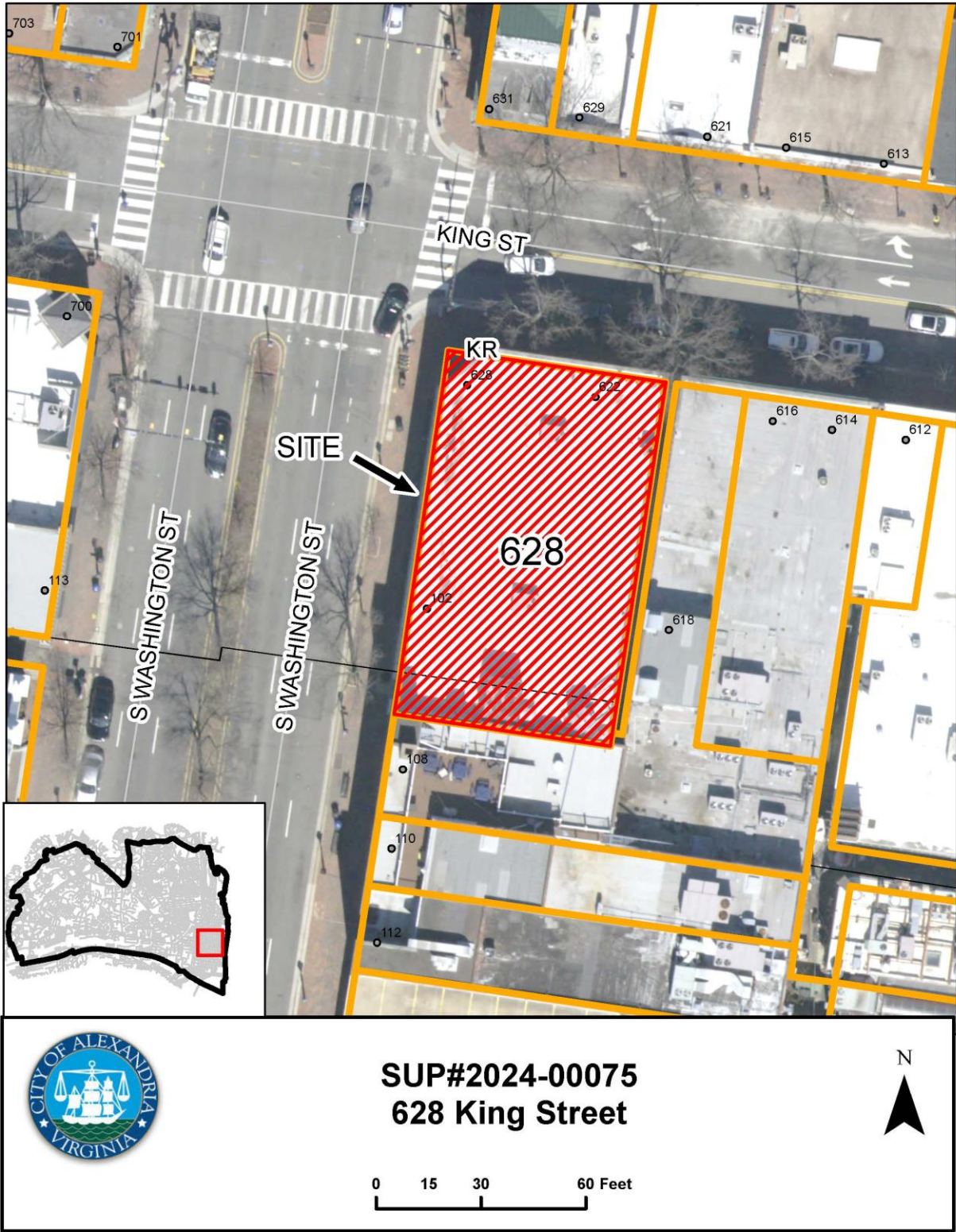


DOCKET ITEM #2
Special Use Permit #2024-00075
628 King Street

Application	General Data	
Public hearing and consideration of requests for special use permits to convert an existing non-residential building to a residential use and for a parking reduction.	Planning Commission Hearing:	February 4, 2025
	City Council Hearing:	February 22, 2025
Address: 628 King Street	Zone:	KR/King Street Urban Retail & CD/Commercial Downtown
Applicant: Jemal's 628 Newco LLC represented by M. Catharine Puskar, attorney	Small Area Plan:	Old Town Small Area Plan

Staff Recommendation: APPROVAL

Staff Reviewers: Catherine McDonald, catherine.mcdonald@alexandriava.gov
Sam Shelby, sam.shelby@alexandriava.gov



I. DISCUSSION

The applicant, Jemal's 628 Newco LLC, represented by M. Catharine Puskar, attorney, requests Special Use Permit (SUP) approval to convert the second floor of an existing building located at 628 King Street from nonresidential to residential. The applicant also requests SUP approval for a parking reduction.

SITE DESCRIPTION

The subject property is a rectangular corner lot of record with frontage on both King and South Washington Streets. A small area of the subject property is zoned CD/Commercial Downtown but most it is zoned KR/King Street Urban Retail. The subject property is 6,714 square feet in size and contains a two-story, 13,150 square-foot building. The subject property's current floor area ratio (FAR) is 1.96. No off-street parking is provided on site. The building's ground floor contains non-residential uses: a Sunglass Hut retail store and a Chase Bank branch. A variety of non-residential uses surround the subject property including retail stores and restaurants. The building's second floor is currently vacant.



