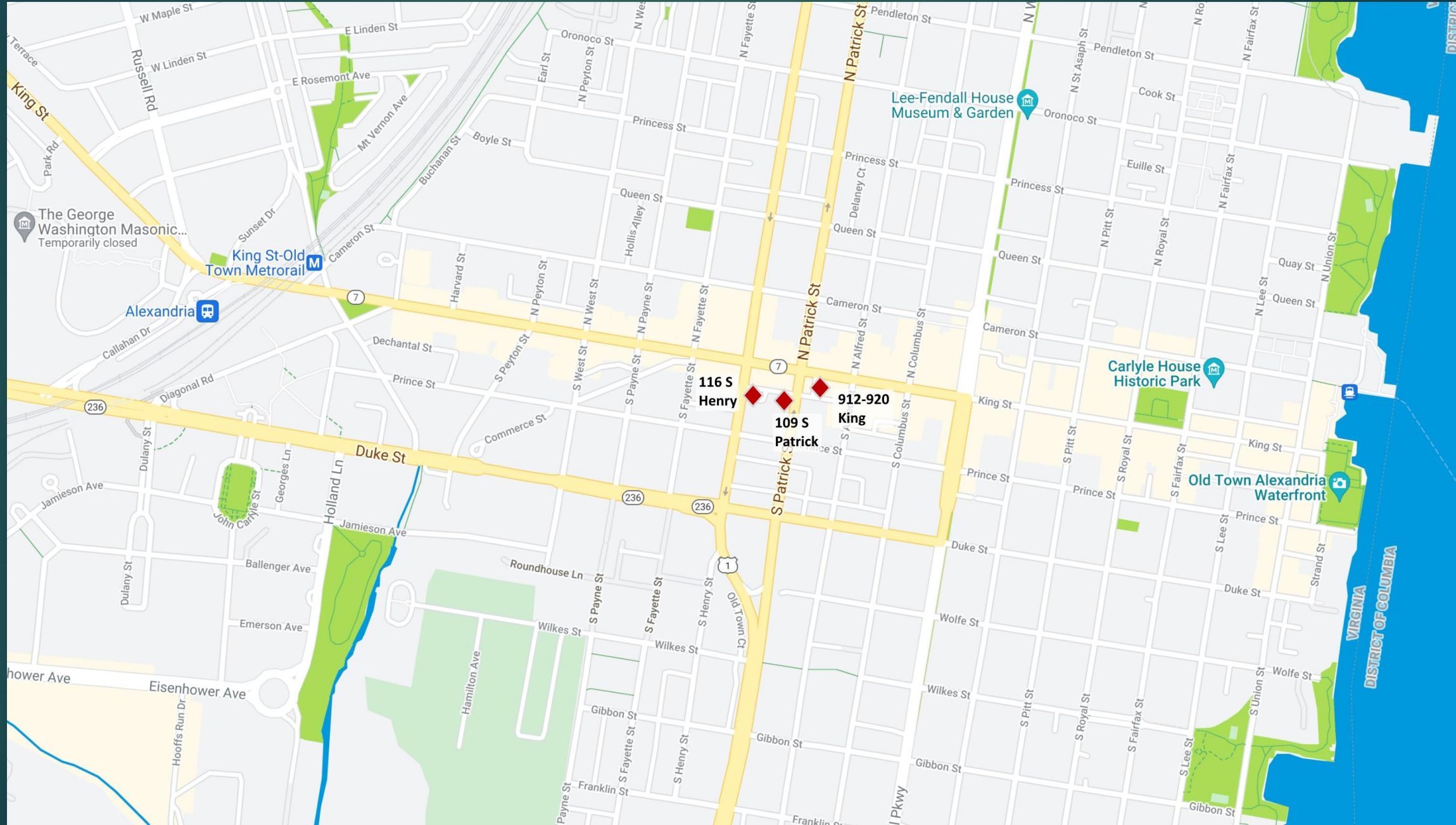# 912-920 King Street & 116 S Henry Street

