



City of Alexandria

912-920 King Street Extension

DSUP #2025-10006

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

- Five-year extension to the previously approved DSUP#2019-00032 for mixed-use, multi-unit project

Planning Commission Action

- Recommend approval

Key Elements

- Part of joint redevelopment of two city parking lots
- No project changes since approval



Project Location





Project Description

- 31 residential units
- Ground floor retail and two retail-ready units fronting Downham Way (private alley)
- Off-site resident parking in the Henry Street garage
- Certificate of Appropriateness granted on April 6, 2022





Requests and Community

DSUP with Site Plan

- ▶ SUP to increase residential FAR to 2.5
- ▶ SUP for a parking reduction for off-site parking
- ▶ SUP for reduction in the loading space clearance height
- ▶ Modifications for crown coverage and storefront glass requirement on King Street

Community

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



Key Findings and Insights

Highlights:

- **Schools:** One new student generated
- **Transportation:** Removal of two curb cuts on King Street
- **Stormwater:** Exceeds the required phosphorus reduction by 62.5%

Benefits:

- Removal of surface parking
- Compatible infill architecture
- Implementing City housing production goals
- Compliance with City policies: Green Building, Affordable Housing and Public Art
- Contributions: Housing Trust, Public Art, Urban Forestry funds and Capital Bikeshare



Staff Recommends Approval of DSUP#2025-10006



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