

King Street Hotel

DSUP#2016-0024

SUP#2017-0047

TMP SUP#2017-0051

City Council



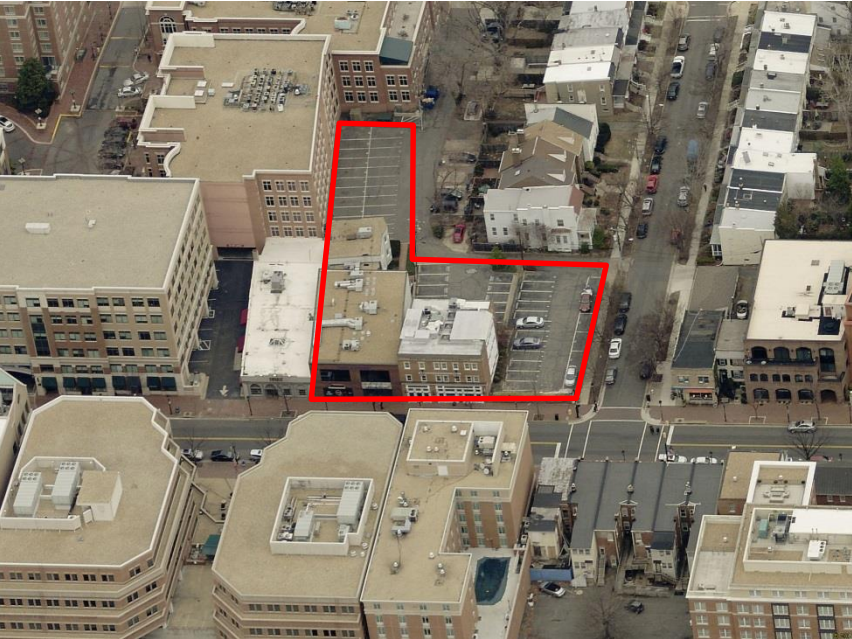
May 13, 2017

Project Location



Existing Conditions

Site looking north



Site looking west



View from Harvard St.



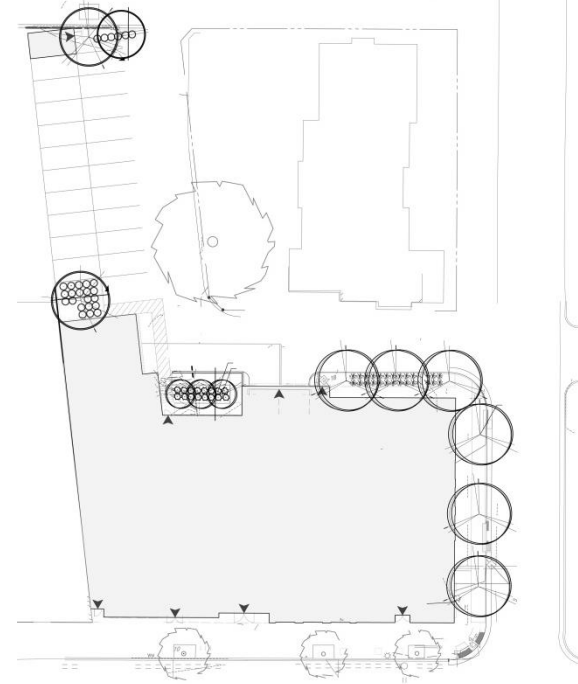
View from King St.



View from King St.



Project Description



- 124 room Hyatt Centric Hotel
- 10,400 sf office
- 2,500 sf retail (restaurant)
- Underground valet parking for hotel
- Surface parking for office behind building



Building Design

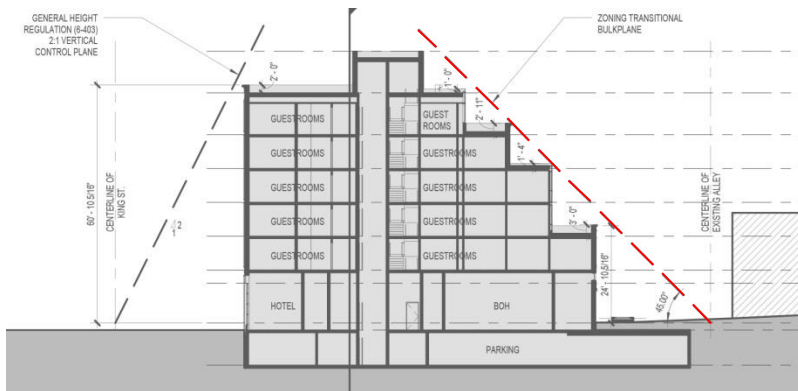
King St. Elevation



View from King St. looking west



Zone transition line setback (in red)



Harvard St. Elevation




Building Design



Conformance to Small Area Plan

KING STREET METRO/EISENHOWER AVENUE
SMALL AREA PLAN
FORMERLY
KING STREET/EISENHOWER AVENUE METRO STATION
SMALL AREA PLAN



ADOPTED 1992 MASTER PLAN
ALEXANDRIA, VIRGINIA

Amended 3/20/93, MP492-14, Ordinance Unknown
Amended 2/2/1994, Ordinance 3705 - Prior to adoption of Eisenhower East S.A.P
Amended 6/18/1994, Ordinance 3739
Amended 6/25/1996, Ordinance 3879 - Prior to adoption of Eisenhower East S.A.P
Amended 12/13/1997, Ordinance 3970 - Prior to adoption of Eisenhower East S.A.P
Amended 4/18/1998, Ordinance 3983 - Prior to adoption of Eisenhower East S.A.P
Amended 4/18/1998, Ordinance 3983 - Prior to adoption of Eisenhower East S.A.P
Amended 12/12/1998, Ordinance 4030
Amended 11/13/1999, Ordinance 4086
Amended 4/15/2000, Ordinance 4127 - Prior to adoption of Eisenhower East S.A.P
Amended 9/14/2002, Ordinance 4277 - Prior to adoption of Eisenhower East S.A.P
Amended 4/12/2003, Ordinance 4293
Amended 6/21/2005, Ordinance 4412
Amended 5/20/2006, Ordinance 4451