Figure 1 – Subject Property

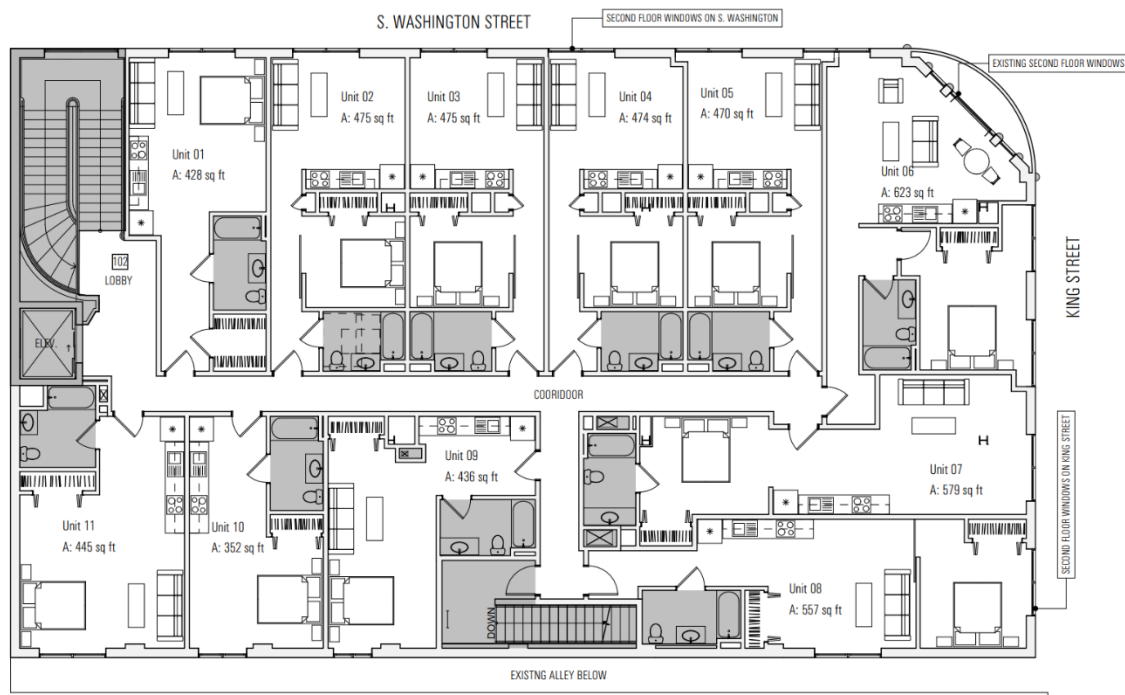
BACKGROUND

The original building that occupied the subject property was constructed in the nineteenth century and was damaged by fire sometime between 1921 and 1949. On February 17, 1949, the Board of Architectural Review (BAR) approved the demolition of the original building. Later that year, a building permit was issued to Lerner Shops for the construction of the existing building. City records and Sanborn Fire Insurance Maps indicate that the footprint and composition of the building have not changed since its construction in 1949.

PROPOSAL

The applicant proposes conversion of the second floor from nonresidential to residential. The second floor would accommodate 11 dwelling units (five studios and six one-bedroom units). A small ground floor lobby accessible from South Washington Street would also be provided. Except for the lobby, the applicant proposes no other changes to the ground floor. With the proposed conversion, the building would contain 6,259.24 square feet of residential floor area (0.93 FAR) and 5,587.11 square feet of commercial floor area (0.83 FAR). The floorplan submitted by the applicant is depicted in Figure 2, below.

Figure 2 – Interior Floorplan



Additionally, the applicant's proposal includes interior and exterior renovations to facilitate the conversion. All exterior changes would require Board of Architectural Review approval. The subject property would continue to provide no off-street parking spaces.

Finally, the applicant states the proposed conversion would be consistent with the King Street Retail Strategy, which relies on 24-hour activity to create a vibrant and active main street experience. The applicant also claims the residential reuse SUP would adapt and reactivate a currently vacant space, further implementing the City's vision for King Street.

PARKING

Zoning Ordinance Section 8-200(3)(B) exempts most non-residential uses, including the existing ground floor uses, from parking requirements given the subject property's location within the Central Business District. Section 8-200(A)(2)(a)(ii) requires that multi-unit dwellings with more than four dwelling units provide one parking space per bedroom. If the applicant shows the multi-unit dwelling is within one-quarter mile of four or more active bus routes, has a walkability index of 90-100, and includes 20 percent or more studio units, then the parking ratio shall be reduced by 0.05, 0.1, and 0.05, respectively. The subject property meets all these criteria so the parking ratio is reduced to 0.8 of a parking space per bedroom. Given this, nine off-street parking spaces would be required. The existing ground floor uses are exempt from parking pursuant to section 8-300(B) because of the subject property's location within the Central Business District. However, the applicant requests a full parking reduction to waive the nine-space off-street parking requirement for the residential use.

ZONING/MASTER PLAN DESIGNATION

The property is located within the KR/King Street Urban Retail and CD/Commercial Downtown zones, which both emphasize retail and other active ground floor uses. Both zones also allow multi-unit dwellings as by-right upper floor uses. Despite this, the proposal would not comply with the CD zone's required side yard setbacks nor the CD and KR zone's open space requirements. Further, the existing building is a noncomplying structure because its 2.0 FAR exceeds the maximum permitted FAR by both the CD and KR zones.

Because of its existing configuration as a non-residential building and its noncomplying FAR, the subject property is eligible for SUP review pursuant to section 12-102(D). This provision allows for a non-residential building on King Street that exceeds the FAR permitted by the KR zone to be converted to residential uses. The current language of Section 12-102(D) is as follows:

- (D) *Residential reuse.* A building which faces the unit through 1400 block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the KR zone, may be converted from nonresidential to same residential use, notwithstanding any requirement of the KR zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

This provision further allows the conversion with SUP approval regardless of whether the proposal would comply with the KR zone's open space requirement.

As stated in the previous section, the applicant also requests a parking reduction SUP pursuant to section 8-100(A)(4).

The property is located within the Old Town Small Area Plan (SAP). The proposed development of the property would be consistent with the land use goals of the plan as amended by the King Street Retail Strategy Plan, which calls for active non-residential ground floor uses and full utilization of a building's upper floors particularly with residential uses.

The proposed residential conversion is also located in the City's Old and Historic District. Any exterior work or signage will require review and approval by the Board of Architectural Review (BAR).

II. STAFF ANALYSIS

Staff recommends approval of the applicant's SUP requests as the proposed residential use of the second floor would align with the SAP requirements by enhancing the active streetscape vision of the King Street Retail Strategy Plan. The addition of an upper floor residential would positively impact area vitality and promote an interactive pedestrian experience.

The purpose of section 12-102(D) is to allow for the reuse of existing noncomplying structures on King Street regardless of the regulations typically applied to residential uses. Given the limitations imposed by the built environment on King Street, and the prohibition on removing buildings in the Old and Historic District, it is generally infeasible to meet requirements such as open space and yards with adaptive reuse of existing buildings. The SUP requirement also grants the ability for City Council to limit any potential impacts of a residential conversion to the area's commercial vitality and historic character. Given that the ground floor retail uses would remain and that the applicant proposes minimal changes to the building, staff finds that the conversion would not detract from the area's commercial vitality or historic character.

As the existing building provides no off-street parking, the applicant requests SUP approval for a full parking reduction. Incorporating any off-street parking on the subject property would be infeasible. Because of the subject property's location in the heart of the City, it has robust transportation options. It is 0.75 miles away from the King Street and Braddock Road metro stations and is located along six bus routes, including the King Street Trolley, and WMATA's 11Y which provides access to downtown Washington, DC. The subject property is also located within walking distance to many offices and most daily needs, including grocery stores, childcare and schools, laundry services, restaurants, shops, arts venues, and recreation. Any future residents who owned cars would be precluded from the City's Residential Parking Permit (RPP) Program pursuant to condition #2. This condition is based on City Council's RPP policy for new development which precludes buildings with more than 10 dwelling units from the RPP program. As such, future car owning residents would have to utilize public parking facilities nearby. Off-street parking is available to rent on a monthly basis at several parking garages in close proximity to the subject property.

