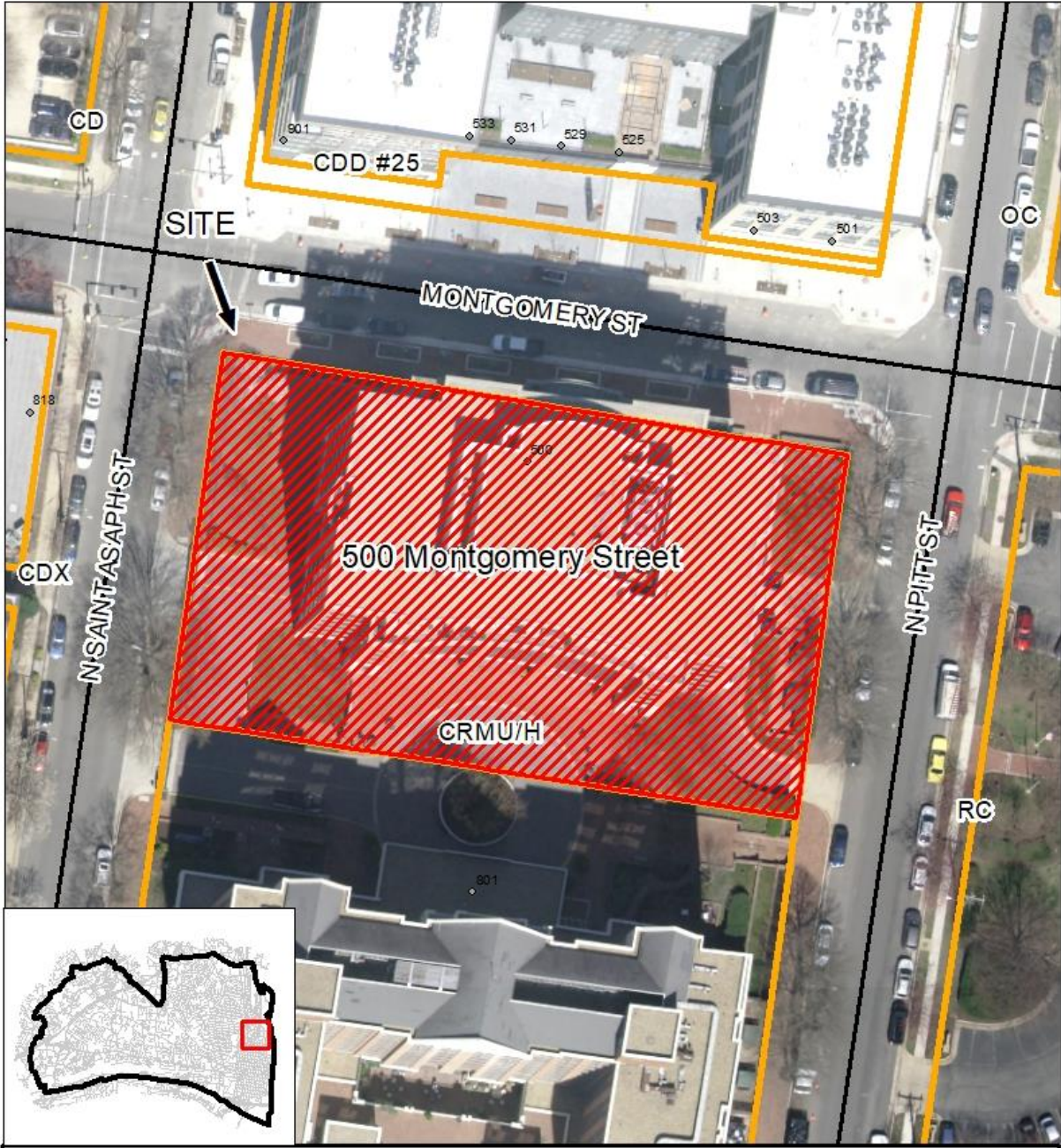





Docket Item #2
Special Use Permit #2022-0012
500 Montgomery Street

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for a ground floor arts and cultural tenant, including the exclusion of the floor area from the floor area ratio for the site; zoned CRMU-H.	Planning Commission Hearing:	May 3, 2022
	City Council Hearing:	May 14, 2022
Address: 500 Montgomery Street	Zone:	CRMU-H [Commercial residential mixed-use (high)]
Applicant: AP 500 Montgomery LLC, represented by Robert D. Brant, attorney	Small Area Plan:	Old Town North Small Area Plan (OTNSAP)
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.		
Staff Reviewers: Daniel Welles, daniel.welles@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov Catherine Miliaras, catherine.milaras@alexandriava.gov Tony LaColla, anthony.lacolla@alexandriava.gov		



 **Special Use Permit #2022-00012**
500 Montgomery Street

0 25 50 100 Feet

N

I. DISCUSSION

The applicant, AP 500 Montgomery LLC, requests Special Use Permit approval for an arts and cultural tenant in the Old Town North Arts and Cultural District as well as the exclusion of floor area from the calculation of the maximum floor area ratio permitted by the site for a ground floor arts and cultural tenant space pursuant to the provisions of Section 6-903 of the City Zoning Ordinance.

SITE DESCRIPTION

The subject site consists of a 102,798 square foot eight-story office building with proposed improvements concentrated at-grade and on the ground floor. The site is located within the Old Town North Small Area Plan (OTNSAP) and Old Town North Arts and Cultural District areas. The Sheraton Suites hotel is also located on the parcel block of the site directly south from the building, connected through an existing pedestrian walkway and internal drive. The project proposal is only for the office building with no proposed improvements or modifications to the hotel.

The parcel is a total of 87,175 square feet (2.0013 acres) and is bordered by Montgomery Street to the north, Madison Street to the south, North Pitt Street to the east, and North Saint Asaph Street to the west. The primary frontage of the building is along Montgomery Street, with additional frontage at North Pitt Street and North St. Asaph streets. There is a below-grade parking garage for the site with a total of 498 parking spaces: 367 spaces are for compact vehicles, 125 are for full-sized vehicles, and six parking spaces are ADA-accessible.



Figure 1- Existing Office Building from Montgomery Street

The building has a floor area ratio (FAR) of 2.95 and consists of primarily office uses on the ground floor. When combined with the Sheraton Suites, the total FAR for the parcel is 2.98. The primary entrance to the ground floor lobby is on Montgomery Street with an additional entrance to the from the existing pedestrian walkway at the rear of the building.

Surrounding uses include hospitality, mixed-use, residential and commercial. The Gables multifamily development is located directly to the north with several retail and restaurant uses on the ground floor. Restaurants are located directly to the west, including the new location of Hank's Oyster Bar, with the Port Royal Condominiums, a multi-family residential building located directly to the east. The Kingsley, a multifamily dwelling with ground floor retail, is located directly south of the Sheraton Suites.

BACKGROUND

Both the office and hotel were constructed around 1986 after the applicant at the time received Site Plan approval (SIT #86-0030) as well as Board of Zoning Appeal approval (BZA #5304) for a parking reduction. BZA #5304 was for a parking reduction of 235 spaces. The required off-street parking for the office building and hotel was 665 spaces. The approval of a reduction brought the requirement down to 430, although the parking calculations found in SIT #86-0030 show the site gained additional off-street parking in the garage for a total of 498 parking space.

The existing office building was approved and constructed prior to when the City updated the Zoning Ordinance in 1992. At the time of approval, the site was zoned C-2 which is now obsolete and had an FAR of 3.0. The site was rezoned to CRMU/H after the 1992 updates to the Zoning Ordinance. The CRMU/H zone permits a maximum FAR of 1.25 for nonresidential developments in addition to an additional 0.25 FAR allowable for retail uses. Furthermore, the building is currently considering a legal non-complying due to exceeding allowable FAR.

PROPOSAL

The applicant intends to renovate the existing office building, and its plans include the conversion of existing ground floor office space into activated commercial, arts and restaurant with outdoor dining uses situated entirely within the site property boundaries. The restaurant and outdoor dining are permitted uses on private property in a commercial complex in the CRMU/H zone and will be located on the ground floor in the northwest portion of the building by the intersection of Montgomery Street and N. St. Asaph Street. The outdoor dining area will include approximately 1,300 square feet of covered space.

