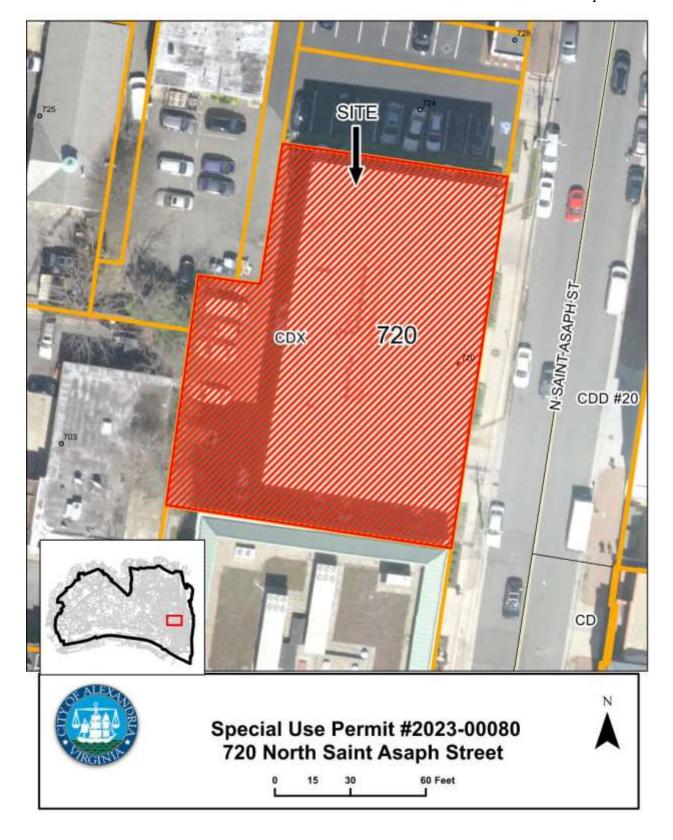


DOCKET ITEM # 5 Special Use Permit #2023-00080 720 North Saint Asaph Street

Application	General Data	
Public Hearing and consideration of	Planning Commission	December 5, 2023
a request for Special Use Permits	Hearing:	
for a parking reduction and for an	City Council	December 16, 2023
increase in commercial Floor Area	Hearing:	
Ratio (FAR) up to 2.5 with yard		
modifications.		
Address:	Zone:	CD-X/Commercial Downtown
720 North Saint Asaph Street		Zone (Old Town North)
Applicant: 720 St. Asaph Partners,	Small Area Plan:	Old Town North
LLC represented by M. Catharine		
Puskar, attorney		

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: Sam Shelby, sam.shelby@alexandriava.gov



I. DISCUSSION

The applicant, 720 St. Asaph Partners, LLC, represented by M. Catharine Puskar, attorney, requests Special Use Permit approval for a parking reduction and commercial floor area ratio (FAR) up to 2.5 with yard modifications to add 12 dwelling units to an existing commercial building located at 720 North Saint Asaph Street.

SITE DESCRIPTION

The subject property is one lot of record with 148.81 feet of frontage along North Saint Asaph Street. Its lot size is 15,688 square feet. A four-story commercial building occupies the subject property with a net floor area of 31,515 square feet. A mix of commercial and residential uses surround the subject property.



Figure 1 - Subject property

BACKGROUND

On September 28, 1965, the Board of Zoning Appeals granted a variance which reduced the offstreet parking requirement from 48 to 34 spaces for the proposed commercial use. On September 22, 1966, Planning Commission approved Site Plan #1965-00086 which authorized construction of the existing commercial building. At the time of these approvals, the property was zoned C-2/Commercial.

PROPOSAL

The applicant proposes conversion of the upper floors from commercial to residential. 12 dwelling units would be provided. On the ground floor, the applicant proposes conversion of some of the existing off-street parking spaces to commercial tenant space. 11 off-street parking spaces would

be eliminated to accommodate the commercial space and ground-level open space. The applicant also proposes the addition of rooftop open space and changes to the building's façade. The applicant requests SUP approval, with yard modifications, for a parking reduction and to allow a commercial FAR up to 2.5 to allow for the proposed conversion.

PARKING

Zoning Ordinance section 8-200(A)(2(a)(ii) requires one off-street parking space per bedroom for multifamily dwellings outside the metro walkshed (the subject property is about 150 feet outside of it). Three of the applicant's proposed units have each have three bedrooms. The third bedrooms in these units do not have to be included in the total required parking calculation pursuant to 8-200(A)(2)(b)(iv.). The parking requirement is reduced by 25 percent because the subject property is within the one-half mile Bus Rapid Transit walkshed, within one-quarter mile of four or more active bus routes, and has a walkability index score of at least 90. The final parking requirement is 0.75 spaces per bedroom. Given that the applicant proposes 27 total bedrooms, 18 off-street parking spaces would be required for the proposed residential use. The ground floor commercial has no minimum off-street parking requirement pursuant to section 8-100(9). The maximum parking permitted for the proposed commercial space would be 10 spaces. The commercial space would also require a single loading space. Overall, the applicant's proposal would require a minimum of 18 and a maximum of 31 off-street parking spaces.

The subject property currently has 34 off-street parking spaces, all of which are compact. The applicant would retain 23 of these spaces. 13 spaces would be provided for the proposed residential use and the remaining 10 would be provided for the proposed commercial use. The applicant requests a five-space parking reduction for the proposed residential use pursuant to 8-100(A)(4). With the parking reduction request, the applicant also requests approval for all the off-street spaces to be compact and for reduction of the off-street loading space requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CD-X/Commercial Downtown (Old Town North). The CD-X zone permits a maximum floor area ratio (FAR) of 1.25 for residential uses and a maximum FAR of up to 1.5 for nonresidential uses. The CD-X zone also allows for FAR to be increased up to 2.5 with SUP approval. The existing building provides 31,515 square feet of net floor area (2.0 FAR). All the existing floor area is nonresidential. With the proposed renovations 19,610 square feet (1.25 FAR) of residential floor area and 6,005 square feet of nonresidential floor area (0.38 FAR) would be provided. The total proposed FAR would be 1.63, exceeding the maximum of 1.5 permitted byright in the CD-X zone. As such, the applicant has requested SUP approval for up to 2.5 FAR.

The applicant's proposed addition of residential uses to the building also requires compliance with the CD-X zone's bulk and open space requirements. The existing building is not subject to bulk or open space requirements because it's used commercially. The CD-X zone exempts commercial uses from bulk and open space requirements.

The CD-X zone requires multifamily dwellings to provide 25 percent of the total lot size as open space. Pursuant to section 4-606(A)(2)(b), this space may be located in "...areas fully open to the sky which are not at ground level..." The CD-X zone would require the subject property to provide

3,922 square feet of open space. The applicant proposes 3,922 square feet of open space in compliance with the open space requirement. The open space would be located primarily on the building's roof. 702 square feet of ground level open space would be provided. The applicant proposes balconies which would serve as outdoor space for residents. This space cannot be counted as open space, however, because they would not be "...areas fully open to the sky..."

The CD-X zone also requires multifamily dwellings to provide a front yard of 20 feet, two side yards and a rear yard all based on height-to-setback ratios of 1:2 and each with a minimum depth of 16 feet. The existing building provides a front yard of two feet, north and south side yards of 10.6 feet each, and a rear yard of 17.6 feet. To accommodate the conversion, although no expansion to the building's footprint is proposed, the applicant requests modifications from the CD-X zone's front, side, and rear yard requirements.

The subject property is located within the Old and Historic Alexandria district. As such, any exterior alterations would require approval by the Board of Architectural Review.

The Old Town North Small Area Plan (SAP) identifies the subject property as part of the area's "mixed-use core." As such, the proposed mixed-use of the building would be consistent with the SAP.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to convert the upper floors of the existing buildings from nonresidential to residential uses and recommends approval of both the SUP for increased FAR and for the parking reduction. Staff also supports the requested yard modifications. The applicant's proposal would be consistent with the Old Town North SAP which encourages "...uses that generate the daytime and nighttime population essential to keeping Old Town North active, vibrant, and enjoyable."

Staff does not anticipate neighborhood impacts with the applicant's proposal. The residential use of the upper floors would not cause increased traffic nor noise impacts. Conversion of the existing off-street parking spaces to commercial space would increase the site's consistency with the Old Town North SAP by activating the ground floor. It would be infeasible for the applicant to provide both ground floor commercial space and the parking required for the multifamily use of the upper floors. As such, the parking reduction request is reasonable. Additionally, the subject property is located in an amenity-rich neighborhood with easy walking access to grocery stores, restaurants, and parks. Further, the subject property has excellent transit access as it is just over a half mile from the Braddock Road Metro station and less than a half mile from the Metroway bus rapid transit line. It's also surrounded by multiple bus stops and routes provided by both DASH and WMATA. The applicant's proposal also includes closure of one of the site's existing curb cuts, increasing the number of on-street parking spaces along North Saint Asaph Street.

The applicant's SUP request for additional floor area is technical in nature as the building would not be physically expanded. Therefore, the SUP request for additional floor area is reasonable and would not have any impact on the surrounding neighborhood.

Staff also supports the applicant's requested yard modifications because they are necessary to allow for residential use of the building. If the modifications were not granted, the building would

have to be demolished and rebuilt to provide front, side, and rear yards in compliance with the CD-X zone's yard requirements for residential uses.

