

Prince Street Hotel
Development Special Use Permit #2011-0034
Encroachment #2012-0005
Transportation Management Plan #2012-0072

- e. Locate water sources and hose bibs in coordination with City Staff.
 - f. (Code Administration) (P&Z)(RP&CA)
6. Develop a palette of site furnishings in consultation with staff.
- a. Provide location and specifications, and details, as applicable, for site furnishings that depicts the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
 - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

D. BUILDING:

8. Continue to work with staff on the following architectural refinements, to the satisfaction of the Director, Planning & Zoning:
- a. Windows that reflect more modern styles shall be reviewed on an individual basis;
 - b. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director Planning and Zoning;
 - c. Study the possibility of extending the brick piers to the ground level on either side of the rounded corner element to visually anchor the piers to the ground and add emphasis to the corner, while providing better tectonic expression;
 - d. Study relocation of the rooftop trellis elements from the brick piers to the window bays, in order to better relate to the rhythm of solid vs. light elements that has been set up in the design; additionally, this would lower the trellis elements visually, relate them to existing vertical gridlines in the window bays, and move them further from the rounded corner;
 - e. Continue to refine and provide more details on the brises-soleil (horizontal sunscreens), which are a key architectural element on the building (see also below);
 - f. The vertical module of the brick coursing on the piers is not in synch with the brises-soleil. Revise the brick module coursing to align the brises-soleil with the brick rustications and ornamentations, and study details which create a sense of interlock between the two elements;
 - g. Study the vertical spacing on the storefront windows on the Daingerfield elevation to bring the modules of the storefront verticals in line with the

subdivisions of the brick piers and bays. Employ multiple rhythms for the spacing which reflect the more varied spacing above (i.e., at the window bays);

- h. Explore varying sill heights at the ground floor level at the Prince and Daingerfield elevations, in combination with the multiple rhythms mentioned in item e (above), to create a more active elevation, particularly along Daingerfield Street;
- i. Study substituting yellow brick for the brown brick at the base of the building at the corner feature, linking to the last two brick piers, as discussed in item a (above);
- j. Study the possibility of recessing the garage door to create a gentler transition to the adjacent property on Prince Street;
- k. Study the integration of a seat wall of the proposed bench. * (P&Z)

MAY 2013
ABBA
NEW
9. (1)

The building shall have a central HVAC system, and no through-wall HVAC units shall be permitted. All vents and exhausts shall be routed through the roof, to the greatest extent possible, and in the event that no other solution is possible, any wall penetrations shall incorporate an architectural grille designed to harmonize with, and painted to match, the surrounding material. All rooftop equipment shall be subject to standard screening requirements.** (P&Z)

The garage entrance door and operational equipment shall be designed to minimize noise to the greatest extent possible. As part of operational issues, the applicant should consider leaving the garage door open during periods of heavy valet usage. (T&ES) (P&Z)

review and approval by the Director prior to

materials and finishes at first

Planning and Zoning

to the applicant.***

- c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. *
- d. Construct a color, on-site (or located nearby), mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. **
- e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy.
- f. **CONDITION ADDED BY PLANNING COMMISSION:** The materials and detailing in the final site plan shall be commensurate with the quality of the approved design. (PC)*** (P&Z)

- 10. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
 - a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.*

no
provision on
outside
wall.

- individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
- c. If applicable, identify the type of lighting to be used for all building mounted signs.
 - d. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. (Arch)(P&Z)(T&ES)
16. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
17. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
18. A freestanding subdivision or identification sign shall be prohibited. (P&Z)
19. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)

F. HOUSING:

20. A voluntary contribution of \$1.50 on the commercial gross square footage (74,058 square feet), for a total estimated contribution of \$111,087 would be consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005. (Housing)

G. PARKING:

- ADD
ADD
NEW
21. Valet parking services for hotel guests shall be available 24 hours a day, 7 days a week. (T&E) Condition #21 -- add the following: "Valet parking shall be available to restaurant and meeting room guests, as well as overnight guests." Incorporated into Condition 21.
22. A n over | Add a Condition #21.5: "Shuttle services shall be available to guests." Incorporated into Condition 21.
23. No surcharge or additional fee beyond the customary valet parking fee shall be charged to hotel guests if guests' vehicles must be parked at an off-site valet location. (T&ES)