Multifamily Mixed Use Property

Old Town, Alexandria

PROJECT OVERVIEW

PROJECT OVERVIEW

- Four distinct buildings, built on two sites located in the heart of Old Town
  - 912-920 King Street: 31 residential units + approx. 3,650 square feet of retail
  - 116 S Henry Street: 17 residential Units + approx. 1,500 square feet of retail
  - 109 S Patrick Street: 4-story luxury 2-over-2 townhouse
  - Downham Way Parking System: located in alley between 116 S Henry and 109 S Patrick, accessible from both streets. 142 parking spaces serving resi and retail uses

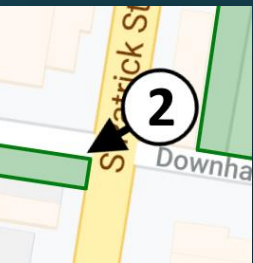# ELEVATIONS & PROJECT STATS
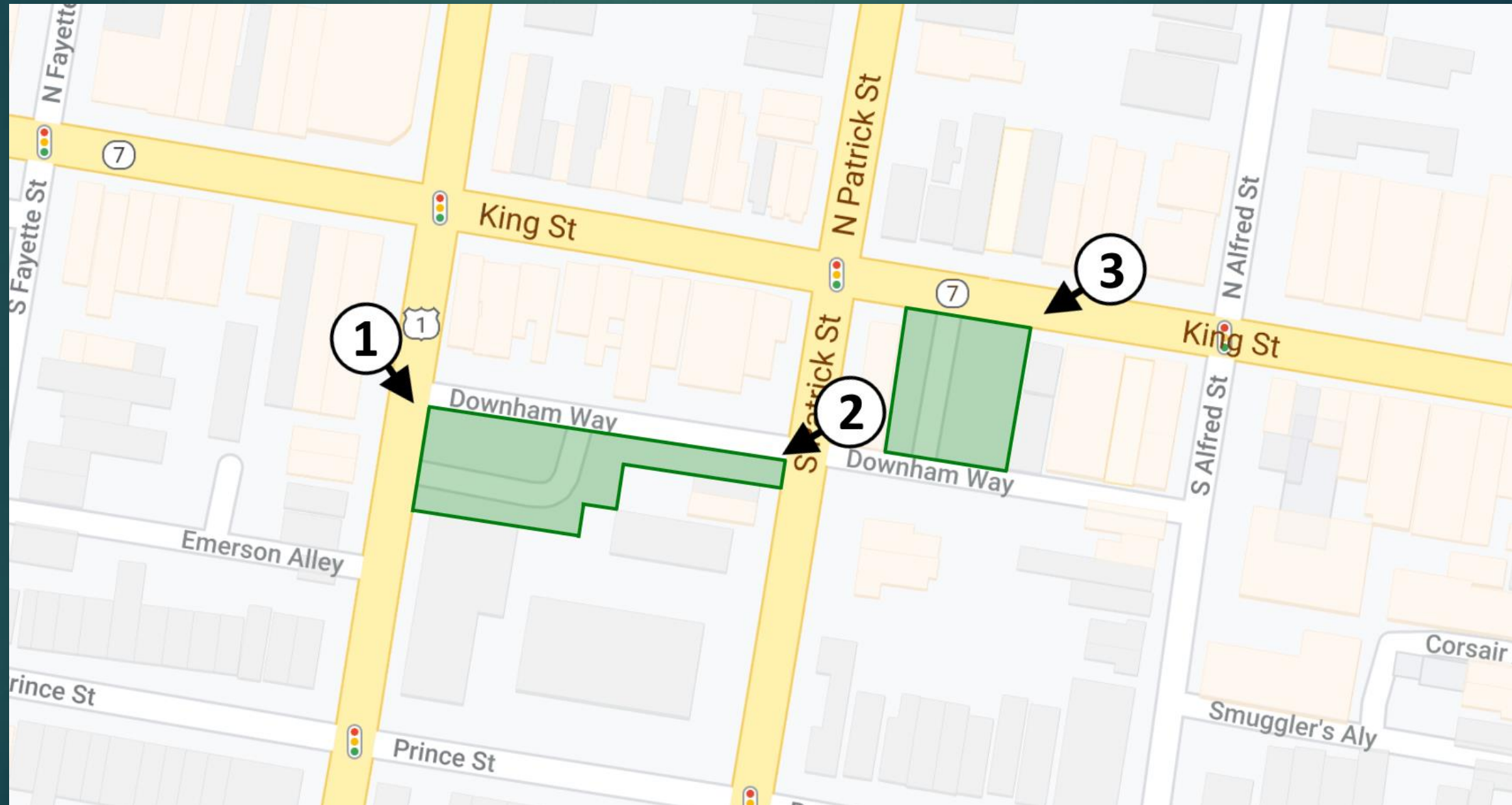
116 S HENRY STREET

