



*Docket Item #6 A-C*

***Development Special Use Permit #2011-0034  
 Encroachment #2012-0005  
 Transportation Management Plan #2012-0072  
 1620 Prince St, 200 & 206 Dangerfield Road –  
 Prince Street Hotel***

<b>Application</b>	<b>General Data</b>	
<b>Project Name:</b> Prince Street Hotel	PC Hearing:	February 5, 2013
	CC Hearing:	February 23, 2013
	If approved, DSUP Expiration:	February 23, 2016
	Plan Acreage:	22,301 sq. feet (.51 acres)
<b>Location:</b> 1620 Prince Street & 200-206 Daingerfield Road	Zone:	OCH (Office Commercial High)
	Proposed Use:	Hotel
	Rooms:	109
<b>Applicant:</b> Carr 1620 Prince Street, LLC and HF Sewer, LLC represented by Hart, Calley, Gibbs and Karp, P.C.	Small Area Plan:	King St Metro/Eisenhower Ave
	Historic District:	N/A
	Green Building:	Compliance with City’s Green Building Policy

<b>Purpose of Application:</b>
Request approval of a development special use permit, with site plan, to construct a 109-room hotel with a ground floor restaurant to serve the hotel and one level of below-grade parking.
<b>Special Use Permits and Modifications Requested:</b>
<ol style="list-style-type: none"> <li>1. Special Use Permit for a Hotel in the OCH Zone, pursuant to Section 4-1103;</li> <li>2. Special Use Permit to increase the FAR to 3.0 pursuant to Section 4-1105;</li> <li>3. Special Use Permit to reduce the required parking spaces and on-site parking operation;</li> <li>4. Special Use Permit to reduce the required number of loading spaces;</li> <li>5. Special Use Permit to operate an off-site valet parking system;</li> <li>6. Special Use Permit for an illuminated sign above 35 feet, pursuant to Section 9-104;</li> <li>7. Special Use Permit for a Transportation Management Plan;</li> <li>8. Encroachment for canopy, sign and architectural overhang; and,</li> <li>9. Modifications to building height to setback, pursuant to Section 6-403; side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410.</li> </ol>

<b>Staff Recommendation: APPROVAL WITH CONDITIONS</b>
<b>Staff Reviewers:</b> Dirk H. Geratz, AICP; <a href="mailto:Dirk.Geratz@alexandriava.gov">Dirk.Geratz@alexandriava.gov</a> Maya Contreras; <a href="mailto:Maya.Contreras@alexandriava.gov">Maya.Contreras@alexandriava.gov</a> Jessica McVary, AICP, LEED AP; <a href="mailto:Jessica.McVary@alexandriava.gov">Jessica.McVary@alexandriava.gov</a>

**PLANNING COMMISSION ACTION, FEBRUARY 5, 2013:** On a motion made by Mr. Wagner, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of ENC #2012-0005, TMP SUP #2012-0072 and DSUP #2011-0034, subject to compliance with all applicable codes, ordinances and staff recommendations, including a technical correction to the Section III Zoning Chart regarding height, and two amended conditions about final site plan architecture and approval of plats. The motion carried on a vote of 6-0, with Mr. Jennings absent.

Technical Correction to Section III Zoning Chart: The chart lists the height limit in the OCH Zone as a maximum of 150' with an SUP. While this is accurate for the OCH zone, within the King Street Metro Area Height District, height is limited to 77', or 82' with ground floor retail uses. The proposed project is 72' at the highest point, and so is within the permitted height limits. The limits of the King Street Metro Area Height District have been noted in the chart.

9f. **CONDITION ADDED BY PLANNING COMMISSION:** The materials and detailing in the final site plan shall be commensurate with the quality of the approved design. (PC)

45. **CONDITION AMENDED BY PLANNING COMMISSION:** Submit the plat of consolidation prior to the final site plan submission. The plat(s) shall be reviewed and approved by the Directors of Planning & Zoning and Transportation & Environmental Services, and recorded prior to the release of the final site plan. (PC)

**Reason:** The Planning Commission agreed with staff recommendations. Additionally, the Commission requested that staff work with the residents at 1600 Prince Street Condominiums to determine if any changes could be made to the on-street metered parking spaces. Finally, Mr. Dunn requested that colors other than red be considered for the proposed building sign.

**Speakers:**

Mary Catherine Gibbs, representing the applicant, spoke on behalf of the project.

Lonnie Rich, attorney for the 1600 Prince Street Condominiums, stated that, while his clients are generally supportive of the hotel, there are several concerns that they would like to work out with the applicant, as outlined in a letter provided to the Commission. The primary concern of the condo building is the availability of on-street parking, and, on behalf of the building residents, Mr. Rich requested that the City provide assistance with this issue.

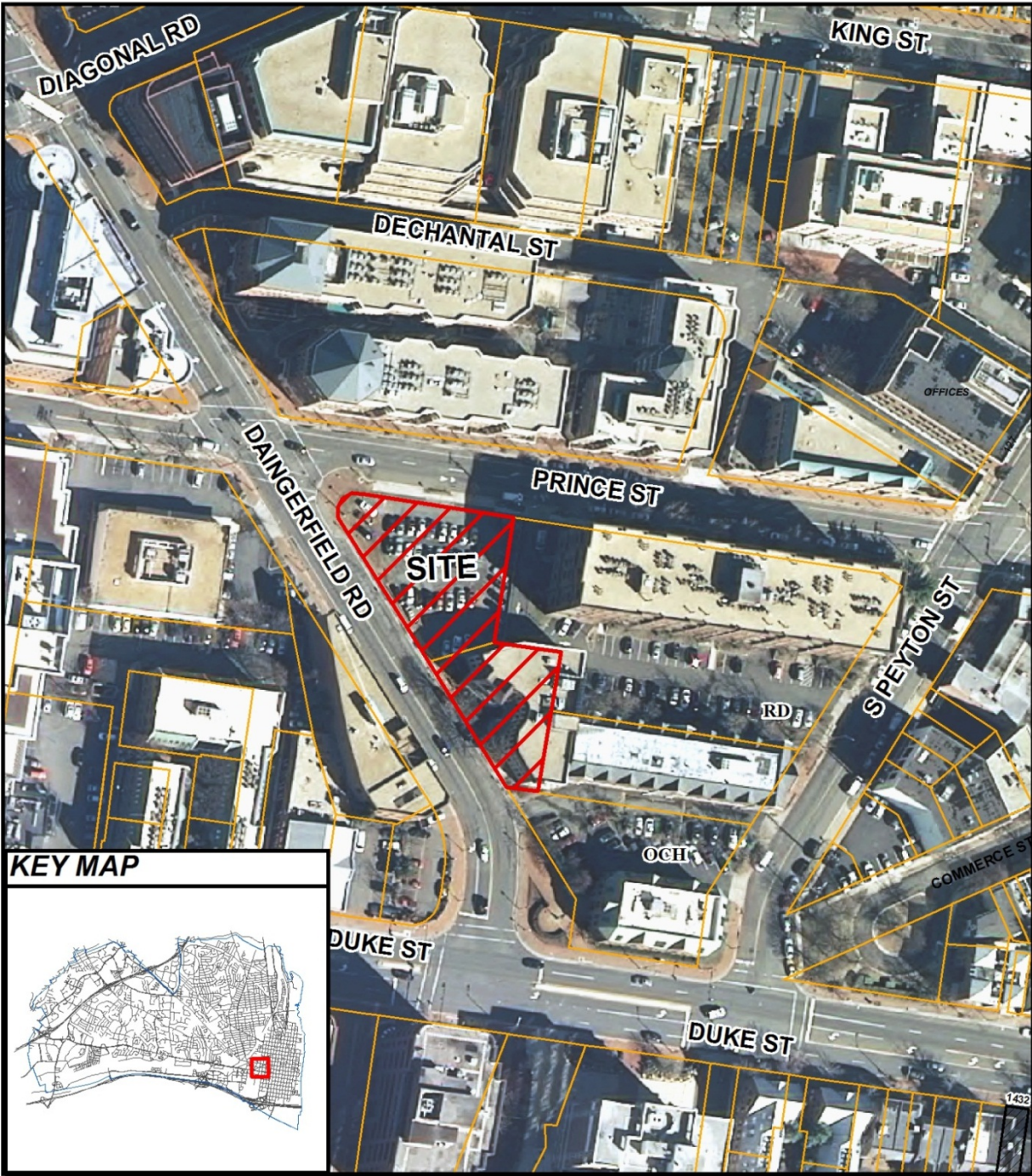
Alice Fitzgerald, 1600 Prince St #500, property manager for the building and unit owner, stated that she is generally in favor of the project, but is concerned about parking. She requested that the parking meters be removed from the 18 on-street spaces on the north side of Prince Street.

Gerry Willis, 1600 Prince St #200, requested that the City address the need for more available on-street parking on Prince Street and Peyton Street.

Mark McNutt, 1600 Prince St #403, requested that additional on-street parking spaces be made available for residents.

Annette Avery, 210 S Fayette St, requested that the wing of the building fronting Prince Street be set back from the property line.

Poul Hertel, 1217 Michigan Court, requested the addition of condition 9f to address architectural quality.



KEY MAP



**DSUP #2011-0034**

**2/5/2013**



## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends approval of a request to construct a boutique hotel with associated Special Use Permits, subject to compliance with staff recommendations. The proposal includes:

- 109-room hotel within ¼ mile walking distance of the King Street Metro;
- Infill building replacing a surface parking lot at a prominent corner location;
- High quality architectural design in compliance with the City's Green Building Policy;
- Public amenities including below-grade parking, valet service, on-site restaurant, voluntary affordable housing contribution, a contribution to the King Street Improvement District and Capital Bikeshare, on-site public art, and enhanced streetscape.

### ***B. Summary of Issues***

The applicant and developer, Carr Hospitality, has submitted a request to redevelop a corner lot at the intersection of Prince Street and Daingerfield Road. The proposal would remove the existing surface parking lot and replace it with a six-story hotel with 109 guest rooms, below-grade parking and a small on-site restaurant.

The subject property has been a challenging location for redevelopment. While it is appealing because of the location, it is also within a flood plain, which limits construction options and the resulting potential uses. FEMA restrictions do not permit below grade parking for residential projects or most mixed use projects, making a multi-family residential project unlikely.

