**PROJECT DESCRIPTION**

A Development Special Use Permit (DSUP) has been requested to construct a four-story building with 30 multifamily dwelling units and ground-floor retail on King Street.

The site is the location of a current City-owned parking lot that is under contract for redevelopment from Galena Properties after an RFP process.

- The proposal features a 10-foot-wide publicly accessible pedestrian alley directly to the east of the building
- Residential units are on the upper floors and will feature rooftop open space
- The ground floor of the rear building will feature flexible units that can serve as small business spaces or residential units
- Parking spaces are provided in the 116 S. Henry Street project across Patrick Street
- The project is located within the Old and Historic Alexandria District and subject to review by the BAR

**KEY ISSUES**

> Scale, massing and relation of the proposed building to the adjacent blockface

> Design at the ground level, including the retail storefronts, pedestrian alley and flexible “live-work” units

> Consistency with the proposal submitted to the City as part of the RFP for the parking lot site

*Updated March 2020*
912-920 King Street  
DSUP2019-0032

Old Town / King Street Retail Strategy

<table>
<thead>
<tr>
<th>Site Address: 912-920 King Street</th>
<th>Lot Area: 0.35 acres (15,050 SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone:</strong> KR (King Street Urban Retail)</td>
<td><strong>Current Use(s):</strong> Parking lot</td>
</tr>
<tr>
<td><strong>Small Area Plan:</strong> Old Town / King Street Retail Strategy</td>
<td><strong>Proposed Use(s):</strong> Multifamily residential and retail</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Permitted/Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR</strong></td>
<td>2.5 with SUP</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>2.5</td>
</tr>
<tr>
<td>28-32 spaces for residential parking</td>
<td>Required spaces provided at 116 S. Henry St. site</td>
</tr>
<tr>
<td>Retail spaces exempt from requirement</td>
<td></td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>4,502 square feet</td>
</tr>
<tr>
<td>4,500 square feet (based on 30 residential units)</td>
<td>Including 764 square feet at ground level</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>50 feet</td>
</tr>
<tr>
<td>50 feet</td>
<td></td>
</tr>
</tbody>
</table>

**Requested Zoning Modifications and Special Use Permits (SUPs):**  
1. SUP for increase in floor area up to 2.5 in KR Zone  
2. SUP for a parking reduction to allow for off-site parking  
3. SUP for a modification to the loading requirements  
4. Modification to canopy coverage requirement

**PROJECT TIMELINE**

- **Spring 2020.** BAR Concept Review.  
- **April 2020.** Second Completeness review pending.  
- **September 2020.** Project is presented to Planning Commission and City Council (tentative).

**CONTACT INFORMATION**

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