116 S HENRY STREET

- Approx. 20,000 GSF (excl. roof deck)
- 17 Residential Units
- ~ 1,500 square feet of retail
- Unit Mix:

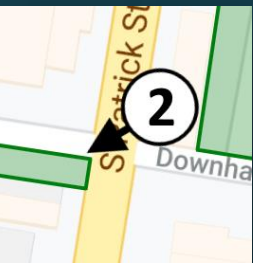|	Henry	Patrick	King	Total
Studio	2	0	0	2
JR 1 BR	6	0	24	30
True 1 BR	5	0	6	11
JR 2 BR	2	0	0	2
True 2 BR	2	0	1	3
3 BR +	0	2	0	2
Total	17	2	31	50

109 S PATRICK STREET

109 S PATRICK STREET

- ▶ Approx. 5,600 GSF (excl. roof deck)
- ▶ 2 Luxury Residential Units
- ▶ Lower Unit: 4BR/3BA, approx. 2,500 sf
- ▶ Upper Unit, 3BR/2.5BA, approx. 2,200 sf
- ▶ Upper Unit includes large private terrace and private elevator

912-920 KING STREET

912-920 KING STREET

- ▶ Approx. 32,000 GSF (excl. roof deck)
- ▶ 31 Residential Units
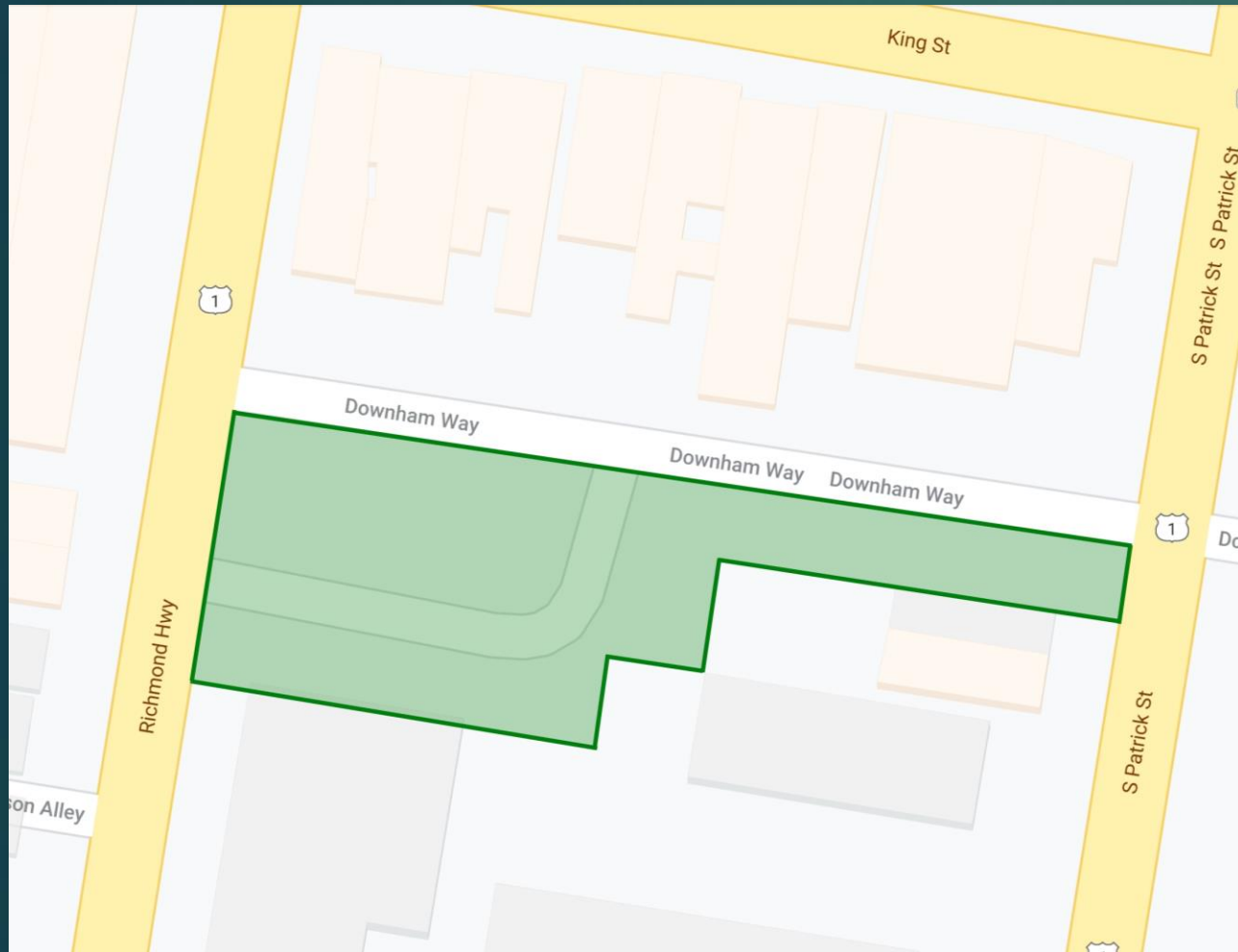- ▶ ~ 3,600 square feet of retail
- ▶ Unit Mix:

|	Henry	Patrick	King	Total
Studio	2	0	0	2
JR 1 BR	6	0	24	30
True 1 BR	5	0	6	11
JR 2 BR	2	0	0	2
True 2 BR	2	0	1	3
3 BR +	0	2	0	2
Total	17	2	31	50

3

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PARKING SYSTEM

PARKING SYSTEM OVERVIEW

▶ Project is required to maintain 85 public parking spots + residential needs

▶ Traditional concrete garage on either site posed several challenges:

  ▶ Width and Height requirements

  ▶ Turn radii needed

  ▶ Number of spaces needed to satisfy uses

  ▶ Impact on useable land

  ▶ Depth required to achieve targets

▶ Conclusion: Traditional concrete garage was unsuitable

PARKING SYSTEM OVERVIEW

- Solution: Automated Parking System

- Carries key advantages over conventional structured parking:

  - Flexible enough to fit within the limited available area

  - Utilizes a fraction of the space of a traditional garage, freeing up space for meaningful development on S Henry Street