The flood plain also restricts what can occur on the first floor. Office use is unlikely because the current office market is not supporting new smaller speculative office construction. A hotel use is, in many ways, ideal for this site because below-grade parking and first floor functions, including a lobby and restaurant, would be permitted within the floodplain, with appropriate mitigation. Proximity to the King Street Metro and other transit infrastructure is also a benefit for a visitor-oriented use, such as a hotel.

The triangular lot shape and size also create challenges to development as many buildings find a triangular floor plate to be problematic. The small 13,571 square foot lot size is challenging with regard to reaching an adequate amount of floor area ratio to obtain enough square footage to support most uses, including a hotel. It is also a challenge to design functional underground parking that will fit within this site. The applicant has partnered with the adjoining property to the south to consolidate the two lots into a single development site for the purposes of redevelopment, although each building will be maintained under separate ownership through a condominium arrangement. When combined, the lots will be a total of 22,301 square feet, which will provide enough FAR for feasible redevelopment of the vacant lot.

To construct the proposed hotel project, the applicant requests approval of the following:

1. Special Use Permit for a Hotel in the OCH Zone, pursuant to Section 4-1003;
2. Special Use Permit to increase the FAR to 2.85 pursuant to Section 4-1105;
3. Special Use Permit to reduce the required parking spaces and on-site parking operation;
4. Special Use Permit to reduce the required number of loading spaces;
5. Special Use Permit to operate an off-site valet;
6. Special Use Permit for an illuminated sign above 35 feet, pursuant to Section 9-104;
7. Special Use Permit for a Transportation Management Plan;
8. Encroachment for canopy, sign and architectural overhang; and,
9. Modifications to building height to setback, pursuant to Section 6-403; side yard setback, pursuant to Section 7-900; and crown coverage requirements, pursuant to Section 11-410.

Key issues that were considered during the review of this proposal, discussed in further detail in this report, include:

- Discussion of site limitations due to size, shape and flood plain
- FAR available due to lot consolidation
- Building and site design
- Parking reduction and valet parking operations
- Requested modifications

### ***C. General Project Description***

The subject site consists of two separate parcels of land. The new hotel construction is proposed at 1620 Prince Street, a triangular 13,571 square foot (.312 AC) site that currently operates as a paved surface parking lot. The other part of the site is 200-206 Daingerfield Road, an adjoining property to the south, owned by HF Sewer, LLC. This parcel is 8,730 SF (.2 AC) and has an existing three-story office building with on-site parking. The applicant, Carr Hospitality, has coordinated with the owners of the Daingerfield property to utilize the remaining FAR available on the Daingerfield site and apply this FAR to the adjacent Prince Street site. A plat of consolidation will be required and recorded following the approval of the Development Special Use application.

## **II. BACKGROUND**

### ***A. Site Context***

This subject site consists of two lots located at 1620 Prince Street and 200-206 Daingerfield Road in the King Street Metro/Eisenhower Avenue Small Area planning district. The sites are zoned OCH/Office Commercial High, and are outside of the Old and Historic District. The site is

bordered to the north by Prince Street; to the west by Daingerfield Road; to the east by a residential and office building, the Prince Street Condominiums; and to the south by an existing office building.

### ***B. Procedural Background***

As proposed, the two separate lots which make up the development site would be combined for a total lot size of 22,301 square feet. Both lots are zoned OCH, and may be developed up to a 2.0 floor area ratio (FAR) by right, or 3.0 with a Special Use Permit. Combined, the existing FAR on the site is 0.428 with the 9,540 square-foot office building at 200-206 Daingerfield and the parking lot at 1620 Prince Street. As proposed, the unused FAR from 200-206 Daingerfield Road would be applied to the lot with the parking to meet the permitted FAR of 3.0 for the two lots combined. The combined lots as proposed would have a total building area of 63,553 square feet and a FAR of 2.85.

### ***C. Detailed Project Description***

The proposal would construct an approximately 54,013 square-foot hotel with 109 guest rooms. The building will have a five story wing along Prince Street and a six story wing along Daingerfield Road, and an overall building height of approximately 72 feet. The allowable height in this zone is 100 feet, or 150 feet with a Special Use Permit. Hotel amenities for guests will include valet parking, a rooftop pool, a restaurant and a small meeting room.

The proposed building design is contemporary and utilizes yellowish brick, metal panels, glass and louvers to create texture and interest to the facades. A key feature of the building is its shape which is a result of the triangular lot created by the adjoining street intersection. The corner of the building will be anchored by a curved wall of glass and metal. Entry to the hotel lobby will be from Prince Street.

Parking is provided below grade with vehicular access from Prince Street, and will be operated via a valet service in order to most efficiently use the limited garage space. The valet parking operation will also access off-site spaces for overflow parking, as needed. A loading bay is planned for the Daingerfield Road façade, which is deep enough to permit trucks to pull completely within the building for loading and unloading.

### III. ZONING

Property Address:	1620 Prince Street and 200-206 Daingerfield Road		
Total Site Area:	22,301 sq. ft. (13,571 sq. ft. and 8,730 sq. ft.)		
Zone:	OCH/Office Commercial High		
Current Use:	Surface Parking Lot and Office Building		
Proposed Use:	Hotel and Office Building		
<u>FAR:</u>	Permitted/Required 2.0	With SUP 3.0	Proposed 2.85
<u>Yard Setbacks</u>			
Front:	0	0	0
Side:	72 feet*	N/A	0
Rear:	0	0	0
<u>Building Height:</u>	100 feet***	150 feet***	72 feet
<u>Open Space:</u>	None	None	4,195 square feet (rooftop)
<u>Parking</u>			
Office Use:	18	N/A	18
Hotel Use:	77	N/A	32
Total:	95	N/A	50 + 12**
<u>Loading spaces:</u>	3	N/A	1

\* Side yard abutting 1600 Prince Street Condominium, a modification is requested.

\*\* An additional 12 parking spaces will be located off-site.

\*\*\* Within the King Street Metro Area Height District, height is limited to 77', or 82' with ground floor retail uses.

### IV. STAFF ANALYSIS

#### *A. Consistency with the City's Approved Plans and Policies*

##### *Small Area Plan*

The proposed project is located within the King Street Metro/Eisenhower Avenue Small Area Plan, and specifically, the King Street Metro Station subarea, which consists of approximately 41 acres located between Callahan Drive, Cameron Street, West Street and north of Duke Street. The subarea is predominantly composed of commercial office buildings located along Diagonal Road, King Street, Duke Street and Daingerfield Road. Residential development within the

defined subarea is generally limited to the Prince Street condo and office building, older townhouse residential along Harvard and Peyton Streets and a mix of old and new townhouses along West and Prince Streets. The majority of the subarea is outside of the historic districts.

This section of the City developed later than the rest of Old Town, possibly due to the periodic flooding of Hooff's Run, and to the high water table. Since King Street Metro Station opened in 1983, the area has become an office/retail hub and hotel center focused on the metro station and nearby King Street. A boutique hotel at this site is in keeping with the existing uses in the plan area and corresponds to the City goal to provide higher density, transit-oriented uses near metro stations. Nearby hotels include:

<b>Hotel</b>	<b>Address</b>	<b>Number of Rooms</b>
Embassy Suites Alexandria	1900 Diagonal Rd	267
Hampton Inn	1616 King Street	80
Hilton Alexandria Old Town	1767 King Street	178
The Lorien Hotel	1600 King Street	107
Marriott Residence Inn	1456 Duke Street	240

#### *Economic Sustainability*

The King Street Metro Station subarea is an attractive location for hotel uses due to the reasonable proximity to the King Street Metro and Union stations; the historic ambience of the Old Town district combined with the retail/restaurant presence along King Street; proximity to Reagan National Airport; a variety of transit options; and the scarcity of other easily developable property in close-in locations. Hotels are one of the lowest impact land uses in terms of traffic and parking, need for services, and noise. They generally provide a high level of site maintenance and security along the street and generate less traffic than residential uses, and without the concentrated commute times of office uses. Hotel rooms contribute approximately six times more net tax revenue than residential uses, and a new hotel will contribute to the balance between the City's commercial and residential tax base. Recent hotel market analyses prepared in conjunction with the approved Waterfront Small Area Plan demonstrate ongoing market demand for additional hotel rooms in the Old Town area.

#### *Green Building and Public Art Policies*

The building will be constructed in accordance with the City's Green Building Policy, which requires a minimum of LEED Silver standards, or equivalent. The placement of a hotel at an infill site, with proximity to transit and existing utilities and roads, is itself an environmentally sustainable decision. The applicant plans to utilize green building and sustainable design techniques to achieve certification of the building.

The project was submitted for concept review prior to approval of the recently adopted Public Art Policy. The applicant, however, has agreed to incorporate art at the site. Location and details of the artwork will be determined during the Final Site Plan process, in consultation with the City's Office of the Art, and with opportunity for community input.

## ***B. Special Use Permit for Hotel Use***

### *Compliance with Special Use Standards*

A hotel use is permitted in the OCH (Office Commercial High) zone with a *special use permit* pursuant to Section 4-1103 of the Zoning Ordinance. The hotel use was analyzed with regard to the standards of Section 11-504 which establish a set of criteria by which to judge the appropriateness of a special use permit request. These standards include:

- 1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use:*

The surrounding neighborhood includes a mix of uses including, office, residential, retail and several hotels. The proximity to the King Street retail district as well as significant transit options makes this a desirable area for residents, workers and visitors. Several hotels already operate in the vicinity. Hotels are usually a compatible use as they typically generate less traffic than office and residential buildings. Unlike office buildings which empty out in the early evening, hotels are occupied during the night which add activity on the street and make a neighborhood a safer place during evening hours.

- 2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

The proposed use and associated density has been designed to minimize impacts on the surrounding properties. The increased FAR on the corner portion of the lot is within the allowances of the FAR permitted on the combined development site and is typical for other commercial buildings in the area. The proposed building height at 72 feet for the Daingerfield elevation is within the 100 feet allowed by-right and well below the 150 feet permitted by special use permit.

Some concern about the new project has been expressed by residents of the adjacent condominium, 1600 Prince Street. While any new building at this location would be a significant change to the current situation, the applicants have taken steps to minimize the impact.

The hotel is 72' at the Daingerfield Road frontage, and then steps down one floor along Prince Street and adjacent to the residential condominium for a maximum height of 66'. The portion of the building closest to the condominium is also stepped back from the property line above the first level, which creates an interior courtyard with a green roof, and prevents a tall blank wall at

the property line. The loading area is located along Daingerfield Road which keeps this activity away from the residential building, and the dock is deep enough for the trucks to pull all of the way inside.

