



Special Use Permit #2016-0027
805 King Street – Apartment Hotel

| Application | General Data | |
|--|-------------------------------------|-------------------------|
| Public hearing and consideration of a Special Use Permit request to operate an apartment hotel | Planning Commission Hearing: | June 9, 2016 |
| | City Council Hearing: | June 18, 2016 |
| Address: 805 King Street | Zone: | KR / King Street Retail |
| Applicant: PMA Properties, 805, LLC | Small Area Plan: | Old Town |

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: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 9, 2016: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.



**Special Use Permit #2016-0027
805 King Street**



I. DISCUSSION

The applicant, PMA Properties, 805, LLC, requests Special Use Permit approval to operate an apartment hotel at 805 King Street.

SITE DESCRIPTION

The subject property is one L-shaped lot of record with 26 feet of frontage on King Street, 10 feet of frontage on North Columbus Street, and a total lot area of 3,881 square feet. The lot is developed with a four-story building. A retail establishment is located on the first floor tenant space with frontage on King Street. On North Columbus Street, a barber shop operates on the first floor. The office space on the upper floors is currently vacant.



Ground level commercial businesses and upper floor office and residential uses characterize the uses on the 800 block of King Street. Five restaurants, six retail establishments, three personal service uses, the Old Town Theater, and two storefront vacancies are on this block.

BACKGROUND

The Monticello Hotel operated at the site from approximately 1919 to 1978. The upper floors were later converted to office use.

In 2013, the applicant requested SUP approval for an apartment hotel with 15 rooms at the subject site, and the City Council approved the use through SUP2013-0023 on June 15, 2013. This SUP approval had been voided as the applicant did not commence construction or operation of the business within 18 months of SUP approval.

PROPOSAL

The applicant proposes to operate a 12-room apartment hotel at 805 King Street. Four guest rooms with kitchenettes would be located on each floor. Guests would make reservations on-line and check-in would occur at a self-service kiosk in the ground floor lobby. The lobby elevator would provide access to the guest rooms on the second, third, and fourth floors. Although there would be no front desk staff, one employee with cleaning responsibilities would be on-site at all times and would be available to assist guests. A 24-hour phone number would also be available for guest questions or concerns. The applicant would install security cameras in the lobby, stairwell, and the ground floor courtyard. The front doors to the lobby would automatically lock at 8 p.m. and the doors to the courtyard would be locked at 5 p.m.

PARKING

According to Section 8-200(A)(21) of the Zoning Ordinance, 0.7 off-street parking spaces are required for each hotel room in Parking District #1. A 12-room apartment hotel is required to provide nine off-street parking spaces. The applicant satisfies this requirement with nine parking spaces reserved for hotel guest use at the Alfred Street Garage, 117 N Alfred Street, located around the corner from the proposed hotel. Hotel guests would be informed of the parking location when reservations are made and would be provided key cards to access the garage. Although the applicant's parking proposal conforms to zoning requirements with the use of the Alfred Street Garage, additional parking spaces would be also available at 1101 King Street where the applicant leases 21 parking spaces.

ZONING/MASTER PLAN DESIGNATION

The apartment hotel would be located in the KR/King Street Retail zone. Section 6-702(B)(2)(b) of the Zoning Ordinance allows apartment hotels on upper floors in the KR zone only with Special Use Permit approval. A lobby area on the ground floor with less than a 30 foot frontage is permitted pursuant to Section 6-702(A)(1)(a). The proposed apartment hotel lobby would have approximately 10 feet of frontage on King Street.

The property is located within the Old Town Small Area Plan, which designates the property for uses consistent with the KR zone.

The subject building is also located in the Old and Historic District. Board of Architectural Review (BAR) approval is required for any exterior alterations proposed to buildings within the district, including signage.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a 12-room apartment hotel at 805 King Street. The proposal would introduce a unique lodging option to the King Street corridor – an extended-stay, boutique hotel – in a building that had been a hotel, historically. The self-service kiosk registration feature of the proposed hotel represents a growing trend in hotel operations that follows the general acceptance of self-service options such as bank ATMs, supermarket checkouts, and airline and rental car check-in systems.

Staff does not expect negative impacts related to parking, noise, odors, or litter from the use given the relatively small size of the hotel and the lack of a restaurant or conference facilities. Nonetheless, this report includes several conditions that would ensure that neighborhood impacts are controlled. The applicant is required to maintain a parking agreement for nine off-street parking spaces and must inform guests of parking directives at the time of booking, as stated in Conditions 5 and 6, respectively. The proper handling of trash is addressed in Condition 3 and the monitoring of litter is required in Condition 10. Employee parking and the establishment of an employee transportation benefits program are mandated in Conditions 7 and 8.

