

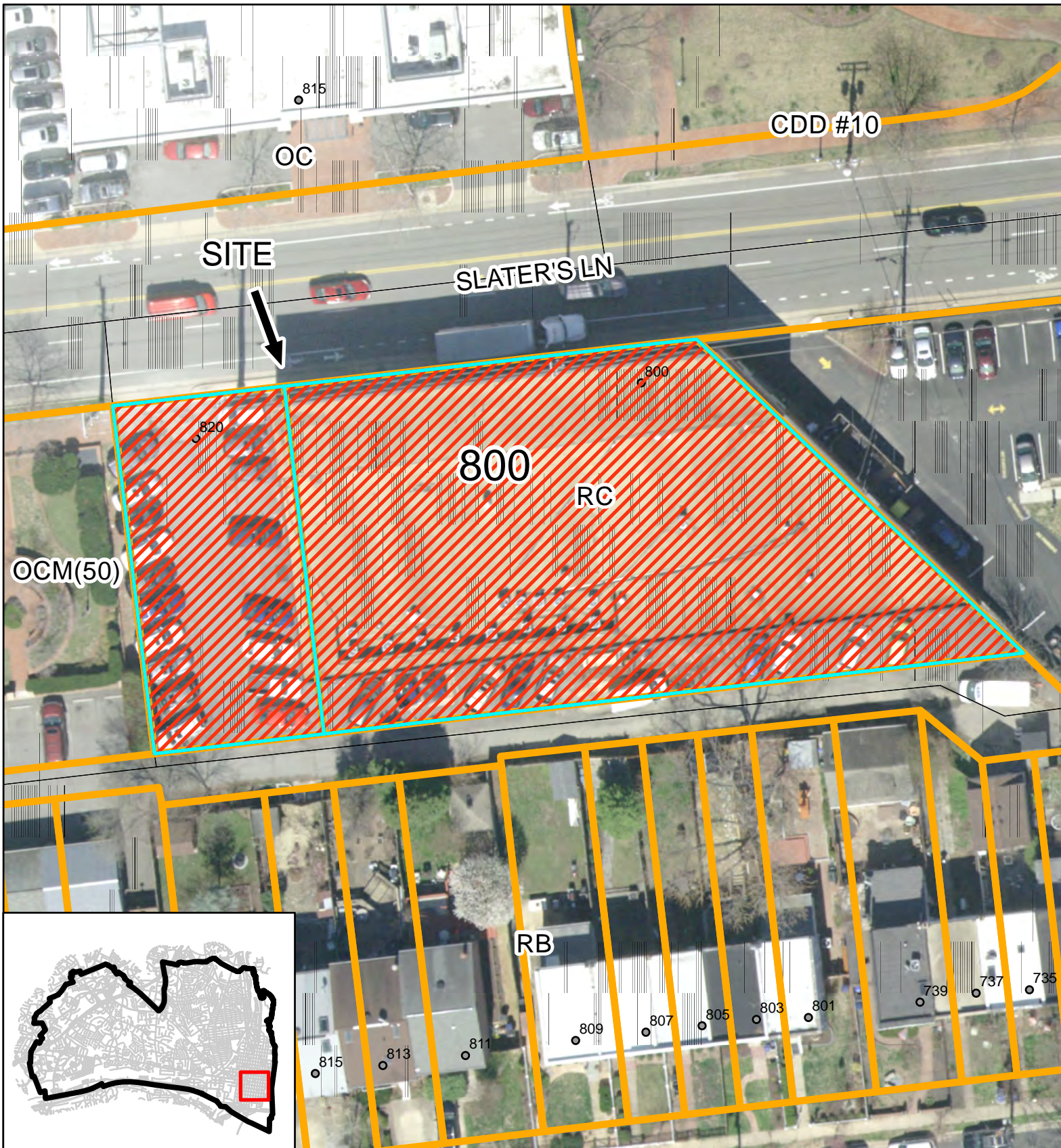


DOCKET ITEM #2
Special Use Permit #2023-00052
800-824 Slaters Lane
(Parcel Address: 800 Slaters Lane)

Application	General Data	
Public hearing and consideration of a request for Special Use Permit for a private commercial school	Planning Commission Hearing:	September 5, 2023
	City Council Hearing:	September 23, 2023
Address: 800-824 Slaters Lane (parcel address 800 Slaters Lane)	Zone:	RC/High density apartment
Applicant: Suzanne Bethel	Small Area Plan:	Northeast

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: Mavis Stanfield mavis.stanfield@alexandriava.gov
Ann Horowitz ann.horowitz@alexandriava.gov



SUP#2023-00052
800 Slaters Ln (800 and 820 Slaters Ln)



0 15 30 60 Feet
2

I. DISCUSSION

The applicant, Suzanne Bethel, on behalf of the Art League, requests Special Use Permit approval to operate a private commercial school.