OTHER CONSIDERATIONS

Staff notified the Old Town North Community partnership and the North Old Town Independent Citizens' Association of the request but have not received comments from either organization.

The 2020/21 Housing Contributions Policy Update established a new voluntary monetary contribution policy for commercial to residential building conversions. The contribution to the City's Housing Trust Fund is based on existing floor area proposed to be converted from commercial to residential use. The subject property is converting 19,610 square feet of commercial floor area, as defined by Section 2-145(B), to residential use. The contribution resulting from the proposed conversion totals \$33,141 based on a 2023 contribution rate of \$1.69 per square foot.

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. A minor site plan amendment to Site Plan #1965-00086 is required. (P&Z)
- 2. Prior to the issuance of the Certificate of Occupancy, contribute \$33,141 to the City's Housing Trust Fund. Make out all payments to the City of Alexandria and submit them to the Office of Housing with a cover letter to include the project name, case number, and explanation of the contribution amount, if phased. (Housing)
- 3. Provide bollards to prevent drivers from striking utility transformer (T&ES)

STAFF: Tony LaColla, AICP, Division Chief, Department of Planning and Zoning Sam Shelby, Principal Planner, Department of Planning and Zoning

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

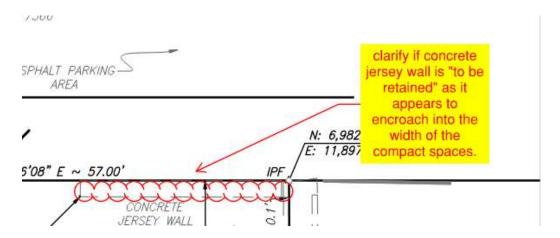
void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

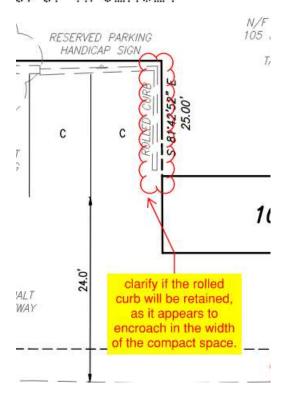
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (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)
- C-2. 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-3 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)
- C-4 Parking spaces shall be striped 90° perpendicular to the y-axis. (Transportation Planning)
- R-1 Ensure extant "one way" and "do not enter" signage is removed. (Transportation Planning)
- R-2 Clarify if the extant bicycle racks beneath the over-hang will be retained. (Transportation Planning)
- R-3 Clarify if the extant jersey barrier will be retained as it appears to encroach into the width of the proposed compact space. (Transportation Planning)



R-4 Provide bollards to prevent drivers from striking the utility box. (Transportation Planning)



R-5 Clarify if rolled-curb is to be retained as it appears to encroach into the width of the proposed compact space. (Transportation Planning)



- R-6 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-7 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-8 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

- R-9 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 & Environmental Services. (T&ES)
- R-10 If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
- R-11 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- F-1 Resource Recovery provided no comments.
- F-2 Staff appreciate the closure of the curb cut along North St. Asaph Street. (Transportation Planning)
- F-3 Based on proximity to Washington St and the airport, OEQ recommends installation of upgraded windows to a higher STC rating than normal or a noise study be conducted to mitigate noise concerns in residential units. (TES/OEQ)
- F-4 OEQ noted a fitness room in SUP narrative and suggests using appropriate sound proofing through design, configuration and appropriate building materials of the fitness room to minimize sounds to any neighboring residential units and to comply with the noise code. (TES/OEQ)

Code Administration:

C-1 A building permit is required.

Fire:

No comments or concerns.

Office of Housing:

R-1 It is noted that the SUP application is proposing to convert 19,610 square feet of existing commercial floor area to residential use. The City's applicable voluntary affordable housing contribution rate for 2023 is provided in the table below. Staff have estimated the contribution to be \$33,141.

Development Category	2023 Voluntary Contribution Rates per (Net) Square Foot
Commercial to Residential Conversion	\$1.69

Health:

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 through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cookchill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Recreation, Parks and Cultural Activities:

R-1 Special Use Permits are required to adhere to the requirements of the City Landscape Guidelines.

Police Department:

No comments received.

Historic Preservation:

C-1 Any exterior alterations require Board of Architectural Review approval.

Historic Alexandria (Archaeology):

No comments.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERM	/IIT #
PROPERTY LOCATION: 720 N. Saint Asa	ph Street
TAX MAP REFERENCE: 054.04-09-07	zone: CDX
APPLICANT:	
Name: 720 St. Asaph Partners, LLC	
Address: 1605 King Street, Suite #3 Alexand	ria, Virginia 22314
PROPOSED USE: SUP for a reduction in required parking space	ses for the multifamily residential use and to permit more than 75% of the
required residential spaces to be compact, with modifications t	o the side and rear yard setbacks and the loading requirement
THE UNDERSIGNED, hereby applies for a Sp Article XI, Section 4-11-500 of the 1992 Zoning	ecial Use Permit in accordance with the provisions of Ordinance of the City of Alexandria, Virginia.
	mission from the property owner, hereby grants and Commission Members to visit, inspect, and ennected with the application.
permission to the City of Alexandria to post pla	rmission from the property owner, hereby grants acard notice on the property for which this application 1404(D)(7) of the 1992 Zoning Ordinance of the City
including all surveys, drawings, etc., required to accurate to the best of their knowledge and be materials, drawings or illustrations submitted representations made to the Director of Plann the applicant unless those materials or representations.	of the information herein provided and specifically to be furnished by the applicant are true, correct and elief. The applicant is hereby notified that any written in support of this application and any specific oral ing and Zoning on this application will be binding on esentations are clearly stated to be non-binding or abject to substantial revision, pursuant to Article XI, linance of the City of Alexandria, Virginia.
M. Catharine Puskar Print Name of Applicant or Agent Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201	McGustare 11-09-2023 Signature 703-528-4700 703-525-3197
	703-528-4700 703-525-3197 Fax #
Mailing/Street Address Arlington, Virginia 22201	cpuskar@thelandlawyers.com
Arlington, Virginia 22201 City and State Zip Code	Email address
Zip douc	Linuii duuloss

Last updated: 11.11.2019

PROP	ERTY OWNER'S AUTHORIZATION See a	attachments	
As the	property owner of		, I hereby
	(Property Address)		
grant t	he applicant authorization to apply for the		use as
	(us	se)	
descri	bed in this application.		
Name		Dhana	
ivame:	Places Print	Phone	
Δddras	Please Print s:	Email:	
Addics	3. <u> </u>		
Signa	ture:	Date:	
3			
	site plan with the parking layout of the propfloor and site plans. The Planning Director request which adequately justifies a waiver. [/] Required floor plan and plot/site plan [] Requesting a waiver. See attached waiver.	may waive requirements for plan so attached.	•
2.	The applicant is the (check one):		
	[] Owner		
	[/] Contract Purchaser		
	[] Lessee or		
	[] Other:	of the subject property.	
unless	the name, address and percent of ownership the entity is a corporation or partnership, in vattached.		
			

720 St. Asaph Partners, LLC 1605 King Street, Suite #3 Alexandria, Virginia 22314

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Authorization to File Application for a Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and Related Requests 720 N. Saint Asaph Street, Tax Map ID 054.04-09-07 (the "Property")

Dear Mr. Moritz:

720 St. Asaph Partners, LLC, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests to permit reduced parking and setback requirements and architectural modifications for the Property.

Very truly yours,

720 ST. ASAPH PARTNERS, LLC

By: _____

Its: Authorized Signer

Date: 08/11/23

{A1166775.DOCX / 1 720 N. Saint Asaph - Avanti Authorization Letter 009485 000017}

13



H. CARTER LAND, III
F. ANDREW CARROLL, III
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC & MD)

524 KING STREET ALEXANDRIA, VA 22314-3104 703-836-1000; Fax: 703-549-3335 WWW.LANDCARROLL.COM

DFH Property Holdings LLC 8 Wythe Street Alexandria, Virginia 22314

Karl Moritz 301 King Street City Hall, Room 2100 Alexandria, Virginia 22314

Re: Consent to File Application for a Special Use Permit, Permit to Demolish, Certificate of Appropriateness,

and Related Requests

720 N. Saint Asaph Street, Tax Map ID 054.04-09-07 (the "Property")

Dear Mr. Moritz:

DFH Property Holdings LLC, as the owner of the above-referenced Property, hereby consents to the filing of an application for a Special Use Permit, Permit to Demolish, Certificate of Appropriateness, and any related applications or requests by 720 St. Asaph Partners, LLC to permit reduced parking and setback requirements and architectural modifications for the Property.