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 business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
3. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
4. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security survey for the business and a robbery readiness program for all employees. (Police)
5. The applicant shall maintain an up-to-date parking agreement for nine (9) off-street parking spaces to serve patrons and employees to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during the SUP inspection. (T&ES) (P&Z)
6. The applicant will share parking information with guests as part of their reservation information. A draft of this information shall be provided to staff for review prior to issuance of Certificate of Occupancy. (T&ES) (P&Z)
7. The applicant shall provide 24-hour staffing and access to a 24-hour phone line to respond to guest complaints and issues that may arise at the hotel (P&Z)
8. The applicant shall require its employees who drive to use off-street parking. (T&ES)
9. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
10. 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 Local Motion at 703-746-4686 or www.alexandriava.gov/LocalMotion for more information about available resources. (T&ES)

11. 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 once each day to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
12. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
13. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; 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: Alex Dambach, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, 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

Transportation & Environmental Services:

Conditions:

1. The applicant shall maintain an up-to-date parking agreement for nine (9) off-street parking spaces to serve patrons and employees to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during the SUP inspection. (T&ES) (P&Z)
2. The applicant will share parking information with guests as part of their reservation information. A draft of this information shall be provided to staff for review prior to issuance of Certificate of Occupancy. (T&ES) (P&Z)
3. The applicant shall require its employees who drive to use off-street parking. (T&ES)
4. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact the Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
5. 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 Local Motion at 703-746-4686 or www.alexandriava.gov/LocalMotion for more information about available resources. (T&ES)
6. 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 once each day to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
7. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
8. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

City Code Requirements:

- C-1 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-2 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)

Code Enforcement:

- C-1 A Building permit, full plan review and inspections are required for this project prior to occupying this structure.
- C-2 This space is identified as a change of use and will need to comply with the 2012 VA Rehabilitation Code or the current applicable building code based on when building permits are applied for.
- C-3 It is recommended that the applicant contact code administration to discuss building code and inspections process for a change in use group prior to starting any construction activity.

Fire:

- F-1 Fire has no comments or concerns. However, this might be considered a change in use and require submittal to the Code Administration Office for a full review.

Health:

Hotel/Motels

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$40.00 plan review fee payable to the Alexandria Health Department.
- C-3 Construction plans shall comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds. Construction plans shall include equipment specification sheets including hot water information.

Parks and Recreation:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0027

PROPERTY LOCATION: 805 KING STREET

TAX MAP REFERENCE: 074.02-01-06 ZONE: KR

APPLICANT:

Name: PMA PROPERTIES, 805, LLC

Address: 815 KING ST ALEXANDRIA, VA 22314

PROPOSED USE: APARTMENT - SHORT TERM RENTAL

MAID FLOOR RETAIL

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.

ROB KAUFMAN
Print Name of Applicant or Agent

[Signature] 3.25.16
Signature Date

815 KING ST
Mailing/Street Address

703 948 1810 703 683 0295
Telephone # Fax #

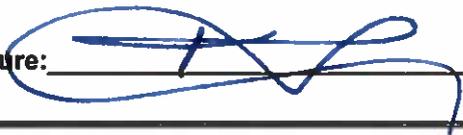
ALEXANDRIA, VA 22314
City and State Zip Code

ROB@PMA PROPERTIES.COM
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____
ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 805 KING ST, I hereby
 (Property Address)
 grant the applicant authorization to apply for the APARTMENT HOTEL use as
 (use)
 described in this application.

Name: PMA PROPERTIES, 805, LLC Phone: 703 548 1810
 Please Print
 Address: 815 KING ST ALEX, VA 22314 Email: ROB@PMA PROPERTIES.COM
 Signature:  Date: 3.25.16

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 ten percent.

ROBERT J. KAUFMAN 60%
JENNIFER E. KAUFMAN 40%

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 ten 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. ROBERT J KAUFMAN | 815 KIDG ST ALEX, VA 22314 | 60 |
| 2. JENNIFER E KAUFMAN | 209 W MASONIC VIEW ALEX, VA 22301 | 40 |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. ROBERT J KAUFMAN | 815 KIDG ST #209 ALEX VA 22314 | 60 |
| 2. JENNIFER E KAUFMAN | 209 W. MASONIC VIEW ALEX VA 22301 | 40 |
| 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. NONE ROBERT KAUFMAN | | |
| 2. NONE JENNIFER KAUFMAN | | N/A |
| 3. NONE | | N/A |

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.

3.25.16
Date

ROB KAUFMAN
Printed Name


Signature

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

REVISED

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.)

FIRST FLOOR EXISTING RETAIL

FLOORS 2, 3, 4 APARTMENT HOTEL

FOR A ONE WEEK OCCUPANCY BY BUSINESS

TRAVELLERS

- No food will be served on premises.
- Checkin and booking will be web based with a kiosk in the lobby for check-in.
- Applicant's office is two doors away from building as might be needed.