Staff find that the property's proximity to transit, workplaces, and daily needs would make the proposal's parking impacts negligible. Proposed condition #2, which prohibits future car owning residents from participating in the RPP program, would ensure that surrounding on-street parking supply would not be significantly impacted.

Staff also recommends inclusion of Condition #1 which would require the applicant to conduct a noise study to ensure that the applicant reduces impacts from the noise of the surrounding neighborhood on future residents.

The City's Housing Contributions Policy Update established a new voluntary monetary contribution policy for commercial to residential building conversions. The contribution is based on existing floor area proposed to be converted from commercial to residential use. Based on this policy, the applicant would make a voluntary contribution of \$11,016 to the City's Housing Trust Fund. Staff recommends Condition #3 which stipulates this contribution be made prior to City issuance of the certificate of occupancy.

Subject to the conditions contained in Section III of this report, staff recommend approval of the SUP requests.

III. RECOMMENDED CONDITIONS

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

1. The applicant shall either: (A) submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development or (B) install upgraded STC 30 or better windows on the residential floors facing King and South Washington Streets. If the noise study identifies noise impacted areas, the applicant shall conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. The building shell analysis and noise commitment letter shall be submitted for review and approval prior to the issuance of the building permit. (T&ES)
2. If the development plans show more than 10 units at the time of the building permit submission, based on the Residential Permit Parking for New Development Policy, residents will not be eligible to obtain a City issued residential parking permit. (T&ES)
3. Prior to the issuance of the Certificate of Occupancy, contribute \$11,016 to the City's Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Sam Shelby, Principal Planner
Catie McDonald, Urban Planner

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

Code Administration

F-1 A building permit is required for change of use.

Transportation & Environmental Services

F-1 SWM, Transportation Planning and Resource Recovery have no comments.

F-2 The site is located within a transit rich node of the City. It is one mile from the King Street and Braddock Road Metros; is located along three (3) frequent bus routes (which include the King Street Trolley and, the 11Y (Metro Bus) which provides direct weekday access to downtown Washington, D.C.; and, is located within walking distance to most daily needs such as grocery, laundry services, restaurants, shopping, night-life, theater, and recreation. There are also multiple Capital Bikeshare stations within a 5 minute walk of the proposed conversion and access to other rentable forms of micro-mobility. For additional context, the former Walgreens across the street (i.e., 621 King Street) received similar entitlements (circa 2022); as that building also requested a zero-space parking reduction with its respective plan approval(s). The project's construction is currently underway.

R-1 With the building being converted from commercial/retail to residential, the use is changing. A noise study will need to be conducted, or applicant shall commit to using upgraded STC 30 or better windows on the building face toward King St.

- a. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the Final Site Plan release.
- b. If the noise study identified noise impacted areas, conduct a building shell analysis identifying ways to minimize noise and vibration exposure to future residents. Submit the building shell analysis and the noise commitment letter for review and approval prior to SUP approval.
- c. Alternatively, applicant shall commit to using upgraded STC 30 or better windows on the building sides facing roadways (King St and Washington St) (T&ES)

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. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible 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)

Housing

- C-1. The City’s 2024 voluntary affordable housing contribution rate for commercial to residential conversions is listed in the table below. Based on the plan, staff estimate a voluntary monetary affordable housing contribution of \$11,016. Retained retail uses are exempt from the assessment.

Development Category	2024 Voluntary Contribution Rates per (Net) Square Foot
Commercial to Residential Conversion	\$1.76

PROPERTY OWNER'S AUTHORIZATION

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

Name: _____ 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.

See attached.



DOUGLAS DEVELOPMENT CORPORATION

Jemal's 628 Newco L.L.C.

[Redacted Address]

Washington, D.C. 20001

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

Re: Authorization to File Application for a Special Use Permit and Related Requests
628 King Street, Tax Map ID 074.02-09-27 (the "Property")

Dear Mr. Moritz:

Jemal's 628 Newco L.L.C. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit and any related requests for the Property.

Very truly yours,

Jemal's 628 Newco L.L.C.

By: _____

Authorized Agent
Its: _____

Date: 11/11/24

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. Jemal's 628 Newco L.L.C.	See attached	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 628 King Street, Alexandria, VA 22314 (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. Jemal's 628 Newco L.L.C.	See attached	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 required 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 indicate 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. Jemal's 628 Newco L.L.C.	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.

11-26-2024

Date

Jemal's 628 Newco L.L.C. by: M. Catharine Puskar, attorney/agent

Printed Name



Signature

Ownership & Disclosure Attachment

Title Owner of 628 King Street (TM 074.02-09-27)

Jemal's 628 Newco L.L.C.

[REDACTED]

Norman Jemal – 69%

[REDACTED]

Douglas Jemal – 6%

[REDACTED]

Matthew Jemal – 25%

[REDACTED]

*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

☒ N/A

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.)

See attached.

[illegible]

Narrative Description
628 King Street; Tax Map ID 074.02-09-27
Jemal's 628 Newco L.L.C. (the “Applicant”)

The Applicant is the owner of property located at 628 King Street (the “Property”), which is located at the southeast corner of the King Street and S. Washington Street intersection and is zoned to the CD/Commercial Downtown district and the KR/King Street Urban Retail overlay district. The Property is located within the Old Town Small Area Plan, the King Street Retail Strategy, and within the boundaries of the Old and Historic Alexandria historic district.

The existing two-story building on the Property was constructed in the early twentieth century and contains approximately 13,150 square feet of commercial and retail uses at a 1.96 floor area ratio (“FAR”). Since the existing FAR exceeds the maximum permitted 1.5 nonresidential FAR in the KR zone, the building is considered a legally noncomplying structure pursuant to Section 12-101 of the Zoning Ordinance.

As permitted by Section 12-102(D) of the Zoning Ordinance, the Applicant proposes to convert a portion of the ground floor to a residential lobby and convert the second floor to 11 residential units with a Special Use Permit (“SUP”). With the proposed conversion, the building will contain approximately 6,259.24 square feet of residential floor area at a 0.93 FAR and 5,587.11 square feet of commercial floor area at a 0.83 FAR. Consistent with Section 12-102(D), open space is not required with the proposed conversion. In addition, the Applicant proposes interior and exterior renovations to facilitate the conversion. A Certificate of Appropriateness application will be filed under separate cover for the proposed façade renovations.

Nine parking spaces are required to serve the proposed 11 residential units, which includes five studios and six one-bedroom units. However, given that the proposed residential units will be located in an existing building, it is not possible to meet the open space and parking requirements of the KR zone. Accordingly, the Applicant also requests a SUP for a parking reduction.