Very truly yours,

By: Duncan Blair, Attorney

CHOLDINGS LLC

Date:

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		
1.720 St. Asaph Partners, LLC	See attached	See attached		
2.				
3.				
interest in the property located at _ unless the entity is a corporation or	partnership, in which case identify east shall include any legal or equitable h is the subject of the application.	ch owner of more than three		
Name	Address	Percent of Ownership		
1.				
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 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 the12-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. 720 St. Asaph Partners, Ll	See attached	See attached		
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.				
08-14-2023 M. Catharine Puskar, Atto	omey/Agent	Signature		
בייייי דייייי דיייייי	4 1141110	Signaturo		

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

interest in the applicant, unless the owner of more than three percent.	address and percent of ownership one entity is a corporation or partnership interest shall in the real property which is the subject of	ership, in which case identify each clude any legal or equitable interest		
Name	Address	Percent of Ownership		
1.				
2.				
3.				
interest in the property located at _ unless the entity is a corporation or	partnership, in which case identify ea st shall include any legal or equitable	Street (address), ch owner of more than three		
Name	Address	Percent of Ownership		
¹ DFH Property Holdings LLC	8 Wythe Street, Alexandria 22314	See attached		
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 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 the12-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.)		
DFH Property Holdings LLC	See attached	See attached		
2.				
3.				
As the applicant or the applicant the information provided above. Duncan Blair, Attorney	WIDENIO	est to the best of my ability that		
Date Printer	d Name	Signature		

Last updated: 10.21.2020

Ownership & Disclosure Attachment

Title Owner of 720 N. Saint Asaph Street (TM 054.04-09-07)

DFH Property Holdings LLC 8 Wythe Street Alexandria, Virginia 22314

> Windsor Demaine – 96% 8 Wythe Street Alexandria, Virginia 22314

No additional owners of more than three percent

*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

Contract Purchaser of 720 N. Saint Asaph Street (TM 054.04-09-07)

720 St. Asaph Partners, LLC 1605 King Street, Suite #3 Alexandria, Virginia 22314

> Joseph "Teddy" Kim – 50% 1605 King Street, Suite #3 Alexandria, Virginia 22314

Phil Kang – 50% 7315 Wisconsin Avenue, Suite 400W Bethesda, MD 20814

*None of the entities or individuals listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or which there is some form of compensation, does this agent or the business in which the agent is employe 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.	
N/A	
NARRATIVE DESCRIPTION	
3. The applicant shall describe below the nature of the request in detail so that the Planning Com Council can understand the nature of the operation and the use. The description should fully discuss activity. (Attach additional sheets if necessary.)	mission and City the nature of the
See attached.	
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Narrative Description 720 N. Saint Asaph Street; Tax Map 054.04-09-07 720 St. Asaph Partners, LLC (the "Applicant")

The Applicant, 720 St. Asaph Partners, LLC, is the contract purchaser of Property located at 720 N. Saint Asaph Street ("the Property"), which is currently improved with a three-story office building with ground-level surface parking constructed in the early 1970s. The Property is located in the Old Town North neighborhood and is within the CDX zone, which permits commercial multifamily residential uses by-right. The Applicant proposes to convert the existing aging office building to a multifamily residential building with ground floor commercial use, along with associated site and building improvements. The Applicant requests an SUP to reduce the number of required residential parking spaces and to permit more than 75% of the residential parking spaces to be compact, with modifications to the rear and side yard setback requirements and the loading space requirement.

With the proposed conversion of the existing 31,515-square foot commercial office building, the building will contain approximately 19,610 square feet of residential floor area at a 1.25 FAR, with 5,889 square feet, or a 0.38 FAR, of existing commercial use to remain (3,266 square feet of specific commercial uses and the remainder for commercial parking).

The Applicant requests an SUP for a reduction in the required parking spaces for the multifamily residential use. Pursuant to the Zoning Ordinance, a minimum of 18 and a maximum of 24 parking spaces are required to serve the proposed 9 two-bedroom and 3 three-bedroom residential units. The Applicant proposes to provide 13 residential parking spaces. The proposed residential parking is adequate given the walkability of the area and proximity to other transit modes, including bus, bikeshare, and the Braddock Road Metro station. In addition, due to existing site constraints, including the existing building footprint and locations of columns on the ground level, the parking spaces do not conform to the current size requirements in the Zoning Ordinance. With the exception of the one proposed accessible parking space, all of the parking spaces are less than 9 feet in width and/or 18.5 feet in length. As such, the Applicant also requests approval of a greater percentage of compact parking spaces for the required residential parking spaces. Given that the building has been used as office space for many years with no demonstrated issues associated with the ability of vehicles to navigate the existing compact spaces, there should be no issue with the proposed parking spaces.

In addition to the 12 multifamily units, the Applicant is proposing 3,266 square feet of ground floor commercial use, 9 commercial parking spaces and 1 accessible space on site. Existing parking spaces under the northern portion of the building, which previously served the office building, will be removed to create the commercial space, as encouraged in the Old Town North Small Area Plan, while retaining commercial parking spaces on the southern portion of the building, with the residential parking on the west side of the building. Given that the minimum required parking for the 3,266 square feet of ground floor commercial use(s) is less than 2 spaces, pursuant to Section 8-100(A)(9) of the Zoning Ordinance, no spaces are required to serve the ground floor commercial use. As such, the 9 commercial parking spaces will be available for either hourly parking to serve the proposed commercial uses and/or other commercial uses in the area or will be made available for lease, as determined by the owner and/or operator. The parking

will be managed through controlled access to ensure the safety and security of the residents while also permitting controlled use of the commercial spaces. The proposed parking is replacing parking that is privately operated today and will be sufficient to meet the demand associated with the proposed uses. Therefore, the proposed parking will not have any adverse impacts on the surrounding neighborhood.

The Applicant also requests a modification to the required rear and side yard setbacks for multifamily residential use as the existing building layout prevents compliance with the requirements of the CDX zone. The existing office building is setback 10.6 feet from the Property line on the side yards and approximately 12.5 feet from the Property line in the rear as there are no setback requirements for non-residential uses. However, the Zoning Ordinance requires side and yard setbacks at a 1:2 ratio and a minimum of 16 feet for residential uses. As the Applicant is retaining the existing building and converting a portion from office to residential use, it is not possible to increase the side and rear yard setbacks. Finally, the Applicant requests a modification to the loading space requirement. One parking space is required for every 20,000 square feet of commercial use, except that no loading space is required for 2,500 square feet or less. Given that the proposed commercial space is just beyond the threshold for required loading, the Applicant requests a modification to provide no loading space. Given that the proposed renovation will eliminate one curb cut, there will be additional on street area for parking and/or loading to serve the building and surrounding uses.

In summary, the proposed requests will facilitate the adaptive re-use of an aging office building to a multifamily residential building that will enhance the existing site and bring quality residential units to an active and vibrant neighborhood.

USE CHARACTERISTICS

4.		proposed special use permit reque	. ,				
		new use requiring a special use pe					
		n expansion or change to an existir	ng use without a special use permit,				
5.	Pleas	se describe the capacity of the prop	posed use:				
	A.		oils and other such users do you expect?				
		Specify time period (i.e., day, h	our, or shift).				
	В.		d other personnel do you expect?				
		Specify time period (i.e., day, h	our, or shift).				
6.	Pleas	se describe the proposed hours an	nd days of operation of the proposed use:				
	_						
	Day: Reside	ential: Sunday-Saturday	Hours: 24/7				
	Commercial: to be determined		to be determined				
7.	Pleas	se describe any potential noise em	nanating from the proposed use.				
	A.	A. Describe the noise levels anticipated from all mechanical equipment and patrons.					
	Noise levels will be in compliance with the noise ordinance.						
		140/30 1040/3 Will be in compliance with the holse ordinance.					
	B.	How will the noise be controlled					
	٥.	N/A					
							

Pleas	se 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 for the proposed uses.
В.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or pweek) Typical for the proposed uses.
C.	How often will trash be collected? Trash will be collected as often as necessary.
D.	How will you prevent littering on the property, streets and nearby properties? N/A
	any hazardous materials, as defined by the state or federal government, be handled, stored, or general roperty?
[] Y	′es. [∕] No.

Hariui		npounds, for example paint, ink, lacquer thinner, or cleaning or degreasing so generated on the property?	orvertt, be
[/] Ye	es. []	No.	
-	•	ame, monthly quantity, and specific disposal method below: products associated with the proposed uses.	-
		proposed to ensure the safety of nearby residents, employees and patrons? operty will be secure.	-
	L SALES		-
A.		posed use include the sale of beer, wine, or mixed drinks?	
	[] Yes	, ,	
	[] 163	[₂] No	
	If yes, descr	[/] No ribe existing (if applicable) and proposed alcohol sales below, including if the premises and/or off-premises sales.	ABC licens
	If yes, descr	ribe existing (if applicable) and proposed alcohol sales below, including if the	ABC licen:
	If yes, descr	ribe existing (if applicable) and proposed alcohol sales below, including if the	ABC licens

PARKING AND ACCESS REQUIREMENTS

14.	A.	How many parking spaces of each type are provided for the proposed use:
		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
	В.	Where is required parking located? <i>(check one)</i> [✓] on-site [] off-site
		If the required parking will be located off-site, where will it be located?
site pa	arkin ustri	NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide offig within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial al uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 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.	Pl	ease 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? Loading	g will occur interior	to the side and/or	
		on the south side of the building, on N. Saint Asaph Street.			_
	C.	During what hours of the day do you expect loading/u Between 7:00am to 11:00pm	•		_
	D.	How frequently are loading/unloading operations expe	ected to occur, p	er day or per week, as app	oropriate?
		As often as necessary			_
16.		eet access to the subject property adequate or are any stassary to minimize impacts on traffic flow?	treet improveme	nts, such as a new turning	lane,
	Stre	et access is adequate.			
SITI	E CHA	ARACTERISTICS			
17.	Will tl	he proposed uses be located in an existing building?	[/] Yes	[] No	
	Do yo	ou propose to construct an addition to the building?	[] Yes	[₄] No	
	How	large will the addition be? square feet.			
18.	What	will the total area occupied by the proposed use be?			
	35,51	5 sq. ft. (existing) + sq. ft. (addition if any)			
19.	[√] a :	proposed use is located in: <i>(check one)</i> stand alone building		sed building changes duction from the amount or area.	
		house located in a residential zone warehouse			
	[]a	shopping center. Please provide name of the center:			
		office building. Please provide name of the building: her_Please describe:		 	