12 rooms / 4 per floor

1 staff for 24 hours

applicant located next door

kitchenette in each room

805 King Street
Monticello Apartment Hotel

805 King Street operated as a hotel from 1919 through 1978 when it was converted to offices

The first floor will remain "as is" retail. Floors 2 through 4 will be converted back to apartment hotel rooms. The connecting property 106 ½ N Columbus Street will remain "as is" retail first floor and offices on the 2nd floor.

Floors 2 through 4 will be built as 12 apartment hotel rooms for short term occupancy by business travelers. Each room will be equipped with a bathroom and kitchenette and a sitting/sleeping area.

The services will be the same as proposed in our SUP 2013-0023. We will have one full time person cleaning the common areas and making up rooms for the guests who have left.

We expect that most guests will arrive by public transportation eg air or train we have made arrangements with Bob Brant at the garage on N Alfred Street for parking. We also have parking spaces at 1101 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: RETURNING TO AN IDITIAL USE

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).

MAXIMUM 12 MOSTLY EVENINGS

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

ONE FULL TIME CLEANING PERSON

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

Day: MONDAY - SUNDAY

Hours: HOTEL ROOM HOURS

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

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

NOISE

B. How will the noise be controlled?

N/A

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

NONE

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)
STANDARD RESIDENTIAL GARBAGE

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

C. How often will trash be collected?
PRIVATE PICKUP

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. [X] 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.

REVISED

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?

~~N/A~~ Front doors lock automatically at 8pm
Court yard doors lock at 5pm
Keypad / fob to relevant floor only
Security cameras in lobby, stairwell, courtyard

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:

- 9 ~~8~~ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

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| |
|---|
| Planning and Zoning Staff Only |
| Required number of spaces for use per Zoning Ordinance Section 8-200A _____ |
| Does the application meet the requirement? [] Yes [] 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?

option - BRANT GARAGE the ALFRED ST Garage 9 spaces
11pm 7am closed
1101 King - 24 hour parking garage applicant licenses 50 spaces

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

| |
|--|
| Planning and Zoning Staff Only |
| Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ |
| Does the application meet the requirement? [] Yes [] No |

