TAX MAP
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TC = TOP OF CURB
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TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WW = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

GENERAL NOTES:

1. TAX MAP: #073.02-05-12 (LOTS 14 & 16)
#073.02-05-13 (LOT 15)
2. ZONE: CD
3. OWNER: JOSEPH & VINCENZO SANTULLO
BURKE AND HERBERT BANK AND TRUST
PO BOX 268
ALEXANDRIA, VA 22313
INSTR #010028041 (LOTS 14 & 16)
DEED BOOK 634, PAGE 355 (LOT 15)
4. APPLICANT: WINDMILL HILL, LLC
2401 MT. VERNON AVENUE, UNIT B
ALEXANDRIA, VA 22301
5. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
6. TITLE REPORT FURNISHED BY STEWARD TITLE GUARANTY COMPANY, COMMITMENT NUMBER LC2 25-5409 DATED APRIL 15, 2025 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. TOTAL SITE AREA = 4,382 S.F. OR 0.1006 ACRES
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
10. AN ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I HAS BEEN COMPLETED, WHICH IDENTIFIED THE PRESENCE OF CONTAMINATION ON THE PROPERTY. A PHASE II REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.
11. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM.
12. THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE CLAYS.
13. THE PROJECT IS LOCATED IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT. THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.

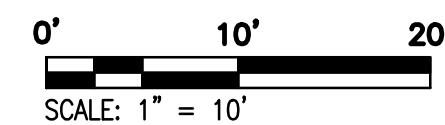
EXISTING TREE TABLE:

- 1) 11" TREE
- 2) 4" TREE
- 3) 11" TREE
- 4) 16" TREE
- 5) 13" TREE
- 6) 11" TREE
- 7) 11" TREE
- 8) 10" TREE
- 9) 7" TREE
- 10) 13" TREE
- 11) 13" TREE
- 12) 11" TREE
- 13) 5" TREE
- 14) 11" TREE
- 15) 16" TREE
- 16) 12" TREE
- 17) 18" TREE

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 14, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.


LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

VEYING • PLANNING



RCL
ENGINEERING • LAND SURVEY



DEVELOPMENT CONCEPT | PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: JUNE 9, 2025