End of Application

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

SUP#	
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APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

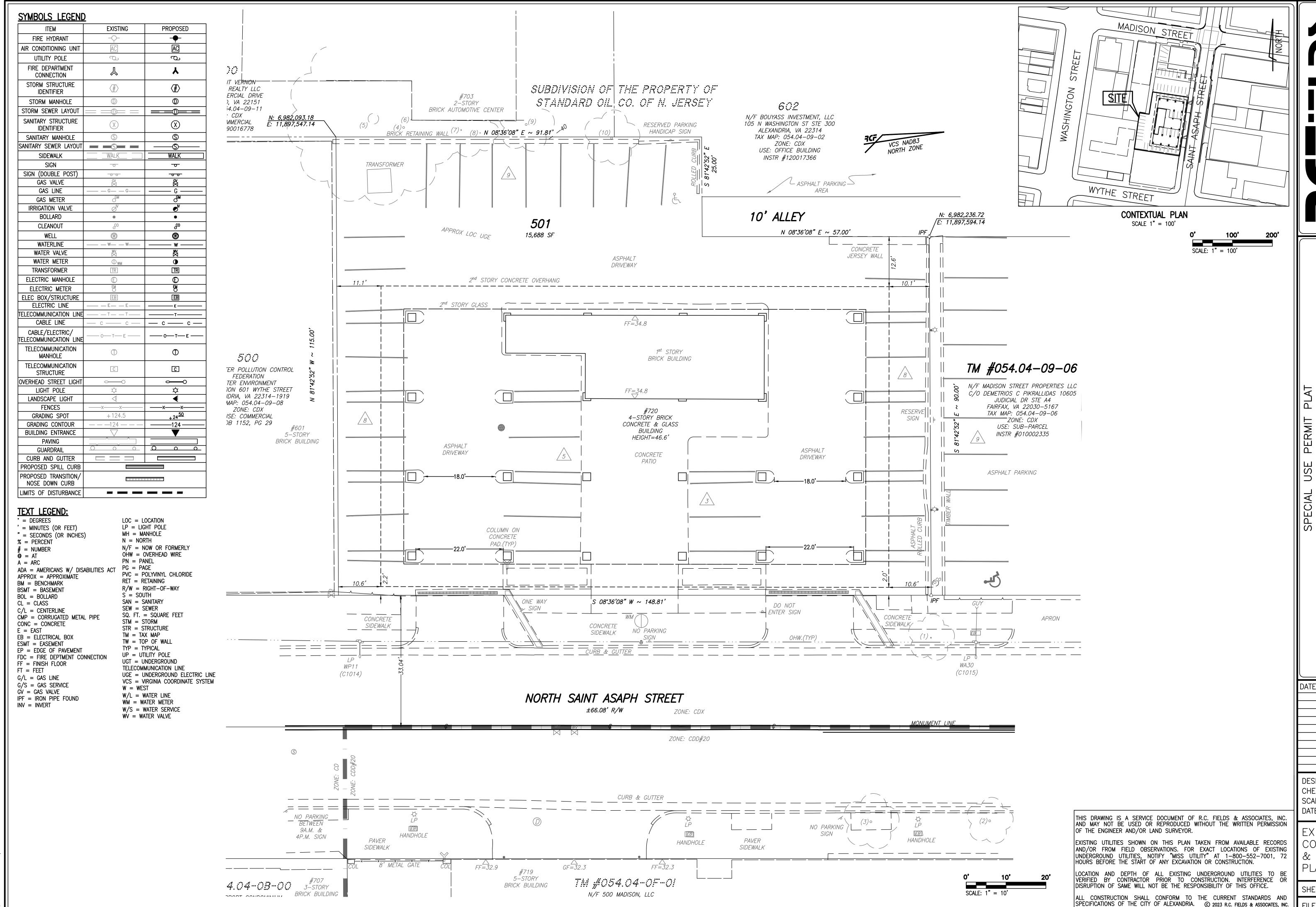
Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1.	Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site
loca	ation)
Α	reduction in required parking spaces for the multifamily residential use and to permit
mo	ore than 75% of the required residential spaces to be compact, with modifications to the
Toa	ading requirement.
	Provide a statement of justification for the proposed parking reduction. e attached narrative description.
	e attached harrative description.
3.	Why is it not feasible to provide the required parking?
Se	e attached narrative description.
	Will the proposed reduction reduce the number of available parking spaces below the mber of existing parking spaces?
	Yes. No.
5.	If the requested reduction is for more than five parking spaces, the applicant must submit a <i>Parking</i>

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

See attached narrative description



E ASSOCIATES, INC.

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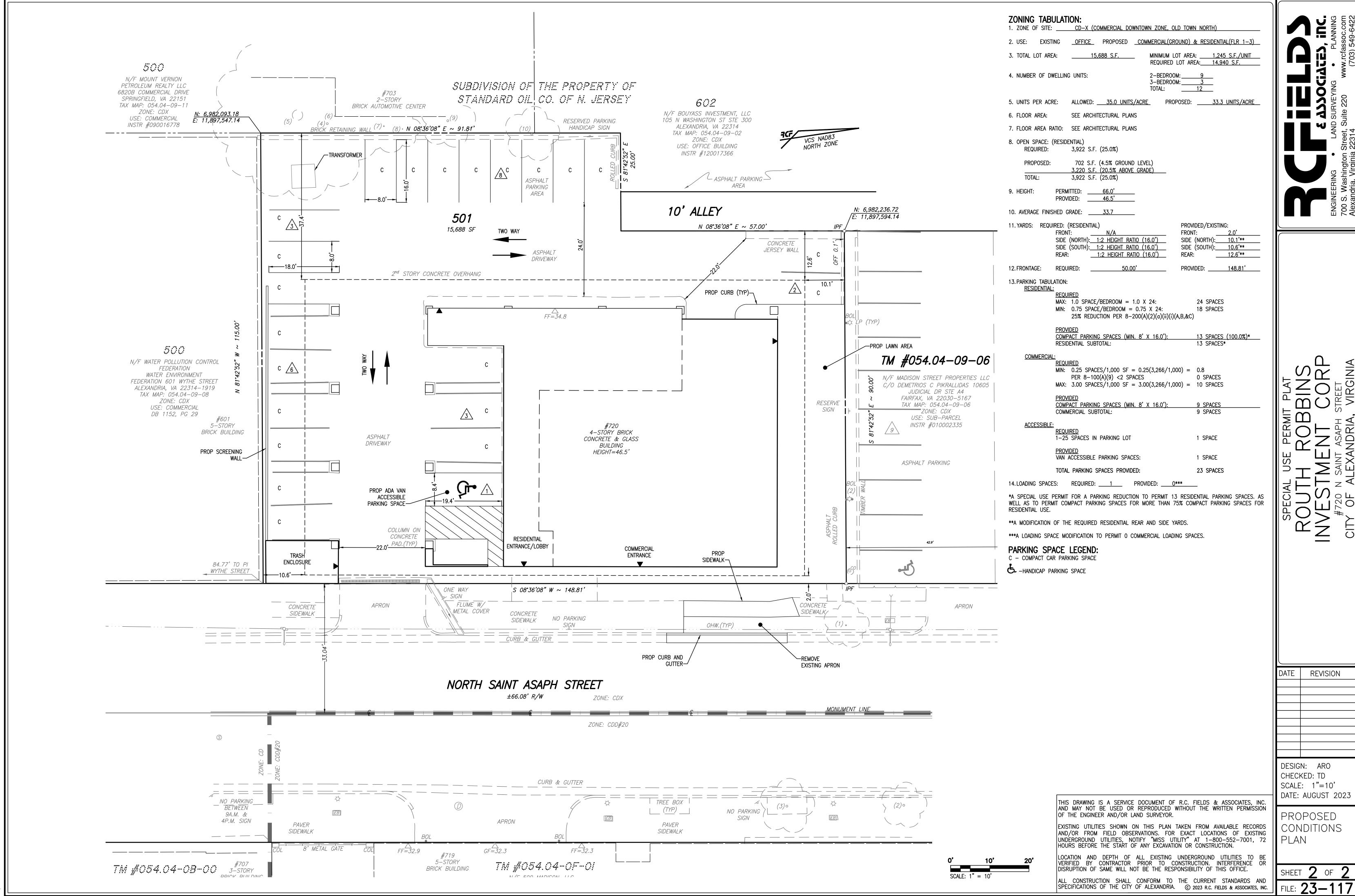
ROUTH ROBBINS
INVESTMENT CORP
#720 N SAINT ASAPH STREET
CITY OF ALFXANDRIA, VIRGINIA