The Property’s close proximity to public transit, office, and retail/restaurant opportunities will mitigate impacts of the proposed parking reduction as the proposed units will attract residents who rely on alternative transportation options (e.g. Metrorail, bus, bikeshare, rideshare, etc.) rather than single occupancy vehicles. Additionally, the proposed reduction will not have any adverse impacts on the surrounding neighborhood.

The proposed conversion of the second floor to residential use is consistent with the King Street Retail Strategy, which relies on 24/7 activity to create a vibrant and active main street experience. This SUP will allow the applicant to adaptively reuse vacant commercial space in the upper floor, which will activate the building and further implement the City’s vision for King Street.

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: _____

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:

Residential: Sunday-Saturday

Hours:

24/7

Commercial: to be determined

to be determined

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

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

Noise levels will be in compliance with the noise ordinance. _____

B. How will the noise be controlled?

N/A _____

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

No odors are anticipated. Trash will be stored in enclosed containers.

- 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)

Typical for the proposed uses.

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

Typical for the proposed uses.

- C. How often will trash be collected?

Typical for the proposed uses.

- 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:

- 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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? Access to the property will be secure.

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.

PARKING AND ACCESS REQUIREMENTS

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

0 _____ Standard spaces
0 _____ Compact spaces
0 _____ Handicapped accessible spaces.
_____ Other.

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

- 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? 0 _____

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

B. Where are off-street loading facilities located? Loading will occur on-street, as it currently does.

C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7:00am to 11:00pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.

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? _____ square feet.

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

13,150.53 sq. ft. (existing) + 0 sq. ft. (addition if any) = 11,846.35 sq. ft. (total)

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: _____

*Note: proposed building changes result in a reduction from the amount of existing floor area.

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction to reduce the amount of required residential parking spaces, as shown in the enclosed plans and attached narrative description.

2. Provide a statement of justification for the proposed parking reduction.

See attached narrative description.

3. Why is it not feasible to provide the required parking?

See attached narrative description.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a ***Parking Management Plan*** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

628 KING ST, ALEXANDRIA, VA

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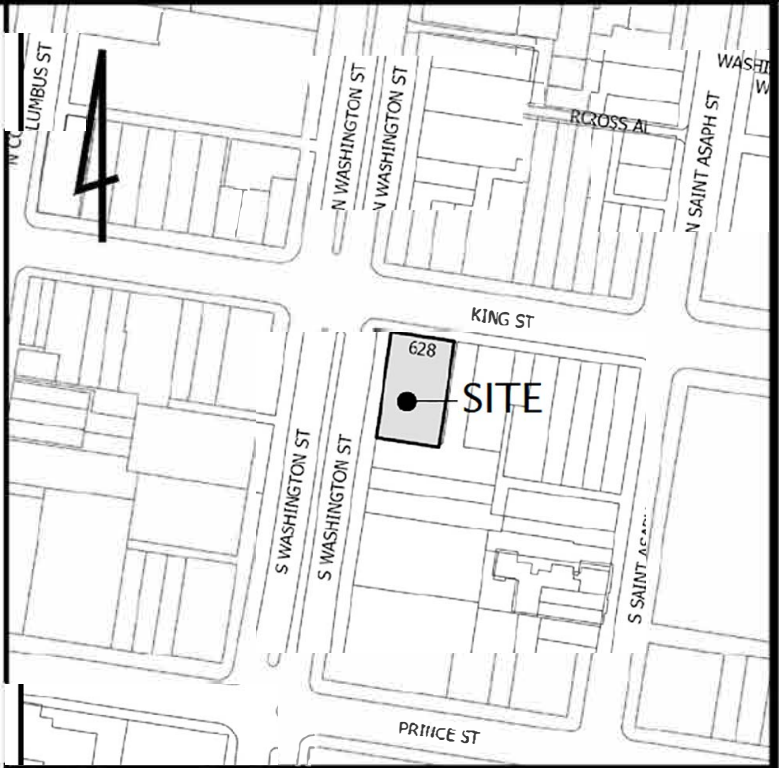
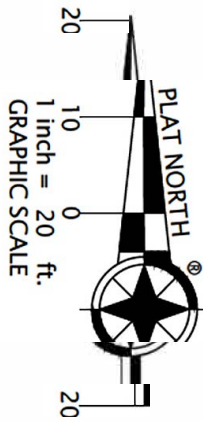
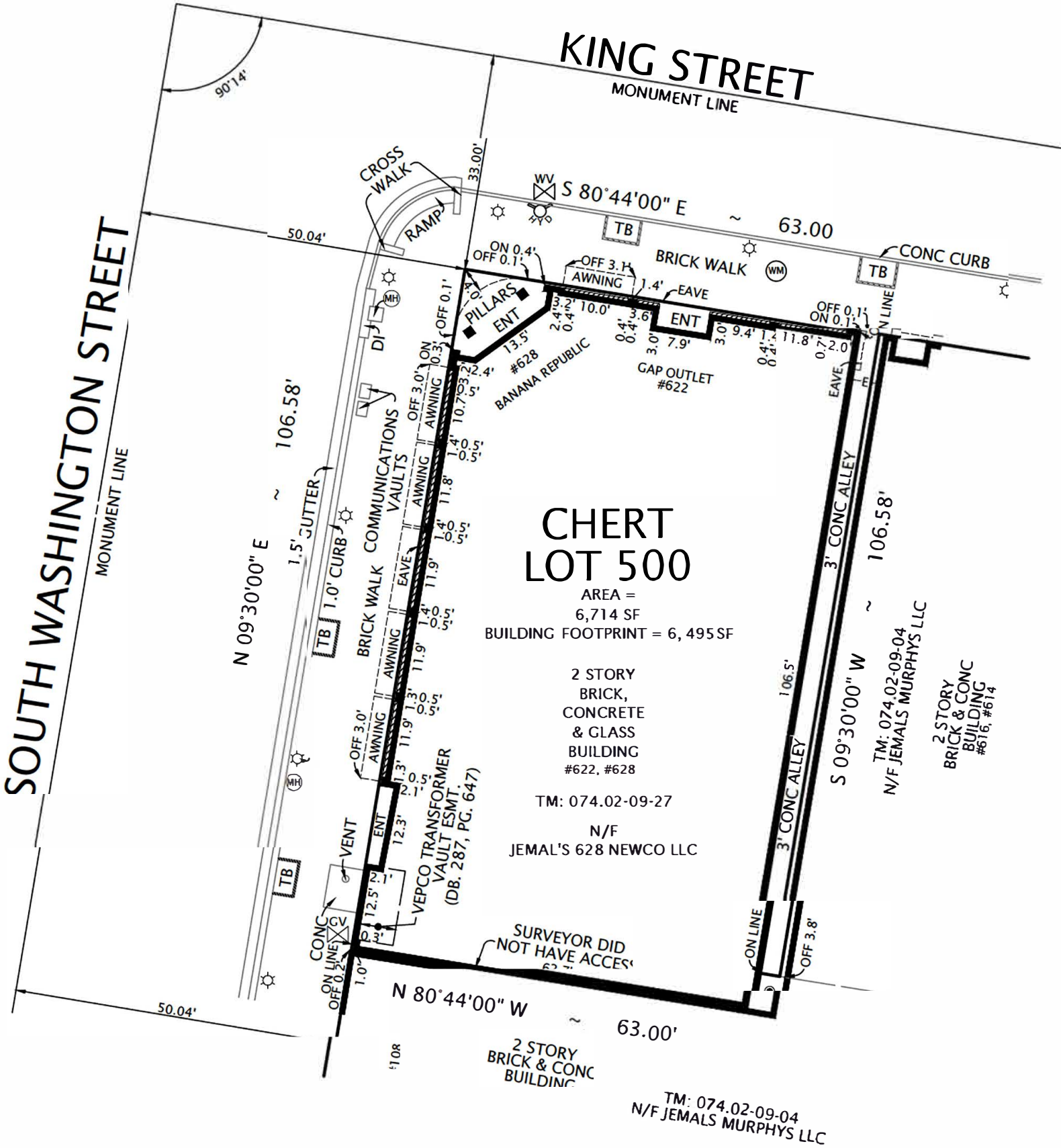
ZONING TABULATION:

01. ZONE OF SITE KR/CD (KR OVERLAY) (CD INITIAL ZONING)
02. EXISTING USE: RETAIL/OFFICE PROPOSED:
MIXED USE - RETAIL/RESIDENTIAL
03. SITE AREA 6,714 SF
04. NUMBER OF DWELLING UNITS: (6) 1 BEDROOMS
(5) STUDIOS
TOTAL - 11 UNITS
05. FLOOR AREA: EXISTING
BASEMENT: 6,703.15 SF (NOT CONTRIBUTING TO FAR)
FIRST: 6,532.06 SF
SECOND: 6,618.47 SF
TOTAL 13,150.53 SF (1.96 FAR)
06. FAR: ALLOWED PROPOSED
COMMERCIAL: 1.5 FAR 5,587.1 SF 0.83 FAR
RESIDENTIAL: 1.25 FAR 6,259.24 SF 0.93 FAR

TOTAL = 1.76 FAR
07. OPEN SPACE:
EXISTING: 0 SF
REQUIRED: 0 SF PER SECTION 12-102(D)
PROVIDED: 0 SF
08. HEIGHT: PERMITTED: 50' EXISTING/UNCHANGED: 32' - 1"
09. PARKING TABULATION: RESIDENTIAL REQUIRED:
0.8 SPACES/UNIT*** = 9 SPACES
RESIDENTIAL PROVIDED: 0 SPACES
COMMERCIAL REQUIRED: NONE REQUIRED PER SECTION 8-300(B)
COMMERCIAL PROVIDED: 0 SPACES

PARKING REDUCTION SUP REQUESTED FOR RESIDENTIAL PARKING

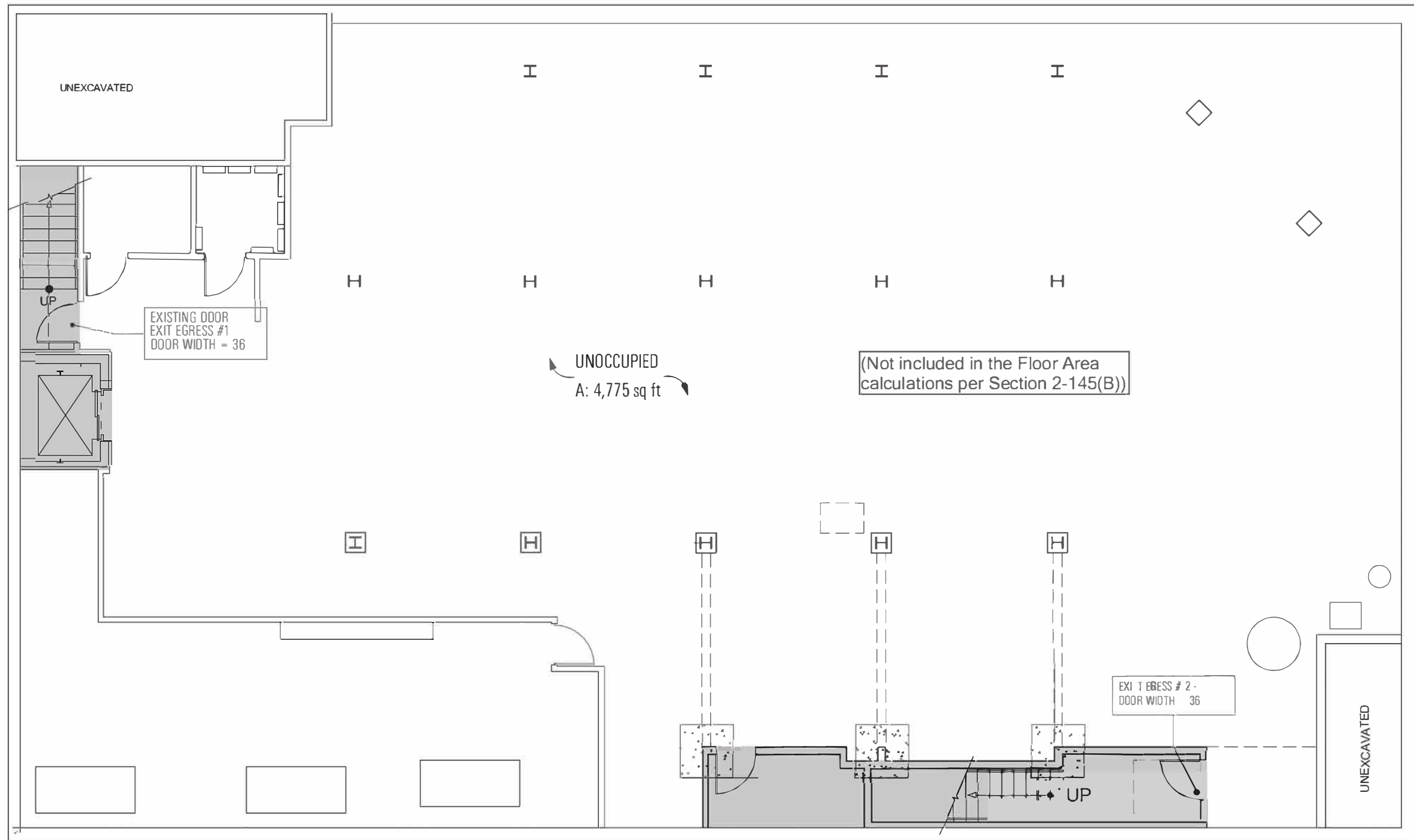
****ADMINISTRATIVE REDUCTIONS
5% REDUCTION - 20% STUDIOS
5% REDUCTION - 4 BUS ROUTES
10% REDUCTION - WALKABILITY SCORE 90-100
10. LOADING SPACES: REQUIRED:
REQUIRED: NONE REQUIRED PER SECTION 8-200(B)(5)
PROVIDED: 0