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?
None

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

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?
ADEQUATE

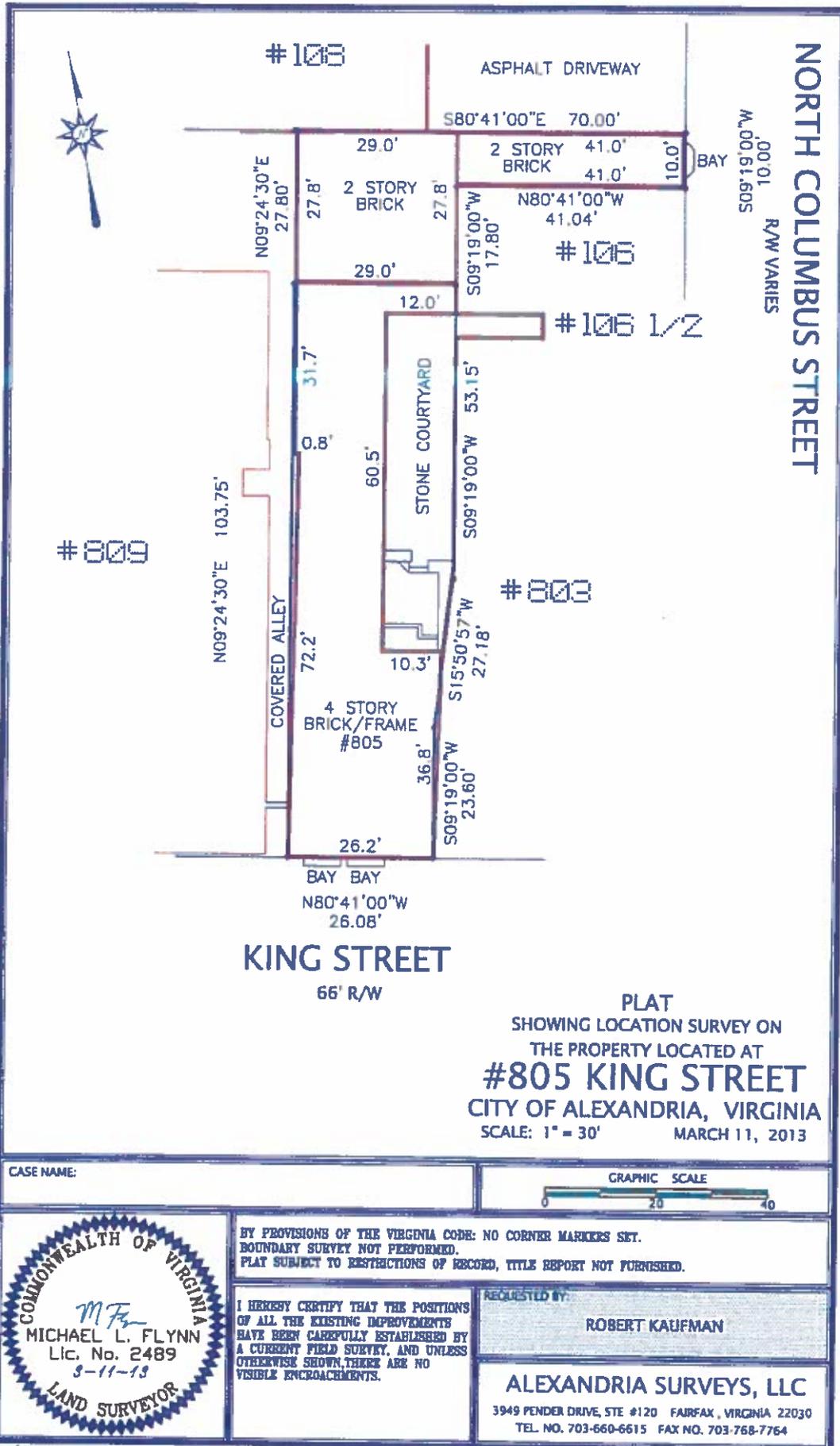
SITE CHARACTERISTICS

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?
SBV
3/28
6,300 sq. ft. (existing) + / sq. ft. (addition if any) = 6,300 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: _____