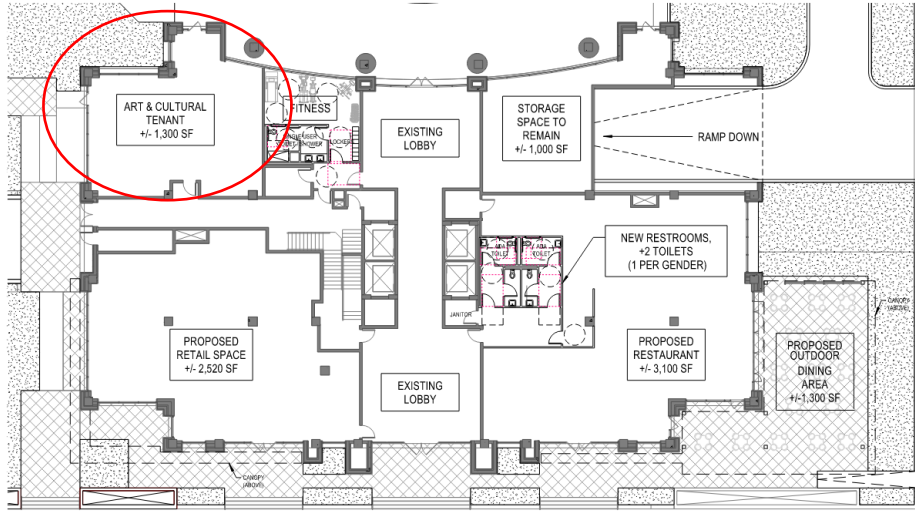


Figure 2 - Ground Floor Plan with Arts Space Callout

In order to achieve the additional 1,300 square feet of floor area associated with the outdoor dining area, the applicant seeks to utilize the incentives afforded by Section 6-903 of the Zoning Ordinance. Section 6-903 allows the exclusion of floor area attributed to ground floor arts and cultural tenants within the Old Town North Arts and Cultural District. The applicant has identified a 1,300 square foot ground floor space in the eastern portion of the building along North Pitt Street that will be designated for an arts and cultural tenant. Pursuant to the requirements of Section 6-903, this space will only be leased to an approved arts and cultural tenant for a period of at least 15 years and will be open to the public during regular hours.

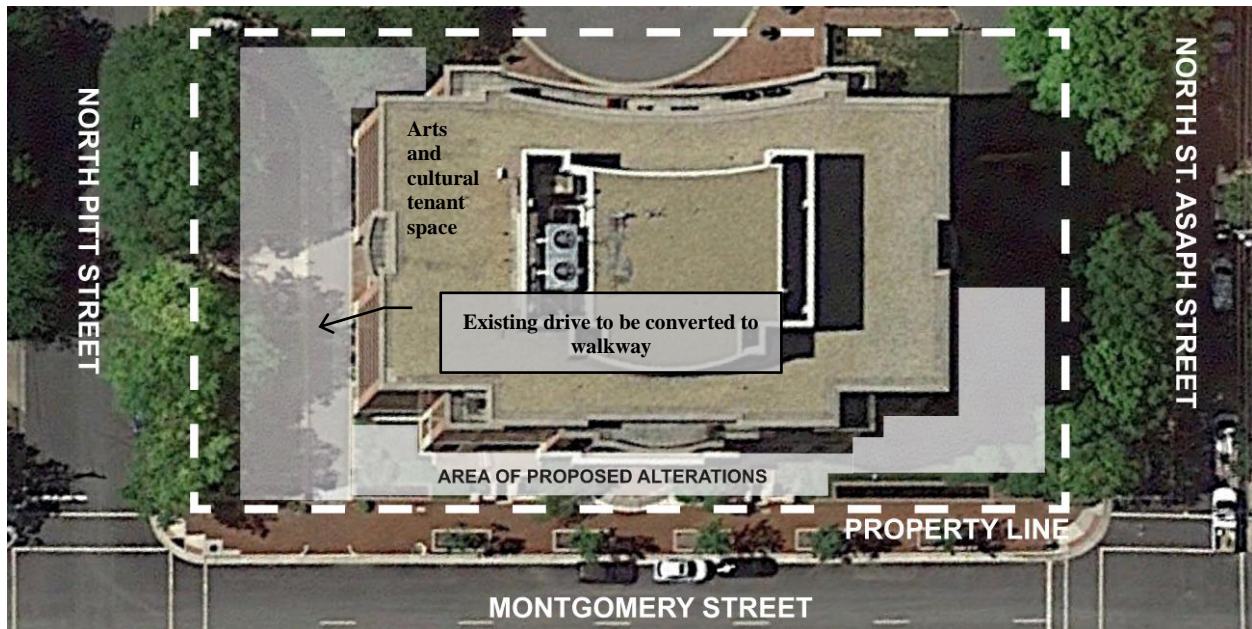


Figure 3 - Locations of Proposed Modifications and Site Improvements

The arts and cultural tenant space will be activated through significant improvements proposed along the eastern portion of the site. There will be enhanced pedestrian connections to the space from North Pitt and Montgomery Streets, where a driveway connecting the two streets as well as

a loading area are currently located. As the drive is no longer in use, the space will be converted into a pedestrian path leading to the arts and cultural tenant space. There are two trash dumpsters located in the loading area off North Pitt Street which will be tastefully screened with high-quality materials. Quality landscaping will be installed along North Pitt Street. Additional façade treatments including decorative lights, fences and benches for outdoor seating will be incorporated to support the activation of the new uses.

PARKING

Table 1 - Breakdown of Parking Requirements

Existing & Proposed Uses	Parking Required (minimum)	Parking Required (maximum)
Office (existing)	25 spaces	149 spaces
Hotel (existing)¹	50 spaces	100 spaces
Restaurant & Outdoor Dining (proposed)	4 spaces	10 spaces ²
Arts & Cultural Tenant (proposed)	4 spaces	4 spaces
Misc. Commercial/Retail (proposed)	7 spaces	7 spaces
TOTAL PARKING REQUIRED	90 spaces	270 spaces
TOTAL PARKING PROVIDED	498 spaces	

According to the provisions of Section 8-200, the applicant is required to provide approximately between 90 and 270 total parking spaces for each existing and proposed use within the subject site. There are a total of 498 parking spaces provided in the below-grade parking garage which provides extensive parking support for the proposed project. Although the number of existing parking spaces exceeds the parking maximum, Section 8-200 allows for the continuation of an excess number of parking spaces if they existed prior to changes in the commercial parking requirements in 2018.

ZONING/MASTER PLAN DESIGNATION

The subject site is located within the CRMU-H/Commercial Residential Mixed Use (high) zone. Pursuant to Section 5-302(G.2), a restaurant located within a commercial complex is permitted. Per Section 2-128.1, a commercial complex is defined as follows:

¹ Although the hotel on the subject parcel is not included within the project site area, the use counts toward the total parking calculations because both buildings share the below-grade parking garage.

² Pursuant to Section 8-200(17)(c), the first 20 seats of an outdoor dining patio are excluded from calculations. The area occupied by each seat over 20 shall be calculated as 15 square feet per seat. The applicant has not yet identified the number of seats which will be provided in the proposed outdoor dining patio and is conditioned to identify number of outdoor patio seats through the Minor Site Plan Amendment process per Condition 20-a.

A building or group of buildings, including mixed-use buildings, in a commercial or mixed-use zone and under common ownership and control which include at least two commercial businesses and provides shared parking.

The subject site and proposed project are compliant with the provisions of Section 2-128.1 based this on the following criteria:

- The building is in a mixed-use zone under common ownership;
- At least two commercial businesses are provided;
 - As proposed, the project will derive a total of four businesses (restaurant, fitness center, arts and cultural tenant, and miscellaneous retail) located on the ground floor.
- There is shared parking provided in the below-grade garage for all tenants.

Through the provisions of Section 6-903, the floor area may be excluded from the maximum FAR calculation provided for sites within the Old Town North Arts and Cultural District with frontages along North Washington Street, North Saint Asaph Street, Montgomery Street, North Fairfax Street, Third Street, or Canal Center Plaza. The subject site is located within the Old Town North Arts and Cultural District with the primary frontage on Montgomery Street and additional frontage on North Saint Asaph Street. Furthermore, the improvements proposed with this project entail activation of the arts use targeted along Montgomery Street.