  - Able to achieve **all** parking (142 spaces total) above grade

- Parking System allowed a single-use site to accommodate three distinct uses

HOW DOES IT WORK?
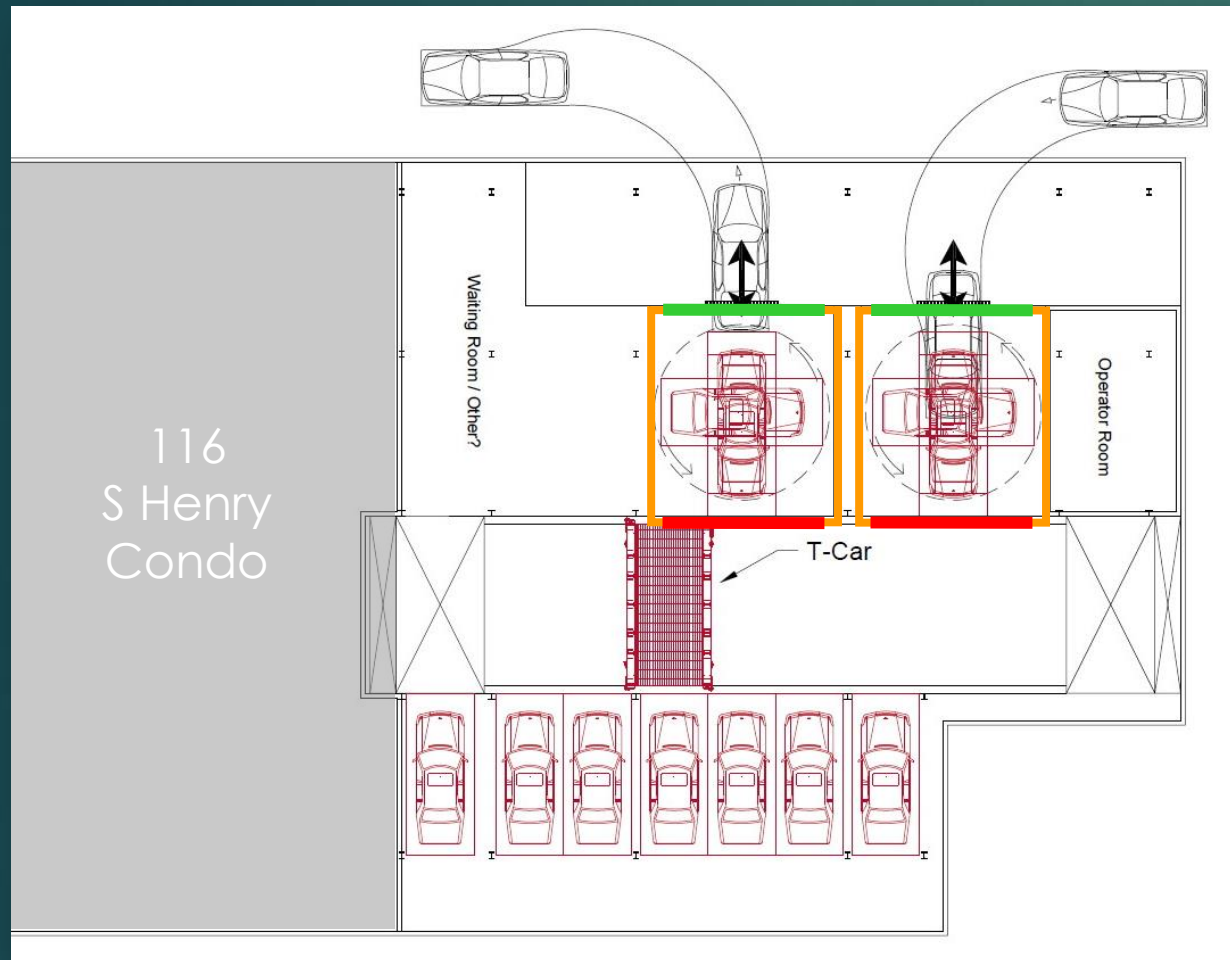
- Driver begins by parking in an available entry bay
- Each entry bay is fully enclosed - no access to storage area
- Lighting and television screens with visual cues guide driver to the appropriate stopping point
- Driver turns off engine, takes keys, and exits the bay, taking a ticket on the way out
- Outer bay door closes and inner door opens. Car is collected by Transfer Car (T-Car) and stored until driver returns
- When driver returns, process is reversed

PARKING SYSTEM ELEVATION

ENTRY/EXIT CABIN