MOVE TO 42.5

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24. The valet parking zone within the public right-of-way is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage or off-site valet parking spaces. A vehicle is not permitted to be within the valet zone for more than 10 minutes. No other parking and/or loading/unloading is permitted within the valet zone. The valet operator shall store all valet parked vehicles in the on-site parking garage or other approved off-street location for uses contained on-site. (T&ES)
25. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking zone. Double parking, staging outside the valet parking area, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If vehicles are found to be within the valet parking zone for more than 10 minutes the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition. (T&ES) (P&Z)
26. The applicant shall be responsible for all appropriate signage including "Valet Loading Zone" signage and other applicable signage as required by the Director of T&ES. Provide details of valet signage on the final site plan.(T&ES)
27. The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City upon request. (P&Z)(T&ES)
28. The valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. Subsequent to the initial six month review, if no changes are required to the program, further reviews will be scheduled annually or as-needed by the Directors of P&Z and T&ES to determine that the valet parking program is operating successfully and in compliance with its permit. The applicant shall seek administrative approval for additional overflow parking spaces should the need arise. ^{in compliance with its} As part of the initial or 1 subsequent reviews under this paragraph ~~the applicant shall seek administrative approval for additional overflow parking spaces should the need arise, to the satisfaction of the Directors of P&Z and T&ES.~~ ^{As part of the initial or-1 subsequent reviews under this paragraph, the Directors may require the operator to adjust the features of the program. (P&Z)}
29. The on-site parking garage shall meet (T&ES)
the Directors of P&Z and T&ES:
a. The on-site parking garage shall be reserved exclusively for valet parking for hotel guests, hotel employee parking, and hotel shuttle vehicle(s). Self-parking for hotel guests within the on-site parking garage shall not be permitted.

TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

41. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)
42. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

ADD
NEW 42.5

(21.5 MOVED HERE AS 42.5)

I. BUS STOPS AND BUS SHELTERS:

43. Make bus stop on Daingerfield Road adjacent to the site ADA compliant. ADA compliance includes:
 - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
 - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. If the bus stop is located on a bulb out / extension into the roadway, the 120 foot "No Parking, Bus Stop Zone" shall not be required. (T&ES)

J. SITE PLAN:

44. Pursuant to Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
- i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
- j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
- k. The lighting for the underground parking garage shall be an average of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
- l. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
- n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
- o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)
- 49. **NEW** p. Security lighting shall be provided on the exterior of the east side of the hotel to illuminate the driveway to the parking lot of 1600 Prince Street. As feasible, lighting shall be generally muted and directed downward. (P&Z)(T&ES)(RP&CA)(Police)

r hotel with the
 with a scheme of
 or, and 300 level
 floors. Indicate

K. ENCROACHMENT:

- 50. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- 51. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- 52. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)

57. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
58. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES through out the duration of the project. (T&ES)
59. No major construction staging shall be allowed within the public right-of-way on Daingerfield Road. Major construction staging may be considered within the public rights-of-way on both Prince Street and Daingerfield Road unless in use for temporary transit stops during King Street Metro construction. Final determination of construction staging activities shall be to the satisfaction of the Director of T&ES. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. The duration of construction staging activities shall be to the satisfaction of the Director of T&ES. (T&ES)
60. On Daingerfield Road, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transit Services Division. (T&ES)
61. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
62. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
63. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

REVISION/
NEW
STAFF

64. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. *** (P&Z)
65. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
66. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. *** (P&Z) (T&ES)
67. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
68. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

M. STORMWATER:

69. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. *(T&ES)
70. Provide an analysis demonstrating that the proposed development will not have an impact on the 100 year Water Surface Elevation (WSE) or the flood plain boundary to the satisfaction of the Director of T&ES. This analysis shall be accomplished by modifying the existing FLO-2D model. The proposed development shall not cause a rise in the 100 year water surface elevation or result in an increase in the limits of the floodplain boundary. (T&ES)

NEW 70.5
NO SUPPORT

Add a Condition #70.5, as follows: "~~Stormwater drainage shall be generally directed shall be connected to Daingerfield Road, as shown on Sheet C-6.0, not to Prince or Peyton Streets.~~" ~~Hotel's plan sheet already shows this is accomplished.~~
Emily & TES will not support this addition

78. The slope on parking ramp to garage entrance shall not exceed 13 percent at the centerline. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

Q. UTILITIES:

79. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)

80. Underground the existing electrical facilities located on the northeast corner of the project site adjacent to Prince St. (T&ES)

NEW RECOMMENDATION TEST

R-1: The applicant will work with the City and utility companies to ensure the extent possible, any remaining above-grade facilities will not be placed in front of 1600 Prince Street.

