

# Old Town Business Association addresses Special Use Permit for 1300 King Street and 1310 King Street

Charlotte Hall <charlotte.anne.hall@gmail.com>

Tue 8/27/2019 9:04 AM

Inbox

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Brant, Robert <rbrant@thelandlawyers.com>; trae lamond <trae.lamond@gmail.com>;

Docket Item #9

Special Use Permit 2019-0001 and 0062

Dear Members of the Alexandria Planning Commission,

The Old Town Business Association is in full support of the proposed mixed use development for 1300 King and 1310 King. We are pleased to see the preservation of 2 historic buildings within the project as well.

This development contributes to the vibrancy of Upper King Street, and invigorates an underused parcel on the block.

We welcome this improvement to our community, and look forward to it becoming another jewel on King Street.

Sincerely,

Charlotte Hall

Advocacy Chair

Old Town Business Association

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[Charlotte A. Hall](#)  
(703) 675-7829

# CCC # 188638

## Kim Agee

Fri 8/30/2019 5:09 PM

To: Anh Vu <Anh.Vu@alexandriava.gov>; Patrick Silva <Patrick.Silva@alexandriava.gov>;

Anh & Patrick,

I wanted to alert you both to CCC# 188638, see message below. I tried to assign it you in the CCC system but your names were not appearing.

This is a "public" request. Information may be provided to anyone who requests it.

□□Initial customer description□□

To Whom It May Concern:

Thank you for the opportunity to submit comments on the proposed DSUP at 1300 and 1310 King Street. Farley Enterprises d/b/a Pacers Running is located at 1301 King Street and has been in business since 1991. We are also the owners of the real estate at 1301 King Street and 1303 King Street. We are located directly across the street from the applicant.

As neighbors to this project, we are thrilled with the planned renovation and revitalization of the 1300 block of King Street and believe this project will provide much needed retail foot traffic and life into our block. We believe the height, scale, mass, and architectural character of this project are in line with the City's vision and would not disrupt Upper King Street.

As a bustling business at King and Payne, with hundreds of customers coming to our location daily, we welcome additional residential and retail opportunities on the 1300 block to entice customers to shop at neighboring locations and bring commerce to Upper King Street. We also do not support claims that parking in Upper King Street is difficult and would be gravely impacted by progress along the 1300 block. As 28 year residents of this block we find this concern to be overstated. Regardless, we understand the project provides ample parking for the residences above.

We would like to commend the applicant for their outreach to neighboring business like Pacers Running and we are confident in their ability to execute.

in closing, we request the planning commission support the plans as presented and we welcome the applicant to our special block of King.

Thank you,  
Kathy Dalby  
CEO // Partner  
Pacers Running  
kathy@runpacers.com  
www.runpacers.com  
202-297-6044

Thank you.

Kim Agee

# AEDP Support of DSUP #2019-0001 and related approvals

Stephanie Landrum <landrum@alexecon.org>

Tue 9/3/2019 4:54 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Robert Kerns <robert.kerns@alexandriava.gov>; Catherine Miliaras <Catherine.Miliaras@alexandriava.gov>; Michael Swidrak <Michael.Swidrak@alexandriava.gov>; cpuskar@thelandlawyers.com <cpuskar@thelandlawyers.com>; Christina Mindrup <Mindrup@alexecon.org>;

Importance: High

 1 attachments (340 KB)

1300-1310 King Street Scorecard.pdf;

Good afternoon, Planning Commissioners-

The AEDP Board has continuous discussions about the role and importance of upcoming development projects in support of our mission to grow the commercial tax base and recruit and retain businesses. Beginning in the Spring of 2016, we began to send the City Council scorecards, evaluating projects that we believe are critical in furthering our collective economic development efforts.

While our Board of Directors has been on break in August, we were unable to get this to you sooner. *Attached is a scorecard for your review as you consider the application for a residential and retail building in the 1300 block of King Street before you tonight.* AEDP's comments are intended to be high level- identifying how a particular project contributes to the tax base, helps create amenities that support commercial office tenants and creates or retains jobs.

The attached is an overview of the project's attributes that AEDP believes make this project worthy of Planning Commission's support of docket #9.

Should you have any questions in advance of your meeting, please feel free to contact me directly.

Best wishes for a productive meeting!

Stephanie

## STEPHANIE LANDRUM

President & CEO

Alexandria Economic Development Partnership

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625 North Washington Street, Suite 400

Alexandria, VA 22314

[703.739.3820](tel:703.739.3820) | [alexecon.org](http://alexecon.org) |   

# AEDP **SUPPORTS** THE DEVELOPMENT SPECIAL USE PERMIT (SUP), SITE PLAN WITH MODIFICATIONS AND RELATED SUP APPROVALS FOR:

**Project:** 1300-1310 King Street

**Address:** 1300-1310 King Street- parking lot/ buildings

**Developer:** 1300 King, LLC (The Holladay Corporation/Foundry Cos.)

**Neighborhood:** Old Town

**Net New Revenue to the City general fund (annually):** \$193,374

**AEDP Analysis:** This redevelopment and infill project on King Street replaces an existing parking lot and neighborhood serving retail and restaurant with a development of 31 condominium residences over ground-floor retail and/or restaurant. It also includes the preservation of two historic townhouses for commercial use. SUPs are requested for (a) parking reduction to allow for more than 75 percent of required parking spaces for the residential use to be compact-sized; (b) a restaurant use; (c) a loading reduction for the retail use(s); (d) a transportation management plan; as well as (e) an increase to the residential floor to area ratio from 1.5 to 2.5; all of which are aligned with acceptable norms for urban, infill development.