*3. Will substantially conform to the master plan of the City:*

As previously discussed, hotels are an existing use within the King Street Metro/Eisenhower Avenue Small Area Plan, and are permitted with a Special Use Permit. Additionally, hotel uses, particularly near transit, comply with the City's Strategic Plan Goals and the Recommendations of the Mayor's Economic Sustainability Work Group.

In conclusion staff closely analyzed this project for compliance with the special use permit standards and factors and determined that the hotel use conforms to these standards.

*Flood Plain*

This project site is located within the 100 year flood plain boundary. Therefore, this project will be required to conform to all of the design criteria set forth within the City's flood plain ordinance. The final plan will not be released until full compliance with the flood plain ordinance has been demonstrated. Though development is permitted within the boundaries of this flood plain, restrictions make some uses more challenging to build than others. Residential buildings for instance, are not permitted to have below grade parking which makes it very difficult to construct a multi-family residential building on this site. This is because parking would have to be built in at least one, if not two levels, of above grade parking. Not only would this be challenging from a compatible design perspective but would take valuable square footage away from creating an adequate number of units to make the project viable economically. Thus, a hotel use is a good fit for this site.

***C. Increase in Floor Area Ratio***

As noted earlier in this report, this application consists of two separate lots that will be combined as part of the proposed redevelopment request. Specifically, this request includes combining the lot containing the surface parking lot at 1620 Prince Street with the adjoining lot at 200-206 Daingerfield Road, occupied by an office building which is to remain. The purpose of combining these two lots is to utilize the unused floor area ratio (FAR) available at the 200-206 Daingerfield Road site to provide the floor area desired to construct the hotel. Each lot is currently a separate lot of record owned by two different property owners. The lot at 1620 Prince Street is 13,571 square feet and at a FAR of 3.0 could support a building area of 40,713 square feet. The lot at 200-206 Daingerfield Road is 8,730 square feet in size and with a FAR of 3.0 could support a building area of 26,190 square feet. The combined lots will create a lot area of 22,301 square feet with a resulting building area at a 3.0 FAR of 66,903 square feet. The proposed square footage of the hotel is planned to be 54,013 net square feet. The total net FAR

of the two buildings combined will be 63,553 square feet (*this information is summarized in the table below*).

To effectuate the combination of the two lots, the applicant will create a plat of consolidation. This consolidation will create one lot owned by a single entity with two buildings each owned separately, similar to a condominium regime.

	<b>1620 Prince Street</b>	<b>200-206 Daingerfield Rd</b>	<b>Consolidated Lots</b>
<b>Land Area</b>	13,571 square feet	8,730 square feet	22,301 square feet
<b>FAR Existing</b>	0	1.47 FAR	NA
<b>FAR @ 3.0</b>	40,713 square feet	26,190 square feet	66,903 square feet
<b>FAR Proposed (Net)</b>	54,013 square feet	9,540 square feet	63,553 square feet

The by-right FAR in the OCH zoning district is 2.0. The applicant is requesting to increase the FAR to 2.85 through a *special use permit request*.

Given that this site is in very close proximity to transit, it makes sense to increase the density above 2.0 FAR. The immediately surrounding area consists of office, hotel, and residential development that is compatible with a FAR higher than 2.0. The small size and triangular shape of the lot constricts the building footprint, resulting in a taller, narrower building with an iconic shape. Staff finds that this request conforms to the special use standards of Section 11-504 of the Zoning Ordinance and supports the increase of FAR from 2.0 to 2.85.

***D. Building Design***

The new hotel is proposed on a small but highly visible urban site, located at a prominent intersection in north Old Town, and visible from the King Street Metro platform. The architect has proposed a contemporary design that is complementary to the surrounding buildings, the majority of which have been constructed within the last twenty years. The overall proportions of the building, including height and amount of glazing, will be similar to, and compatible with, other nearby buildings. A key feature of the building is its curved shape which is a result of the triangular lot created by the intersecting streets. The corner of the building will be anchored by a curved wall of glass and metal panels, and lands in a sidewalk-level landscape feature which may include seating and public art. This corner feature, which also contains the hotel’s lounge and bar area, will be visible from multiple directions, including King Street and will create a beacon for the hotel.

The six story building will be constructed using yellowish brick, metal panels and louvers. The façade is organized into vertical bays of masonry, alternating with glass with metal panel bays, echoing the traditional townhouse scale without being replicative. The brick will employ various subtle patterning, recalling some of the Victorian brickwork details found around Old Town, to create additional depth and interest to the brick. Horizontal sun shades will be used above many

of the windows, both to create shade for the glass, but also to add more detail, creating additional interest to the façade, casting ever-changing shadows, and adding an element of depth. Similar louvers at the street level will be planted with vines, as will the projecting trellis work planned at the top of the glass bays to provide interest and privacy to the roof-top pool and amenity space.

Overall, the building will blend into the character of the nearby residential and office buildings, and will serve to complete the existing street wall that is created by the Prince Street Condominium building located to the east and the office building located to the south. Staff has worked closely with the architect and the applicant to highlight the pedestrian experience of the architecture and to add impact to the corner at multiple scales, including the addition of substantially more glass area at the restaurant and kitchen frontages to create an active pedestrian experience.

Staff has added a number of specific design related conditions to review additional architectural details during the final site plan review, and is confident that this building will be a positive addition to its neighborhood and to upper King Street and the Metro.

### ***E. Traffic, Parking and Loading***

#### *Traffic*

The applicant submitted a transportation study detailing the impacts to the surrounding roadway network based on the proposed hotel use. The existing 39-space surface parking lot generates approximately 20 vehicle trips during both the AM and PM peak hours. The hotel is expected to generate an additional 35 AM peak hour trips and 37 PM peak hour trips when compared to the existing use. The additional peak hour trips are minor in comparison to the existing 400 vehicles per hour on Prince Street and 600 vehicles per hour on Daingerfield Road during the peak hours and the additional trips generated by the hotel use will be easily absorbed on the adjacent roadways.

#### *Parking Special Use Permit*

The subject site is located within the King Street transit parking district. This district provides for a reduced set of parking requirements in recognition of the nearby mass transit options available at King Street Metro Station, Alexandria's Union Station, and the extensive bus service at the metro station. The parking district allows office uses a parking ratio of 1 space/530 square feet, which may be reduced to 1/665 square feet, with a parking study at the time of site plan approval. Per SP#84-0511, the office building at 200-206 Daingerfield Road is providing 18 spaces, or 1/530 square feet.

Hotels are allowed a parking ratio of 0.7 parking spaces for each guest room, which for this request would require 77 parking spaces. This parking ratio includes parking for both hotel guests as well as employees. No parking is required for the first 10,000 square feet of floor area

for restaurants in the district. The proposed hotel restaurant as proposed is below 10,000 square feet and does not require any additional parking.

Due to the limited lot size and shape of the lot and the location in the flood plain, the applicant is requesting a *special use permit* for a parking reduction to 32 spaces or 0.4 spaces per guest room. These spaces are all accommodated within the one below grade parking level and include a combination of tandem and non-tandem spaces. All of these spaces will be operated via a valet service operated by the hotel. The valet service is discussed in more detail in the following section.

Justification for the parking reduction is based on the fact that the subject hotel caters heavily to business travelers who will not be arriving by car. Instead many of these hotel guests will arrive by taxi or hotel courtesy van from the airport or via metro or train at the nearby stations. For those who do arrive by car, space will be available. The applicant has indicated that their experience in operating similar hotels has indicated that a parking ratio of between 0.32 to 0.37 per guest room has proven adequate.

#### *Valet Parking Special Use Permit*

In addition to the on-site valet service, the applicant is requesting a *special use permit* to allow for off-site valet service to address concerns by staff that the 32 on-site spaces would not be adequate. Thus, the applicant is proposing to provide 12 off-site valet spaces for a total of 44 parking spaces. This combined number of spaces would provide a parking ratio of 0.4. These spaces are anticipated to be located within a two block radius at 1701 Duke Street or 1900 Diagonal Road, through a parking management agreement with Colonial Parking.

#### *Loading Special Use Permit*

A *special use permit* is being request to reduce the number of required loading spaces. Section 8-200 of the Zoning Ordinance requires one loading space per 20,000 square feet of net floor area. This translates into 2.7 or 3 loading spaces for the proposed net floor area of 54,013 square feet. The applicant proposes one loading space instead of three. This at-grade loading area is planned along the Daingerfield Road façade. The loading space and associated dock space is located entirely within the building and will be screened from the street with a metal door. The single wide loading space and door will fit discretely into the first floor façade. Staff finds that based on the size of the hotel which has a small restaurant and no catering facilities that one loading space will be adequate. Staff finds the reduction should not create any negative impacts and supports the loading space reduction.

### ***F. Transportation Management Plan***

The applicant has agreed to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). The TMP reduction goal of 40% of employees not using single occupant vehicles, based on the projects' size and the benefits to be offered to participating employees. To support such a goal, the applicants have agreed to an annual fund rate for this development of \$0.20 per square foot of retail space and \$40 per hotel room.

The TMP will require an on-site coordinator to implement and oversee the TMP program and the parking management plan for the project. Specific elements of plan implementation include a discounted bus and rail fare media available to employees for purchase on-site and distribution and display of transportation options.

According to the Ordinance, by adjoining the properties for usage of additional FAR, the office property becomes subject to the TMP which is required for the entire site. The TMP coordinator for 1620 Prince Street will administer the TMP for the adjacent office building at 200-206 Daingerfield Road in concert with the office property manager. The hotel TMP Coordinator will coordinate the benefits and amenities for both properties. The property manager will provide information about the benefits and amenities that the office employees may take advantage of (i.e. SmarTrip cards). Specifics of the TMP for this project are outlined in Attachment 1.

### ***G. Open Space and Streetscape Improvements***

The provision of open space is not required in the OCH zone. The applicant, however, is providing a rooftop amenity space that includes a pool, sun deck and sizeable area of landscaping. This area will be accessible to all hotel guests and will be accessible from the 6<sup>th</sup> floor.