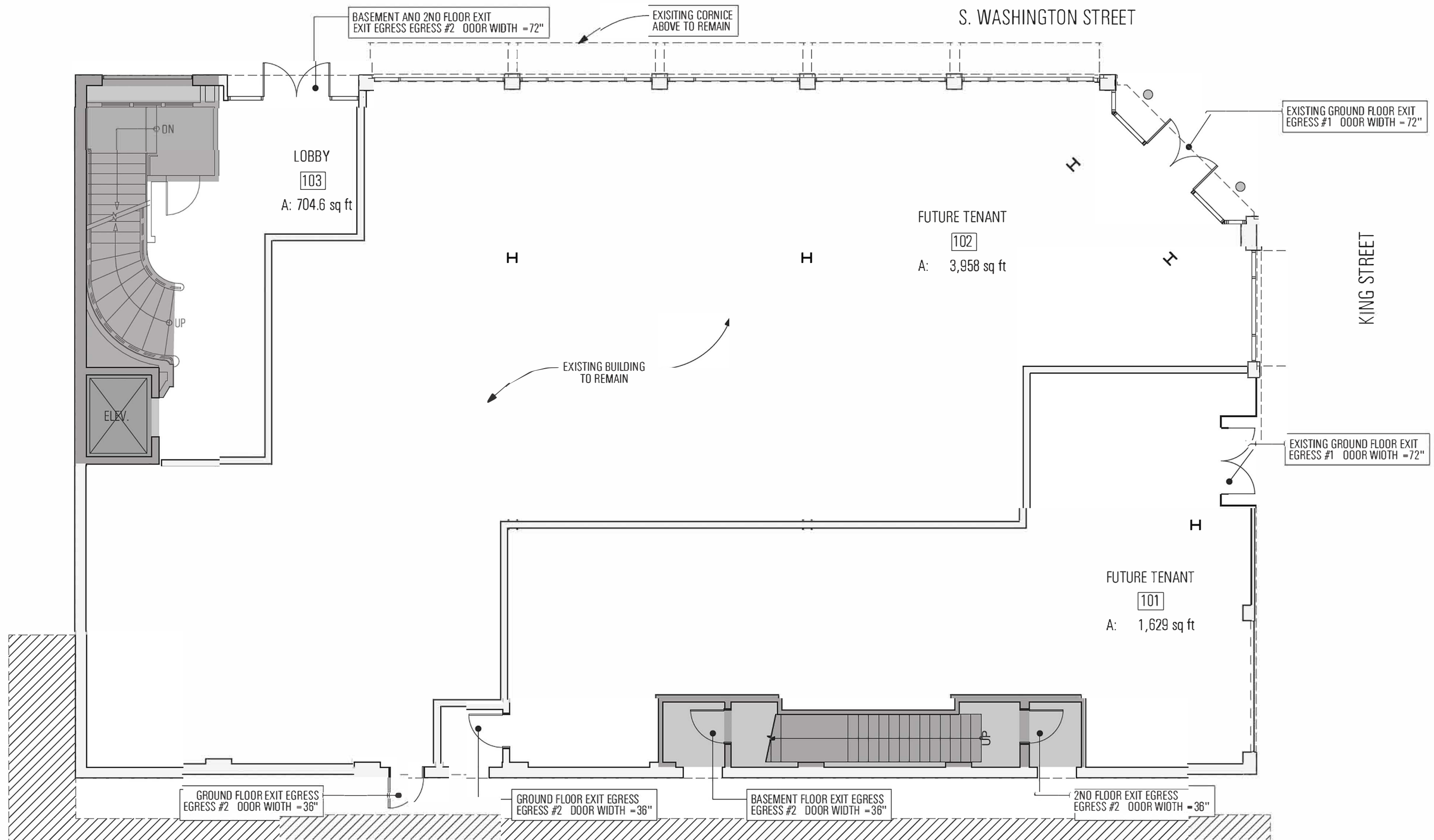


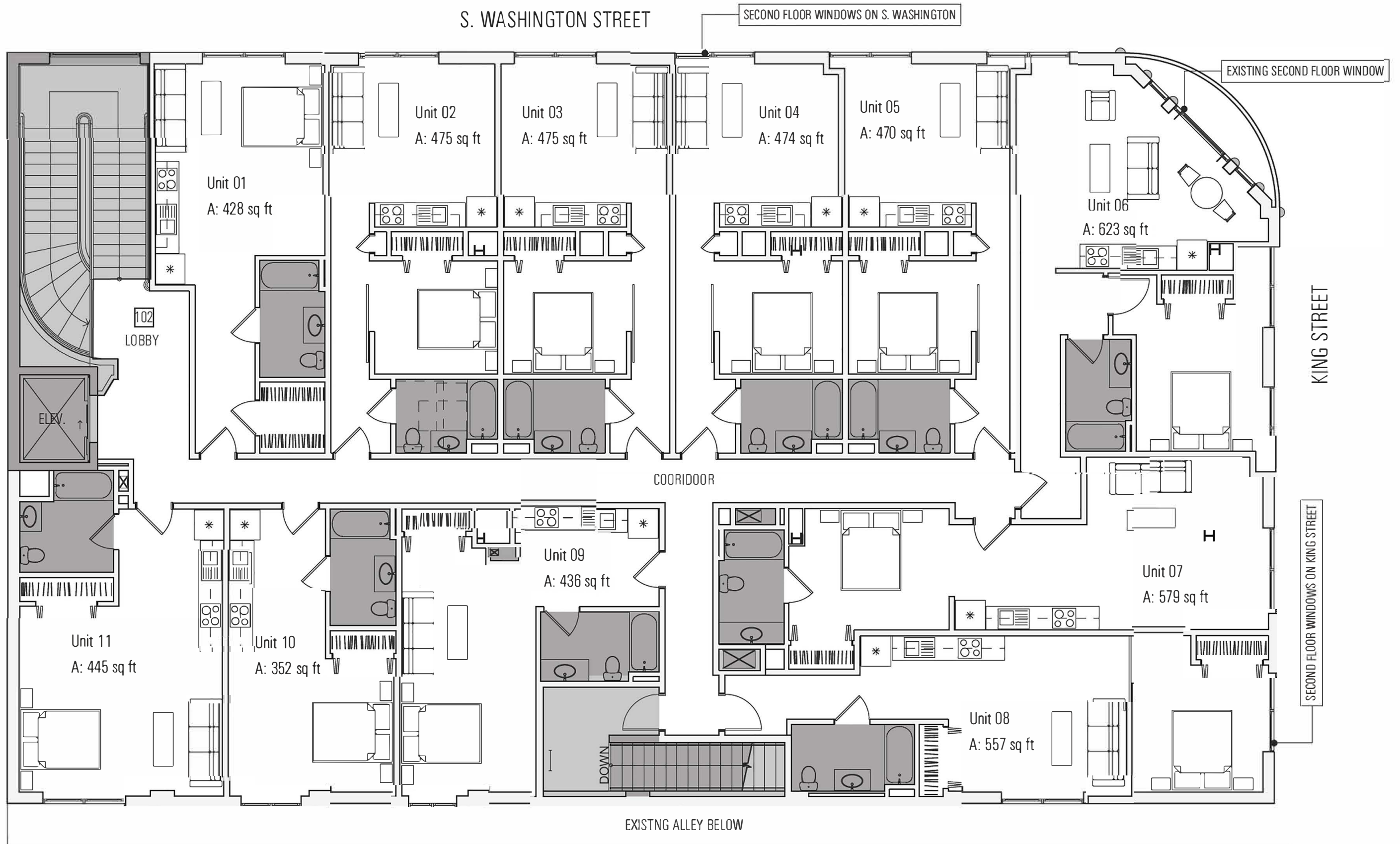
VICINITY MAP
SCALE: 1" = 200'