SITE DESCRIPTION

The subject property is three lots of record with 180 feet of frontage on Slaters Lane, 102 feet of depth and a total lot area of 22,463 square feet. Two lots of record are primarily comprised of the building (800 Slaters Lane) and a parking lot with nine spaces and the other lot of record is a seven-space parking area (820 Slaters Lane).

The building on the property is 16,508 square feet in size and consists of a one-story space with a partial second story. The parking lot is located on west and south sides of the building. The south side of the building is adjacent to a public alley that extends from the eastern property line to Portner Road to the west. The project site is located the south side of Slaters Lane between Route 1 to the west and the George Washington Memorial Parkway to the east. Railroad tracks, offices and retail are north of the site, residential condominiums are to the west, townhouses are located to the south and apartments are located to the east. Overall, the neighborhood is a compilation of residential developments with some office and retail uses along the Slaters Lane corridor.



Figure 1: Northern Façade of the Property

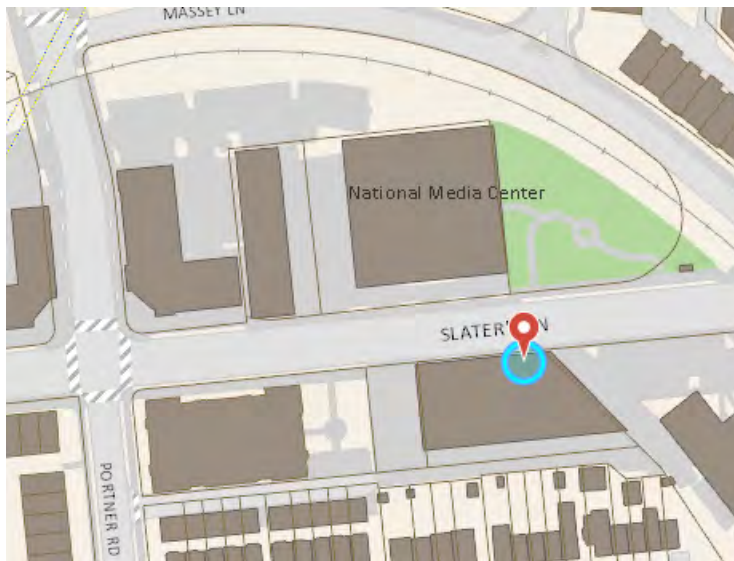


Figure 2: Site Context

The building types in the area are a mixture of townhomes, multifamily buildings, retail shops, and offices. The placement of these buildings on their sites is indicative of their use: townhomes are set back from the street with small front yards, multifamily and office buildings are located closer to the street with pockets of landscaping to soften a building's facade and provide visual interest, while the retail shops are closest to the street with areas for outside seating, providing opportunities for social interaction.

BACKGROUND

Tax records indicate that the building was constructed in 1951 and permit records reflect that the building was used as a laboratory and a warehouse before the Nordic Press print shop began operating in 1996. Another printing company occupied the space after Nordic Press left the property and was in operation until 2021. The building is currently vacant.

The property was rezoned to the CSL/Commercial service low zone in 1992. On October 15, 2005, the property was approved for a 28-unit residential unit building. City Council approved MPA#2005-0004 to amend the Master Plan to change the land use designation from CSL to RC/High density apartment, and concurrently approved REZ#2005-0006 to change the land use designation from CSL to RC with proffers. Development Special Permit DSP#2005-0002 was approved at the same to allow construction of a 28-unit residential condominium building, which was never constructed.

On November 16, 2013, City Council approved a Rezoning/Map Amendment (REZ#2013-0004) and Development Special Use Permit with Site Plan modifications (DSUP#2012-0031), to construct an approximately 56,686 square foot multifamily residential building with 33 dwelling units. This structure was never constructed and the DSUP expired.

On August 15, 2022, a complaint was received regarding grass and weeds growing along the sidewalk along Slaters Lane. The property owner promptly removed the overgrowth, and the violation was closed.