The OTNSAP identifies several implementation goals which the proposal is consistent with, including the following:

- Achieve a balanced mix of residents and employees;
 - The site is surrounded by several mixed-uses, providing employment, dining, and additional retail opportunities for nearby residents.
- Focus retail in concentrated areas;
 - Montgomery Street is included within the required retail corridor.
- Encourage arts and cultural uses;
 - The site is located within the OTN Arts District.
- Enhance the design of the public realm in a way that prioritizes the pedestrian;
 - The improvements proposed to activate the arts tenant space as well as the restaurant and outdoor dining will support pedestrian activity.

II. STAFF ANALYSIS

Staff supports the applicant's request for an SUP for a ground floor arts and cultural tenant as well as the exclusion of the associated floor area from the total FAR calculations. The project is

consistent with the provisions of the CRMU-H zone identified in Section 5-300 and supports a variety of principles the OTNSAP identifies for sites within the Arts and Cultural District as well as the Retail Corridor. The proposed arts and retail uses continue to be compatible with the surrounding mixed-use and commercial uses that have successfully contributed to the activation of Old Town North. Furthermore, staff anticipates the proposed improvements will continue this pattern of success while simultaneously enhancing the use and overall appearance of the property. Finally, staff does not anticipate the proposal will create negative neighborhood impacts due to the support of active pedestrian use and ample parking provided in the below-grade garage.

The proposed project will introduce the very first arts and cultural tenant to the Old Town North Arts District. Staff anticipates the tenant will contribute to the vitality of the Arts and Cultural District and provide an additional arts space to complement the coming arts and cultural anchors in nearby development sites. Staff has developed new conditions to support the success of this space and minimize the potential for neighborhood impacts. Conditions #14 through #19 have been considerably refined from the standard conditions and MOU language for arts and cultural anchors to fit the context of how an arts and cultural tenant should operate successfully and without impacts.

Subject to the conditions stated in Section III of this report, staff recommends *approval* of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends *approval* subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. All windows for the arts and cultural tenant space shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent arts and cultural tenants from displaying their goods and/or artwork in display cases that are oriented towards the street frontage. (P&Z)
3. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
4. The applicant shall require its employees who drive to use off-street parking. (T&ES)
5. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for

- information on establishing an employee transportation benefits program. (T&ES)
6. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
 7. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
 8. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
 9. Chemicals, detergents, cleaners and used oil shall be stored securely inside the building. (T&ES)
 10. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
 11. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
 12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
 13. The use for the arts and cultural tenant space(s) identified in the SUP shall meet the definition of an arts and cultural tenant and reflect the requirements to operate in accordance with Section 6-900 of the Zoning Ordinance. (P&Z)
 14. The arts and cultural tenant space shall be activated as viewed from Montgomery and N. Pitt streets, with the placement of art and/or activities related to the creation of art visible from outside the space. (P&Z)
 - a. The applicant shall provide site and building improvements to the arts and cultural tenant space commensurate with the improvements to the other ground-floor commercial and retail spaces, including improvements to convert the existing drive to a pedestrian path to the arts space.
 - b. Any activities or use of the space shall not impede activation of the arts and cultural tenant space, for instance loading, trash dumpsters, or other equipment.

- c. All entrances to the arts and cultural tenant space shall be operable.
15. The ground floor arts and cultural tenant space shall be open to the public during regular hours as agreed upon between the arts and cultural tenant and the applicant and to the satisfaction of the Director of Planning & Zoning. (P&Z) (RP&CA)
16. Upon SUP approval the applicant shall commence efforts to diligently pursue an arts and cultural tenant and provide an update to staff at 3, 6 and 9 months following approval. (P&Z) (RP&CA)
17. If the arts and cultural tenant space is not occupied within 12 months of SUP approval, or in the event the arts and cultural tenant space is subsequently vacated and a new tenant is not identified within 12 months despite the applicant's reasonable efforts, the applicant will coordinate with the City or its designee to identify a new tenant for the arts and cultural space. Notwithstanding the foregoing, final selection of the arts and cultural tenant is subject to approval by the applicant. (P&Z) (RP&CA)
18. The contract, deed, or other recorded instrument required by Section 6-903(B) of the Zoning Ordinance shall be recorded prior to issuance of the Certificate of Occupancy for the arts and cultural tenant.
19. Submit a minor site plan amendment for the associated site improvements prior to issuance of any building permits.
 - a. The minor site plan amendment should include site improvements and update FAR calculations and parking calculations.
20. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Catherine Miliaras, Principal Planner, Development
Daniel Welles, Urban Planner, Development

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Lei Fei, Plan Reviewer at lei.fei@alexandriava.gov or 703-746-4200. (Code)

C-1 Building and trades permits are required for this project. *Construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.

C-5 A Certificate of Occupancy requirements shall follow the guidelines set forth in the USBC.

C-6 Fire Protection System permits are required for this project. Two sets of *construction documents* that fully detail the Fire Alarm, Fire Sprinkler and Access Control Systems shall be submitted for approval.

Fire:

No comments.

Health:

No comments provided.

Parks and Recreation:

No comments provided.

Police Department:

No comments provided.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 500 Montgomery Street

TAX MAP REFERENCE: 054.04-04-01 **ZONE:** CRMU-H

APPLICANT:

Name: AP 500 Montgomery LLC

Address: 802 Gervais Street, Suite 200 Columbia, SC 29201

PROPOSED USE: Exclusion of floor area pursuant to Section 6-903

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Robert D. Brant, Attorney/Agent
 Print Name of Applicant or Agent
2200 Clarendon Blvd, Suite 1300
 Mailing/Street Address
Arlington, VA 22201
 City and State Zip Code

 2/22/22
 Signature Date
703-528-4700 703-525-3197
 Telephone # Fax #
rbrant@thelandlawyers.com
 Email address

Revised
3/25/2022

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached, I hereby
(Property Address)
grant the applicant authorization to apply for the See attached use as
(use)
described in this application.

Name: See attached Phone _____
Please Print
Address: _____ Email: _____
Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Please see attached.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Please see attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 500500 Montgomery Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Please see attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Please see attached	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/22/22
Date

Robert D. Brant, Attorney/Agent
Printed Name


Signature



AP 500 Montgomery LLC
802 Gervais Street, Suite 200
Columbia, SC 29201

March 25, 2022

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent and Authorization to File an Application for a Special Use Permit
500 Montgomery Street
Tax Map ID: 054.04-04-01 (the "Property")

Dear Mr. Moritz:

On behalf of the owner of the above-referenced Property, AP 500 Montgomery LLC, I hereby consent to the filing of a Special Use Permit application on the Property to allow the exclusion of floor area associated with a ground floor arts and cultural tenant pursuant to Section 6-903 of the Zoning Ordinance. AP 500 Montgomery LLC further authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of the Special Use Permit application and any related requests.

Very truly yours,

AP 500 MONTGOMERY LLC

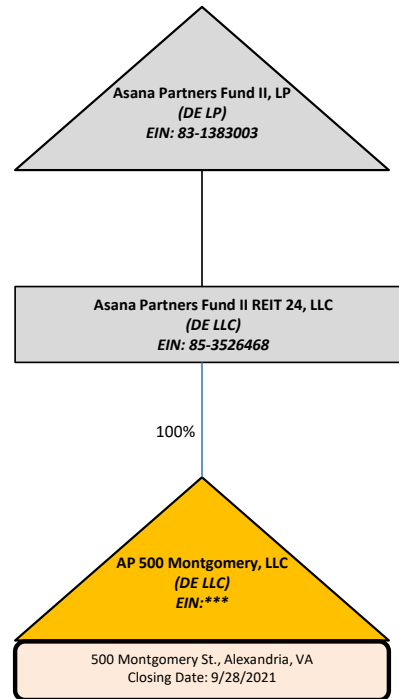
By: _____  _____

Its: _____ Partner _____

Date: _____ 3/25/2022 _____

ASANA PARTNERS – Fund II Holdings (RE)

*** EIN is the same as Asana Partners Fund II REIT 24, LLC



Note: None of the entities listed above has any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

There are no individuals owning a 3% or greater interest in any entity listed above.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, [Virginia](#)?

Yes. Provide proof of current City business license N/A

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached.

Narrative Description
500 Montgomery Street
Tax Map 054.04-04-01

AP 500 Montgomery LLC (the “Applicant”)

The Applicant is the owner of property located at 500 Montgomery Street in Old Town North. The Property is developed with an 8-story office building that was constructed in the late 1980’s. The Applicant intends to renovate the existing office building, and its plans include the conversion of existing ground floor office space into activated retail and restaurant uses.