SPECIAL USE PERMIT PLAT
ON
LOT 500
CHERT
(INST. NO. 210027614)
(#628 KING STREET)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' JANUARY 10, 2022
NOVEMBER 11, 2024 (SUP PLAT)

 **DOMINION** Surveyors
Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

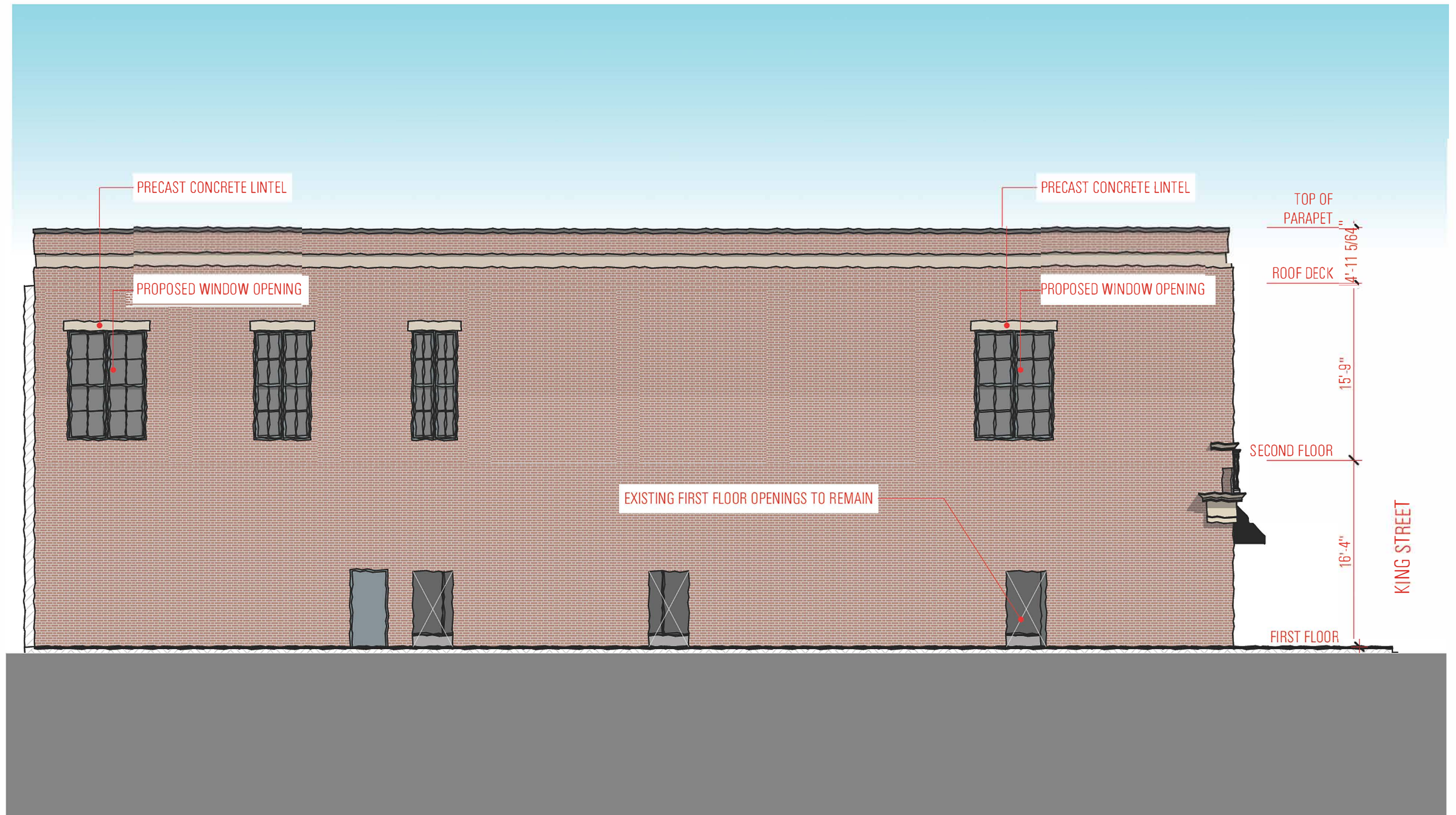


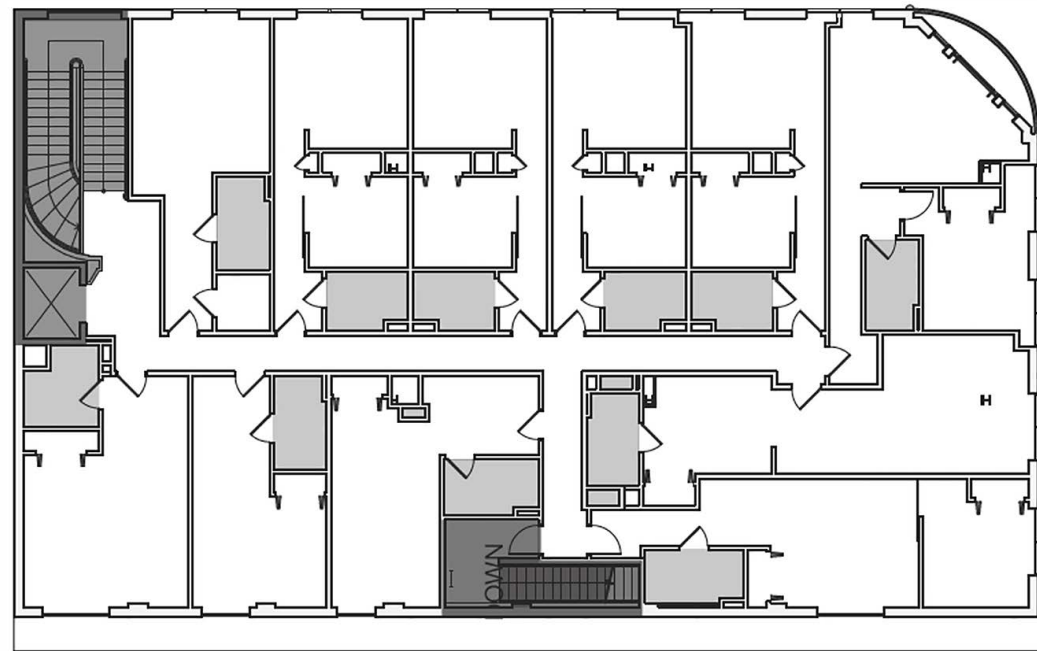










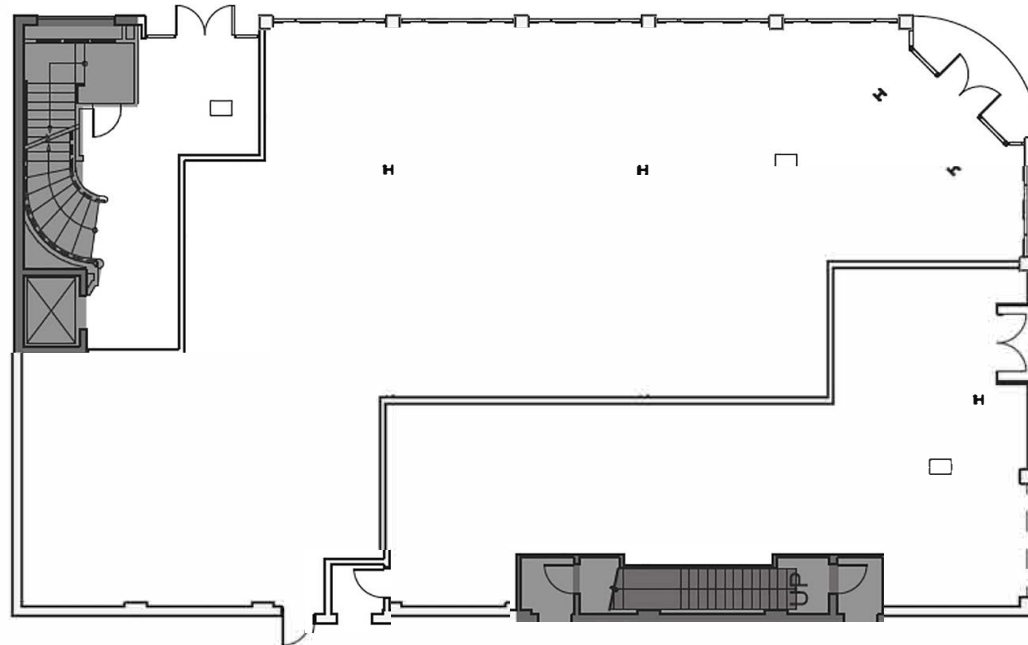


3

Second Floor Plan

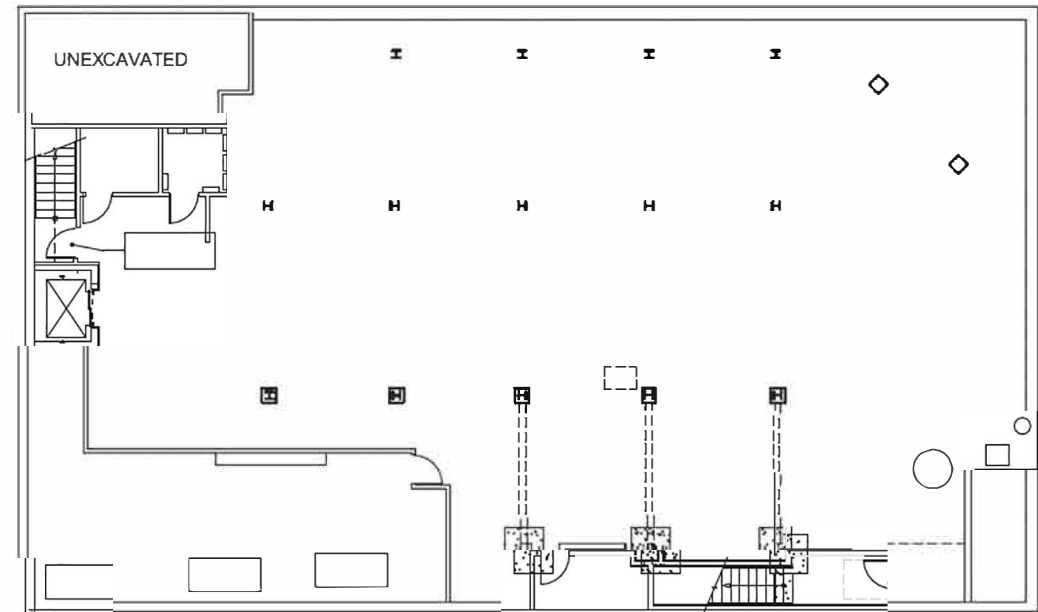
FAR DEDUCTIONS

- SHAFTS, STAIRS
ELEVATOR
- BATHROOMS



2

First Floor Plan



1

CELLAR (NIC IN FAR CALCULATIONS)

Building Statistics					
Total Lot Area	6714				
Group	Floor Area		Number of Units		
	Gross Floor Area (gsf)	Net FAR Floor Area	STUDIO	1 BR	
Residential	7,323	6,259	5	6	
Retail	12,256	5,587			
Total:	19,580	11,846	Total:		11

Residential Floor Area (sf)					
	Cellar (Non-contributing to FAR)	First	Second	Total	
Gross	0.00	704.60	6,618.47	7,323.07	
Deductions	0.00	321.73	742.10	1,063.83	FAR
Net	0.00	382.87	5,876.37	6,259.24	0.93
Retail Floor Area (sf)					
	Cellar (Non-contributing to FAR)	First	Second	Total	
Gross	6,429.00	5,827.46	0.00	5,827.46	
Deductions	0.00	240.35	0.00	240.35	FAR
Net	6,429.00	5,587.11	0.00	5,587.11	0.83
				Total FAR	1.76
				Total Floor Area (sf)	13150.53