R. WATERSHED, WETLANDS,

81. The storm water collection system is located within the Timber Branch watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

S. BMP FACILITIES:

82. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)

83. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)

84. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. **** (T&ES)
85. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
86. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. ****(T&ES)
87. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. **** (T&ES)

Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. **** (T&ES)

T. CONTAMINATED LAND:

88. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

U. NOISE:

89. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. Use of the swimming pool and any other rooftop activities shall terminate at 10:00pm, or 11:00pm on Friday and Saturday. The use of loudspeakers or musicians on the roof level shall be prohibited. (T&ES)

ADD

REVISE

ADD
RECOMMENDATION
R2

ing should be prohibited on Saturdays as well as Sundays. Staff added the
ing recommendation

R-2: Pile driving may occur on Saturdays between 10:00AM and 4:00PM, as
permitted by City Code. No extended hours may be requested.

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phone conversation with Lonnie Rich on Thursday 2/21, he requested a change to
condition #59 about construction staging on Prince Street. Staff prepared a

90. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited.
(T&ES)

AMEND

91.

Supply deliveries, loading, and unloading activities shall not occur between the hours of
~~11:00pm~~ and 7:00am. (T&ES)

V. AIR POLLUTION:

92.

Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed
into any street, alley, or storm sewer. (T&ES)

AMEND

93.

No material may be disposed of by venting into the atmosphere. To the greatest
extent possible, the parking garage and the restaurant should be vented towards
Daingerfield Road. (T&ES)

94.

prevent them from leaving the property or becoming a nuisance to neighboring
properties, as determined by the Director of Transportation and Environmental Services.
(T&ES)

W. CONTRIBUTIONS:

95. Provide \$1.10 per gross square foot for the King Street Improvement Fund prior to
release of the Final Site Plan. The applicant shall receive a credit for the bikeshare
contribution, where applicable.* (T&ES)(P&Z)

96. The applicant shall contribute \$20,000 to the city prior to Final Site Plan release to
expand the existing bikeshare station adjacent to the King Street Metro.* (T&ES)

X. ARCHAEOLOGY:

97. Hire an archaeological consultant to complete a Documentary Study and an
Archaeological Evaluation. If significant resources are discovered, the consultant shall
complete a Resource Management Plan, as outlined in the City of Alexandria
Archaeological Standards. Preservation measures presented in the Resource
Management Plan, as approved by the City Archaeologist, will be implemented.
(Archaeology)

98. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing
activities (such as coring, grading, filling, vegetation removal, undergrounding utilities,
pile driving, landscaping and other excavations as defined in Section 2-151 of the
Zoning Ordinance) shall not be released until the City archaeologist confirms that all
archaeological field work has been completed or that an approved Resource Management

Gloria Sitton

From: Jackie Henderson
Sent: Friday, February 22, 2013 3:19 PM
To: Allison Silberberg; William Euille; Del Pepper; Jane McDonald; John Chapman; Justin Wilson; LaShawn Timmons; Lillian Thompson; Mark McHugh; Nancy Lacey; Nancy Lavalle; Paul Smedberg; Timothy Lovain; Wendy Donohue
Cc: James Banks; Jerome Fletcher; Rashad Young; Gloria Sitton; Faroll Hamer
Subject: FW: City Council 2/23: request to provide email and attachment to Council
Attachments: Requested Changes in Conditions.MCG.LCR.130222.doc

For Saturday's meeting.

-----Original Message-----

From: Maya Contreras
Sent: Friday, February 22, 2013 3:13 PM
To: Jackie Henderson
Cc: Dirk Geratz
Subject: City Council 2/23: request to provide email and attachment to Council

Hi Jackie -

Per a request from Mr. Rich, please include this email and the associated attachment in the Council packet for tomorrow, to be associated with Docket Item #4: the Prince Street Hotel.

Thank you,

Maya

-----Original Message-----

From: Lonnie Rich [mailto:lcrich@rrbmdk.com]
Sent: Friday, February 22, 2013 1:34 PM
To: Gwen Wright
Cc: 'Mary Catherine Gibbs'; 'Alice Fitzgerald'
Subject: FW: Condition Language

Gwen,

Thank you very much for your and other staff's time yesterday. Mary Catherine and I have had further conversations. Attached is a consolidated list of a number of issues that we have agreed upon. Also included are the four item he haven't agreed upon with suggested language from both parties.