Streetscape improvements are also planned with the proposal. These include new street trees, brick sidewalks along both street frontages, and installation of the Gatsby street lights. A landscaped planter will be added at the base of the curved wall portion of the building. Landscape and design details for this area will be determined as part of the final site plan process. On-street parking will be maintained along the Daingerfield Street frontage. Valet staging and a taxi/drop-off area is proposed at the main hotel entrance on Prince Street. The applicant is also making a contribution of \$1.10/square foot to the King Street Improvement Fund, which will be used for future improvements in the area. This includes a \$20,000 contribution to increase the size of the Capital Bikeshare station at the King Street Metro.

### ***H. Illuminated Signage***

The applicant is requesting a *special use permit* to install an illuminated sign above 35 feet above grade. Section 9-104(P) of the Zoning Ordinance states that *no lighted signs may be erected or*

*displayed in any location on a building which location is higher than 35-feet above grade unless the building is located within 2,000 feet of and the sign is facing US Route 95 (the Capital Beltway) or unless a special use permit is approved and meets the criteria of this section.* The sign in question is proposed to be located near the top of the curved building façade facing the intersection. This sign will be limited to the name of the hotel and will not project above the height of the wall. The height of the top of the sign would roughly be at 66 feet. The sign is planned to be individual letters with an undetermined form of exterior illumination. Internal illumination is not permitted by the Zoning Ordinance for this type of sign. The final text of the sign and illumination will be determined based on the final hotel brand planned for this location.

The sign will have minimal impacts on the neighborhood as it is being directed towards a broad intersection and will not face any residential uses. The location of the sign will limit its size and the use of lighting will not be permitted to cast any glare. Staff finds that the sign proposal conforms to the criteria outlined in Section 9-104(P) of the Zoning Ordinance and supports the proposal.

## ***I. Modifications and Encroachments***

### *Zone Change Line Modification*

The applicant is requesting a modification to the side yard setback pursuant to Section 7-900, provisions applying at lines of zone change. The adjacent property, the Prince Street Condominiums, was constructed in the mid-eighties and rezoned RD. The Zoning Code provision states that “*no commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater.*” The section further goes on to note that the Planning Commission can grant relief from this requirement as part of the site plan process.

After a review of the site and its constraints, staff supports the request to grant relief from the zone change line setback. The site is currently a surface parking lot, located two-tenths of a mile from the King Street Metro and VRE stations. Several attempts to redevelop this site have been studied over the last few years, with developers exploring office and residential uses. Ultimately, the site constraints, including the odd parcel size and the floodplain, have prevented these proposals from coming forward.

OCH zone permits a height of 100 feet by-right and if this were a residential or office project, the applicant could construct up to 2.0 FAR, also by-right. The size and scale of the proposed hotel is in keeping with other buildings within the immediate area, including the Prince Street Condominiums, and, as previously described, the applicant has done extensive design work to ensure that the impacts to the building are minimized. If the zone change line were required, the site would be rendered generally unbuildable, except for residential uses, which would then require above grade parking because of the floodplain.

Reduction of the zone line setback is mitigated in two ways. First, it is only the first floor of the building that will have no setback. The upper floors will be stepped back for over half of the joint property line and the sixth floor will step backs even further. Secondly, the subject façade is articulated with windows and design details to avoid creating a blank façade. Staff supports the reduction of the zone transition line because the impacts of a small scale hotel would be no greater than if the use were residential.

#### *Building Height to Setback Modification*

The applicant is requesting a modification of the building height to setback requirement for a total of six feet on the Daingerfield Road elevation. As proposed, the two wings of the hotel are two different heights. Daingerfield Road frontage is 72' at the street, and where the building wraps around, facing 200-206 Daingerfield. The Prince Street elevation is 66' high. Section 6-403 limits the allowable height of a building to "*twice the distance from the face of the building at that point to the center line of the street facing such building*". Prince Street and Daingerfield Road are each sixty-six feet wide, which would limit the maximum height of a building on either of these streets to 66'. This height limit is met on the Prince Street elevation, but will require a modification on the Daingerfield Road for a maximum height of 72'.

The applicant has requested the additional height on Daingerfield Road in order to add an additional half floor of rooms. The other half of this floor serves as the roof-top pool and amenity space for the project. The different building heights are balanced architecturally through projecting trellis work planned at the top of the glass bays on the Prince Street elevation.

Staff supports the modification request of the building height to setback requirement for several reasons. The six foot modification is modest, and the total height is consistent with the surrounding buildings. Also, the proposal is limited to Daingerfield Road and adjacent to office uses. This stretch of road is commercial in nature and less likely to be impacted by the modification.

#### *Modification to Crown Coverage*

The applicant is introducing six new street trees at the site, which does not have any currently, for a total canopy coverage of 7,500 square feet, or 36% of the combined sites (1600 Prince Street and 200-206 Daingerfield). Typically, any new project would be required to include street trees, and would also have an on-site canopy coverage requirement of 25% of the site. Street trees are not typically permitted to count towards a site's crown coverage requirement. Section 11-401(CC)(2) of the Zoning Ordinance does permit an applicant to request that new trees planted on an adjacent public right-of-way count towards the required landscaping in zones with no open space requirement. The Office Commercial-High (OCH) zone is one of these zones. This does not release a project from the standard requirement of 25% crown coverage; however, without on-site space to place the trees, the applicant is requesting approval of a modification to

permit the street trees to count towards this requirement. Staff supports the crown coverage modification request at this location.

### *Encroachment*

The applicant is requesting an encroachment for an awning at the Prince Street entrance, a blade sign, and architectural overhangs. The adjacent Prince Street Condominiums have an encroachment for an awning, and they will be similar in scale, and in keeping with the nature of the area. The blade sign and the awning will direct people to the main entrance and add vibrancy to the street.

## **V. COMMUNITY**

City staff and the applicant have met with the Upper King Street Neighborhood Association, the Board and the general membership of the Prince Street Condominium Association, and the project has been presented to the Federation of Civic Associations. Concerns raised have been related to the potential for increased in traffic, increased pressure on street parking, and noise and traffic volume associated with delivery vehicles. These issues have been addressed to the greatest extent possible in the project design and the conditions of approval, and will continue to be monitored once the project is operational. Additional concerns have been raised about the proximity of a hotel use next to the existing residential condominium, as discussed earlier in the report.

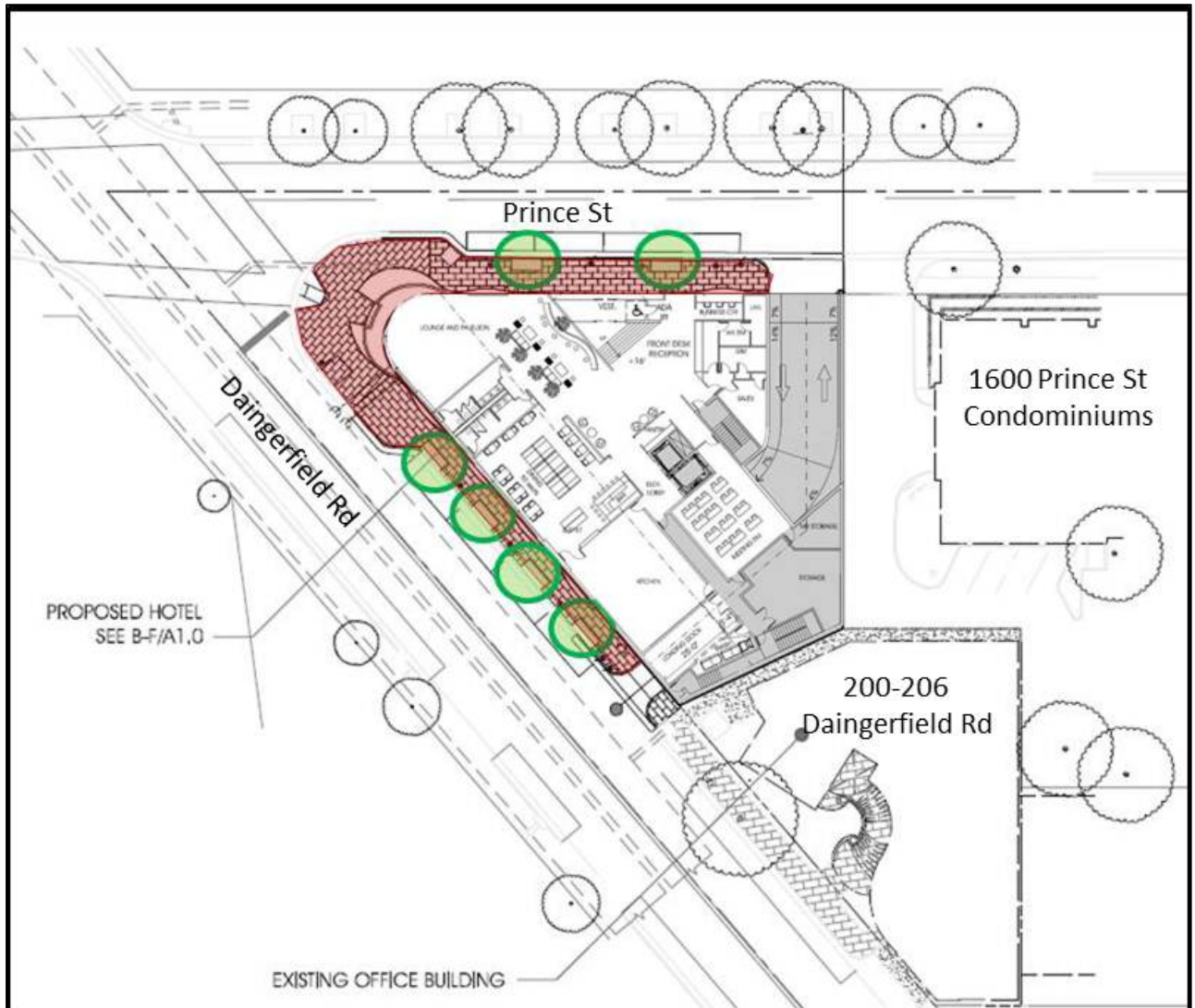
## **VI. CONCLUSION**

Staff recommends approval of the development special use permit, with site plan, subject to compliance with all applicable codes, ordinances and the following staff recommendations.