PROPOSAL

The Art League, Inc. was established in 1954 and is a 501(c)(3) charitable and educational nonprofit organization. Applicant Suzanne Bethel, on behalf of The Art League, proposes to move the private commercial school from the Montgomery Center's Madison Annex at 808 N. Fairfax Street to the subject property. The Art League's offices, a few classrooms, and art supply shop will remain at the Torpedo Factory Art Center. At 800 Slaters Lane, the applicant would provide classroom education and workshops in the fine arts and outreach programs for the local community. Students of all ages and skill levels would be offered courses such as drawing, painting, watercolor painting, fiber art, ceramics, sculpture, printmaking, photography, jewelry making, clay animation, silk screening, and stained glass. With an enrollment of almost 7,000 students per year, The Art League proposes to establish up to 17 studios for education opportunities within the existing building at 800 Slaters Lane (Figure 3). An estimated average of 40 people would be in the building at any one time. The Art League would operate from 9:30 a.m. until 10 p.m. daily, with approximately 20 employees. Five bicycle parking spaces would be added on the north side of the trash enclosure.

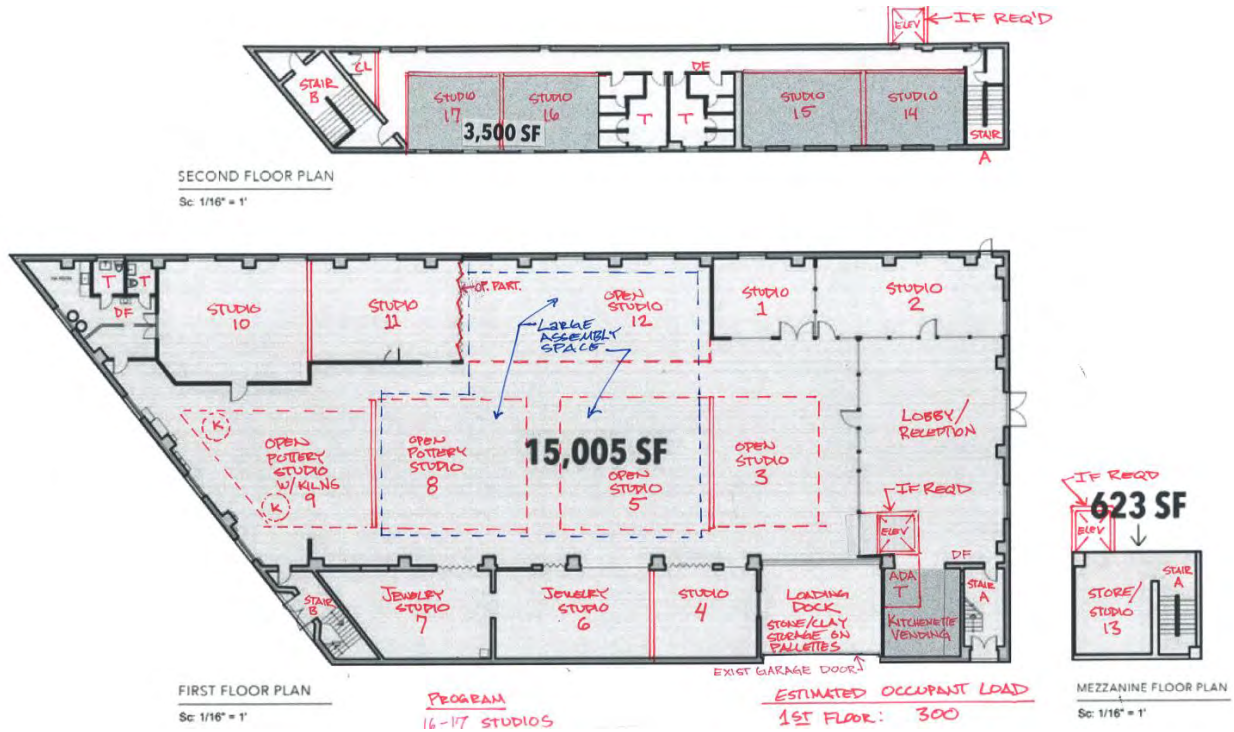


Figure 3: Floorplan

PARKING

Pursuant to Section 8-200 (A)(16)(a) of the Zoning Ordinance, a private commercial school use located within the City's Enhanced Transit Area is required to provide a minimum of 0.25 spaces and a maximum of 3.0 spaces per 1,000 square feet of gross floor area. The proposed private commercial school contains 16,508 square feet of floor area. Therefore, the minimum parking requirement is five spaces, and the maximum parking requirement is 51 spaces, when rounded up. As the applicant is proposing 16 parking spaces, the parking requirements are met.