End of Application

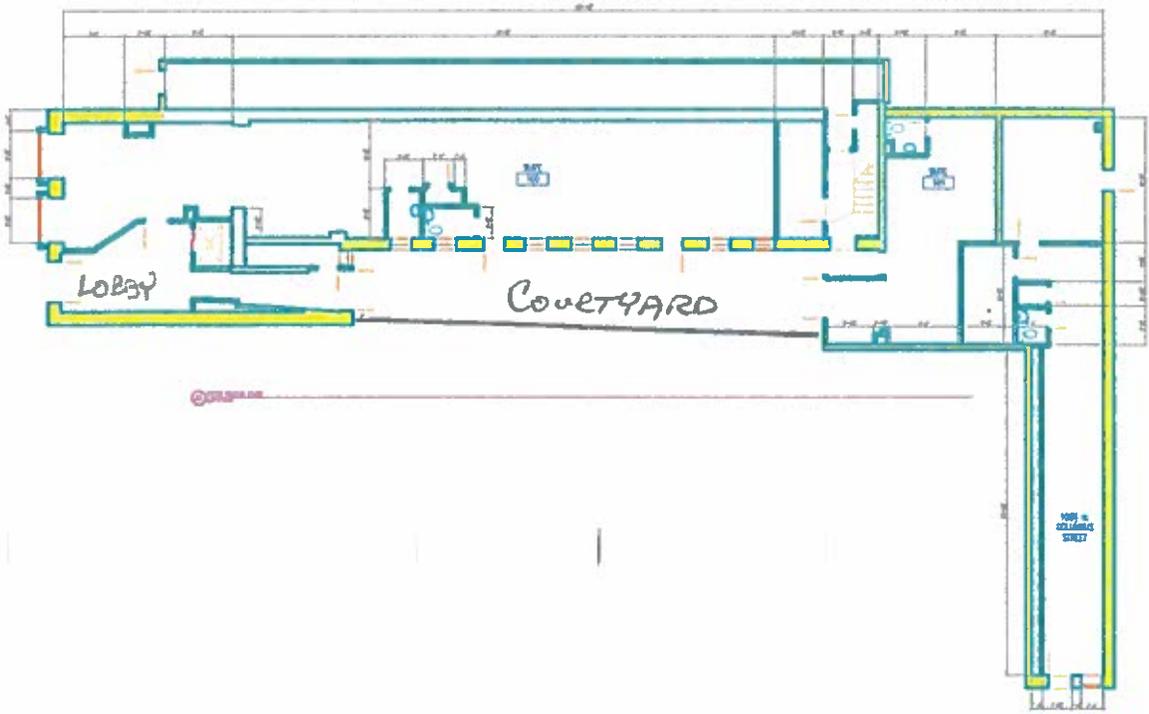


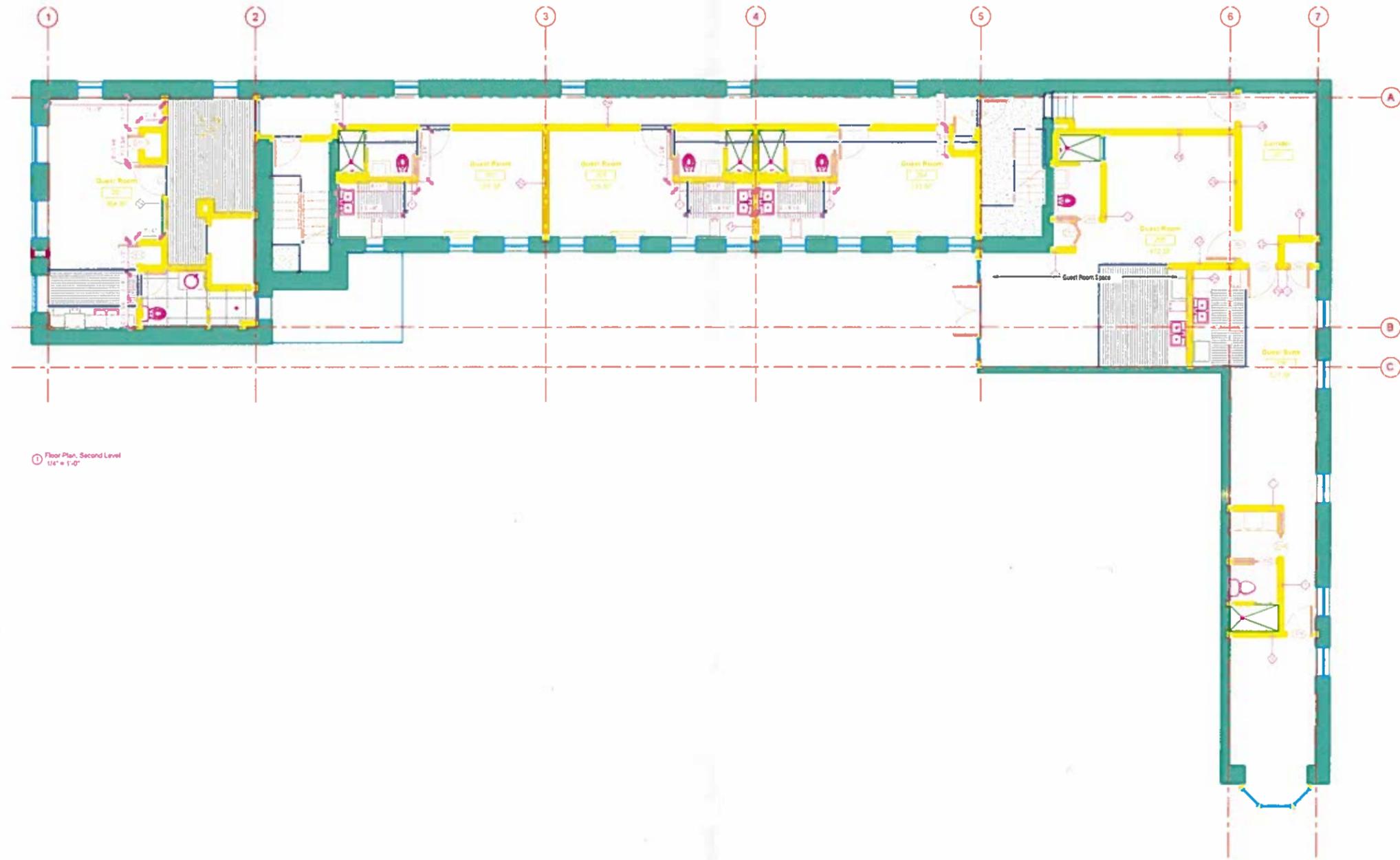
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#13-1101

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First Floor





1 Floor Plan, Second Level
1/4" = 1'-0"

4/25/2014 10:20:58 AM R:\dup\1301_805 King Street\3-Drawings\3-2-Architectural\Architectural\pma.rvt

NORITAKE associates
3141 Farnsworth Park Drive
Suite 645
Falls Church, VA 22042
Tel: (703) 823-4894
Fax: (703) 823-4897
Email: info@provectusinc.com

provectus
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Fax: (703) 823-4897
Email: info@provectusinc.com

BEI
3930 Pender Drive
Suite 175
Fairfax, VA 22034
Tel: (703) 890-5000
Fax: (703) 890-5006
Email: s.kennedy@beic.com