As illustrated on the submitted materials, the Applicant proposes to establish a restaurant on the ground floor in the northwest portion of the building proximate to the intersection of Montgomery Street and N. St. Asaph Street. In addition to the proposed interior renovations, the Applicant proposes to construct an outdoor dining area that will include approximately 1,300 square feet of covered space. The proposed outdoor dining area will provide an additional outdoor dining option for residents of Old Town North and will complement other restaurant uses on Montgomery Street and N. St. Asaph Street in the immediate vicinity of the Property.

The existing office building consists of approximately 102,798 square feet, which represents a 2.95 Floor Area Ratio (FAR). At the time of construction, the Property was zoned to the C-2 Zone, which permitted a maximum 3.0 FAR. As a result of the City-wide rezoning that occurred in 1992, the Property was rezoned from the C-2 Zone to the CRMU-H Zone which permits a maximum 1.25 FAR for nonresidential development plus an additional 0.25 FAR of retail use. Given that the building exceeds the currently permitted maximum FAR, it is considered a legal non-complying structure.

In order to achieve the additional 1,300 square feet of floor area associated with the proposed outdoor dining area, the Applicant seeks to utilize the incentives afforded by Section 6-903 of the Zoning Ordinance. Section 6-903 allows the exclusion of floor area attributed to ground floor arts and cultural tenants within the Old Town North Arts and Cultural District, which includes the Property. The Applicant has identified a 1,300 square foot ground floor space in the eastern portion of the building along N. Pitt Street that will be designated for an arts and cultural tenant. Pursuant to the requirements of Section 6-903, this space will only be leased to an approved arts and cultural tenant for a period of at least 15 years, and will be open to the public during regular hours. In addition, the Applicant will activate the arts and cultural tenant space through a number of site improvements in this area of the Property, including enhanced pedestrian connections to the space from N. Pitt Street and Montgomery Street, the installation of quality landscaping along N. Pitt Street, and through façade treatments similar to those proposed for the other proposed retail and restaurant uses within the building. These improvements will contribute to the success of the arts and cultural tenant, and will further enhance the overall appearance of the Property.

The Applicant’s proposed building renovations and site improvements will activate the Property and the surrounding area by establishing community serving retail, restaurant and arts and cultural uses. Approval of the requested SUP will contribute to the vibrancy of the neighborhood consistent with the City’s vision for Old Town North.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: Exclusion of floor area per Sec. 6-903

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:
N/A

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

114 Standard spaces
346 Compact spaces
6 Handicapped accessible spaces.
 _____ Other.

Note: Parking tabulations taken from As-Built Site Plan SIT1986-00030

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

- B. Where are off-street loading facilities located? In the designated off-street loading area
adjacent to the building on N. Pitt Street.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will continue to occur between the hours of 7am and 11pm.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
The frequency of loading activities will vary by tenant.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? Yes No
- Do you propose to construct an addition to the building? Yes No
- How large will the addition be? 1,300 square feet.

18. What will the total area occupied by the proposed use be?

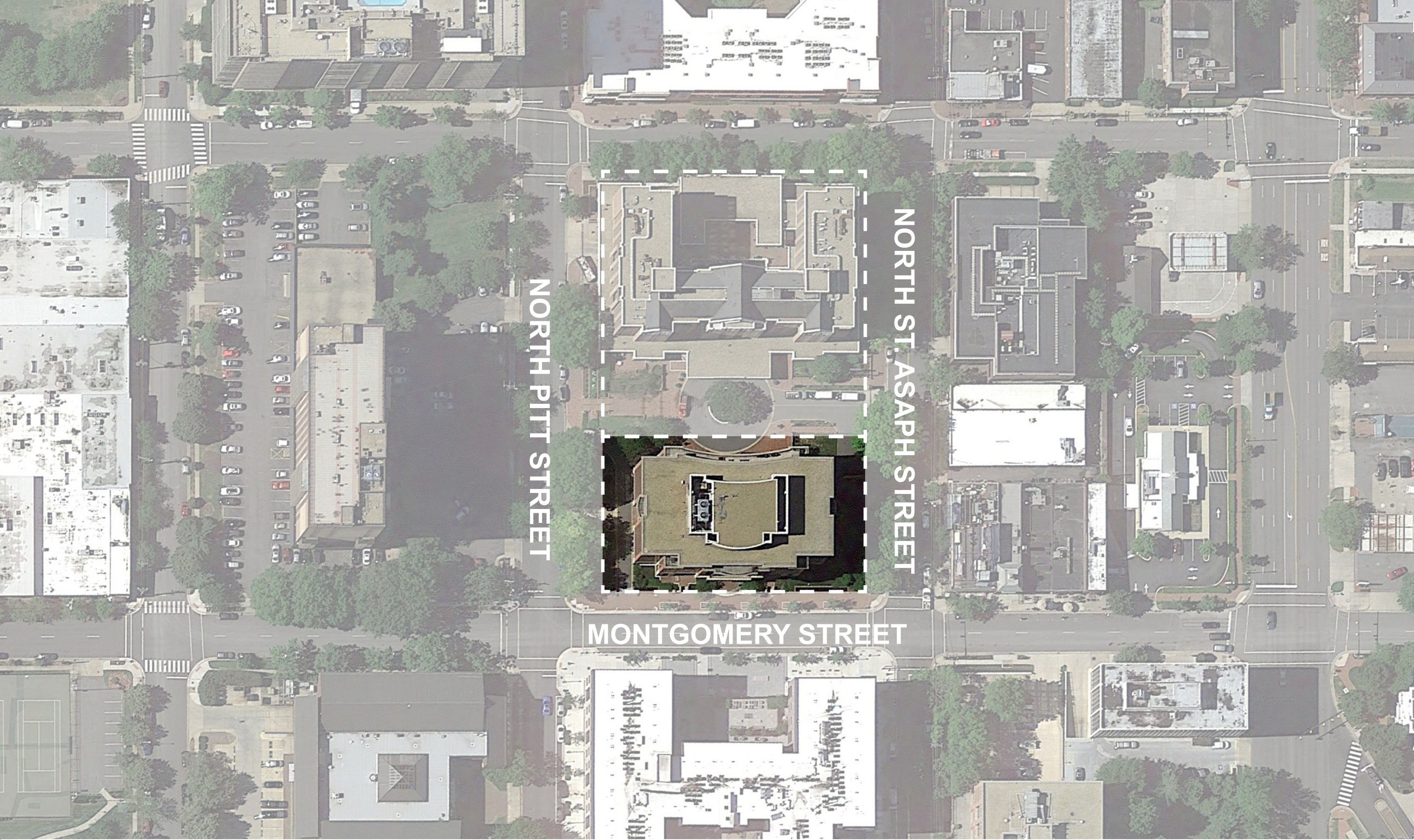
102,798 sq. ft. (existing) + 1,300* sq. ft. (addition if any) = 102,798* sq. ft. (total)

*A SUP is requested to exclude 1,300 sf of floor area designated for an arts and cultural tenant

19. The proposed use is located in: *(check one)*

- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: _____
- an office building. Please provide name of the building: _____
- other. Please describe: _____