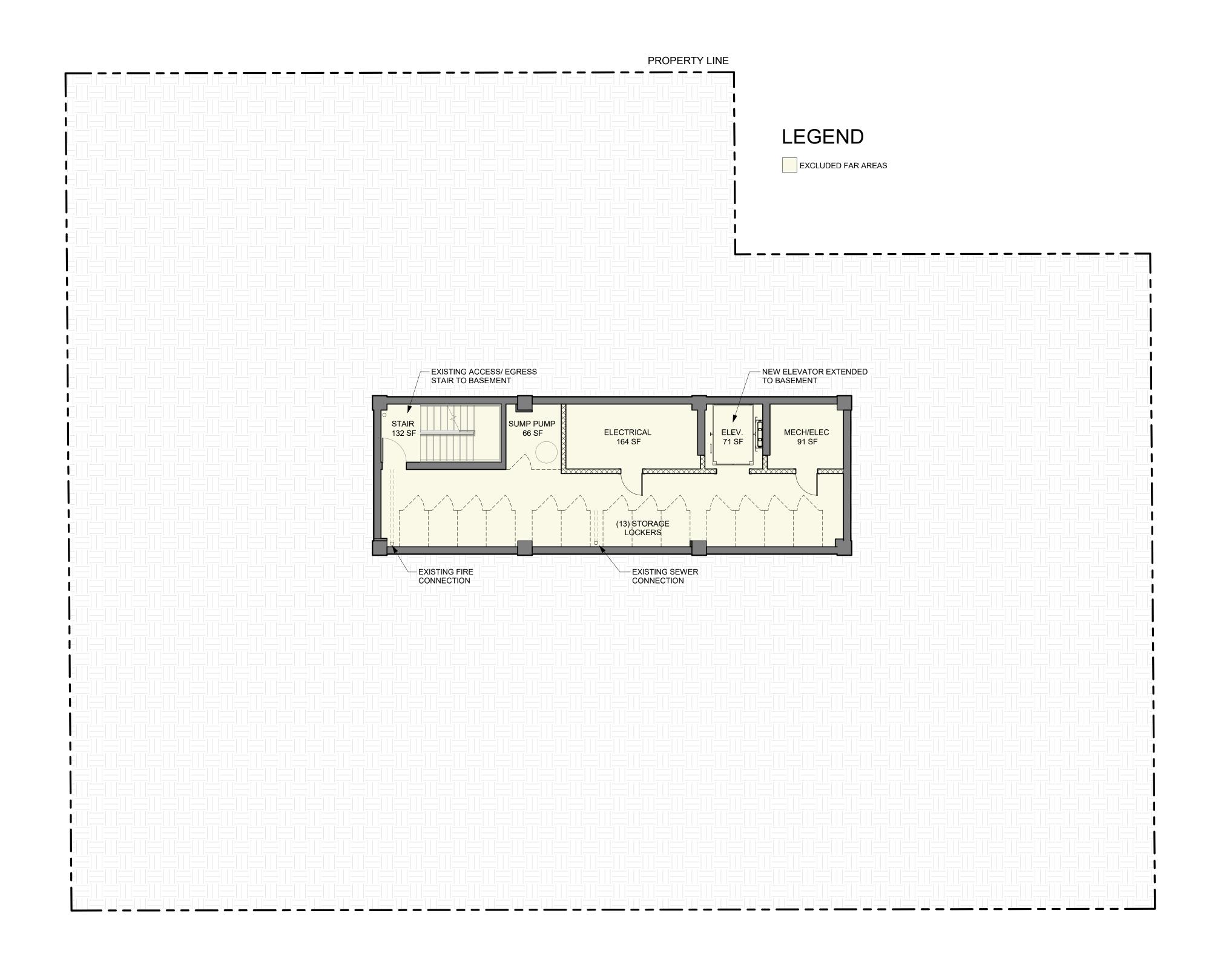
DATE REVISION

DESIGN: ARO
CHECKED: TD
SCALE: 1"=10'
DATE: AUGUST 2023

EXISTING
CONDITIONS
& DEMOLITION
PLAN

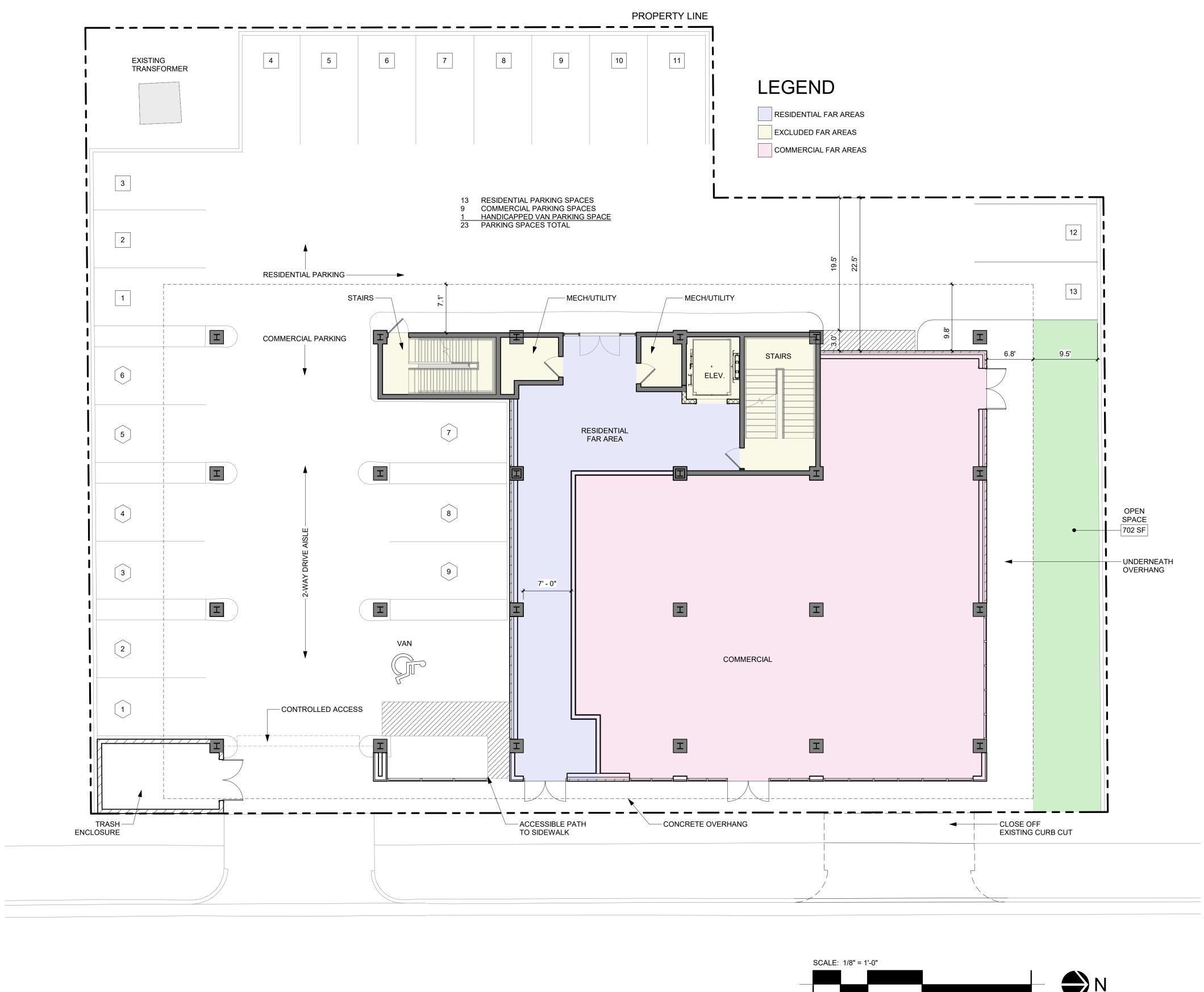
SHEET 1 OF 2
FILE: 23-117



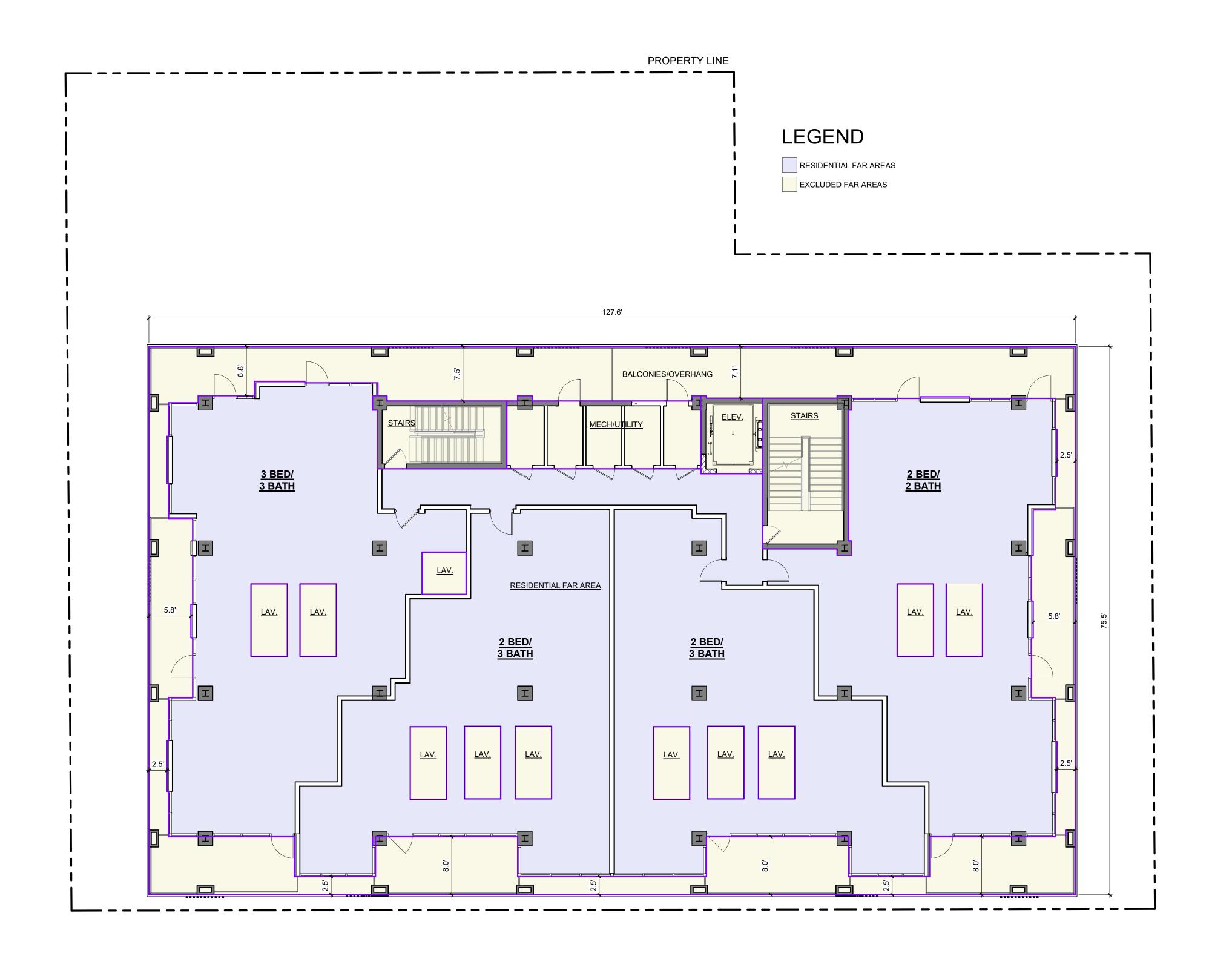