ZONING/MASTER PLAN DESIGNATION

As noted in the background of this report, the Northeast Small Area Plan was amended in 2005 to change the zone from CSL, Commercial service low, to RC/High density apartment, to allow the construction of a residential condominium building. The RC zone also permits private commercial schools with special use permit approval. When the master plan language was amended, the intent was to encourage a use more consistent with surrounding commercial and residential uses as the property had historically been occupied with industrial uses. The private commercial school use is consistent with this goal as it is a use often found adjacent to residential uses. Further, had the property remained CSL, Commercial service low, the private commercial school would have been permitted by right.

The property is located in the Old and Historic Alexandria Historic District. As such, any exterior changes will require Board of Architectural Review (BAR) approval.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate the private commercial school use. This property is an opportunity to keep a revered cultural establishment within the City limits and one proven to harmonize within its surrounding community. As proposed, this use would activate a long vacant building and its approval would maintain unique educational experiences for the immediate and broader community.

With an average occupancy of 40 people, the use is not expected to overwhelm the local street system or to adversely impact nearby residential properties. Further, more than adequate parking is available on-site. In addition to standard conditions that encourage public transportation, including Conditions #9 and #10 which encourage the use of public transportation, it is noted that the Braddock Road Metro is a 15-minute walk from the property.

During the analysis, staff noticed that the parking lot required attention to improve traffic flow, restripe parking spaces, and resurface the lot. The applicant responded to a T&ES request to place seven parallel parking spaces on the south side of the property to avoid use of the public alley and provided a revised plan. Condition #6 requires the applicant to implement that plan, including restriping and resurfacing the parking lot, which the property owner intends to do, according to the applicant. Additionally, Condition #7 requires that the applicant post a sign at the southwest corner of the building to ensure that the public alley remains accessible. With these improvements, including the resurfacing and restriping of the parking lot, staff's safety and aesthetic concerns would be addressed.

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. 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 at least once a day and at the close of business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
3. Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)

4. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES)
5. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
6. The applicant shall implement the parking area plan it submitted on August 17, 2023, which includes resurfacing and restriping the parking lot prior to the Certificate of Occupancy. (T&ES)
7. The applicant shall provide signage stating, "Do Not Block Alley" and install it at the southwest corner of the site and on the face of the building adjacent to the parallel parking stalls. (T&ES)
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. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)g
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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
11. 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: Tony LaColla, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Mavis Stanfield, 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 (T&ES):

Findings:

1. SWM, Resource Recovery, have no comments.
2. Recommend applicant contact the AlexRenew Pretreatment team for proper waste management if classes will result in chemical discharge/waste into sanitary system. Contact information is Allison Deines, Interim Chief water Quality Officer, email: Allison.deines@alexrenew.com, phone: 703-721-3500, ext. 2225.

Code Requirements:

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)
2. 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)
3. 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)

Conditions:

1. 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 at least once a day and at the close of business, and more often, if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
2. Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)

3. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES)
4. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
5. Resurface and restripe the parking lot prior to the first Certificate of Occupancy. (T&ES)
6. Convert the angled parking spaces to parallel. (T&ES)
7. Provide signage stating, "DO NOT BLOCK ALLEY" and install it at the southwest corner of the site and on the face of the building adjacent to the parallel parking stalls. (T&ES)
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. The business shall contact Go Alex at goalex@alexandriava.gov 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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

Code Enforcement:

- C-1 The Art League. The Art League definition is a multifaceted visual arts organization that meets its mission through its gallery, fine art school, art supply store, and arts-outreach programs. The Art League offers exhibit opportunities for artists through its gallery. Normally an art league space shall be classified as A3 occupancy based on the Virginia Construction Code (VCC) Chapter 3, Per 303.4, Assembly Group A-3. Group A-3 occupancy includes assembly uses intended for worship, recreation, or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Art galleries Per VCC sec. 304.1, the following uses could be defined as B occupancy: a. Educational occupancies for students above the 12th grade or b. training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics, and similar uses regardless of the ages served, and where not classified as a Group A occupancy). In order to classify as B occupancy use for the proposed space, the aggregate accessory occupancies, such as those used for Art shows, art observation, breakrooms, and meetings, shall not occupy more than 10% of the area of the story in which they are located.

Fire:

- C-1 A fire prevention permit is required for this new use and total occupant load. Applicant shall submit a fire prevention permit application that will result in an inspection by the Fire Marshal's office. Application can be accessed online at: www.alexandriava.gov/fire-department/the-fire-marshals-office.
- C-2 This use may require a manual fire alarm system.
- C-3 Will need fire prevention permit for any hot work, torches, open flame and any paints or materials that are classified as flammable or combustible; also if any compressed gases are used or stored on site.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2023-00052

PROPERTY LOCATION: 800-824 Slaters Lane Alexandria, VA 22314

TAX MAP REFERENCE: 044.02-02-06 **ZONE:** RC

APPLICANT:

Name: Suzanne Bethel, Executive Director The Art League 105 North Union Street Alexandria, VA 22314

Address: 800-824 Slaters Lane Alexandria, VA 22314

PROPOSED USE: Private commercial school (per Zoning Code Section 3-903)

- ☒ 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.