End of Application

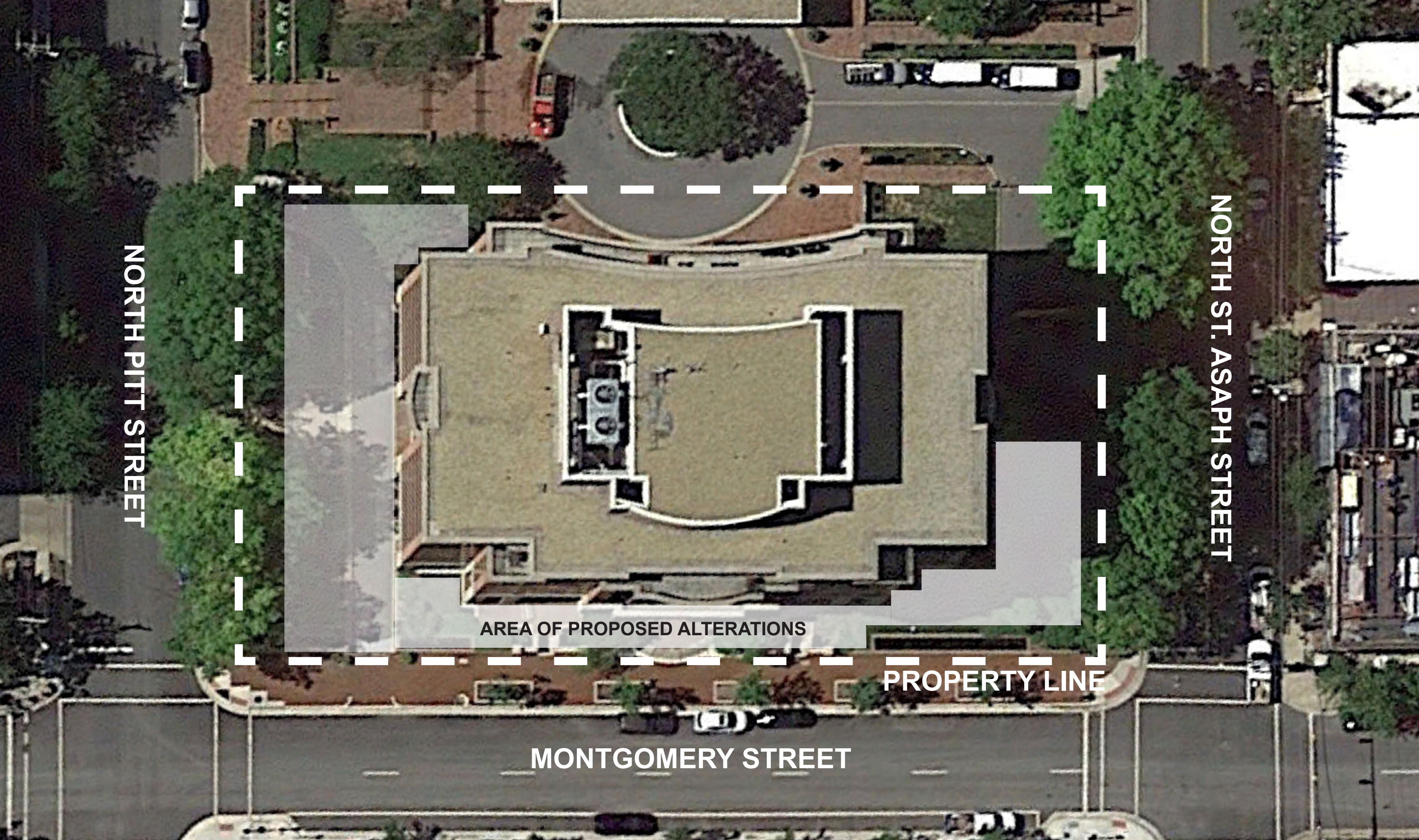


NORTH ST. ASAPH STREET

NORTH PITT STREET

MONTGOMERY STREET

SITE AERIAL - 500 MONTGOMERY STREET



NORTH PITT STREET

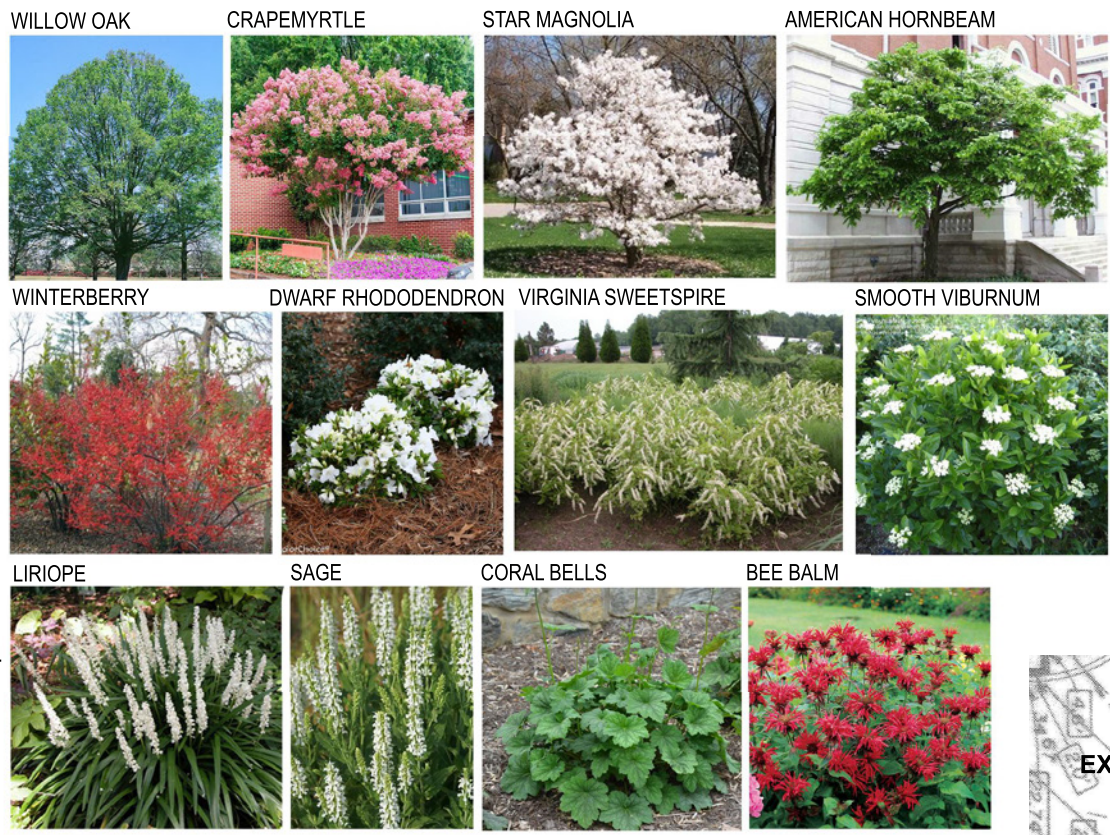
NORTH ST. ASAPH STREET