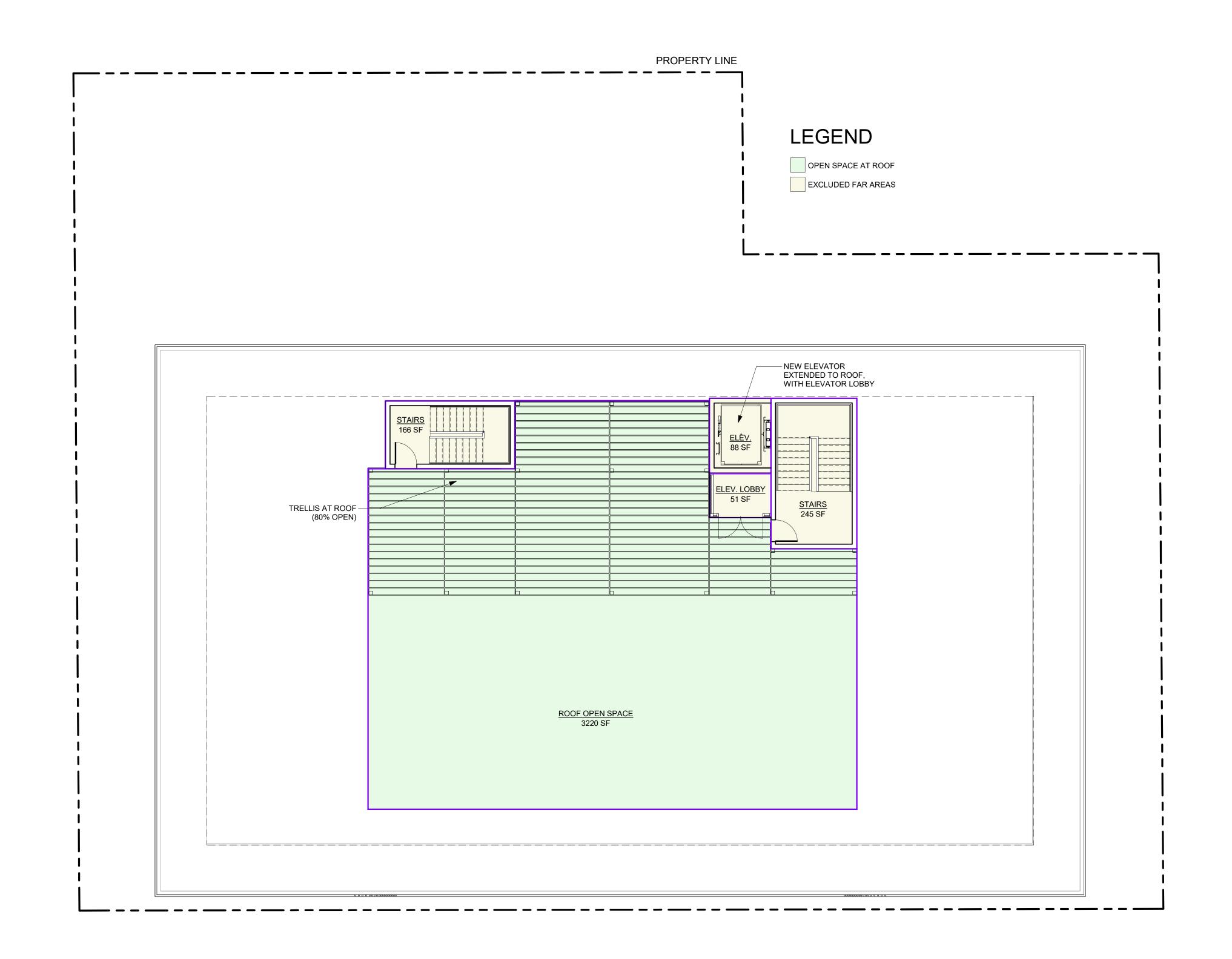






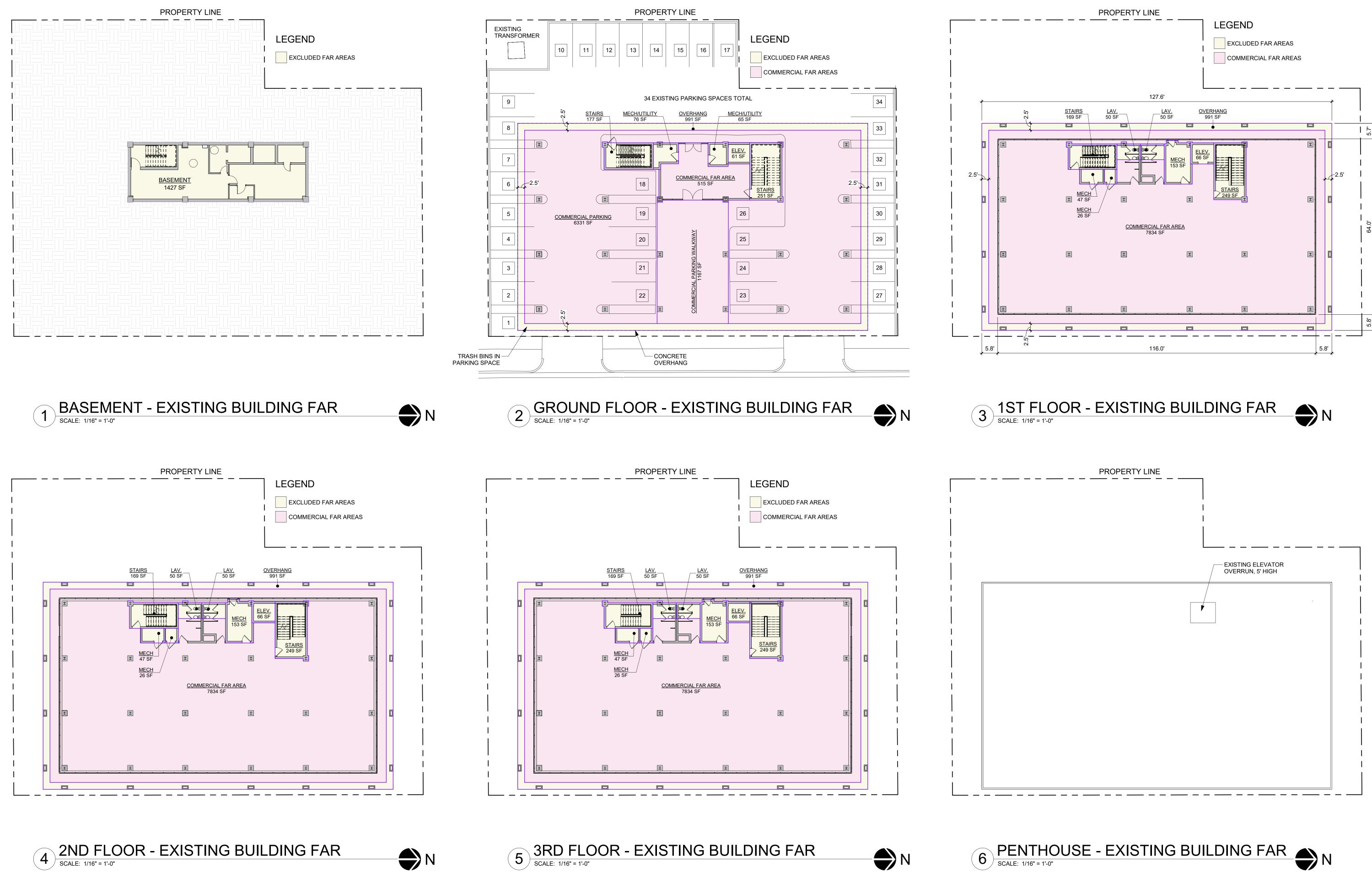












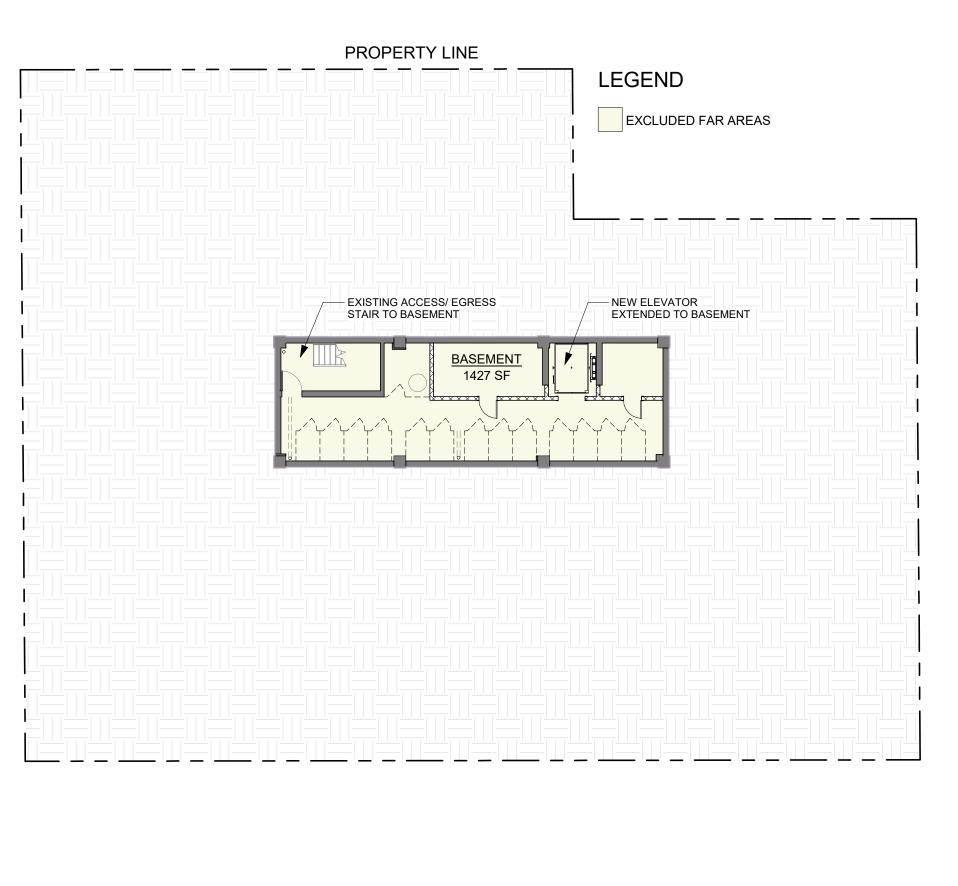
OCC +G

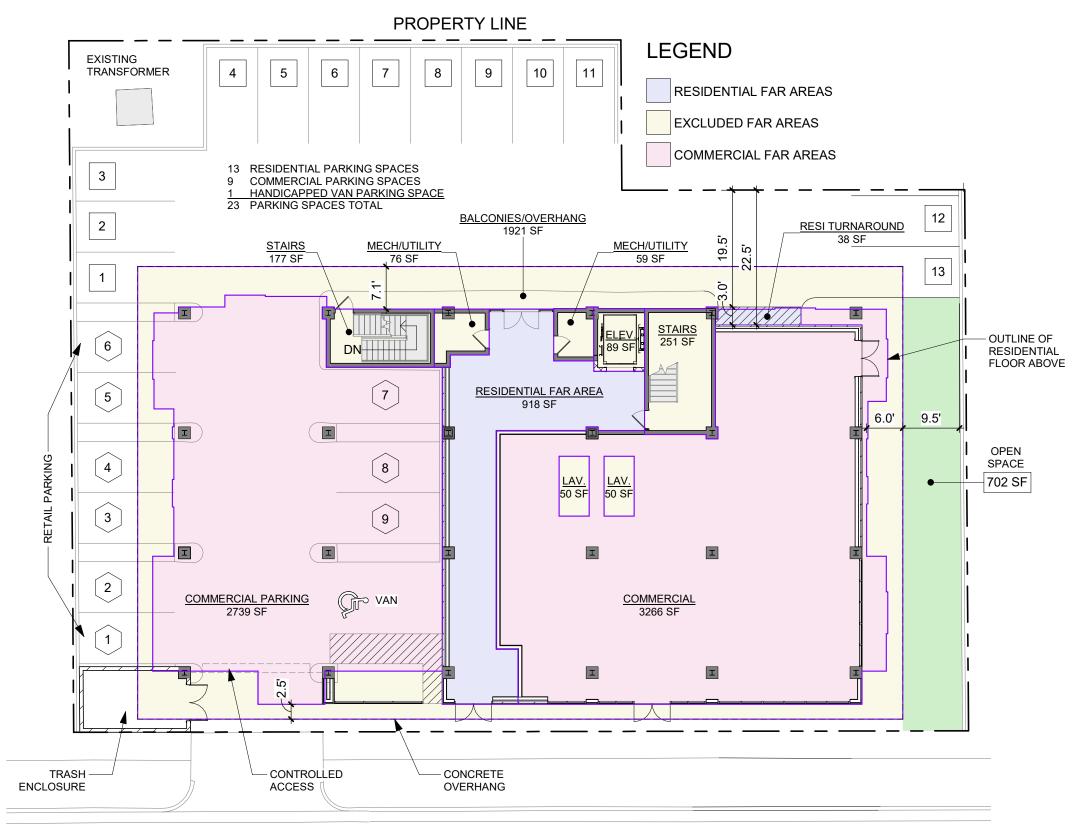
ARCHITECTURE

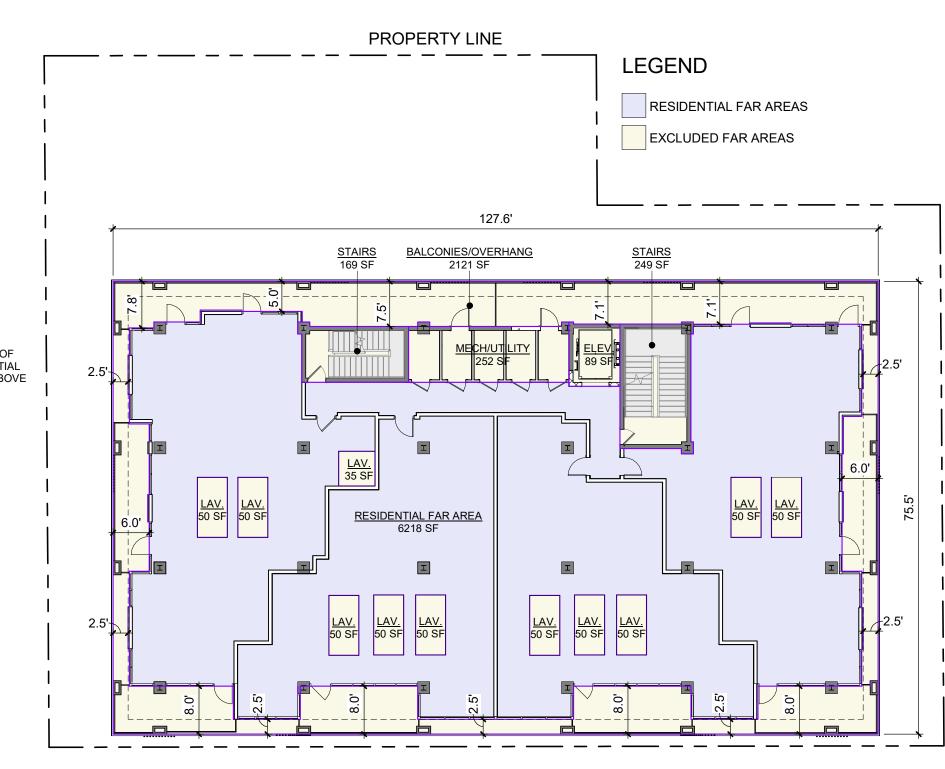
EXISTING BUILDING FAR CALCULATIONS

SCALE: 1/16" = 1'-0" 2023-11-06

