



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1625 Prince Street

TAX MAP REFERENCE: 073.02-0B-4M **ZONE:** OCH

APPLICANT:

Name: 1625 Prince Street LLC

Address: _____

PROPOSED USE: SUP for a reduction in required parking spaces, with
modificaitons to the side yard setback and minimum tree canopy requirements.

- ☒ 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.

1625 Prince Street LLC By: Robert Brant Attorney/Agent

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Signature

8/22/2025

Date

Telephone #

Fax #

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached, 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.

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. 1625 Prince Street LLC	[REDACTED]	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 1007 King Street, Suite 2, 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. American Society For Industrial Security	[REDACTED]	501(c)(6) Corporation
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. 1625 Prince Street LLC	None	None
2. American Society For Industrial Security	None	None
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.

8/22/2025

Date

1625 Prince Street LLC By: Robert Brant Attorney/Agent

Printed Name



Signature

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:
N/A

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 levels will be in compliance with City Code.

B. How will the noise be controlled?

N/A

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

N/A

- 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 trash and garbage associated with residential 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 amount of trash generated by residential uses.

- C. How often will trash be collected?

Once to twice a week.

- D. How will you prevent littering on the property, streets and nearby properties?

Recycling and trash dumpsters will be provided.

- 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:

15 _____ Standard spaces
_____ Compact spaces
_____ 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? [] Yes [] 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?

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? _____

<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? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? At-grade parking garage located within
the existing building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- 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?

The existing street access to the site is adequate and no road improvements
are required.

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ 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: ASIS International
- ☐ other. Please describe: _____

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 is requesting a parking reduction of 26 parking spaces.
Currently, 15 parking spaces are allocated for the proposed residential use, which would require a minimum of 41 parking spaces

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

See statement of justification attached.

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

The Property is located within the base flood elevation, which does not allow below-grade parking for residential uses. Only 15 parking spaces are available for the Property in the existing at-grade parking level.

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.**

- See Statement of Justification attached.

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

ASIS International

Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

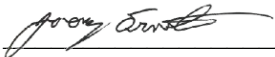
Re: Consent to File for a Special Use Permit
1625 Prince Street, Alexandria, VA 22314, Tax Map No. 073.02-0B-4M (the
"Property")

Dear Mr. Stoddard,

ASIS International, as owner of the above-referenced Property, hereby consents to the filing of an application for a Special Use Permit on the Property and any related requests by 1625 Prince Street LLC.

Very truly yours,

ASIS International

By: _____

Its: Chief Human Resources Officer

Date: August 21, 2025

1625 Prince Street LLC



Paul Stoddard
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File for a Special Use Permit
1625 Prince Street, Alexandria, VA 22314, Tax Map No. 073.02-0B-4M (the
“Property”)

Dear Mr. Stoddard,

1625 Prince Street LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit on the Property and any related requests.

Very truly yours,

1625 Prince Street LLC

By: Colin Thomas

Colin Thomas
Its: Manager

Date: 8/21/2025

APPLICANT OWNERSHIP BREAKDOWN

Contract Purchaser/Applicant of 1625 Prince Street (TM No. 073.02-0B-4M)

1625 Prince Street LLC (Contract Purchaser/Applicant)



Member(s):	Percent Ownership:
Colin Thomas	100%

Note: None of the people or entities listed above have a business or financial relationship with any member of the Board of Architectural Review, Board of Zoning Appeals, City Council, or Planning Commission as defined by Section 11-350 of the Zoning Ordinance.