Suzanne Bethel

Print Name of Applicant or Agent

105 North Union Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Suzanne Bethel

Signature

6/12/2023

Date

703-549-5450 x11

Telephone #

Fax #

suzanneb@theartleague.org

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 800-824 Slaters Lane Alexandria, VA 22314, I hereby
 (Property Address)

grant the applicant authorization to apply for the private commercial school use as
 (use)

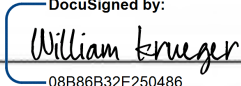
described in this application.

Name: William Krueger /
CIAM Slaters, LLC Owner Rep

Phone 202-464-6319

Please Print
 Address: 5290 Shawnee Rd, Suite 300 Alexandria, VA 22312

Email: wkrueger@nicholasdevelopment.com

Signature: 
 08B86B32E250486...

Date: 6/27/2023

- 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.

The Art League, Inc. is a 501(c)(3) charitable and educational nonprofit organization
located at 105 North Union Street Alexandria, VA 22314, and has no owner.

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. See uploaded 'Board of Directors' document.		
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 800-824 Slaters Lane 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. William Krueger / CIAM Slaters, LLC	5290 Shawnee Rd, Suite 300 Alexandria, VA 22312	100
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. 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.

8/12/2023

Date

Michael Detomo, RA Cole & Denny Architects

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

☐ **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.)

The Art League provides gallery exhibits and work spaces for artists, offers classroom education and workshops in the fine arts, and provides outreach programs for the local community. Students of all ages and skill levels are able to take courses in drawing, painting, watercolor painting, fiber art, ceramics, sculpture, printmaking, photography, jewelry making, clay animation, silk screening, stained glass, and more. With an enrollment of almost 7,000 students per year, The Art League intends to establish 11 enclosed and 5 open studio spaces for artists and education opportunities in the existing building located at 800 Slaters Lane.

The previous tenant was a "Print Shop". Per VCC 304.1, "Print Shops" are included in the B (Business) Use & Occupancy Classification. Also per VCC 304.1, "Training and Skill Development not in a School" is also B (Business) Use & Occupancy Classification. There is no change in the Use & Occupancy Classification of the building.

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).

The approximate number of occupants at any one time is 382.

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

At any one time, there will be approximately 20 staff.

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

Day: Monday - Friday	Hours: 10AM - 6PM
Saturday	10AM - 5PM
Sunday	12PM - 6PM

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

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

Mechanical equipment is not expected to generate noise. Patrons are not expected to generate noise other than regular interior classroom sounds.

- B. How will the noise be controlled?

Classes will be held inside the building.

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

There are no anticipated exterior odors.

- 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)
Trash and recycling will consist of art refuse and will be contracted and collected by a private commercial company.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Approximately 3 bags of trash will be generated per day.
- C. How often will trash be collected?
Trash collection will take place twice weekly.
- D. How will you prevent littering on the property, streets and nearby properties?
The Art League has a zero tolerance policy for littering.

- 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:

Hazardous materials that will be used and stored on the property include a 100 LB propane tank to be secured to the wall, and a maximum of 8, 40 CF acetylene tanks.

- 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:

Paints, pigments, varnishes, dyes, clays, glazes, solvents, and mineral spirits will be handled and stored on the property. Sinks where chemical waste may be generated shall be equipped with approved dilution and/or under sink neutralizing device (Type Zurn or equivalent) for automatic dilution prior to discharge to the sanitary line.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Leak sensors and alarms will be provided for the detection of propane and acetylene.

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

19 Standard spaces
 Compact spaces
1 Handicapped accessible spaces.
 Other.

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?

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? 1

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? The existing loading dock is located
on the north side of the building. The entrance for off-street loading is located on the west side of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Hours of loading/unloading operations will occur between 10AM and 6PM.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Loading/unloading operations are expected 1-3 times a week.
- 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 building is accessed via the existing parking lot and does not require additional street improvements.