EXISTING
CONDITIONS

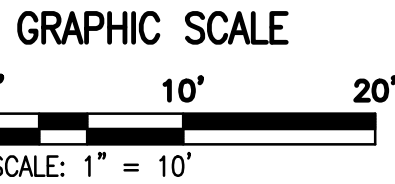
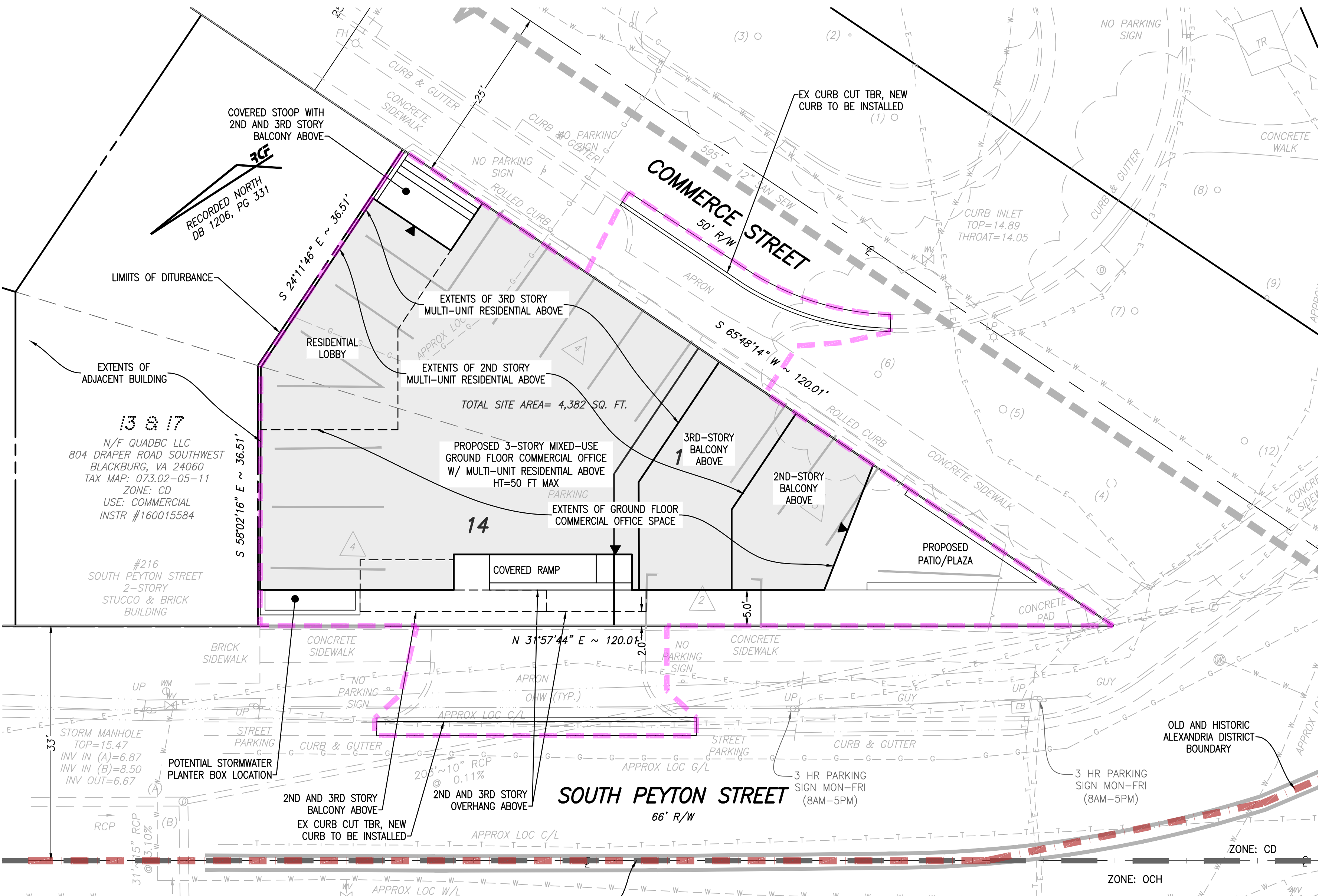
SHEET 1 OF 2
FILE: 25-085