Statement of Justification

The Applicant, 1625 Prince Street LLC, is the contract purchaser of Property located at 1625 Prince Street (the "Property"), which is currently improved with a 5-story office building that is part of a larger, four-building office complex known as the King Street Exchange condominium. The approximately 41,411 square foot building and three other buildings in the office condominium complex are situated on top of a two-level parking garage that spans the block bounded by Prince Street, Dechantal Street, and Daingerfield Road. The building is located within 1,000 linear feet of the King Street Metro station. It is currently vacant, but has historically been occupied by office uses. The Property is zoned to the OCH zoning district, which permits multi-unit residential uses up to a 2.0 FAR when located within 1,000 linear feet of a Metro station. The Applicant is proposing to convert the existing office building into a 45-unit multi-unit residential building. Although the proposed use is permitted by-right, due to restrictions on the location of the Property within a floodplain and limitations on the parking spaces that are available to the Applicant, the Applicant is requesting an SUP for a parking reduction to reduce the parking requirements for the proposed residential units. In conjunction with the parking reduction SUP, the Applicant is requesting modifications to the tree canopy coverage and minimum side yard requirements pursuant to Section 11-416(C) of the Zoning Ordinance. With the proposed conversion, the building will contain approximately 39,147 SF of residential GFA and forty-five (45) multi-unit dwellings, including 31 one-bedroom and 14 two-bedroom units.

As identified in the submitted application materials, the 45 proposed residential units are comprised of 31 one-bedroom and 14 two-bedroom units. Pursuant to the parking requirements set forth in Section 8-200 of the Zoning Ordinance, a minimum of 41 parking spaces are required to be provided for the proposed multi-unit dwellings. With the acquisition of the existing office building, the Applicant is also acquiring the rights to 82 parking spaces within the two-level garage. Of these spaces, only 15 are located on the at-grade level of the parking garage. Because the lower level of the parking garage is below the base flood elevation, it is not possible to utilize the lower-level spaces for the residential units. Accordingly, the available residential parking supply is limited to the 15 spaces on the at-grade level.

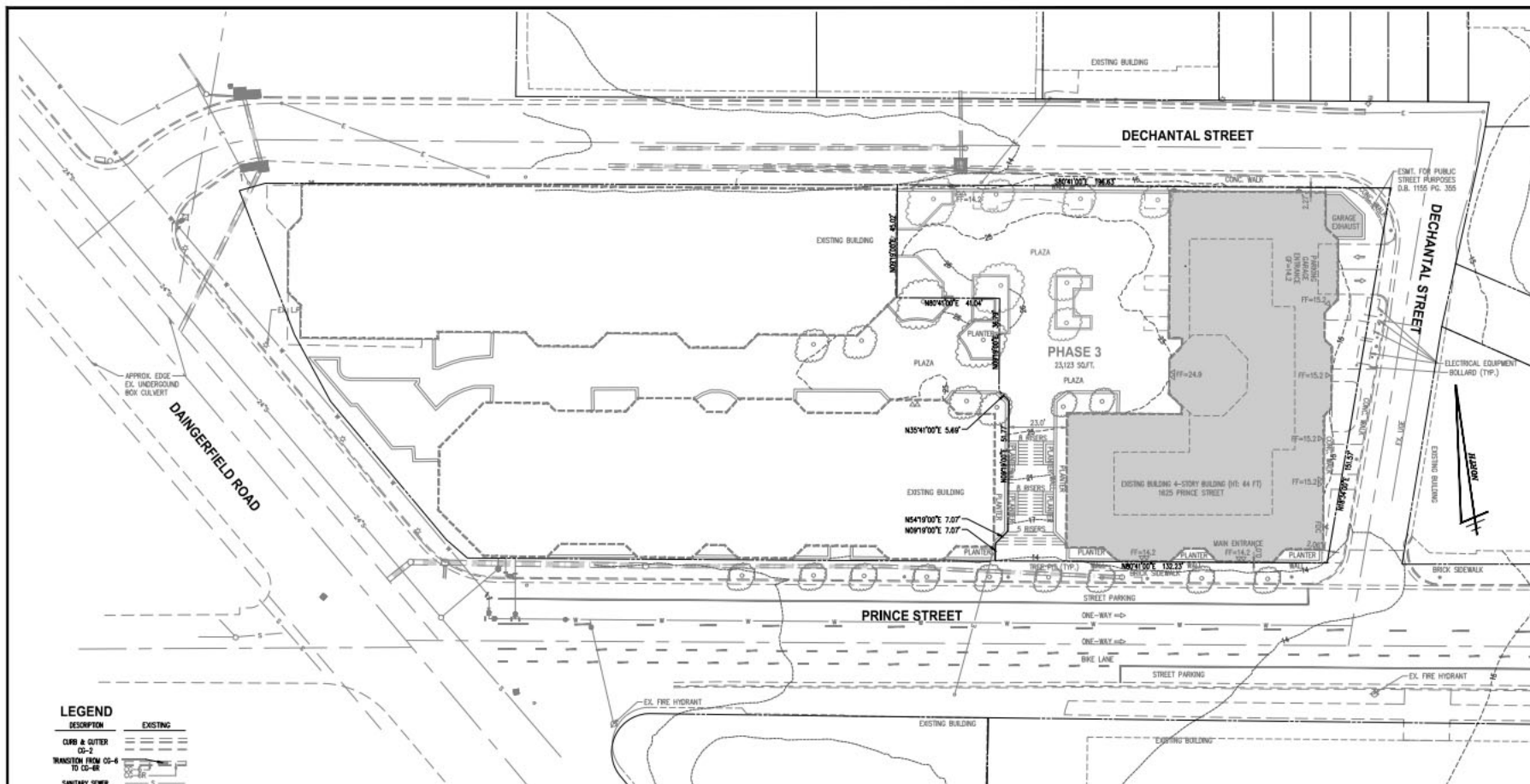
The requested parking reduction is appropriate given the highly walkable character of this area, the Property's proximity to the King Street Metro Station, and the variety of available transit options in the immediately surrounding area. The Applicant anticipates that many of the future residents of the building will likely be car-less by choice, and believes that this building is an ideal location for individuals with a car-free lifestyle. While there is recent precedent in the City for parking reductions of up to 100% of the required parking for residential conversions, this building is significantly closer to Metro than those buildings. Moreover, the availability of 15 parking spaces in the secure garage guarantees that at least some parking will be available to residents.