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? N/A square feet.
- 18.** What will the total area occupied by the proposed use be?
16,508 sq. ft. (existing) + N/A sq. ft. (addition if any) = 16,508 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



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☐ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

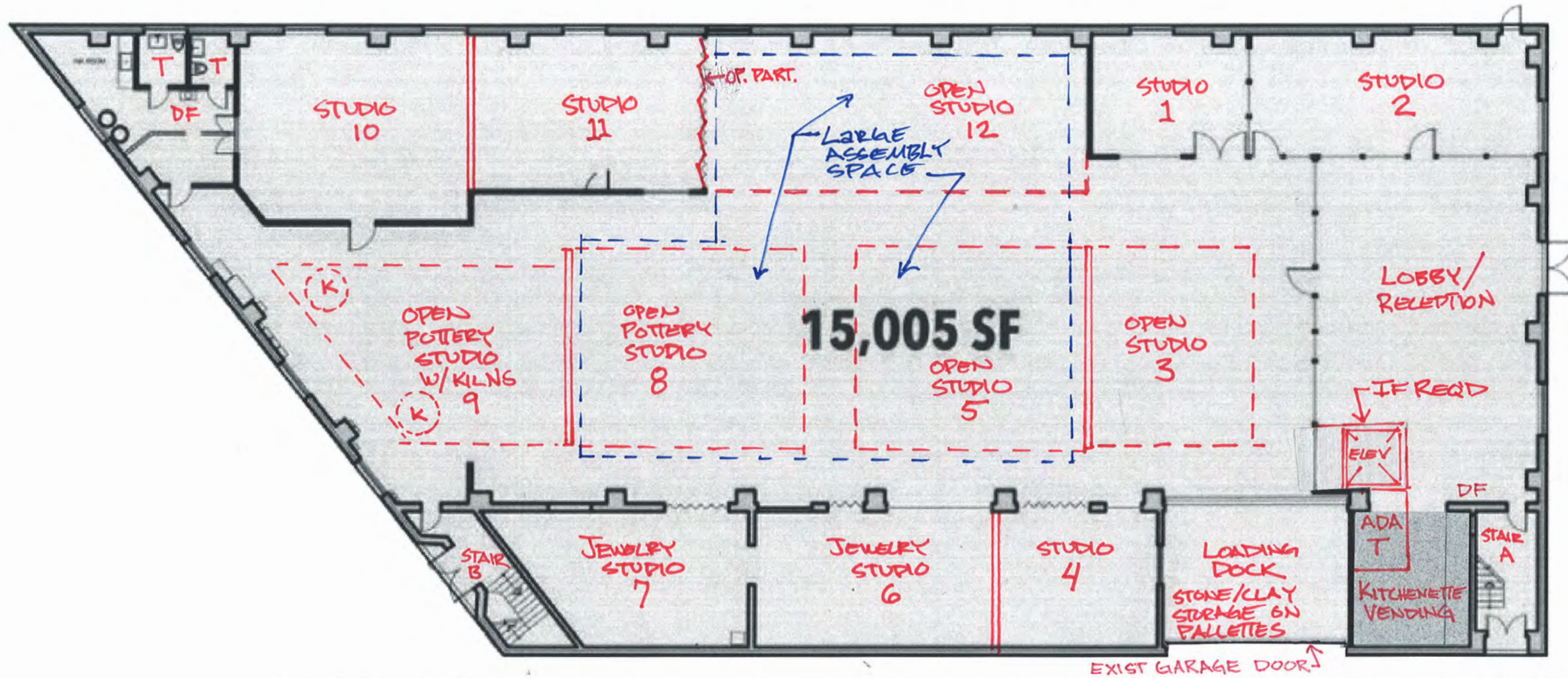
- ☒ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

- ☐ Show subject site, on-site parking area, surrounding buildings, cross streets