805 King Street
805 King Street
Alexandria, Virginia 22314

PMA
Professional Mechanical Association
815 King Street
Alexandria, VA 22314

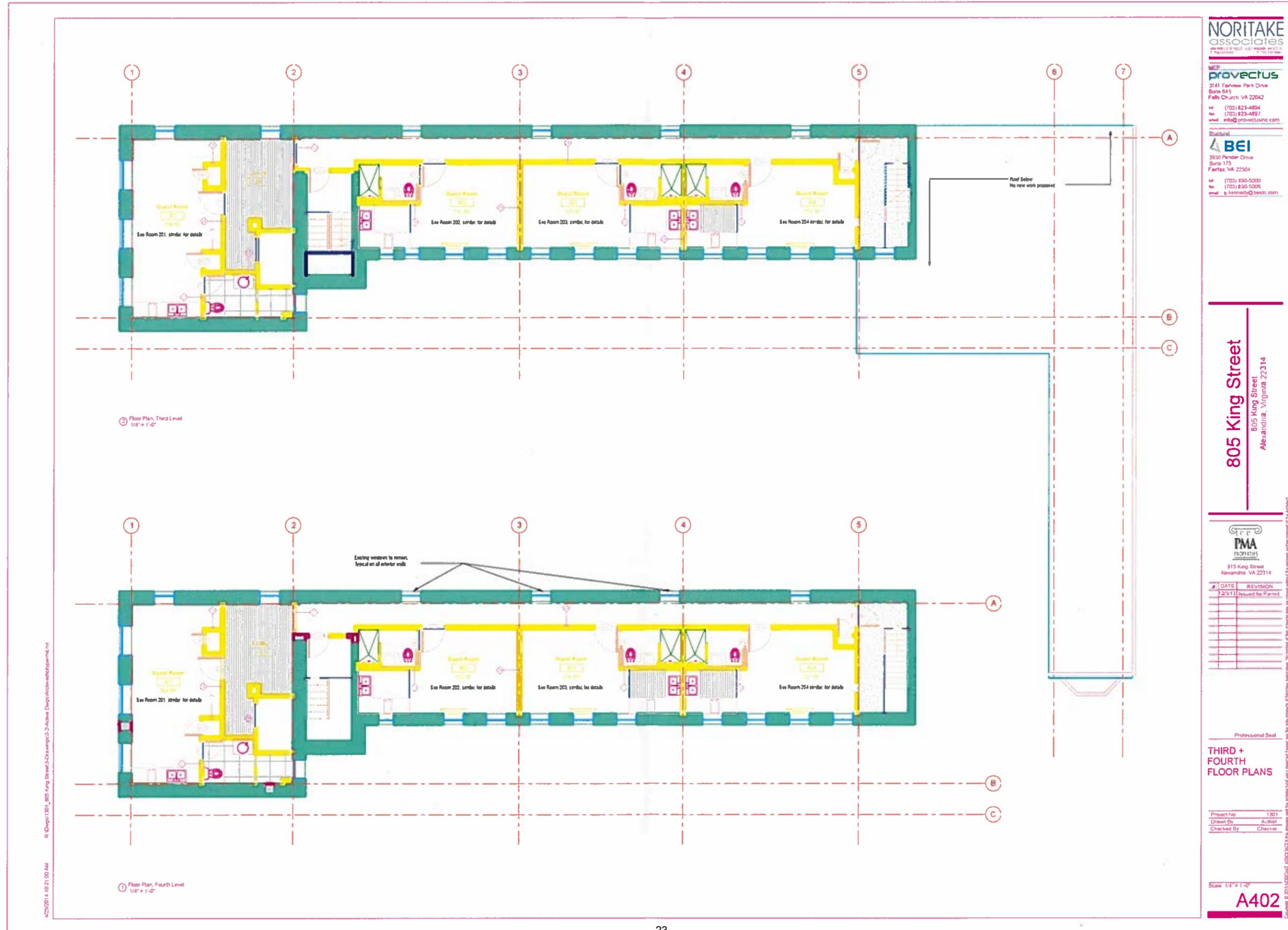
| DATE | REVISION |
|--------|--------------------|
| 7/2013 | Issued for Permits |
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Professional Seal
SECOND FLOOR PLAN

Project No: 1301
Drawn By: Author
Checked By: Checker

Scale: 1/4" = 1'-0"
A401

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4/25/2016 10:21:00 AM P:\Design\1301_805 King Street\3-Drawings\3-2-Archive Design\Architectural\perm.rvt

NORITAKE
associates
ARCHITECTS & ENGINEERS
1700 COMMONWEALTH AVENUE, SUITE 200
FALLS CHURCH, VA 22042

provectus
3141 FARMVIEW PARK DRIVE
SUITE 641
FALLS CHURCH, VA 22042
tel: (703) 823-8894
tel: (703) 823-4897
email: info@provectusinc.com

BEI
3830 FENDER DRIVE
SUITE 175
FARTAX, VA 22034
tel: (703) 890-5000
tel: (703) 890-5006
email: s.kennedy@beic.com

805 King Street
805 King Street
Alexandria, Virginia 22314

PMA
PROFESSIONAL ARCHITECTS
815 King Street
Alexandria, VA 22314

| DATE | REVISION |
|-------|-------------------|
| 12/13 | Issued for Permit |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Professional Seal

**THIRD +
FOURTH
FLOOR PLANS**

Project No: 1301
Drawn By: Author
Checked By: Checker

Scale: 1/4" = 1'-0"

A402

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Ann Horowitz

From: Rob Kaufman <rob@pmaproperties.com>
Sent: Monday, May 02, 2016 10:53 AM
To: Ann Horowitz
Subject: Re: 805 King Street SUP