In order to remain in compliance with the floodplain regulations set forth in the Zoning Ordinance, the lower level of below-grade parking below the base flood elevation will not be made available to residents. Access to the lower level of the garage is provided through a separate garage entrance on Dechantal Street from the north side of the building, and the Applicant will have the ability to restrict future residents access to the lower level, ensuring that no residents park below grade. The Applicant

will work closely with staff during the subsequent minor site plan amendment and building permit process to ensure compliance with all applicable floodplain regulations.

The Applicant also requests modification to the required side yard setback for the multi-unit dwelling. For the purpose of this application the walkway and terrace level plaza located directly east of the existing office building are included as a part of the Property. As such, the existing building is approximately 23-feet away from the delineating Property line. Due to the proposed residential use and retention of the existing building, it is not possible to comply with the required 1:2 side yard setback ratio without approved modifications. Given that this is an existing condition, the requested modification is appropriate. Finally, the Applicant requests a modification of the tree canopy coverage requirement. New plantings will be provided in the plaza area directly adjacent to existing building, but given that the existing building footprint covers a majority of the Property it is not possible for the Applicant to provide the required 25% (5,780.75 SF) canopy coverage requirement.

The proposed conversion of this Property will facilitate the adaptive re-use of an existing vacant office building to provide much needed housing in area of the City that has multiple transit options, and bring vibrancy to a vacant office building which has struggled to find a new tenant. Furthermore, this proposal is in keeping with a number of recent approvals that have allowed parking reductions to facilitate the conversion of aging office buildings and create new housing opportunities in an efficient, environmentally friendly manner that does not involve redevelopment. Approval will allow the Applicant to add to the City's housing supply, bring residents to a highly walkable and transit-oriented area of the City, and move forward with the conversion of an aging office building.