Regarding the parking, I believe that Mary Catherine would agree that my additional language in #21 is authorized by the last sentence of #28, as amended. If it is included then making it express should not be a problem. I just do not want there to be any argument in the future, if there are parking problems, about whether required valet parking is a possible remedy. This would be more than just making valet parking "available." But it doesn't mean that they necessarily would be required to do that, but they could be depending on the nature and extent of the parking problems.

Regarding the garage entrance, this door is very close to the condo residents. They will be living with that door going up and down repeatedly throughout the day and evening. If it is not recessed and as quiet a system as it reasonably possible, this will negatively impact the quality of life of the condo residents. I recognize that the hotel has a modest interest in a quiet garage door, but rooms that are adversely affected may be filled last, filled with guests who are less likely to complain and/or most often will simply go unfilled. Plus, any guests will only be there a night or two. If a hotel

guests complains, they can easily solve the problem by not charging for the accommodations or by giving a rebate or a gift certificate.

With the neighbors, the problems will be permanent and a remedy will be much more difficult.

Regarding the HVAC, I am not an engineer and do not know if her language really protects us. I am concerned that even if their system does not penetrate the wall, that noise may still reverberate through the wall and reverberate more after bouncing off the condo building and thus still be a problem if starting and stopping through out the day/night. As I have repeatedly said, we have not objected to set back waivers; but we do expect to maintain their quality of life without substantially more and persistent noise.

As to the pile driving, I will just reiterate that many of the condo residents are home all weekend. While other construction disruption may be unavoidable, it would be nice not to have pile driving on Saturdays as well as Sundays. I understand the "time is money" position by the applicant.

This is largely a question of where you set the balance between the two interests.

Thank you for working with the parties. If there are other suggestions for bridging the issues, we'd be happy to consider them.

I would appreciate it if this email along with the attachment can be included with the package for Council.

Lonnie

Lonnie C. Rich
Rich Rosenthal Brincefield Manitta Dzubin & Kroeger, LLP
201 N. Union Street, Suite 140
Alexandria, VA 22314
Phone: (703) 299-3440
Fax: (703) 299-3441
Email: LCRich@RRBMDK.com
Website: www.rrbmdk.com

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-----Original Message-----

From: Mary Catherine Gibbs [mailto:mcg.hcgk@verizon.net]
Sent: Friday, February 22, 2013 12:37 PM
To: 'Lonnie Rich'
Subject: RE: Condition Language

I think that's a fair representation. I believe Staff, after their conversation with you, is looking into how to incorporate all these changes into the conditions in one document as well, so perhaps we'll have one document to all work from.

Mary Catherine

Hart, Calley, Gibbs & Karp, P.C.
307 N. Washington Street

Alexandria, VA 22314
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-----Original Message-----

From: Lonnie Rich [mailto:lrich@rrbmdk.com]
Sent: Friday, February 22, 2013 12:04 PM
To: 'Mary Catherine Gibbs'
Subject: RE: Condition Language

I rearranged the order to show exactly what I understand each party wants or is willing to do. Is this a fair representation of the outstanding issues?

Lonnie C. Rich
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-----Original Message-----

From: Mary Catherine Gibbs [mailto:mcb.hcgk@verizon.net]
Sent: Friday, February 22, 2013 11:42 AM
To: 'Lonnie Rich'
Cc: aflajser@carrhospitality.com
Subject: Condition Language

Lonnie,

Attached is the condition language that my client would be willing to accept, including the shorter list of condtions to which they do not agree.

Thanks, Mary Catherine

1620 Prince Street Hotel

Agreed Changes in Conditions

Condition #21 -- add the following: "Valet parking shall be available to restaurant and meeting room guests, as well as overnight guests."

Add a Condition #21.5: "Shuttle services shall be available to guests."

Condition #28, "The valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. Subsequent to the initial six month review, if no changes are required to the program, further reviews will be scheduled annually or as-needed by the Directors of P&Z and T&ES to determine that the valet parking program is operating successfully and in compliance with its permit. The applicant shall seek administrative approval for additional overflow parking spaces should the need arise to the satisfaction of the Directors of P&Z and T&ES. As part of the initial or subsequent reviews under this paragraph, the Directors may require the operator to adjust the features of the program."

Add Condition #48.p, as follows: "Security lighting (muted and downwardly directed) shall be provided on the exterior of the east side of the hotel to the satisfaction of the Director of T&ES."