AREA OF PROPOSED ALTERATIONS

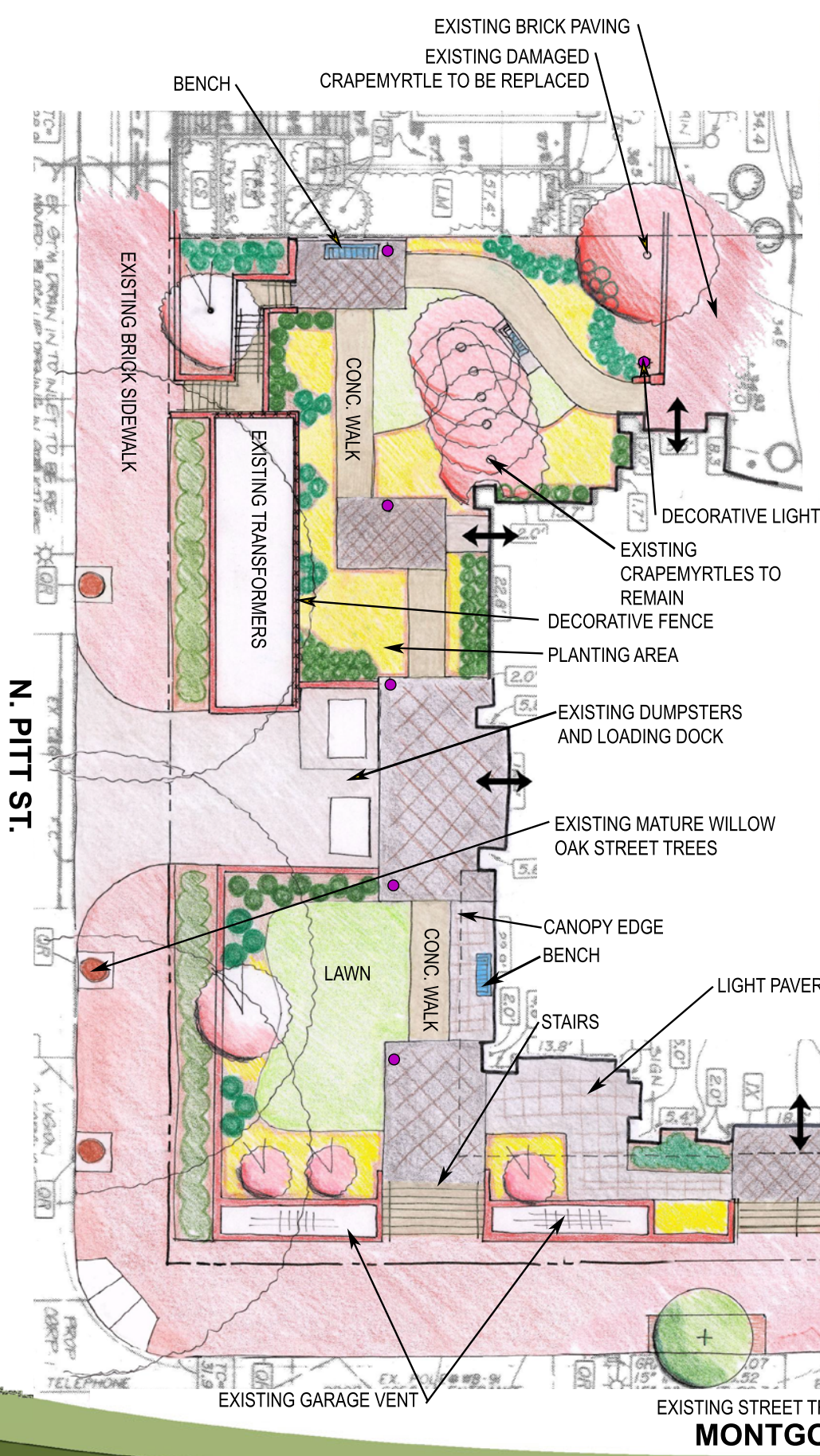
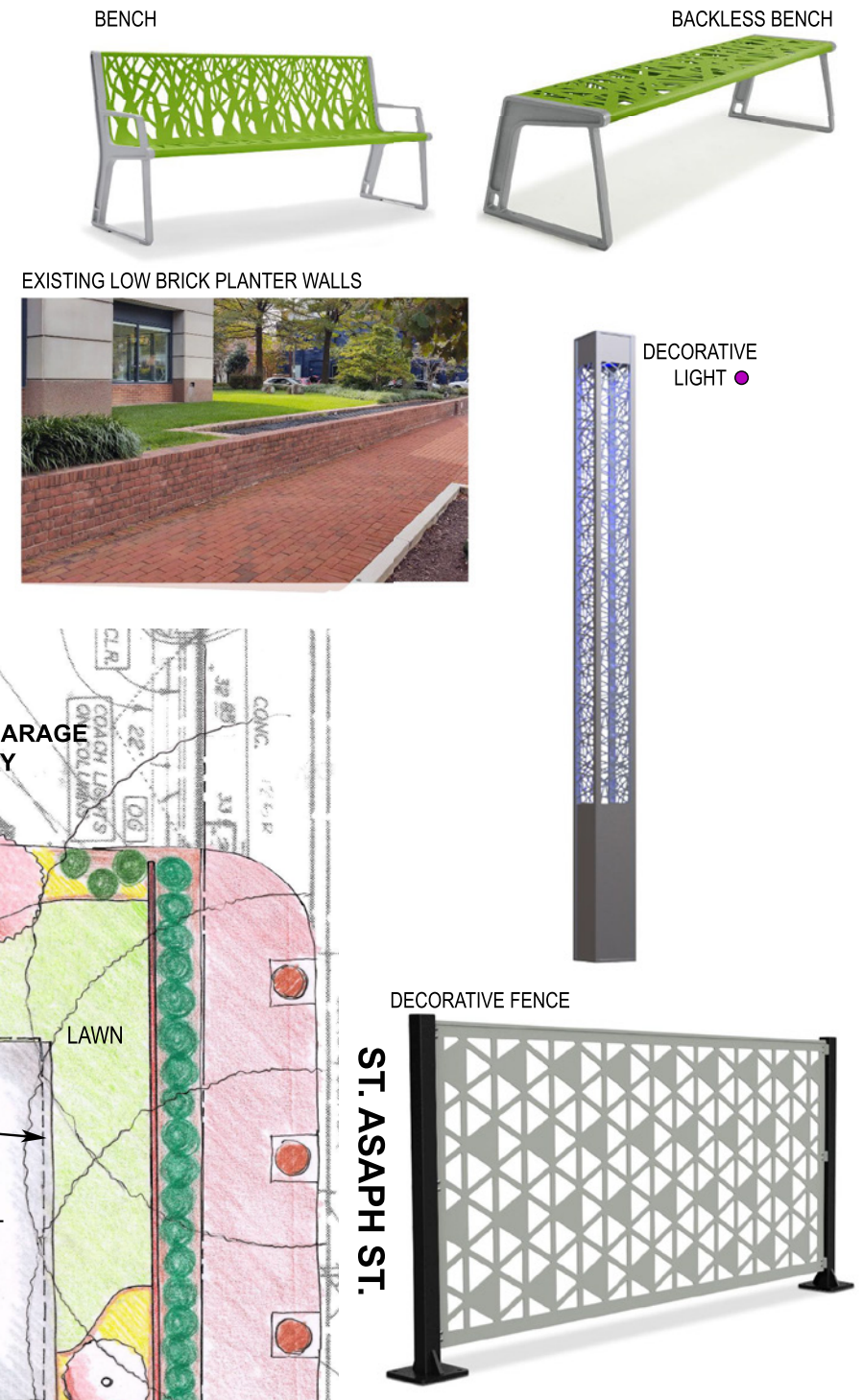
PROPERTY LINE

MONTGOMERY STREET

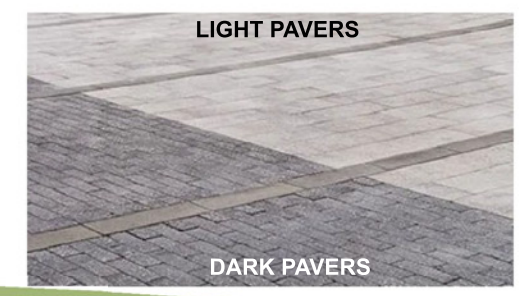
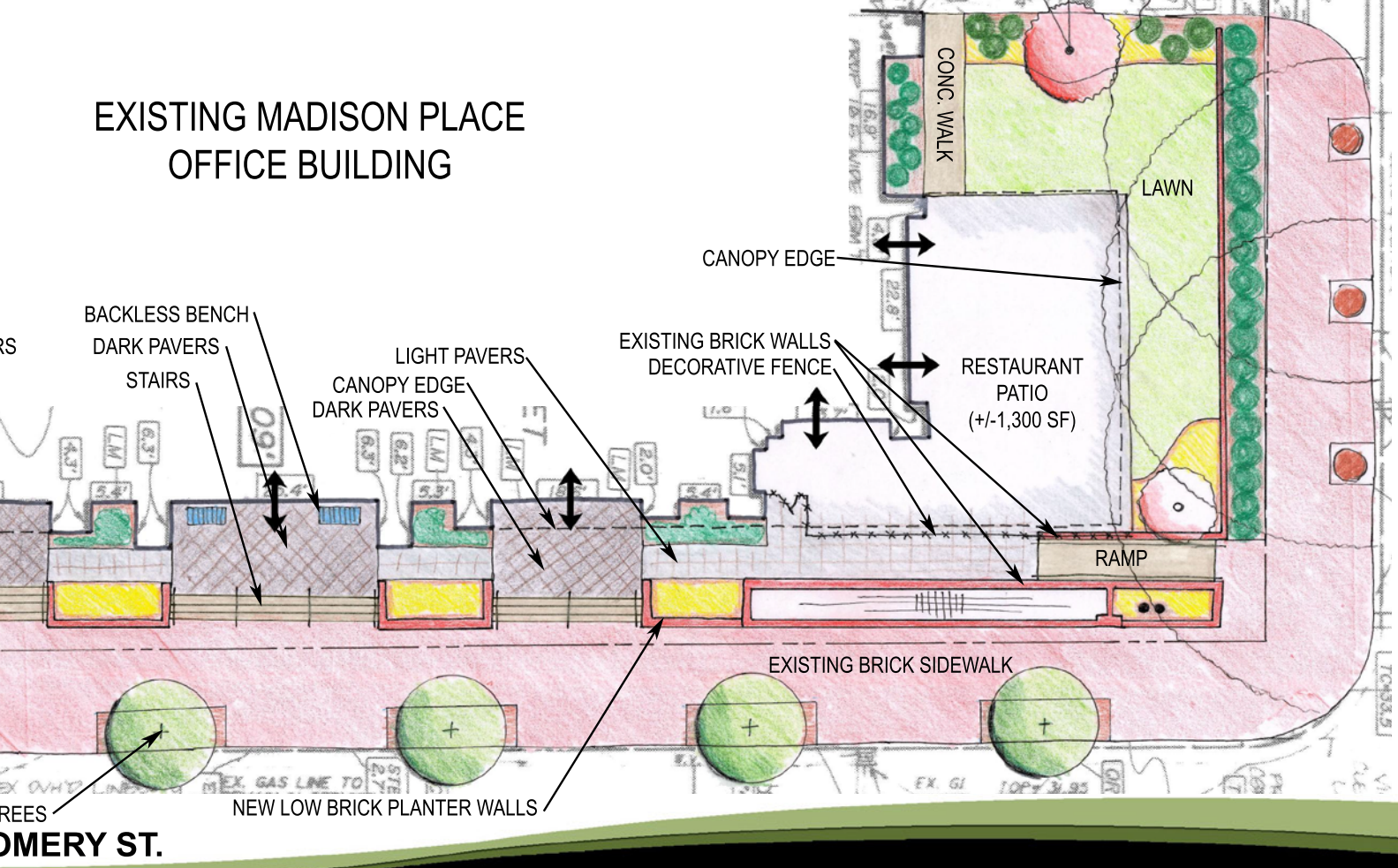
PLANTING PALETTE