1. Provide more information about the parking that is provided at the Brandt Garage and at 1101 King Street including:
 - a. How guests will be made aware of this available parking? **On booking the room they will receive a checkin package outlining the accessibility of getting the room key along with parking options etc. There will also be an information package in the room.**
 - b. Are spaces reserved or is it just available for general parking? Provide a parking agreement to show spaces are available. **As you can see in the invoice attached we have the spaces and the key cards for the spaces. We can allocate the spaces in house so that they are always available. In the case of 1101 King Street and the N Alfred Street garage they will be general parking. Bob Brant and I organized his garage with the last SUP. I have written him to ask for a current agreement but I am not sure I will have it back and organized by Wednesday.**
 - c. If the spaces are reserved, how does a guest access the garage? **As explained above we will have a key card for them.**

We have a 24 hour phone number for our residential clients now which will be the same number for hotel guests. There will also be someone on site cleaning etc. who will be equipped to assist the guests with issues that may arise.

Rob Kaufman
PMA properties
815 King Street
Suite 202
Alexandria, VA 22314
T: 703-548-1810 x 102
Skype: 434-878-4198
F: 703-683-0295
rob@pmaproperties.com
www.pmaproperties.com

From: Ann Horowitz <ann.horowitz@alexandriava.gov>
Date: Friday, April 29, 2016 at 6:41 PM
To: Rob Kaufman <rob@pmaproperties.com>
Subject: 805 King Street SUP

Rob,

The Transportation and Environmental Services Department has asked for the following information as part of the SUP application for the apartment hotel:

1. Provide more information about the parking that is provided at the Brandt Garage and at 1101 King Street including:

- a. How guests will be made aware of this available parking?
- b. Are spaces reserved or is it just available for general parking? Provide a parking agreement to show spaces are available.
- c. If the spaces are reserved, how does a guest access the garage?

The parking agreement would take the form of a letter from the garage stating that 9 spaces would be reserved for your guests. We will need this information by next Wednesday as the staff reports must be complete by the end of the week.

Also, could you tell me if guests would have access to a 24-hour phone line or email if issues arise during their stay? You mentioned that one employee in two 12-hour shifts would be on-site 24 hours a day. Would this person assist guests with potential emergencies?

Thank you.

Ann

*Urban Planner
City of Alexandria
Department of Planning and Zoning
Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Phone: 703-746-3821
Fax: 703-838-6393*

Ann Horowitz

From: Rob Kaufman <rob@pmaproperties.com>
Sent: Tuesday, May 17, 2016 12:47 PM
To: Ann Horowitz
Subject: 805 King Street SUP Parking

Rob Kaufman
PMA properties
815 King Street
Suite 202
Alexandria, VA 22314
T: 703-548-1810 x 102
Skype: 434-878-4198
F: 703-683-0295
rob@pmaproperties.com
www.pmaproperties.com

On 5/17/16, 12:42 PM, "Robert Brandt" <RBrandt@brandtinc.com> wrote:

>Good to talk with you this morning.

>

>Please let this email confirm our conversation and that the Alfred Street Garage can accommodate your parking requirements for your proposed hotel.

>

>We have capacity and "excess" capacity" evenings and weekends. 9 parking spaces are available to support this hotel and I look forward to working with you as your project moves forward.

>

>Best,

>

>Bob

>Robert S. Brandt

>Lawrence N. Brandt, Inc.

>1054 31st Street N.W.

>Suite #110

>Washington, DC 20007

>202-965-1221

>202-965-1331 (fax)

>rbrandt@brandtinc.com <<mailto:rbrandt@brandtinc.com>>

>
>
>
>
>
>
>

>-----Original Message-----

>From: Rob Kaufman [<mailto:rob@pmaproperties.com>]

>Sent: Tuesday, May 17, 2016 8:51 AM

>To: Robert Brandt <RBrandt@brandtinc.com>

>Subject: FW: <no subject>

>

>Pls confirm receipt

>

>

>Rob Kaufman

>PMA properties

>815 King Street

>Suite 202

>Alexandria, VA 22314

>T: 703-548-1810 x 102

>Skype: 434-878-4198

>F: 703-683-0295

>rob@pmaproperties.com

>www.pmaproperties.com

>

>

>

>From: Rob Kaufman <rob@pmaproperties.com <<mailto:rob@pmaproperties.com>>>

>Date: Tuesday, May 10, 2016 at 1:07 PM

>To: Robert Brandt <RBrandt@brandtinc.com <<mailto:RBrandt@brandtinc.com>>>

>Subject: <no subject>

>

>

>Good morning Bob

>

>A couple of years ago I got approval for a 15 unit extended stay hotel at 805 King Street. Although I did not go forward with the project I am once again seeking approval for the project. At that time I spoke with you about the availability of 12 parking spaces on Alfred Street to accommodate car driving guests. My project this time is for only 12 units for which I would need to have available 9 parking spaces. Are you able to accommodate this and, if so, could I get a response specifying this?

>

>I appreciate your assistance.