SYMBOLS LEGEND

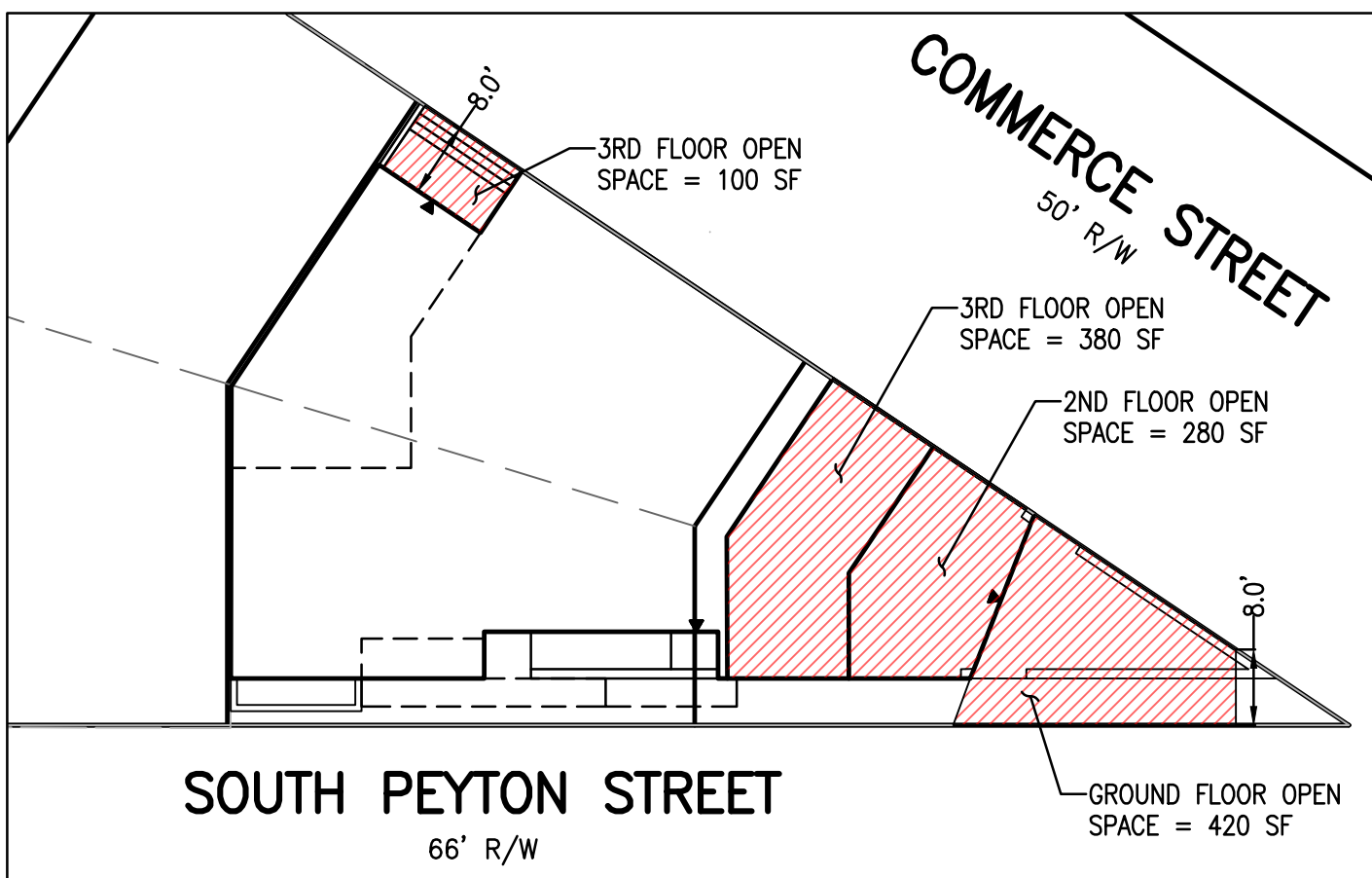
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AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
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STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
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GRADING SPOT		
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PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
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LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		
HISTORIC DISTRICT BOUNDARY LINE		

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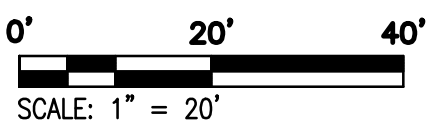
HATCH LEGEND:



OPEN SPACE EXHIBIT

SCALE= 1" = 20'

HATCH LEGEND:



