116 S. Henry Street  

**PROJECT DESCRIPTION**

A Development Special Use Permit (DSUP) has been requested to construct three buildings on the city parking lot: a four-story multi-family building facing S. Henry Street, a four-story townhouse-style building facing S. Patrick Street and an automated garage structure in the interior of the site that can house up to 142 vehicles. A total of 19 residential units will be located on the Henry Street property.

The irregular shaped site faces S. Henry and S. Patrick Streets and an alley, Downham Way. The property is under contract for redevelopment from Galena Properties after an RFP process.

- The proposal features a 22-foot-wide public alley to provide vehicular and pedestrian access through the site with residential units facing Henry and Patrick Streets with rooftop open space.

- The ground floor of Henry Street will feature flexible units that can serve as small business spaces or residential units.

- Public and parking spaces for the Henry Street and associated King Street project.

- 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 blockfaces

- Compatible design and ground floor activity

- Activation of Downham Way for both cars and pedestrians

*Updated March 2020*
116 South Henry Street
DSUP2019-0033

Old Town / King Street Retail Strategy

<table>
<thead>
<tr>
<th>Site Address: 116 S. Henry Street</th>
<th>Lot Area: 0.35 acres (15,332 SF)</th>
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</thead>
<tbody>
<tr>
<td><strong>Zone:</strong> CD (Commercial Downtown)</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, structured parking</td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>Permitted/Required</strong></th>
<th><strong>Proposed</strong></th>
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<tbody>
<tr>
<td><strong>FAR</strong></td>
<td>2.5 with SUP Including up to 1.25 FAR for multifamily residential</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>17 spaces minimum</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>40%</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>50 feet</td>
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</tbody>
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Requested Zoning Modifications and Special Use Permits (SUPs):
1. DSUP for automated parking structure
2. SUP for parking in excess of 20 vehicles
3. SUP to increase the number of dwelling units per acre
4. Modification to canopy coverage requirement
5. Modification to open space 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**

Project Planner
Stephanie Sample
Phone 703.746.4666
Email stephanie.sample@alexandriava.gov

City of Alexandria
Department of Planning and Zoning Development Division
301 King Street, Room 2000
Alexandria, Va. 22314
alexandriava.gov/development

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