STAFF:           Gwen Wright, Chief, Development  
                      Dirk Geratz, AICP, Principal Planner  
                      Maya Contreras, Urban Planner  
                      Jessica McVary, AICP, LEED AP, Urban Planner  
                      Faye Dastgheib, Principal Planner, Transportation Planning  
                      Megan Cummings, Transportation Planner, Transportation Planning

## VII. GRAPHICS

*Site Plan*



Prince Street Hotel  
Development Special Use Permit #2011-0034  
Encroachment #2012-0005  
Transportation Management Plan #2012-0072



CORNER OF DAINGERFIELD DRIVE AND PRINCE STREET LOOKING EAST



CORNER OF DAINGERFIELD ROAD AND PRINCE STREET LOOKING SOUTH

**Block Elevations**



## **VIII. STAFF RECOMMENDATIONS:**

1. The Final Site shall be in substantial conformance with the preliminary plan dated December 11, 2012 and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

2. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. Install ADA accessible pedestrian crossings serving the site.
  - c. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed sidewalks shall be generally 6 feet.
  - d. All brick sidewalks shall comply with the City's Memo to Industry 05-08.
  - e. Sidewalks shall be flush across all driveway crossings.
  - f. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - g. Provide thermoplastic pedestrian crosswalks at the intersection of Prince Street and Daingerfield Road, which must be designed to the satisfaction of the Director of T&ES.
  - h. All crosswalks shall be standard, 6" wide, white thermoplastic parallel lines with reflective material, with 10' in width between interior lines. High-visibility crosswalks (white, thermoplastic ladder crosswalks as shown in the Manual on Uniform Traffic Control Devices (MUTCD) may be required as directed by staff at Final Site Plan. All other crosswalk treatments must be approved by the Director of T&ES.\*\*\* (P&Z) (T&ES)

### ***B. PUBLIC ART:***

3. Work with City staff to determine ways to incorporate public art elements within the site. Stand-alone pieces or integrated artwork may be considered. A work of art may be functional and may include, but not be limited to, lighting, benches, bike racks, pavers, grates, landscaping or other design elements, if designed by an artist as a unique and prominent feature of the project. A broad range of art types should be considered. The public art proposal shall be reviewed by the Public Art Committee prior to release of the final site plan and the applicant shall consider the Committee's comments before making the final selection of the public art components. The art shall be fabricated and installed prior to the first certificate of occupancy to the satisfaction of the Directors of P&Z and/or RP&CA. City staff and the Public Art Committee are available as a resource throughout the process. \* \*\*\*(P&Z)(RP&CA)

**C. OPEN SPACE/LANDSCAPING:**

4. Develop, provide, install and maintain an integrated Landscape Plan with the final site plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. At a minimum the Landscape Plan shall:
  - a. Provide an enhanced level of detail for plantings throughout the site (in addition to street trees). Plantings shall include a simple mixture of seasonally variable, evergreen and deciduous shrubs, ornamental and shade trees, groundcovers and perennials that are horticulturally acclimatized to the Mid-Atlantic and Washington, DC National Capital Region.
  - b. Ensure positive drainage in all planted areas.
  - c. Provide detail, section and plan drawings of tree wells showing proposed plantings and associated materials, irrigation, adjacent curb/pavement construction, including edge restraint system, dimensions, drainage, and coordination with site utilities.
  - d. Provide detail sections showing above and below grade conditions for plantings above a structure.
  - e. Provide planting details for all proposed conditions including street trees, multi-trunk trees, shrubs, perennials, and groundcovers.
  - f. All sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - g. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - h. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches and all planting proposed above structure meet the requirements of the City's *Landscape Guidelines* for soil volume and depth . The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
  
5. Provide a site irrigation and/or water management plan developed installed and maintained to the satisfaction of the Directors of P&Z and Code Administration.
  - a. Provide an exhibit that demonstrates that all parts of the site can be accessed by a combination of building mounted hose bibs and ground set hose connections.
  - b. Provide external water hose bibs continuous at perimeter of building. Provide at least one accessible, external water hose bib on all building sides at a maximum spacing of 90 feet apart.
  - c. Hose bibs, ground set water connections and FDCs must be fully accessible and not blocked by plantings, site utilities or other obstructions.
  - d. Install all lines beneath paved surfaces as sleeved connections.

- e. Locate water sources and hose bibs in coordination with City Staff.
  - f. (Code Administration) (P&Z)(RP&CA)
6. Develop a palette of site furnishings in consultation with staff.
- a. Provide location and specifications, and details, as applicable, for site furnishings that depicts the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
  - b. Site furnishings shall include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
7. Provide material, finishes, and architectural details for all retaining walls, seat walls, decorative walls, and screen walls. Indicate methods for grade transitions, handrails- if required by code, directional changes, above and below grade conditions. Coordinate with adjacent conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

**D. BUILDING:**

8. Continue to work with staff on the following architectural refinements, to the satisfaction of the Director, Planning & Zoning:
- a. Windows that reflect more modern styles shall be reviewed on an individual basis;
  - b. Any ventilation for the retail/commercial use shall be reviewed and approved to the satisfaction of the Director Planning and Zoning;
  - c. Study the possibility of extending the brick piers to the ground level on either side of the rounded corner element to visually anchor the piers to the ground and add emphasis to the corner, while providing better tectonic expression;
  - d. Study relocation of the rooftop trellis elements from the brick piers to the window bays, in order to better relate to the rhythm of solid vs. light elements that has been set up in the design; additionally, this would lower the trellis elements visually, relate them to existing vertical gridlines in the window bays, and move them further from the rounded corner;
  - e. Continue to refine and provide more details on the brises-soleil (horizontal sunscreens), which are a key architectural element on the building (see also below);
  - f. The vertical module of the brick coursing on the piers is not in synch with the brises-soleil. Revise the brick module coursing to align the brises-soleil with the brick rustications and ornamentations, and study details which create a sense of interlock between the two elements;
  - g. Study the vertical spacing on the storefront windows on the Daingerfield elevation to bring the modules of the storefront verticals in line with the

subdivisions of the brick piers and bays. Employ multiple rhythms for the spacing which reflect the more varied spacing above (i.e., at the window bays);

- h. Explore varying sill heights at the ground floor level at the Prince and Daingerfield elevations, in combination with the multiple rhythms mentioned in item e (above), to create a more active elevation, particularly along Daingerfield Street;
  - i. Study substituting yellow brick for the brown brick at the base of the building at the corner feature, linking to the last two brick piers, as discussed in item a (above);
  - j. Study the possibility of recessing the garage door to create a gentler transition to the adjacent property on Prince Street; and,
  - k. Study the integration of a seat wall into the corner feature of the building, in lieu of the proposed bench. \* (P&Z)
9. Building materials, finishes, and relationships shall be subject to review and approval by the Department of Planning and Zoning to the satisfaction of the Director prior to selection of final building materials:
- a. Provide a materials board that includes all proposed materials and finishes at first final site plan. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first final site plan. \*
  - d. Construct a color, on-site (or located nearby), mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to release of building permits. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site in the same location through the duration of construction until the first certificate of occupancy.
  - f. **CONDITION ADDED BY PLANNING COMMISSION:** The materials and detailing in the final site plan shall be commensurate with the quality of the approved design. (PC)\*\*\* (P&Z)
10. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan.\*

- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Silver (or equivalent)\_for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z) (T&ES)
11. The applicant shall work with the City for recycling and/or reuse of the leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
12. Energy Star labeled appliances shall be installed. (T&ES)
13. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at [Http://www.epa.gov/WaterSense/pp/index.htm](http://www.epa.gov/WaterSense/pp/index.htm). (T&ES)
14. Elevator lobbies and vestibules shall be visible from the parking garage. The design of the elevator lobbies and vestibules in the parking garage shall be as open as code permits. (Police)

***E. SIGNAGE:***

15. Design and develop a coordinated sign plan, which includes a color palette, for all proposed signage, including, but not limited to site-related signs, way-finding graphics, business signs, and interpretive signage that highlights the history and archaeology of the site. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Directors of Archaeology, P&Z, and T&ES.\*
- a. Business signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
  - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with

- individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.
- c. If applicable, identify the type of lighting to be used for all building mounted signs.
  - d. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. (Arch)(P&Z)(T&ES)
16. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
  - b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
17. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
18. A freestanding subdivision or identification sign shall be prohibited. (P&Z)
19. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

***F. HOUSING:***

20. A voluntary contribution of \$1.50 on the commercial gross square footage (74,058 square feet), for a total estimated contribution of \$111,087 would be consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005. (Housing)

***G. PARKING:***

21. Valet parking services for hotel guests shall be available 24 hours a day, 7 days a week. (T&ES)
22. A minimum of 12 off-site, off-street parking spaces shall be available for use for overflow valet parking 24 hours a day, 7 days a week. (T&ES)
23. No surcharge or additional fee beyond the customary valet parking fee shall be charged to hotel guests if guests' vehicles must be parked at an off-site valet location. (T&ES)

24. The valet parking zone within the public right-of-way is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage or off-site valet parking spaces. A vehicle is not permitted to be within the valet zone for more than 10 minutes. No other parking and/or loading/unloading is permitted within the valet zone. The valet operator shall store all valet parked vehicles in the on-site parking garage or other approved off-street location for uses contained on-site. (T&ES)
25. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking zone. Double parking, staging outside the valet parking area, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If vehicles are found to be within the valet parking zone for more than 10 minutes the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition. (T&ES) (P&Z)
26. The applicant shall be responsible for all appropriate signage including “Valet Loading Zone” signage and other applicable signage as required by the Director of T&ES. Provide details of valet signage on the final site plan.(T&ES)
27. The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City upon request. (P&Z)(T&ES)
28. The valet parking shall be reviewed within six months of operation by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. Subsequent to the initial six month review, if no changes are required to the program, further reviews will be scheduled annually or as-needed by the Directors of P&Z and T&ES to determine that the valet parking program is operating successfully and in compliance with its permit. The applicant shall seek administrative approval for additional overflow parking spaces should the need arise. As part of the initial or 1 subsequent reviews under this paragraph, the Directors may require the operator to adjust the features of the program. (T&ES)
29. The on-site parking garage shall meet the following requirements to the satisfaction of the Directors of P&Z and T&ES:
  - a. The on-site parking garage shall be reserved exclusively for valet parking for hotel guests, hotel employee parking, and hotel shuttle vehicle(s). Self-parking for hotel guests within the on-site parking garage shall not be permitted.