$$\text{Sc: } 1/16^{\circ} = 1'$$

PROGRAM

16-17 STUDIOS

1 KITCHENETTE/VENDING (NEW)

1 LOBBY/RECEPTION (EXIST)

* 1 ELEVATOR (NEW W/ 3 STOPS) - IF REQ'D

1 LOADING DOCK (EXIST)

9 REQ'D WATER CLOSETS (10 EXIST & 1 NEW)

1 LARGE ASSEMBLY SPACE

1ST FLOOR: 300
MEZZANINE: 12
2ND FLOOR: 70
RD TOTAL: 382

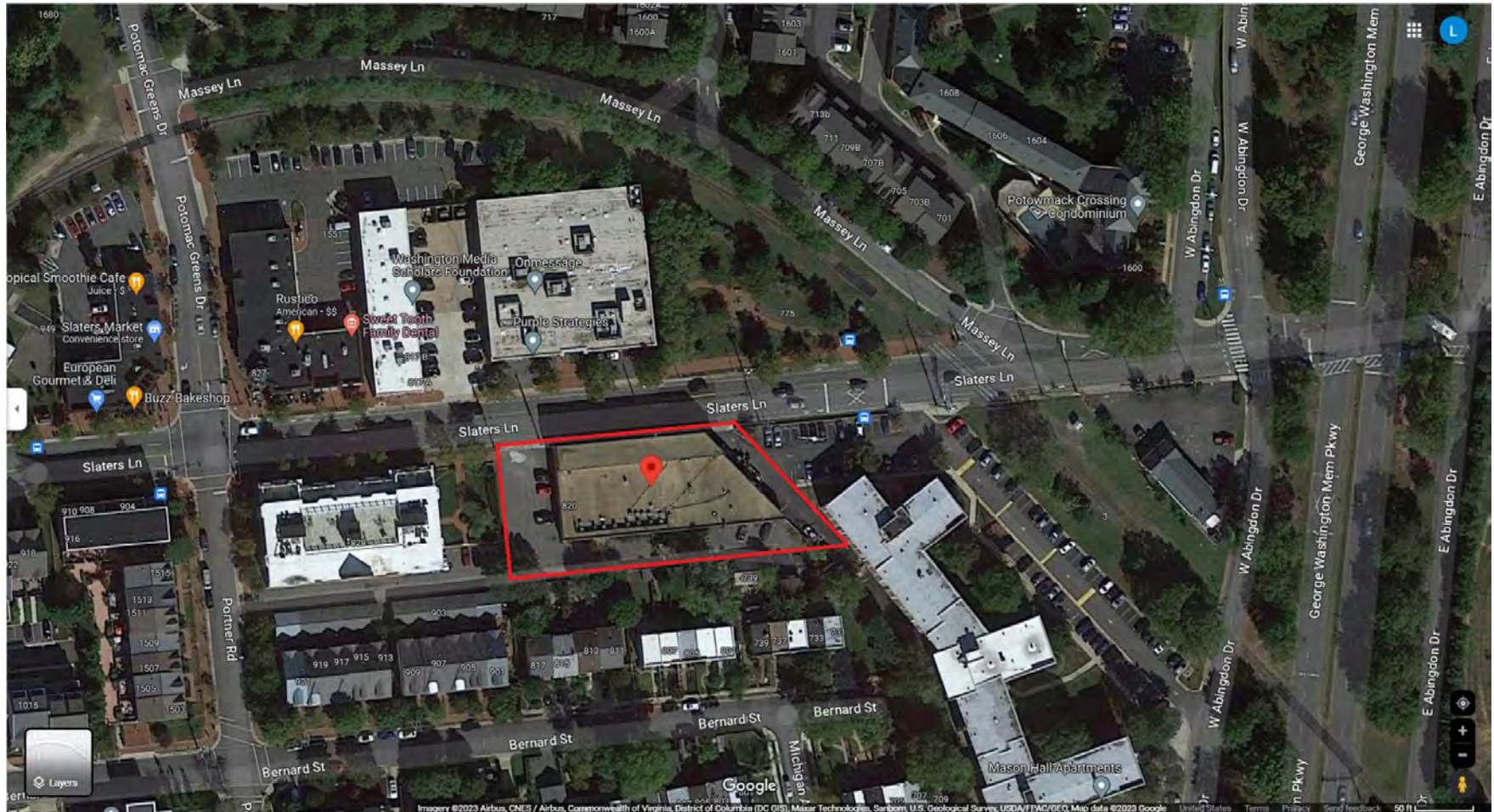


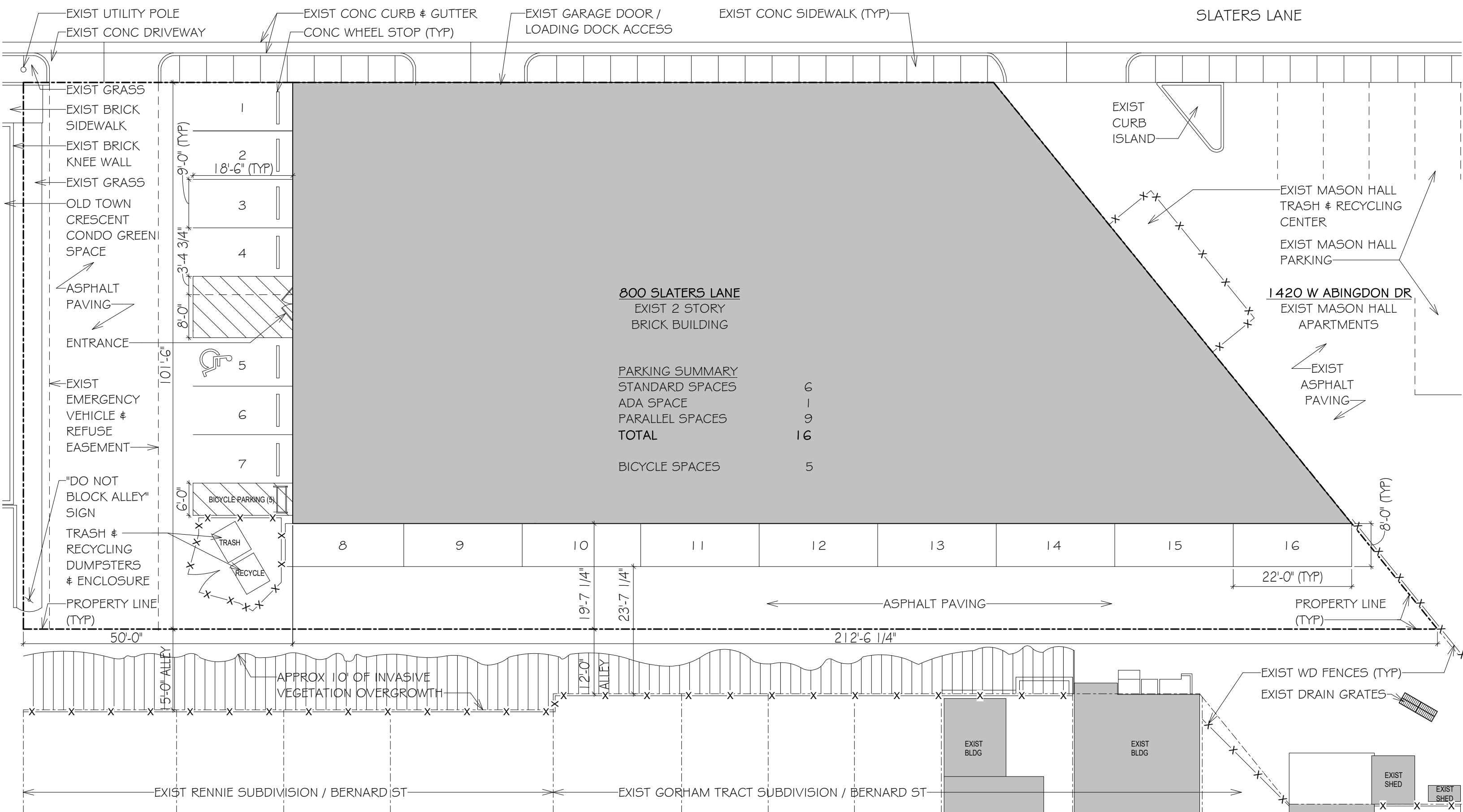
Sc: $1/16'' = 1'$

NOT FOR CONSTRUCTION
Cole & Denny Incorporated

SUP2023-00052

800 Slaters Lane





Cole&DennyArchitects

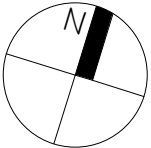
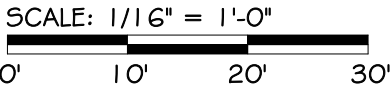
333 North Fairfax Street
Alexandria, VA 22314

703.684.5994
coleanddenny.com

Parking Plan - 800 Slaters Lane

The Art League
SUP2023-00052

800 Slaters Lane
Alexandria, VA 22314



SK-01

23008

DATE: 8/17/2023

From: Mike Detomo <mdetomo@coleanddenny.com>
Sent: Thursday, August 3, 2023 2:58 PM
To: Mavis E Stanfield <mavis.stanfield@alexandriava.gov>
Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>
Subject: Re: Questions

Mavis,

I checked with Suzanne, and The Art League just confirmed that they have evening classes from 7 to 10 pm. She stated their operating hours are 9:30 am to 10 pm. Please update the SUP.

The estimated occupant load based on the concept floor plan is 382. That number will change slightly based on the final building permit drawings.

The area listed on The Art League's proposed lease is 16,508 SF. The area on the concept sketch is 19,128 SF. The landlord has stated the area given on the plan they provided for the background of the concept sketch is incorrect. We will be surveying and measuring the building after the SUP to verify the exact area of the building.

Mike

Michael Detomo, RA
Principal

Cole&DennyArchitects

333 N. Fairfax St.
Alexandria, VA 22314

703.684.5994 x323
coleanddenny.com

We are excited to have the Art League come to our neighborhood and think this is an excellent use of this space. We will share the information with our membership and let you know of any questions or dissenting views.

Mary Jane Kramer VP NECA on behalf of Rick Cooper President, NECA