HARDSCAPE MATERIALS PALETTE



EXISTING MADISON PLACE OFFICE BUILDING



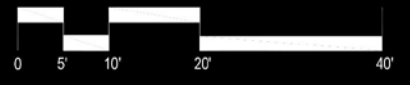
N. PITT ST.

ST. ASAPH ST.

MONTGOMERY ST.



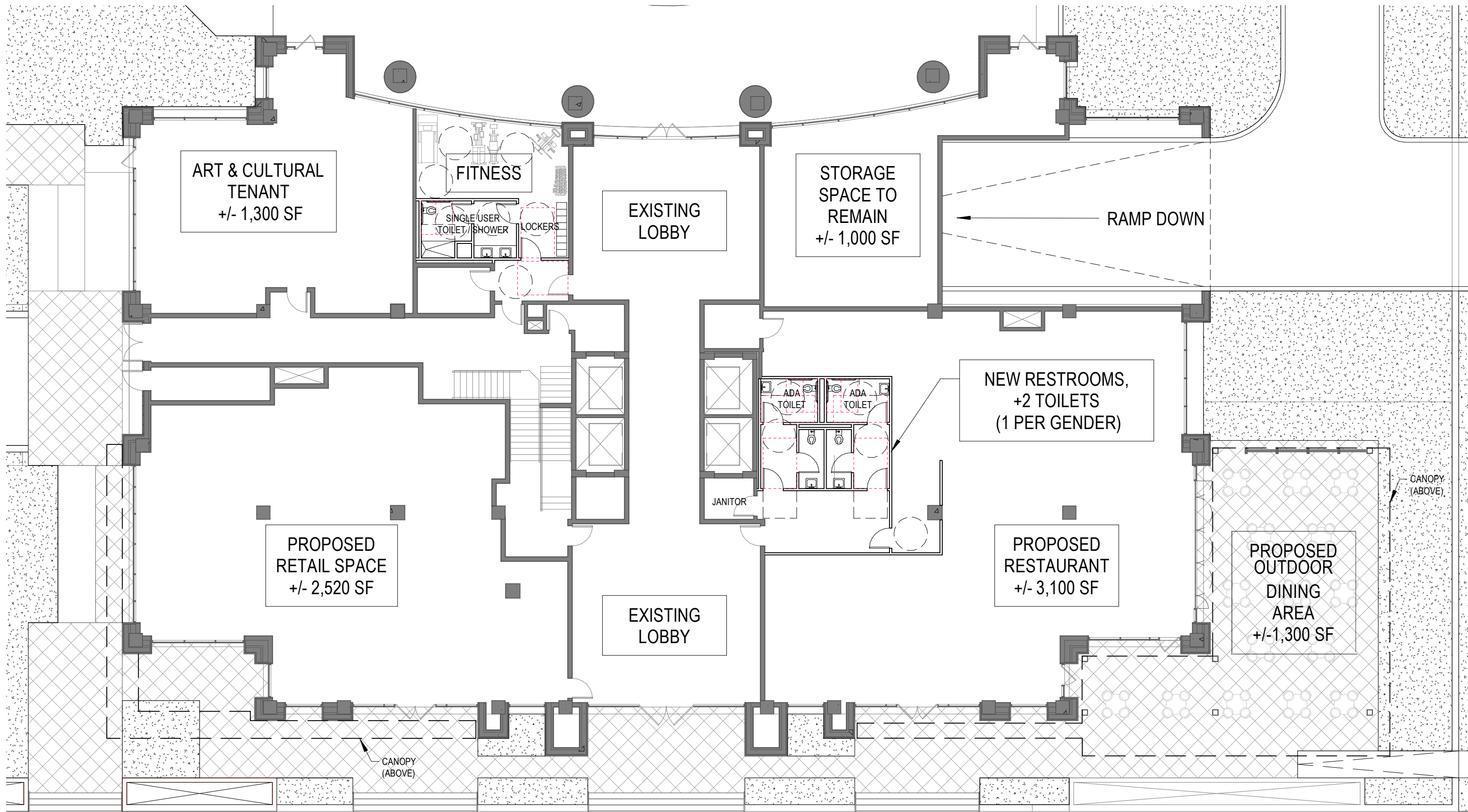
February 04, 2022



Scale: 1"=10'

Conceptual Design

Madison Place Renovations



LEVEL 1 FLOOR PLAN

Note: The number and orientation of outdoor dining tables and chairs is shown for illustrative purposes only and is subject to change, subject to compliance with applicable building code requirements.