- b. The maximum number of vehicles at any time within the on-site garage shall not exceed 32.
  - c. Temporary staging and/or re-stacking of vehicles to gain access to the tandem parking spaces shall occur within the parking garage and shall not negatively impact the public right-of-way. (T&ES)
30. Provide 2 bicycle parking space(s) per Alexandria's current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). (T&ES)
31. Provide a Parking Management Plan with the final site plan submission. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES prior to the release of the final site plan and shall at a minimum include the following:
- a. Provide a detailed valet parking operation plan. This plan should provide information on how the valet parking is proposed to operate and how potential impacts to the public right-of-way that would result from valet parking operations will be mitigated. The plan should include at a minimum the following information:
    - i. Location of the valet parking zone (drop-off/pick-up area)
    - ii. Identification of the peak valet parking times of day and a corresponding valet staffing plan for both peak and off-peak valet time periods.
    - iii. Identification of proposed off-street, off-site overflow valet parking space location(s), and the vehicle route to and from the overflow locations.
  - b. A plan of the garage facility, a description of access control equipment and an explanation of how the garage will be managed.\* (P&Z)(T&ES)
32. All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. (P&Z)(T&ES)

***H. TRANSPORTATION MANAGEMENT PLAN:***

33. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required for 1600 Prince Street and 200-206 Daingerfield Road to implement strategies to encourage residents and employees to take public transportation or share a ride, as opposed to being a sole occupant of a vehicle. The details of the Plan are included in the TMP Attachment #1 to the general staff conditions. Below are the basic conditions from which other details originate. (T&ES)
34. Any special use permit granted by City Council under this section 11-700, unless revoked or expired, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all of their heirs, successors and

- assigns. Any use authorized by a special use permit granted under this section 11-700 shall be operated in conformity with such permit, and failure to so operate shall be deemed grounds for revocation of such permit, after notice and hearing, by the City Council. (T&ES)
35. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)
  36. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revised TMP program will go before the City Council for approval. The revision to the program includes a periodic review of the TMP to determine if goals are being met. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language. (T&ES)
  37. The applicant shall integrate into the District Transportation Management Program when it is organized. All TMP holders in the established district will be part of this District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of employees through economies of scale. No increase in TMP contributions will be required as a result of participation in the District TMP. (T&ES)
  38. A TMP Coordinator shall be designated for the entire project upon application for the initial building permit. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. \*\* (T&ES)
  39. An annual TMP fund shall be created based on the TMP reduction goal of 40% of employees not using single occupant vehicles, based on the projects' size and the benefits to be offered to participating employees. The annual fund rate for this development shall be \$0.20 per square foot of retail space, \$0.25 per square foot of office space and \$40 per hotel room. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The TMP fund shall be used exclusively for the approved transportation activities detailed in the attachment.
  40. The Director of T&ES may require that the funds be paid to the City upon determination that the TMP Coordinator or Association has not made a reasonable effort to use the funds for TMP activities. As so determined, any unencumbered funds remaining in the

TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in transportation support activities which benefit the site. (T&ES)

41. The TMP Coordinator or Association will submit annual reports, fund reports and modes of transportation surveys to the Transportation Planning Division as detailed in the Attachment. (T&ES)
42. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward. (T&ES)

***I. BUS STOPS AND BUS SHELTERS:***

43. Make bus stop on Daingerfield Road adjacent to the site ADA compliant. ADA compliance includes:
  - a. Install an unobstructed seven (7) foot wide, parallel to the roadway, by eight (8) foot wide, perpendicular to the curb, bus stop passenger loading pad. The loading pad shall be at the same grade as the sidewalk, connect the curb to the sidewalk, and the pad's surface material shall match the sidewalk. The exiting width of the sidewalk may be counted towards the 8 foot wide perpendicular to the curb area. Passenger loading pads shall never be placed on storm drain inlets, catch basins, and other obstacles that would make the bus stop and bus stop loading pad inaccessible. See attached standard details.
  - b. Create a 120 foot "No Parking, Bus Stop Zone" if the bus stop is located along the curbside. If the bus stop is located on a bulb out / extension into the roadway, the 120 foot "No Parking, Bus Stop Zone" shall not be required. (T&ES)

***J. SITE PLAN:***

44. Pursuant to Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status. (P&Z)

45. **CONDITION AMENDED BY PLANNING COMMISSION:** Submit the plat of consolidation prior to the final site plan submission. The plat(s) shall be reviewed and approved by the Directors of Planning & Zoning and Transportation & Environmental Services, and recorded prior to the release of the final site plan \* (P&Z)(T&ES)
46. A copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)
47. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
- a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)
48. Provide a lighting plan with the final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and P&Z in consultation with the Chief of Police and shall include the following:
- a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - c. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - e. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - f. Provide location of conduit routing between site lighting fixtures so as to avoid conflicts with street trees.
  - g. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.

- h. The lighting for the areas not covered by the City of Alexandria' standards shall be designed to the satisfaction of Directors of T&ES and P&Z.
  - i. Provide numeric summary for various areas (i.e., roadway, walkway/ sidewalk, alley, and parking lot, etc.) in the proposed development.
  - j. The walls and ceilings in the garage must be painted white or dyed concrete (white) to increase reflectivity and improve lighting levels at night.
  - k. The lighting for the underground parking garage shall be an average of 5.0 foot candle maintained, when occupied. When unoccupied the lighting levels will be reduced to no less than 1.5 foot candles.
  - l. Light fixtures for the underground/structured parking garage shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - m. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - n. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - o. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties. (P&Z)(T&ES)(RP&CA)(Police)
49. Provide a unit numbering plan for each floor of a multi-unit building or hotel with the first final site plan submission. The unit/room numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Hotel, Retail) if known. (P&Z)

***K. ENCROACHMENT:***

50. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
51. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
52. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

**L. CONSTRUCTION:**

53. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. In addition, building and construction permits required for site preconstruction shall be permitted prior to release of the final site plan to the satisfaction of the Director of T&ES. \* (T&ES)
54. Submit a construction management plan for review and approval by the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
  - a. Include a plan for temporary pedestrian and vehicular circulation;
  - b. Include analysis as to whether temporary street lighting is needed on the site and how it is to be installed.
  - c. Include the overall schedule for construction and the hauling route;
  - d. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work;
  - e. If the plan is found to be violated during the course of construction, citations will be issued for each infraction and a correction notice will be forwarded to the applicant. If the violation is not corrected within five (5) calendar days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)(Code)
55. Provide off-street parking for all construction workers without charge to the construction workers. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
56. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation,

- and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z)(T&ES)
57. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
  58. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)The sidewalks shall remain open during construction or pedestrian access shall be maintained to the satisfaction of the Director of T&ES throughout the construction of the project. (T&ES)
  59. No major construction staging shall be allowed within the public right-of-way on Daingerfield Road. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
  60. Transit stops adjacent to the site shall remain open if feasible for the duration of construction. If construction forces the closure of the stop on Daingerfield Road, a temporary ADA accessible transit stop shall be installed. The exact temporary location shall be coordinated with the T&ES Transit Services Division. (T&ES)
  61. Any structural elements that extend into the public right of way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
  62. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Construction Management & Inspection prior to any land disturbing activities. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)
  63. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. (T&ES)

64. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z)
65. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the approved final site plan, the top-of-slab elevation and the first floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the P&Z prior to commencement of framing. (P&Z)
66. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)
67. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)
68. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

**M. *STORMWATER:***

69. Demonstrate compliance with flood plain ordinance Section 6-300 to Section 6-311 of Article VI Special and Overlay Zones. No final plan shall be released until full compliance with flood plain ordinance has been demonstrated. \*(T&ES)
70. Provide an analysis demonstrating that the proposed development will not have an impact on the 100 year Water Surface Elevation (WSE) or the flood plain boundary to the satisfaction of the Director of T&ES. This analysis shall be accomplished by modifying the existing FLO-2D model. The proposed development shall not cause a rise in the 100 year water surface elevation or result in an increase in the limits of the floodplain boundary. (T&ES)

**N. WASTEWATER / SANITARY SEWERS:**

71. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)

**O. SOLID WASTE:**

72. Provide \$1,150 per receptacle to the Director of T&ES for purchase and installation of two (2) receptacles Iron Site Bethesda Series, Model SD-42 decorative black metal trash cans with domed lid by Victor Stanley. The receptacle(s) shall be placed in the public right of way. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES)

**P. STREETS / TRAFFIC:**

73. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction/installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
74. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction Management & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)
75. Submit a Traffic Control Plan as part of the final site plan, for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging shall be provided for informational purposes. In addition, the Traffic Control Plan shall be amended as necessary and submitted to the Director of T&ES along with the Building and other Permit Applications as required. The Final Site Plan shall include a statement "FOR INFORMATION ONLY" on the Traffic Control Plan Sheets. (T&ES)
76. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
77. Show turning movements of standard vehicles in the parking structure. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

78. The slope on parking ramp to garage entrance shall not exceed 13 percent at the centerline. For slopes 10% and greater, provide trench drain connected to a storm sewer to eliminate or diminish the possibility of ice forming. (T&ES)

***Q. UTILITIES:***

79. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
80. Underground the existing electrical facilities located on the northeast corner of the project site adjacent to Prince St. (T&ES)

***R. WATERSHED, WETLANDS, & RPAs:***

81. The storm water collection system is located within the Timber Branch watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)

***S. BMP FACILITIES:***

82. The City of Alexandria's storm water management regulations regarding water quality are two-fold: first, phosphorus removal requirement and second, water quality volume default. Compliance with the phosphorus requirement does not relieve the applicant from the water quality default requirement. The water quality volume determined by the site's proposed impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
83. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Worksheet A or B and Worksheet C, as applicable. (T&ES)
84. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
- a. Constructed and installed as designed and in accordance with the approved Final Site Plan.