	Existing	New
Private parking lot	7,100SF	22 underground, 4 surface
Retail space	3,006 SF	6,393 SF
Residential (condo)	0	31
Commercial	2,962 SF	2,962 SF

## **Other Items of Interest:**

New retail space is more desirable to modern-day retailers, new continuous frontage further contributes to a vibrant retail corridor, as does the development of one of the few remaining surface parking lots.

## **Community Impact:**

Affordable housing contribution:	\$132,695
Public art contribution:	\$12,833
Capital Bikeshare station	\$ 5,000



Project Impact- Medium

- Negative impact
- Low impact
- Medium impact
- High impact

*Impact is calculated based on increase in real estate value and business taxes generated by this project.*



*Proposed 1300-1310 King Street development*



**WALSH COLUCCI  
LUBELEY & WALSH PC**

M. Catharine Puskar  
(703) 528-4700 Ext. 5413  
cpuskar@thelandlawyers.com

September 3, 2019

Planning Commission  
City of Alexandria  
301 King Street, Room 2100  
Alexandria, VA 22314

**Re: Docket Item #9 – 1300 & 1310 King Street  
Development Special Use Permit #2019-0001  
Special Use Permit #2019-0062  
Transportation Management Plan Special Use Permit #2019-0046**

Dear Members of the Planning Commission:

On behalf of the Applicant, 1300 King LLC, I am writing to request the following revisions to condition #13:

13. Per the City's Green Building Policy adopted April 18, 2009, Achieve a green building certification level of LEED Silver (or equivalent) for the retail portion of the building and LEED Certified (or equivalent) for the residential portion of the building to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy. 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 and provide a draft checklist showing how the project plans to achieve the certification. \*
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.
- e. Failure to achieve LEED Silver (or equivalent) for the project-retail portion of the building and/or LEED Certified (or equivalent) for the residential portion of the building will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.

**ATTORNEYS AT LAW**

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2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

- f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z) (T&ES)

The current language in the staff report would hold this project to a higher standard than other similar mixed use residential/retail projects that have been approved since the inception of the Green Building Policy in 2009. The language attempts to achieve the expectations of the new Green Building Policy approved by City Council on June 22, 2019 prior to effective date of the 2019 policy and is contrary to staff's own Memorandum to Industry, dated August 5, 2019, which specifically indicates that the 2019 Green Building Policy "will be in effect as of March 2, 2020 for Development Site Plan (DSP) and Development Special Use Permit (DSUP) applications submitted on or after this date" (See Enclosure).

The proposed revisions to Condition #13 would apply the existing 2009 Green Building Policy to the project, consistent with other mixed use residential/retail projects that have been approved since the adoption of the 2009 Green Building Policy and would be consistent with staff's Memorandum to Industry.

If you have any questions, please do not hesitate to contact me. Thank you for your thoughtful consideration of this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

A handwritten signature in black ink, appearing to read "M. Catharine Puskar". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

M. Catharine Puskar

# City of Alexandria, Virginia

## MEMORANDUM

### MEMORANDUM TO INDUSTRY NO. 01-20

DATE: AUGUST 5, 2019

TO: CONTRACTORS, DEVELOPERS, AND DESIGN PROFESSIONALS *RMK*

FROM: ROB KERNS, CHIEF OF DEVELOPMENT, DEPARTMENT OF PLANNING & ZONING

SUBJECT: 2019 GREEN BUILDING POLICY IMPLEMENTATION

Alexandria City Council adopted the 2019 Green Building Policy (the "Policy") on June 22, 2019. The Policy will be in effect as of March 2, 2020 for Development Site Plan (DSP) and Development Special Use Permit (DSUP) applications submitted on or after this date. The original 2009 Green Building Policy is replaced by the 2019 Green Building Policy and will no longer be an option for development applications submitted on or after the date of effect.

The DSP and DSUP plan review process typically begins with a Concept I Plan submission, which is submitted eight to ten months on average prior to the desired Planning Commission hearing date. After the Concept Plan stage, the formal development application is submitted with the Completeness Plan submission, which is submitted approximately three months prior to the desired Planning Commission public hearing date. Therefore, DSP and DSUP applications (e.g.; Completeness Plan submissions) submitted in March 2020 will likely target a June 2020 Planning Commission hearing and therefore begin the Concept Plan review process in September - November 2019. This timeline is further illustrated in the chart below:

<b>Targeted Planning Commission Hearing</b>	<b>Development Application Submitted</b> (approx. 3 months before hearing)	<b>Concept I Plan Submitted</b> (approx. 8-10 months before hearing)
June 2020	March 2020	September – November 2019

This memorandum is intended to advise applicants that Concept Plans submitted between September and November 2019 should anticipate the project's compliance with the 2019 Green Building Policy. Development plan checklists and standard conditions are currently under review and will be updated to correspond with the 2019 Policy.

It is recommended that industry professionals responsible for preparation of DSP and DSUP applications in the City of Alexandria review the 2019 Green Building Policy and supporting information on the City's webpage at [alexandriava.gov/greenbuilding](http://alexandriava.gov/greenbuilding) prior to the Policy's implementation and contact City staff with questions.