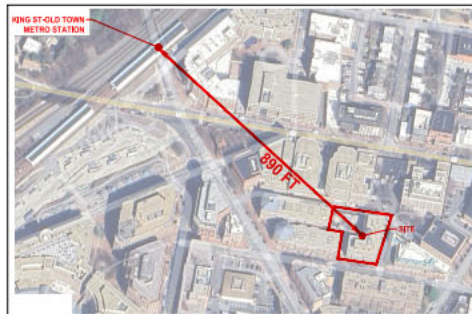
LEGEND

DESCRIPTION	EXISTING
CURB & OUTER	---
CD-2	---
TRANSITION FROM CD-6 TO CD-6R	---
SANITARY SEWER	---
SANITARY LATERAL	---
CLEAN RPT	---
STORM SEWER	---
WATER MAIN	---
FIRE HYDRANT	---
PLUG	---
OVERHEAD WIRES	---
UTILITY POLE	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
GAS MAIN	---
ELECTRICAL TRANSFORMER	---
HANDICAP RAMP (CG-12)	---
GUARDRAIL FENCE	---
TRAFFIC FLOW	---
LIGHT	---
DOOR	---
TREES	---
CONTOURS	---
SPOT ELEVATION	---
DRAINAGE FLOW DIRECTION	---
TOP OF CURB	---
BOTTOM OF CURB	---
TOP OF WALL	---
BOTTOM OF WALL	---
HIGH POINT	---



VICINITY MAP

SCALE: 1"=2000'



PROXIMITY TO METRO MAP - NOT TO SCALE - SOURCE: GOOGLE MAPS 08/19/2025

DEVELOPMENT TEAM INFORMATION

- RECORD OWNER:**
AMERICAN SOCIETY FOR INDUSTRIAL SECURITY
161 CONNECTICUT AVE NW FL 4TH
WASHINGTON, DC 20005
- APPLICANT:**
1625 PRINCE STREET LLC
1007 KING ST, SUITE 2
ALEXANDRIA, VA 22314
ATTN: COLIN THOMAS
- CIVIL ENGINEER:**
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22040
ATTN: TRAVIS F. BROWN, P.E.
- LAND USE ATTORNEY:**
WALSH, COLLOCCI, LUBRELEY & WALSH, P.C.
2200 CLARENDON BLVD, SUITE 1100
ARLINGTON, VA 22204
ATTN: ROBERT D. BRANT
- ARCHITECT:**
WINSTANLEY ARCHITECTS + PLANNERS
107 WEST STREET
ALEXANDRIA, VA 22314
ATTN: HARRISON BLAIR

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS PROVIDED ON THIS PLAN ARE FROM CITY OF ALEXANDRIA RECORDS AND GIS INFORMATION AND ARE CONSIDERED APPROXIMATE IN NATURE.

FLOODPLAIN NOTE

THE SITE IS LOCATED ENTIRELY WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, RFE 15.6').

WALTER L. PHILLIPS, INC.
INCORPORATED
Engineers • Surveyors • Planners • Landscape Architects • Architects
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22040
(703) 524-1813 Fax (703) 532-1501 www.wlphillips.com

DATE: 08/19/2025
SCALE: 1"=20'