- b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
- 85. Submit two originals of the storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.\* (T&ES)
- 86. The Applicant/Owner shall be responsible for installing and maintaining storm water Best Management Practices (BMPs). The Applicant/Owner shall execute a maintenance service contract with a qualified private contractor for a minimum of three years and develop an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)
- 87. Submit a copy of the Operation and Maintenance Manual to the Office of Environmental Quality on digital media prior to release of the performance bond. \*\*\*\* (T&ES)

Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing storm water management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\* (T&ES)

**T. CONTAMINATED LAND:**

- 88. Indicate whether or not there is any known soil and groundwater contamination present as required with all preliminary submissions. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. (T&ES)

**U. NOISE:**

- 89. All exterior building mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. (T&ES)

- 90. If a restaurant use is proposed, the use of loudspeakers or musicians outside is prohibited. (T&ES)
- 91. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

**V. AIR POLLUTION:**

- 92. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 93. No material may be disposed of by venting into the atmosphere. (T&ES)
- 94. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

**W. CONTRIBUTIONS:**

- 95. Provide \$1.10 per gross square foot for the King Street Improvement Fund prior to release of the Final Site Plan. The applicant shall receive a credit for the bikeshare contribution, where applicable.\* (T&ES)(P&Z)
- 96. The applicant shall contribute \$20,000 to the city prior to Final Site Plan release to expand the existing bikeshare station adjacent to the King Street Metro.\* (T&ES)

**X. ARCHAEOLOGY:**

- 97. Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
- 98. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management

- Plan is in place to recover significant resources in concert with construction activities. \*  
(Archaeology)
99. Call Alexandria Archaeology (703/746-4399) two weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for city archaeologists can be arranged. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
  100. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
  101. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
  102. Certificates of Occupancy shall not be issued for this property until interpretive elements have been constructed, interpretive markers have been erected, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\*  
(Archaeology)

***Y. DISCLOSURE REQUIREMENTS:***

103. Present a disclosure statement to potential buyers disclosing the following to the satisfaction of the Director of P&Z and the City Attorney:
  - a. That the Metrorail tracks and other railway operations are located within the immediate vicinity of the project, are permitted to continue indefinitely, and will generate noise and considerable traffic on the public streets surrounding the project. (P&Z)(T&ES)

***CITY DEPARTMENT CODE COMMENTS***

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding

***Planning and Zoning***

- R-1. For all first floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-838-4884) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C -1. As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C-2. The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three years after completion. \*\*\*\* (P&Z) (T&ES)
- F-1. Revise the Dimension Plan to include additional dimensions of the building walls, distances between the building and the property line and 3 xy coordinate pairs pursuant to the Preliminary Checklist.

***Transportation and Environmental Services***

- F - 1. The proposed bus stop on the bulb-out adjacent to the site shown in Prelim 2 is fine and works well for transit operations. Show the Prelim 2 bus stop on the bulb-out configuration on the final site plan. (T&ES- Transit)
- F - 2. While the King Street Metro Station is under construction, WMATA and DASH buses will layover on Daingerfield, adjacent to the site. The King Street Metro reconstruction project is stated to start in the winter/spring of 2013. Construction is expected to take 18 months to complete. (T&ES- Transit)
- F - 3. A stormfilter receives an efficiency of 50%. Revise calculations on sheet C9.0 accordingly. (T&ES- OEQ)
- F - 4. City standard BMP marker should be Timber Branch (Sheet C9.0). (T&ES- OEQ)

- F - 5. Sheet C13.1 states that there will be 3 or 4 FEET of continuous vertical depth of planting media. Is this correct? (T&ES- OEQ)
- F - 6. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 7. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:
- <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 8. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 9. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 10. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 11. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be AWWA C-151 (ANSI A21.51) Class 52 or Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public

- Right of Way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public Right of Way shall be owned and maintained privately). (T&ES)
- F - 12. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10” in the public Right of Way and sanitary lateral 6” for all commercial and institutional developments; however, a 4” sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12” or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES)
- F - 13. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10’ (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18” above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation.(T&ES)
- F - 14. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18” for sanitary sewer and 12” for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6” clearance shall be encased in concrete. (T&ES)
- F - 15. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the

- water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 16. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12” of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 17. Dimensions of parking spaces, aisle widths, etc. within the parking garage shall be provided on the plan. Note that dimensions shall not include column widths. (T&ES)
- F - 18. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 19. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES)
- F - 20. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 21. The Traffic Control Plan shall replicate the existing vehicular and pedestrian routes as nearly as practical and the pedestrian pathway shall not be severed or moved for non-construction activities such as parking for vehicles or the storage of materials or equipment. Proposed traffic control plans shall provide continual, safe and accessible pedestrian pathways for the duration of the project. (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development storm water flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, the applicant shall comply with the peak flow requirements and prepare a Stormwater Management Plan so that from the site, the post-development peak runoff rate from a two-year storm and a ten-year storm, considered individually, shall not exceed their

- respective predevelopment rates. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed then the applicant shall provide an additional 10% storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-113 (d) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and storm water flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)
- C - 6 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 7 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to the industry on Downspouts, Foundation Drains, and Sump Pumps, Dated June 18, 2004 that is available on the City of

- Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 8 In compliance with the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a sanitary sewer adequate outfall analysis as per the requirements of Memorandum to Industry No. 02-07 New Sanitary Sewer Connection and Adequate Outfall Analysis dated June 1, 2007. The memorandum is available at the following web address of the City of Alexandria (T&ES)
- [http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20\(02-07\).pdf](http://alexandriava.gov/uploadedFiles/tes/info/New%20Sanitary%20Sewer%20Connection%20and%20Adequate%20Outfall%20Analysis%20(02-07).pdf)
- C - 9 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C - 10 The applicant shall be responsible to deliver the solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)
- C - 11 The applicants will be required to submit a Recycling Implementation Plan form to the Solid Waste Division, as outlined in Article H to Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle.
- C - 12 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 13 The sewer tap fee must be paid prior to release of the site plan.\* (T&ES)
- C - 14 All easements and/or dedications must be recorded prior to release of the site plan.\* (T&ES)
- C - 15 Plans and profiles of utilities and roads in public easements and/or public Right of Way must be approved prior to release of the plan.\* (T&ES)

- C - 16 Provide a phased erosion and sediment control plan consistent with grading and construction plan. (T&ES)
- C - 17 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 18 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)
- C - 19 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 20 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards. (T&ES)
- C - 21 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 22 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 - 23 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the water quality volume default and stormwater quantity management. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 25 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VSMP permit for land disturbing activities greater than 2500 SF. \* (T&ES)

***AlexRenew Comments:***

1. AlexRenew has no comments.

***VAWC Comments:***

1. VAWC has no comments. As-built sketch provided separately to applicant.

***Code Administration (Building Code):***

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C-1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C-3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C-4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C-5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.
- C-6 All proposed buildings where an occupied floor exceeds 75 feet above the lowest level of fire department vehicle access shall meet the Virginia Uniform Statewide Building Code for HIGH-RISE buildings.
- C-7 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

- C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-9 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

***Police***

Parking Garage Recommendations

- R - 1. It is recommended that the doors in the garage (garage level only) leading into the stairwell have controlled electronic access.
- R - 2. The controlled electronic access should not interfere with the emergency push-bar release located on the inside of the stairwell door that allows for emergency exit of the building.

Landscape Recommendations

- R - 3. Any proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 4. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 5. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

***Archaeology***

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.

C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- \* Condition must be fulfilled prior to release of the final site plan
- \*\* Condition must be fulfilled prior to release of the building permit
- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy
- \*\*\*\* Condition must be fulfilled prior to release of the bond

## **IX. ATTACHMENTS**

### **Attachment #1 — Transportation Management Plan 1600 Prince Street and 200-206 Daingerfield Road (TMP SUP#2012-0072)**

The Transportation Management Plan (TMP) program was enacted by the Alexandria City Council on May 16, 1987 and is now part of the Alexandria Zoning Code (Article XI, Division B, Section 11-700). The ordinance requires that office, retail, residential, hotel and industrial projects which achieve certain square footage thresholds submit a special use permit application which must include a traffic impact analysis and a Transportation Management Plan (TMP). The Planning Commission and the City Council consider all special use permit applications, and the City Council makes the final decision on the approval of the applications. Any project requiring a TMP must receive the TMP special use permit before the project can proceed. The TMP Program is a comprehensive effort to increase the use of transit and reduce the number of single occupant vehicles (SOVs) in the City.

The Transportation Management Program for 1600 Prince Street (hotel) and 200-206 Daingerfield Road (office) consists of six parts:

- 1) Goal and Evaluation of the TMP
- 2) Organization, Funding and Reporting
- 3) Transportation Management Plan Directives
- 4) Evaluation of the Effectiveness of the TMP
- 5) District Transit Management Program
- 6) Permanence of the TMP Ordinance

#### **1. Goal and Evaluation of the TMP**

- a. The project site is located approximately 1,000 feet from the King Street Metro Station. Several DASH and Metro bus lines and the VRE Railway run near the site. The development has a goal of 40% non-SOV trips during peak hour.
- b. The achievement of this goal will be demonstrated by the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade employees and residents to switch to transit or carpool as opposed to driving alone. The survey should progressively show that the strategies financed through the TMP fund are decreasing the number of peak hour single occupant vehicles to the site to achieve or exceed the goal. The annual report, fund report and survey are covered under Section 2.

**2. TMP Organization, Funding and Reporting**

- a. The developer shall designate a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the owners of the project. The Transportation Planning Division may assist the TMP Coordinator.
- b. An Annual Report shall be submitted by the TMP Coordinator and approved by the Transportation Planning Division. This report will be due on July 15 of every year. The Annual Report shall include an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak hour traffic, and a work program for the following year. The initial report shall be submitted one year from the issuance of the Certificate of Occupancy.
- c. The TMP Coordinator shall provide Semi-annual TMP Fund Reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy, with the following due on January 15 and July 15 of every year.
- d. The TMP Coordinator shall distribute an annual survey to all employees and residents. The survey will be supplied by the Transportation Planning Division. Survey results will be due on July 15 of every year. A 35% response rate is required as approved by the Transportation Planning Division.

**3. Transportation Management Plan Directives**

- a. The Special Use Permit application has been made for the following uses:

	nd Use*	
	Rooms	ommercial sq. feet
<b>1600 Prince St (hotel)</b>	109	
<b>200-206 Daingerfield Rd (office)</b>	NA	500

*\*As of January 7, 2013. Subject to change.*

- b. According to the guidelines of Zoning Ordinance Chapter 11-700, the above level of development requires a Transportation Management Program (TMP). Such plan shall include the following elements:
- i. A TMP Coordinator shall be designated for the project upon application for the initial building permit. The name, address, email and telephone number of the coordinator will be provided to the City at that time, as well as of any changes occurring subsequently. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project.
  - ii. Transit, ridesharing, staggered work hours/compressed workweeks, parking restrictions and the other program elements shall be promoted to employees and residents.
  - iii. Information about transit, ridesharing, and other TMP elements shall be distributed and displayed— including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be placed in a prominent location in the building and a website with this information and appropriate links to transit providers will be provided and maintained.
  - iv. A ridesharing program shall be established that includes not only participation in the regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site-specific matching efforts.
  - v. Establish and promote a Guaranteed Ride Home Program as part of the ridesharing and transit marketing efforts.
  - vi. A carshare program may be established as part of the ridesharing and transit marketing efforts for the building. Parking spaces should be in a convenient location for residents, and the TMP Coordinator will arrange with any of the carshare companies for placement of vehicles in this project. For those individuals who do not lease a parking space, the TMP program will pay the registration and annual membership fees (not the usage fees) to use the carshare vehicles.
  - vii. Discounted bus and rail fare media or electronic media shall be sold and distributed on-site to employees and residents of the project. The fare media to be sold and distributed will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation

system fare media requested by employees, residents, and/or the Transportation Planning Division. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 20%.