Add a Condition #70.5, as follows: "Stormwater drainage shall be connected to Daingerfield, not to Prince or Peyton Streets." Hotel's plan sheet already shows this is accomplished.

Add sentence to Condition #80: "The applicant will work with the City and utility companies to ensure that, to the extent possible, any remaining above-grade facilities will not be placed on or in front of 1600 Prince."

Add condition that pool activities shall terminate and any other rooftop activities shall be quiet after 10 pm on weekdays and 11 pm on weekends.

Amend Condition # 89, to prohibit musicians and loudspeakers outside on the roof.

Amend Condition #90, to restrict loading to the hours between 7 am and 7 pm.

Amend Condition #93 the parking garage and the restaurant should be vented towards Daingerfield.

Conditions not agreed:

Parking:

The Condo is asking for the following: Condition #21 -- add the additional sentence: "At the direction of the Directors of P&Z and T&ES, valet parking may be required for all hotel guests."

Noise:

The Condo's is asking for the following: Add condition that "Garage entrance door shall be recessed, and applicant shall seek to utilize as quiet a system as is reasonable to the satisfaction of the Director of T&ES. A remedy for noise, as directed by Director of T&ES may include keeping the garage door open for the greater part of the day, 6 am to 10 pm."

Applicant would agree to the following: Add condition that "Explore whether garage entrance door can be recessed, and seek to utilize as quiet a system as is reasonable. Explore whether the garage door can remain open for the greater part of the day, 6 am to 10 pm..

The Condo is asking for the following: The HVAC system should have a central compressor, not a P-TAC system with individual compressors in every room. The latter come on and off through out the day and night and will be loud, especially on the east side of the hotel near the east side 1600 balconies. Add a Condition #90.5 as follows: "The HVAC unit with central compressor shall be located on top of the 6th floor, which is on Daingerfield side. No P-TAC system shall be installed on the east side of the hotel."

Applicant would agree to the following: Add a Condition, No. 90.5: "There will be no through wall penetrations for compressors for the HVAC system."

Condo is asking for the following: Pile-driving should be prohibited on Saturdays as well as Sundays.

1620 Prince Street Hotel
Agreed Changes in Conditions

2-23-13

② Condition #21 -- add the following: "Valet parking shall be available to restaurant and meeting room guests, as well as overnight guests."

Condition #21.5 part of TMP

③ Add a Condition #21.5: "Shuttle services shall be available to guests."

④ Condition #28, "The valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. Subsequent to the initial six month review, if no changes are required to the program, further reviews will be scheduled annually or as-needed by the Directors of P&Z and T&ES to determine that the valet parking program is operating successfully and in compliance with its permit. The applicant shall seek administrative approval for additional overflow parking spaces should the need arise to the satisfaction of the Directors of P&Z and T&ES. As part of the initial or subsequent reviews under this paragraph, the Directors may require the operator to adjust the features of the program."

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⑤ Condition #48.p, as follows: "Security lighting (muted and downwardly directed) shall be provided on the exterior of the east side of the hotel to the satisfaction of the Director of T&ES."

Add sentence to Condition #80: "The applicant will work with the City and utility companies to ensure that, to the extent possible, any remaining above-grade facilities will not be placed on or in front of 1600 Prince."

⑥ 59 P. 33

Add condition that pool activities shall terminate and any other rooftop activities shall be quiet after 10 pm on weekdays and 11 pm on weekends.

R-1 under T&ES

Amend Condition # 89, to prohibit musicians and loudspeakers outside on the roof.

Amend Condition #90, to restrict loading to the hours between 7 am and 7 pm.

Amend Condition #93 the parking garage and the restaurant should be vented towards Daingerfield.

Applicant would agree to the following: *Staff's condition 8*

"Explore whether garage entrance door can be recessed, and seek to utilize as quiet a system as is reasonable. Explore whether the garage door can remain open for the greater part of the day, 6 am to 10 pm.."

Recess 12:47 P resumed 1:06 P

Staff suggested HVAC condition:

8(L)

① Add a Condition, No. ~~90.5~~: "The building shall have a central HVAC system, and no through-wall HVAC units shall be permitted. All vents and exhausts shall be routed through the roof, to the greatest extent possible, and in the event that no other solution is possible, any wall penetrations shall incorporate an architectural grille designed to harmonize with, and painted to match, the surrounding material. All rooftop equipment shall be subject to standard screening requirements."

#8

** NO compressors on the outside wall.*