ZONING TABULATIONS

- TAX MAP #: #073.02-05-12 & 13
- ZONE OF SITE: EXISTING: CD PROPOSED: CD
- USE: EXISTING: VACANT/PARKING
PROPOSED: (MIXED-USE) COMMERCIAL OFFICE/MULTI-UNIT RESIDENTIAL
- TOTAL SITE AREA: 4,381.5 SF OR 0.1006 AC.
- MINIMUM LOT AREA: REQUIRED: N/A (MULTI-UNIT)
PROVIDED: 4,381.5 SF OR 0.1006 AC.
- NUMBER OF UNITS: 8
- NUMBER OF BEDROOMS: 1 PER UNIT (8 TOTAL)
- UNITS PER ACRE: PERMITTED: N/A
PROPOSED: 8 D.U. / 0.1006 AC. = 79.52 D.U./AC.
- OPEN SPACE: REQUIRED: 35% OR 1,534 SF
PROPOSED: 1,180 SF* (26.9%)
- HEIGHT: PERMITTED: 50 FT
PROPOSED: ±37 FT
- FAR: ALLOWED: 1.25 (MULTI-UNIT) / 1.5 (NON-RESIDENTIAL)
PROPOSED: GROSS: 3,234 SF
NET: 3,000 SF (FAR=0.685)
MULTI-UNIT RESIDENTIAL: 6,222 SF
TOTAL: 9,456 SF (FAR=1.250)
8,476 SF (FAR=1.935)
- LOT WIDTH/FRONTAGE: REQUIRED: 50 FT (MULTI-UNIT) PROVIDED: 240.2 FT
- SETBACKS: REQUIRED: FRONT: 0 FT SIDE: 1:3 OR 25 FT REAR: N/A
PROPOSED: FRONT: 5 FT(SOUTH) SIDE: 0 FT* (EAST) REAR: N/A
0 FT(SOUTH)
- PARKING TABULATION:
RESIDENTIAL USE (MULTI-UNIT DWELLING):
WITHIN METRO STATION WALKSHED AREA:
REDUCTIONS: 5%-WITHIN ONE-QUARTER MILE OF 4 ACTIVE BUS ROUTES
+ 10% FOR WALKABILITY INDEX OF 90-100
REQUIRED: 1 SPACE/BEDROOM - 15% REDUCTIONS = 0.85 SPACE/BEDROOM
BEDROOMS: 1 BEDROOM/UNIT (8 BEDROOMS)
REQUIRED: 0.85 SPACE/BEDROOM = 7 SPACES
OFFICE USE:
WITHIN ENHANCED TRANSIT AREA:
MIN: 0.25 SPACE/1,000 SF GFA (0.25*3,234/1,000): 1 SPACE
MAX: 1.5 SPACES/1,000 SF GFA (1.5*3,234/1,000): 5 SPACES
TOTAL PARKING REQUIRED MINIMUM: 8 SPACES
TOTAL PARKING REQUIRED MAXIMUM: 12 SPACES
TOTAL PARKING PROVIDED: 0 SPACES*
- LOADING SPACES: REQUIRED: 0 PROPOSED: 0
- LIMITS OF DISTURBANCE: 5,411 SF OR 0.1242 ACRES

* SEE REQUESTED APPLICATIONS AND MODIFICATIONS

REQUESTED APPLICATIONS AND MODIFICATIONS

- DEVELOPMENT SITE PLAN (DSP) FOR A MIXED-USE BUILDING.
- SPECIAL USE PERMIT FOR A PARKING REDUCTION.
- MODIFICATION OF SIDE YARD SETBACK.
- MODIFICATION OPEN SPACE.

PROJECT NARRATIVE:

THE APPLICANT REQUESTS A DEVELOPMENT SITE PLAN (DSP) TO PERMIT THE DEVELOPMENT OF A MIXED-USE BUILDING CONTAINING APPROXIMATELY EIGHT MULTI-UNIT RESIDENTIAL DWELLINGS AND 3,234 SF OF GROUND FLOOR COMMERCIAL OFFICE SPACE WITH A SPECIAL USE PERMIT FOR A PARKING REDUCTION AND MODIFICATION OF REQUIRED OPEN SPACE AND SIDE YARD SETBACK REQUIREMENTS.

GREEN BUILDING NARRATIVE

THE PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION TO BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.

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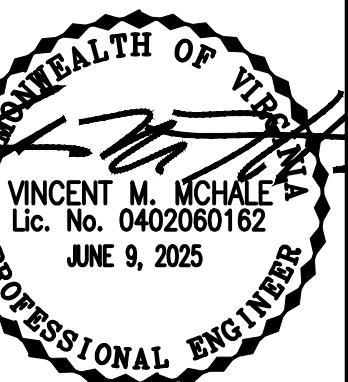
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.548.6422
www.rcfassoc.com

RCF

ENGINEERING • LAND SURVEYING • PLANNING



DEVELOPMENT CONCEPT I PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: JUNE 9, 2025

CONCEPT
PLAN

SHEET 2 OF 2

FILE: 25-085