A5



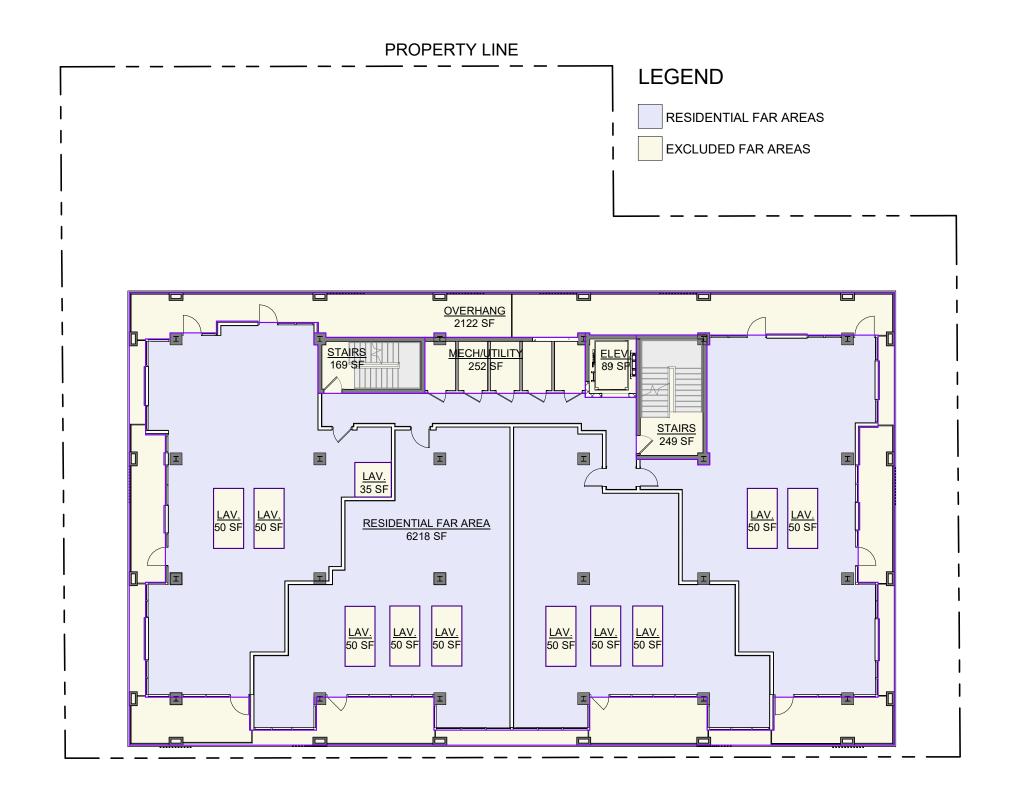


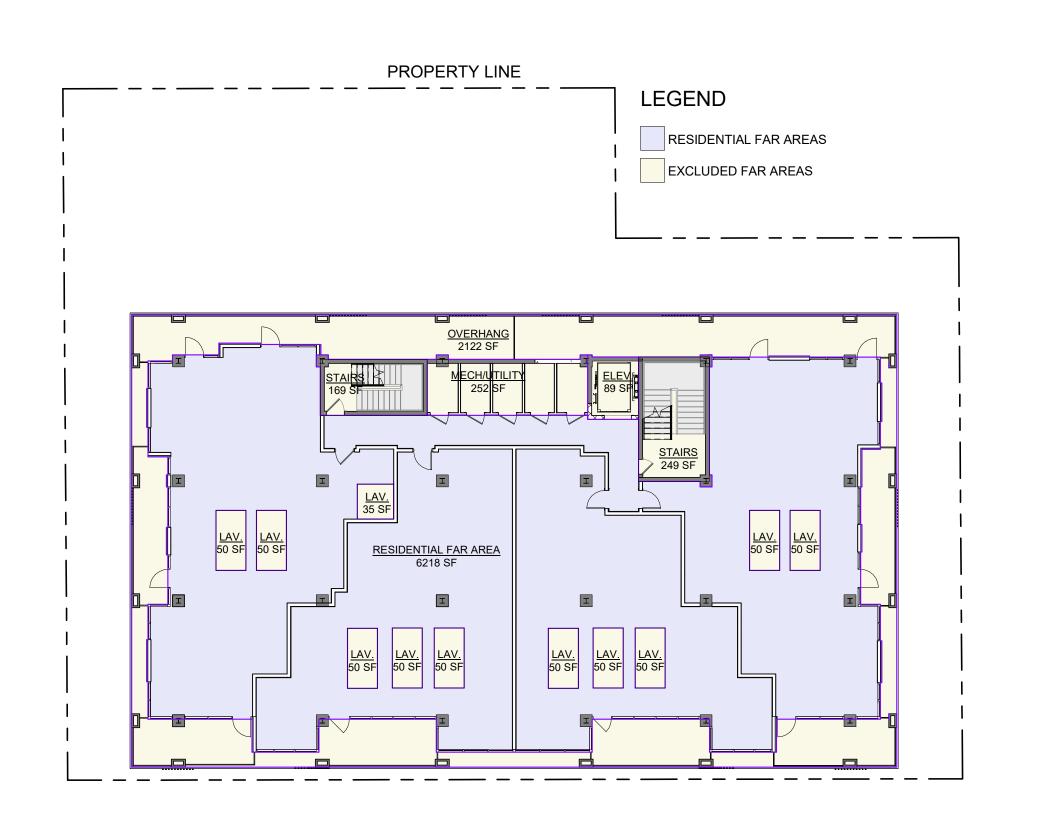


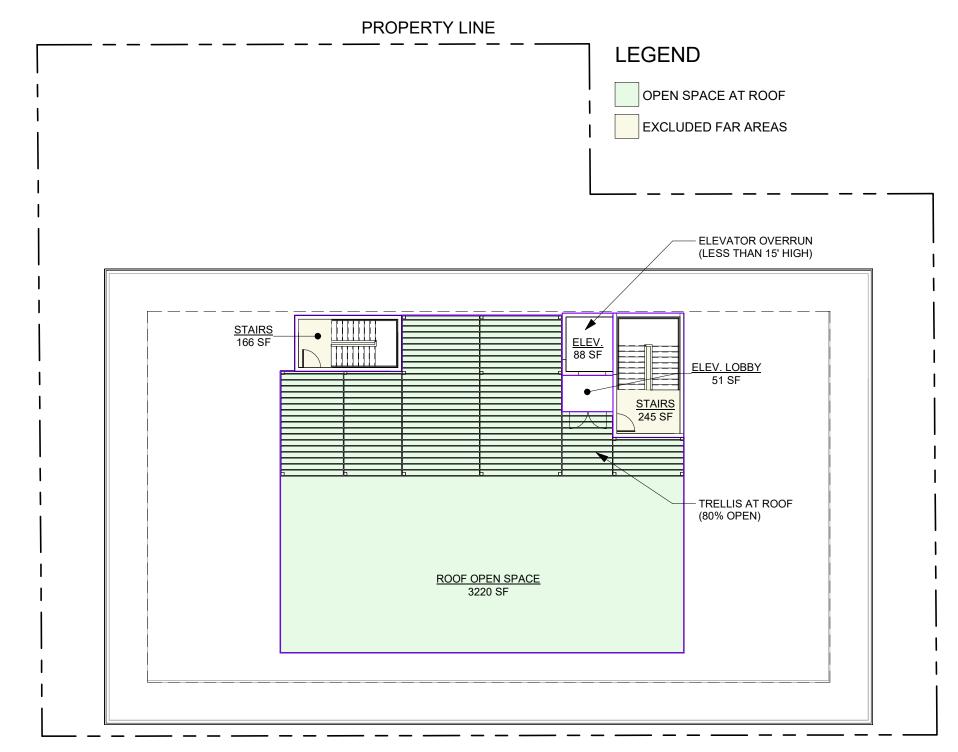


















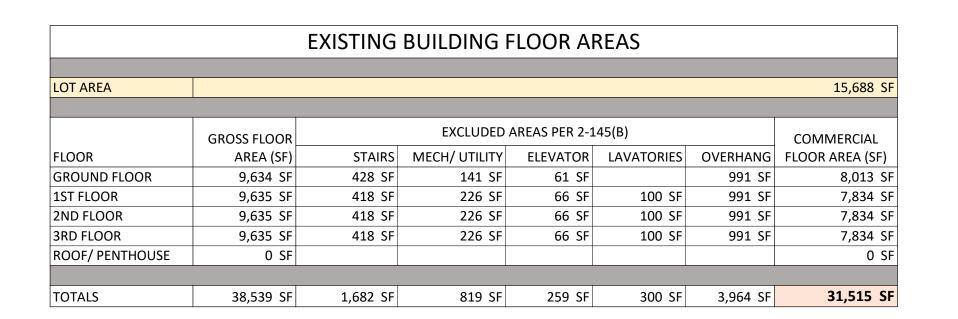


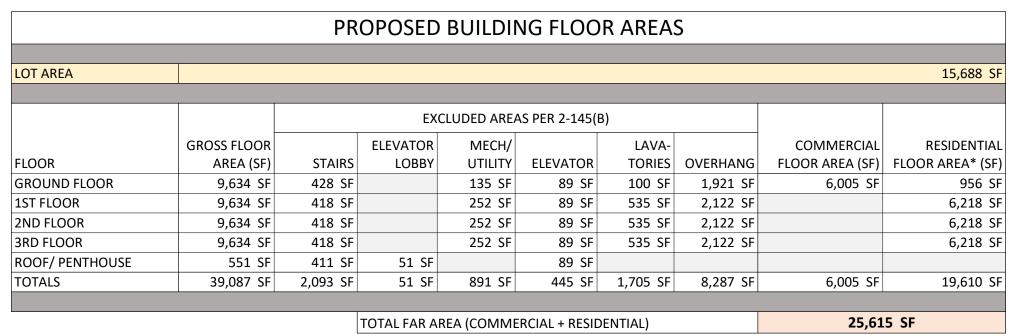
PROPOSED BUILDING FAR CALCULATIONS

N

SCALE: 1/16" = 1'-0" 2023-11-06

A6





TOTAL FAR AREA (COMMERCIAL + RESIDENTIAL)	25,61	25,615 SF	
EXISTING VS PROPOSED FLOOR AREA			
	EXISTING	PROPOSED*	
FLOOR AREA TOTAL	31,515 SF	25,615 SF	
FAR TOTAL	2.01	1.63*	
* NOTE: PROPOSED RESIDENTIAL FLOOR AREA NOT TO EXCEED A 1.25 FAR AND 35 UNITS PER ACRE			