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

1625 PRINCE ST

SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

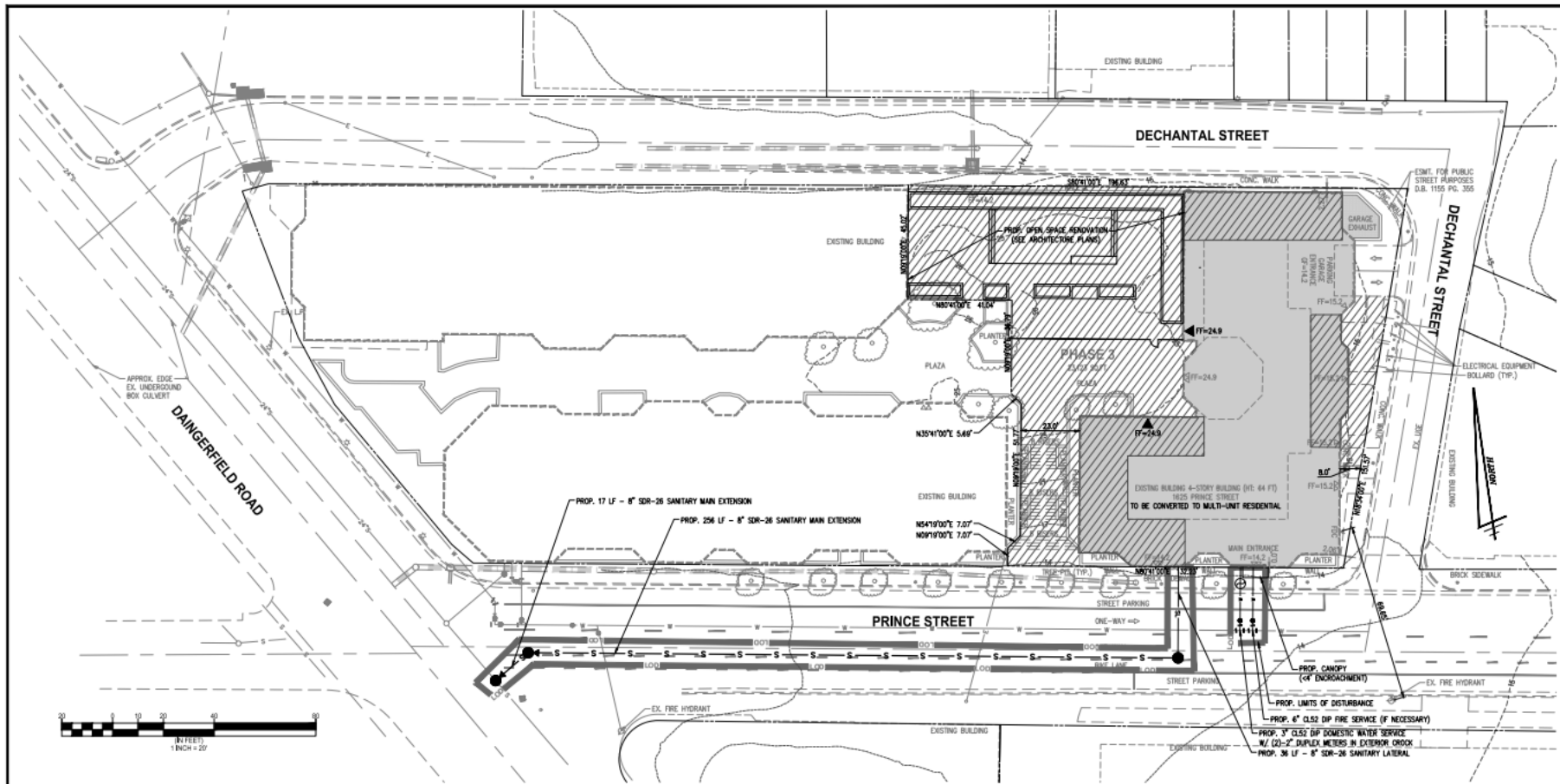
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET: C-0301



ZONING TABULATIONS

ZONING:		EXISTING/PROPOSED ZONE: OCH
MASTER PLAN:		KING STREET METRO/EISENHOWER AVE/KING STREET RETAIL STRATEGY
SITE AREA (SQ. FT./ACRES):		0.5308 AC OR 23,123 SF
USE:		EXISTING: OFFICE
		PROPOSED: MULTI-UNIT DWELLING
		PERMITTED/REQUIRED
ZONE	OCB	PROPOSED
FAR	2.0 (RESIDENTIAL WITHIN 1000 FT OF METRO)	1.91 (44,064/23,123)
DENSITY	N/A	84.8 UNITS/ACRE (45 UNITS)
GROSS FLOOR AREA (SF)	N/A	50,518 SF
FLOOR AREA (SF)	46,246 SF MAX	44,064 SF
LOT AREA (SF)	N/A	23,123 SF OR 0.5308 AC
SETBACKS (FT)		
FRONT (DECHANTAL NORTH)	CONSISTENT WITH BLOCK FACE OR 20 FT MAX	2.27 FT (GENERALLY CONSISTENT WITH BLOCK FACE)
FRONT (DECHANTAL EAST)	CONSISTENT WITH BLOCK FACE OR 20 FT MAX	2.06 FT (GENERALLY CONSISTENT WITH BLOCK FACE)
FRONT (PRINCE STREET)	CONSISTENT WITH BLOCK FACE OR 20 FT MAX	0.0 FT (GENERALLY CONSISTENT WITH BLOCK FACE)
REAR	1:2, 32 FT MIN. FOR 64 FT BUILDING HEIGHT	±23.0 FT (MODIFICATION REQUESTED)
REAR	1:12 MIN. 8 FT	N/A
FRONTAGE	N/A	106.63 FT
OPEN SPACE (SF)	35% (8,094 SF)	±50.2% (±11,000 SF)
GROUND LEVEL	-	±2.6% (±600 SF)
ABOVE GROUND	-	±47.8% (±11,000 SF)
TREE CANOPY (SF)	25% (5,781 SF)	±5.4% (1250 SF) (MODIFICATION REQUESTED)
HEIGHT (FT)	100 FT	64.0 FT
AVERAGE FINISHED GRADE	N/A	14.19 FT
PARKING TABULATIONS	41 - 48 SPACES	15 SPACES (SUP REQUESTED)

