



City of Alexandria

116 S. Henry Street Extension

DSUP #2025-10005

Planning Commission Hearing

June 4, 2025



Agenda



1. Summary
2. Project Location
3. Project Description
4. Requests & Community
5. Key Findings & Insights
6. Recommendation



Summary

Request

- Three-year extension to the previously approved DSUP#2019-00033 for mixed-use, multi-unit project with an automated parking garage

Planning Commission Action

- Recommend approval

Key Elements

- Part of joint redevelopment of two city parking lots
- Parking garage includes public parking
- Project change – removal of above grade transformer



Project Location





Project Description

- 19 residential units in two buildings
- Ground floor retail and two retail-ready units fronting Henry
- Automated garage for up to 142 cars
- Certificate of Appropriateness granted on May 5, 2022
- Pedestrian improvements to Downham Way



Downham Way



S. Patrick Street



S. Henry Street



Requests and Community

DSUP with Site Plan

- ▶ SUP for motor vehicle parking or storage for more than 20 vehicles
- ▶ SUP for exceeding the maximum parking requirement
- ▶ SUP for reduction in the loading space clearance height
- ▶ Modifications for street tree, crown coverage, open space, setback requirements

Community

- ▶ P&Z virtual update meeting April 24, 2025
- ▶ Applicant hosted virtual community meeting May 19, 2025



Key Findings and Insights

Highlights:

- **Schools:** Up to one new student generated
- **Transportation:** Removal of a curb cut on Henry Street and improvements Downham Way
- **Stormwater:** Exceeds the required phosphorus reduction by 33.3%

Benefits:

- Removal of surface parking and new public parking structure
- Compatible infill architecture
- Implementing city housing production goals
- Compliance with City policies: Green Building, Public Art
- Contributions: affordable housing, public art, urban forestry and Capital Bikeshare funds



Staff Recommends Approval of DSUP#2025-10005



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