>

>Rob Kaufman

>PMA properties

>815 King Street

>Suite 202

>Alexandria, VA 22314

>T: 703-548-1810 x 102

>Skype: 434-878-4198

>F: 703-683-0295



Account 4343 PMA Properties
Invoice 202472 Total Due: \$3,070.00
Invoice Date 4/21/2016 Parking for 5/1/2016
Printed on 4/21/2016

If you have not previously logged in to your account online, you can do so with your account number found at the top of your invoice. Use this number as your login and temporary password. You will be prompted to create a new password before you can proceed.

We also encourage keeping your contact, credit card (if applicable) and vehicle information current at all times.

Thank you!

| | | |
|--|--|-------------------|
| Prior Month Items: | | |
| 3/22/2016 | Prior Balance | \$50.00 |
| 3/28/2016 | Payment Received: Check # 5602 | (\$50.00) |
| 4/1/2016 | Monthly Billing, Invoice #200958 | \$3,045.00 |
| 4/1/2016 | Payment Received: Check # 5607 | (\$3,045.00) |
| 4/14/2016 | Manual Billing, Invoice #202232: Lost Card: 2222-57862 | \$25.00 |
| Ending Balance: | | \$25.00 |
| Current Charges: Billing for 5/1/2016 | | |
| 21 Parkers: | \$145.00 @ \$145.00 | \$3,045.00 |
| Parking | | \$3,045.00 |
| Total Current Charges: | | \$3,045.00 |
| Total Due: | | \$3,070.00 |

| | | | |
|------------------------|----------------|------------|-----------------|
| Parker Details: | | | |
| \$145.00 | | | |
| 2222-57856 | Barton Gates | 344-05673 | Chris Marrow |
| 2222-57865 | Clark Douglas | 344-06854 | Don Tolley |
| 344-10008 | Eileen Cross | 2222-57864 | Erik Muendel |
| 2222-58298 | Jason Powers | 344-4431 | Liz Shaw |
| 344-05719 | Robert Kaufman | 2222-22269 | Sara Allen |
| 344-5181 | Shaffer Carrie | 344-06294 | Tammy Cornelius |
| 1-960 | TBD | 1-959 | TBD |
| 1-958 | TBD | 1-957 | TBD |
| 1-956 | TBD | 1-954 | TBD |
| 2222-57880 | Terry Felegie | 2222-57863 | Tyler Gates |
| 2222-57861 | Will Jones | | |

Please detach and return this stub with your payment



PMA Properties
815 King St Ste 203
Alexandria VA 22314

Remit To:
Landmark Parking, Inc
33 S. Gay Street
Baltimore, MD 21202
(202) 628-1950

Account 4343
Location 825 King Street Garage
Invoice 202472 5/1/2016
Total Due \$3,070.00

Amount Enclosed _____

Kristen Walentisch

From: Ann Horowitz
Sent: Wednesday, June 01, 2016 5:04 PM
To: Kristen Walentisch; Kendra Jacobs
Cc: Alex Dambach
Subject: FW: 805 King Street Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Krissy and Kendra,

Please include this email exchange in the Planning Commission materials for SUP2016-0027, 805 King Street.

Thank you.

Ann

From: Ann Horowitz
Sent: Wednesday, June 01, 2016 5:02 PM
To: 'Steve Milone'
Cc: Alex Dambach
Subject: RE: 805 King Street Hotel

Steve,

Thank you for sending your note along on this issue. The available parking spaces at the Alfred Street parking garage did not require a parking reduction as they are located within 500 feet of the hotel and are in a commercial zone (Zoning Ordinance Sec. 8-200(C)(3)). In the staff report, you will see we have ensured that the parking requirement will be met through Condition 9, which states that the applicant must maintain 9-spaces in this parking garage through a parking agreement. The garage operator has confirmed that the 9-parking spaces are available in the Alfred Street garage in an email that appears on page 26 of the docket materials.

Please let me know if you have any additional questions.

Thank you.

Ann

From: Steve Milone [<mailto:stevemilone@yahoo.com>]
Sent: Thursday, May 26, 2016 11:09 PM
To: Ann Horowitz
Subject: 805 King Street Hotel

Ann,

I saw that Rob Kaufman applied for an apartment hotel at 805 King Street. I don't have an issue with the application generally but don't understand after reading the application why there is not a parking reduction request included as part of the application.

The application states that guests will arrive by public transportation and that the owner has an "arrangement" with Bob Brandt to use his Alfred Street garage and can direct guests to park there. That is not owning and controlling spaces as is required to be available to meet the parking requirement. There is not even a long term lease when a perpetual lease should have to accompany the hotel use, or we should be honest about it and require submission of an SUP for parking reduction for the use. This joins many other parking demands in our neighborhood where parking is already very tight. From the application, it appears that Staff is providing a pass from the parking requirement. All of these changes add up over time and I am concerned that the City is not keeping tally.

Sincerely,
-Steve Milone
M703-986-8536