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CO-4 TO CO-2	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUS	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	OPEN SPACE	

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	HANDICAP RAMP (CO-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	TOP OF WALL	
	BOTTOM OF CURB	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	

FLOODPLAIN NOTE

THE SITE IS LOCATED ENTIRELY WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE, BFE ±15.6'). THE RESIDENTIAL USE WILL EXCLUDE THE BOTTOM FLOOR LEVEL, AND ALL NON-EXEMPT RESIDENTIAL USES WILL BE AT LEAST 1'0" ABOVE THE BFE.

EXISTING CONDITIONS NOTE

EXISTING CONDITIONS PROVIDED ON THIS PLAN ARE FROM CITY OF ALEXANDRIA RECORDS AND IS INFORMATION AND ARE CONSIDERED APPROXIMATE IN NATURE.

UNIT MIX

THE FOLLOWING DEVELOPMENT TABULATIONS ARE SUBJECT TO ADJUSTMENT AS DESIGN PROGRESSES.

1-BEDROOM	31
2-BEDROOM	14
TOTAL	45

PROJECT DESCRIPTION NARRATIVE

THIS PROJECT IS FOR THE RENOVATION OF AN EXISTING BUILDING TO CONVERT IT FROM OFFICE TO MULTI-UNIT RESIDENTIAL.

SPECIAL USE PERMITS/ZONING MODIFICATIONS

- SPECIAL USE PERMIT FOR A PARKING REDUCTION.
- MODIFICATION TO MINIMUM TREE CANOPY COVERAGE REQUIREMENT.
- MODIFICATION TO SIDE YARD SETBACK.

PARKING TABULATIONS

REQUIRED PARKING:

MULTIFAMILY: 0.8 SP/BEEDROOM X 59 BEDROOMS = 47.2 SPACES

15% REDUCTION TOTAL (ANALYSE ABOVE 90 FOUR (4) OR MORE BUS ROUTES) = 7.08 SPACE REDUCTION

TOTAL SPACES REQUIRED:

41 SPACES

PARKING PROVIDED:

TOTAL PARKING PROVIDED = 15 SPACES (GARAGE/GROUND LEVEL)

LOADINGS REQUIRED: N/A

LOADINGS PROVIDED: N/A

WALTER L. PHILLIPS INCORPORATED
 Engineers • Surveyors • Planners • Landscape Architects • Architects
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 554-1833 Fax (703) 552-1551 www.WLPINC.com

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

1625 PRINCE ST

SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

SPECIAL USE PERMIT SITE PLAN

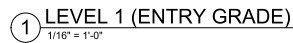
APPROVED
SPECIAL USE PERMIT NO.
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
 DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



Level 1 Area is a combination of:

- 1) Enclosed, conditioned space: 4,801 SF
- 2) An allocation of 14 parking spaces @ 500 sf per space: 7,000 SF

ARCHITECT'S
SEAL

[illegible]

PROJECT NO: 25 - 09
DRAWN BY: HB
CHECKED BY: LJH

KEY PLAN



Level 1 Area is a combination of:

- 1) Enclosed, conditioned space: 5,881 GSF
- 2) An allocation of 14 parking spaces @ 500 sf per space: 7,000 GSF

Level 1 Area is a combination of:

- 1) Enclosed, conditioned space: 5,881 GSF
- 2) An allocation of 14 parking spaces @ 500 sf per space: 7,000 GSF

NOT FOR CONSTRUCTION

SHEET TITLE:
BAR PLANS

SHEET NUMBER: _____

-005

nal drawing is 24" x 36". Scale entities accordingly if reduced.