EXISTING NW CORNER



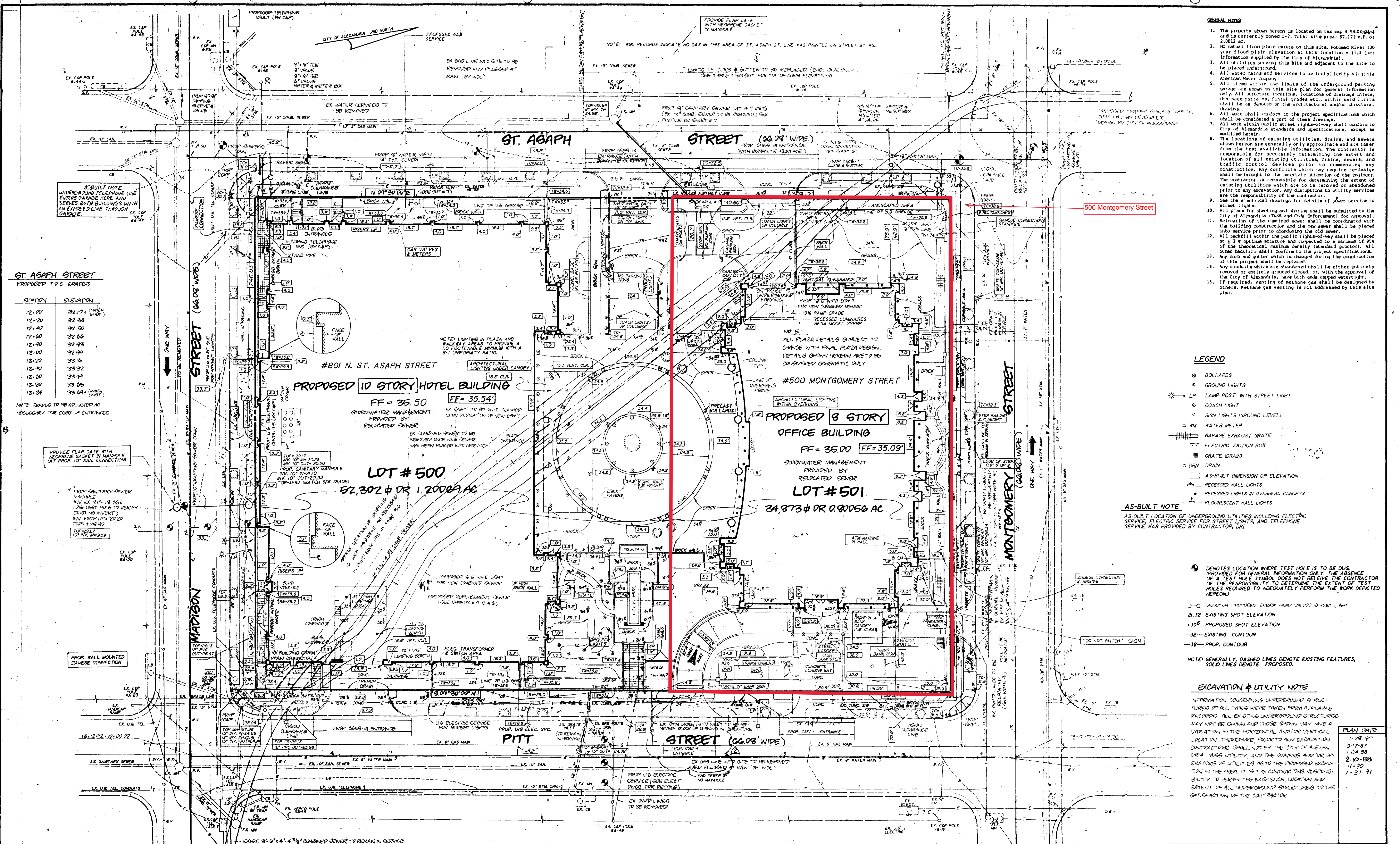
PROPOSED NW CORNER - OUTDOOR DINING TERRACE



DETAIL VIEW OF OUTDOOR DINING TERRACE



ALTERNATE VIEW OF OUTDOOR DINING TERRACE



- GENERAL NOTES**
- The property shown herein is located on tax map # 54.04-64-4 and is currently zoned C-2. Total site area: 87,172 s.f. or 2.0012 ac.
 - No natural flood plain exists on this site. Potomac River 100 year flood plain elevation at this location = 11.0 (per information supplied by the City of Alexandria).
 - All utilities serving this site and adjacent to the site to be placed underground.
 - All water mains and services to be installed by Virginia American Water Company.
 - All items within the limits of the underground parking garage are shown on this site plan for general information only. All structural locations, locations of drainage lines, drainage patterns, finish grades etc., within said limits shall be as detailed on the architectural and/or structural drawings.
 - All work shall conform to the project specifications which shall be considered a part of these drawings.
 - All work within public street right-of-way shall conform to City of Alexandria standards and specifications, except as modified herein.
 - The locations of existing utilities, drains, and sewers shown herein are generally only approximate and are taken from the best available information. The contractor is responsible for accurately determining the extent and location of all existing utilities, drains, sewers, and traffic control devices prior to commencing any construction. Any conflicts which may require re-design shall be brought to the immediate attention of the engineer. The contractor is responsible for determining the extent of existing utilities which are to be removed or abandoned prior to any excavation. Any disruptions to utility services are the responsibility of the contractor.
 - See the electrical drawings for details of power service to street lights.
 - All plans for sheeting and shoring shall be submitted to the City of Alexandria (this and Code Enforcement) for approval.
 - Relocation of the combined sewer shall be coordinated with the building construction and completed to a minimum of 95% into service prior to abandoning the old sewer.
 - All backfill within the public right-of-way shall be placed at a 2:1 slope relative and compacted to a minimum of 95% of the theoretical maximum density (standard proctor). All other backfill shall conform to the project specifications.
 - Any curb and gutter which is damaged during the construction of this project shall be replaced.
 - Any conduits which are abandoned shall be either entirely removed or entirely grouted closed off, with the approval of the City of Alexandria, have both ends capped watertight.
 - If required, venting of methane gas shall be designed by others. Methane gas venting is not addressed by this site plan.

- LEGEND**
- BOLLARDS
 - GROUND LIGHTS
 - ⊗ LP LAMP POST WITH STREET LIGHT
 - ⊙ COACH LIGHT
 - ⊕ SIGN LIGHTS (GROUND LEVEL)
 - WM WATER METER
 - ▨ GARAGE EXHAUST GRATE
 - ELECTRIC JUNCTION BOX
 - ▭ GRATE (DRAIN)
 - DRN. DRAIN
 - AS-BUILT DIMENSION OR ELEVATION
 - RECESSED WALL LIGHTS
 - RECESSED LIGHTS IN OVERHEAD CANOPIES
 - FLOURESCENT WALL LIGHTS
- AS-BUILT NOTE**
AS-BUILT LOCATION OF UNDERGROUND UTILITIES INCLUDING ELECTRIC SERVICE, ELECTRIC SERVICE FOR STREET LIGHTS, AND TELEPHONE SERVICE WAS PROVIDED BY CONTRACTOR, DRI.

- DENOTES LOCATION WHERE TEST HOLE IS TO BE DUG. PROVIDED FOR GENERAL INFORMATION ONLY. THE ABSENCE OF A TEST HOLE SYMBOL DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO DETERMINE THE EXTENT OF TEST HOLES REQUIRED TO ADEQUATELY PERFORM THE WORK DETAILED HEREON.
- EX. DENOTES EXISTING OVERHEAD STREET LIGHT
 - 21.32 EXISTING SPOT ELEVATION
 - 35.00 PROPOSED SPOT ELEVATION
 - EXISTING CONTOUR
 - PROP. CONTOUR
- NOTE: GENERALLY, DASHED LINES DENOTE EXISTING FEATURES, SOLID LINES DENOTE PROPOSED.

EXCAVATION & UTILITY NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES OF ALL TYPES WERE TAKEN FROM AVAILABLE RECORDS. ALL EXISTING UNDERGROUND STRUCTURES MAY NOT BE SHOWN AND THOSE SHOWN MAY HAVE A VARIATION IN THE HORIZONTAL AND/OR VERTICAL LOCATION. THEREFORE, PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL NOTIFY THE CITY OF ALEXANDRIA, MISS. UTILITY, AND THE OWNERS AND DR. OPERATORS OF UTILITIES AS TO THE PROPOSED EXCAVATION IN THE AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE, LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES TO THE SATISFACTION OF THE CONTRACTOR.

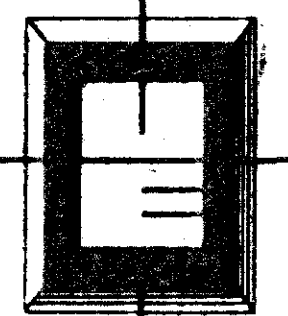
ST. ASAPH STREET PROPOSED T.O.C. GRADES

STATION	ELEVATION
12+00	32.17 ± (INVERT EXIST)
12+20	32.33
12+40	32.50
12+60	32.66
12+80	32.83
13+00	32.99
13+20	33.16
13+40	33.32
13+60	33.49
13+80	33.65
13+94	33.69 ± (INVERT EXIST)

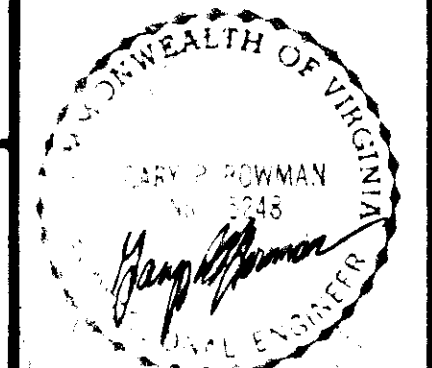
NOTE: GRADES TO BE ADJUSTED AS NECESSARY FOR COGS IN ENTRANCES

REVISIONS

NO.	DATE	DESCRIPTION	REVISION BY	APPROVED	DATE
1	11-90	AS-BUILT			
2	5-22-09	Revise Entrance @ 12+50			
3	7-11-08	Add drive up bank at office building			



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7712 LITTLE RIVER TURNPIKE ANNANDALE, VA. 22003 PH. (703) 642-8080.



ZONE
SETBACKS:
FRONT
SIDES
REAR

SITE PLAN
AS-BUILT
MADISON PLACE
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1"=20' C.I. 1'
DATE: JULY, 1997

PLAN DATE
7-28-97
9-17-97
1-04-98
2-10-98
11-90
1-31-91

SHEET
2
OF
10

FILE NO.
AB-583