"mixed use development at relatively high densities should be encouraged near the two transit stations" (p.46)

Conformance to Retail Strategy



- Restaurant and hotel lobby activate retail environment on King Street
- Façade treatment for restaurant
- Streetscape detailing

Special Use Permit Requests

- Hotel use in the KR Zone on the ground floor and upper floors
- Hotel lobby and building extending more than 30 feet along King Street on ground floor
- Parking space reduction for hotel and office use
- Restaurant in the KR Zone
- Valet Parking
- Transportation Management Plan

Modification Requests

- Loading space reduction
- Canopy coverage reduction
- Vision clearance



Parking

	Office	Hotel	Total
Spaces Required	20	87	107
Spaces Provided	14	55	69
Reduction Request	6	32	38

- Hotel will have valet parking only
- 10 additional spaces available for office (tandem)



Community Benefits

- Streetscape improvements on Harvard St. and King St.
- \$110,000 affordable housing contribution
- \$30,000 bikeshare contribution
- \$17,000 public art contribution
- New LEED Silver building with green roof



Community Outreach

- Developer met with Upper King Street Neighborhood Association and residents of Harvard Street between March 2016 and April 2017 as design progressed
- Summary of issues discussed
 - Trash
 - Traffic
 - Parking
 - Scale of building



Conclusion

Staff recommends approval with conditions





NAVAL RESERVE ASSOCIATION HEADQUARTERS RENOVATIONS
ALEXANDRIA, VIRGINIA
A. A. BEIRO CONSTRUCTION COMPANY
GENERAL VIEW LOOKING NORTH
DECEMBER 14, 1984

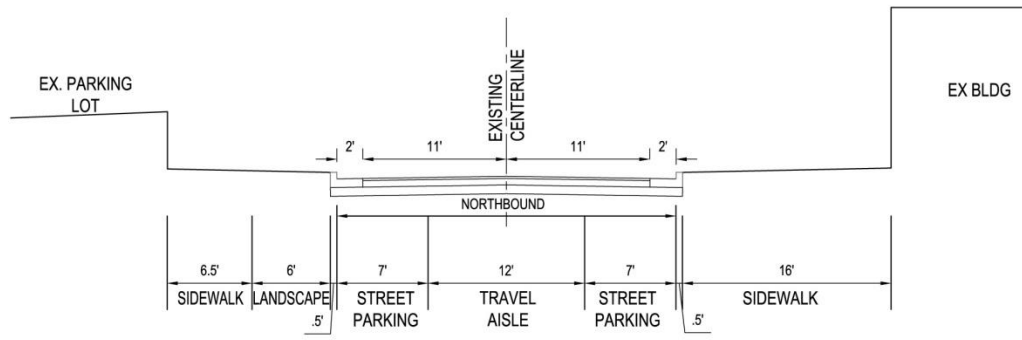
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NAVAL RESERVE ASSOCIATION HEADQUARTERS RENOVATIONS
ALEXANDRIA, VIRGINIA
A. A. BEIRO CONSTRUCTION COMPANY
GENERAL VIEW LOOKING NORTH
JULY 29, 1985

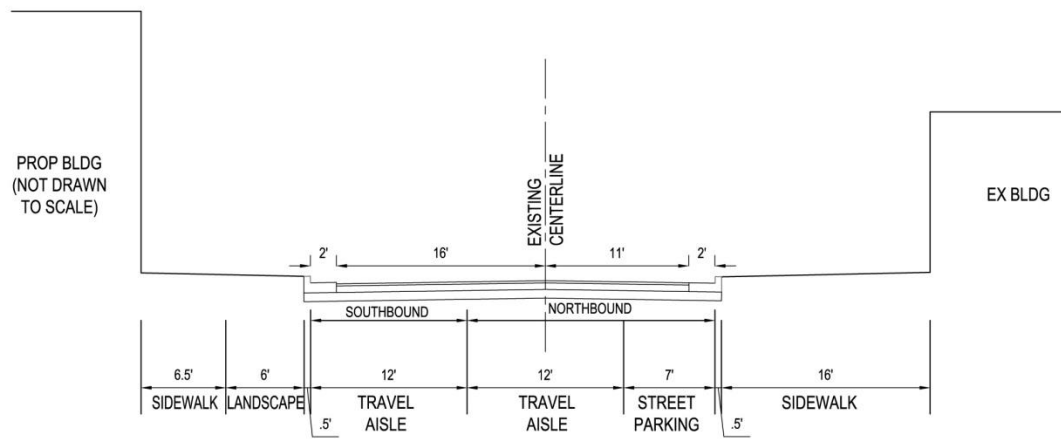
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HARVARD STREET (EXISTING) - TYPICAL ROAD SECTION

NOT TO SCALE



HARVARD STREET (PROPOSED) - TYPICAL ROAD SECTION

NOT TO SCALE