- c. **TMP Fund** — The applicant shall create a TMP fund to achieve the reduction goal of 40% of single occupant vehicles for employees, based on the project's size, proximity to transportation options and the benefits to be offered to employees. The annual contribution rate for this fund shall be \$.25 per occupied square foot of commercial space, \$.20 per occupied square foot of retail space, and \$40 per hotel room. This reduction goal may be revised in the future based on City-wide TMP policies or legislation. The annual TMP rate shall increase by an amount equal to the rate of inflation (Consumer Price Index – CPI of the United States) for the previous year. The increase shall begin one year after the initial CO is issued. Payments shall be the responsibility of the developer until this responsibility is transferred by lease or other legal arrangement. The TMP fund shall be used exclusively for these approved activities:
- i. Discounting the cost of bus and transit fare media for on-site employees and tenants.
  - ii. Ridesharing and carsharing incentive programs which may include activities to encourage and assist the formation of car, van and bus pools, such as subsidies or preferential parking charges and parking space location, and other analogous incentive programs.
  - iii. Marketing activities, including advertising, promotional events, etc.
  - iv. Bicycle and pedestrian incentive measures which may include the provision of bicycle parking, bike sharing station and/or storage facilities, the construction and extension of bicycle paths and pedestrian walkways, the provision of shower and locker facilities and similar incentive features
  - v. Operating costs for adjacent bikeshare station.
  - vi. Membership and application fees for carshare vehicles.
  - vii. Providing shuttle services or partnering with neighboring organizations for shuttle services.
  - viii. Any other TMP activities as may be proposed by the TMP Coordinator and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures.

**Unencumbered Funds:** As determined by the Director of T&ES, any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or paid to the City for use in walk, bike, transit and/or ridesharing programs and activities.

**4. Evaluation of the Effectiveness of the TMP**

- a. The goals for transit mode share and auto occupancy established in paragraph 1.a of this document, will be used in evaluating the performance and effectiveness of the TMP. The annual survey will be used to continually determine whether the development is meeting these targets.
- b. The City of Alexandria, in conjunction with the TMP Coordinator, will identify performance standards and objectives to measure the cost effectiveness and develop methodologies to monitor the performance of each element of the TMP. The performance of the development in meeting these objectives will be evaluated in the annual report prepared by the TMP Coordinator, and will be used in developing the work plan for the association.
- c. This TMP has been designed to be flexible and responsive to the inputs of these annual evaluations in prescribing Transportation Demand Management (TDM) and Transportation Supply Management (TSM) strategies and tactics to be implemented in the Annual Work Program. By linking evaluation to work planning, the TMP standards of performance could change throughout the development cycle as the “right” solutions are adjusted in response and anticipation of changes in transportation conditions.

**5. District Transit Management Program**

The project should integrate with the larger district level TMP program when it is organized. All TMP holders in the established area will be part of this District. No increase in TMP contributions will be required as a result of participation in the District TMP. The objective of this district is to make optimum use of transportation resources for the benefit of residents and employees through economies of scale.

**X. 6. Permanence of the TMP Ordinance**

- a. As required by Section 11-700 under Article XI of the City of Alexandria Zoning Ordinance, the special use permit and conditions attached thereto as granted by City Council, unless revoked or amended, shall run with the land and shall be mandatory and binding upon the applicant, all owners of the land and all occupants and upon all heirs, successors and assigns with whom sale or lease agreements are executed subsequent to the date of this approval.
- b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney’s office.

- c. The applicant shall participate in the revised Transportation Management Program if established. The revised program will include the elements outlined in the December 8, 2010 docket memo to City Council and approved by the Council. The revision to the program includes a periodic review of the TMP to determine if goals are being met and will provide an opportunity to adjust the rates up or down up to a percentage cap. The revised TMP program will go before the City Council for approval. Participation in the program will not initially increase the base contribution established in this SUP, however, the base contribution would be subject to adjustment up or down, up to a percentage cap, based on the final revised TMP program language to be approved by City Council at a future date.
- d. The Director of T&ES may approve modifications to agreed TMP activities, provided that any changes are consistent with the goals of the TMP.
- e. An administrative fee shall be assessed to the governing entity for lack of timely compliance with the submission of the TMP mandatory reports required in the attachment (fund reports with supporting documentation, annual reports, survey results with a minimum response rate of 35%, and submission of raw data). The fee shall be in the amount of five hundred (\$500.00) for the first 30 (thirty) days late and two hundred and fifty dollars (\$250.00) for every subsequent month late. The amount of these administrative fees is for the base year in which the TMP is approved and shall increase according to the Consumer Price Index (CPI) going forward.



**APPLICATION**

**DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN**

**DSP #** 2011-0034 **Project Name:** 1620 Prince Street Hotel

**PROPERTY LOCATION:** 1620 Prince Street and 200 Daingerfield Rd.

**TAX MAP REFERENCE:** 073.02-06-01 and 073.02-06-03 **ZONE:** OCH

**APPLICANT:**

Name: Carr 1620 Prince Street LLC

Address: 1455 Pennsylvania Ave., NW, Suite 100, Washington, DC 20006

**PROPERTY OWNER:**

Name: 1620 Prince St.(Carr 1620 Prince Street LLC) 200 Daingerfield Rd. (HF Sewer LLC)

Address: 1455 Pennsylvania Ave., NW, Ste 100, Wash., DC 20006 - 1707 Duke Street, Alexandria, VA 22315

**SUMMARY OF PROPOSAL** Request for approval of 109 room hotel, with a ground floor restaurant.

**MODIFICATIONS REQUESTED** Side yard setback on the eastern property line to 0 feet, and for a reduction of the crown coverage requirement.

**SUPs REQUESTED** Increase FAR to 3.0, hotel use, parking reduction, valet parking and signage.

**THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs

Print Name of Applicant or Agent

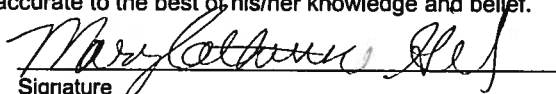
307 N. Washington St.

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

  
Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcg.hcgk@verizon.net

Email address

October 5, 2012

Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_

Fee Paid and Date: \_\_\_\_\_

Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

**ALL APPLICANTS MUST COMPLETE THIS FORM.**

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

**1. The applicant is: (check one)**

the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Carr Holdings II, LLC 1455 Pennsylvania Ave. N.W., Suite 100, Washington, DC 20006-100%

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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.

**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 ten 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. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., Washington, DC 20006	NW Carr Holdings II, LLC by Oliver T. Carr, Jr. (same address) 100%
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 1620 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

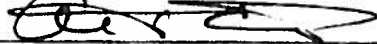
Name	Address	Percent of Ownership
1. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., NW, Ste 100 Washington, DC 20006	100%
2.		
3.		

**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 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 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 indicated each person or entity below and "None" in the corresponding fields)**

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. Carr 1620 Prince St., LLC	None	
2. Carr Holdings, LLC	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.

10/2/12      Oliver T. Carr, Jr.        
Date                      Printed Name                      Signature

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 ten 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
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 Daingerfield Rd. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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
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<b>HF Sewer, LLC</b>	1707 Duke Street Alexandria, VA 22314	100%
<b>Hooff Fagelson Tract, LLC</b>	<b>Same Address</b>	<b>100% of HF Sewer, LLC</b>

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 below and "None" in the corresponding fields)

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.)
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<b>HF Sewer, LLC</b>	<b>None</b>	
<b>Hooff-Fagelson Tract, LLC</b>	<b>None</b>	

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.

**October 5, 2012** **Mary Catherine Gibbs**  
Date Printed Name

*Mary Catherine Gibbs*  
Signature

**2. Narrative description.** 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant, Carr Hospitality, is seeking approval of a 109 room hotel at the corner of Prince and Daingerfield Streets, on the former Alexandria Floral Shop site. The hotel would replace the existing surface parking lot located on the property. Carr Hospitality also owns three other hotels in the City: Embassy Suites, Holiday Inn at First Street and the Crown Plaza.

Carr is proposing to locate a hotel on this site because of its proximity to the King Street Metro and the increased demand for hotel space in the City. The proposal includes a consolidation with office building at 200 Daingerfield and the use of density from that site that was not utilized in the office building and using it for the hotel site. Doing do will be accomplished by consolidating the lots and creating a condo with two units, one office and one hotel.

The new hotel would provide approximately 2600 square feet of a ground floor restaurant that will be open to the public but will likely serve mostly guests of the hotel. The proposed parking is in a one level, below grade parking structure accessed off of Prince Street. The number of spaces proposed is 32 spaces, and the Applicant is submitting a parking study that justifies this number of spaces this close to metro. In addition, further spaces will be available to the hotel guests via a valet parking program for spaces off-site in nearby garages.

For more specifics on the proposal and the design of the hotel, see the attached plans.

x 690

**3. How many patrons, clients, pupils and other such users do you expect?**

Specify time period (i.e., day, hour, or shift).  
24 hours, 7 days a week, a typical number for 109 hotel rooms.

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**4. How many employees, staff and other personnel do you expect?**

Specify time period (i.e. day, hour, or shift).  
25 Employees maximum, three shifts per day, am/pm/overnight. At 80% occupancy there will be 20-25 employees, and overnight would have 3-5 employees.

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**5. Describe the proposed hours and days of operation of the proposed use:**

Day	Hours	Day	Hours
7 days	24 hours		

**6. Describe any potential noise emanating from the proposed use:**

A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
Typical noise from a hotel of this size.

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B. How will the noise from patrons be controlled?  
The majority of the noise will be inside the hotel, and the valet parking service properly coordinate hotel guests vehicle drop off and pick up.

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

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**8. Provide information regarding trash and litter generated by the use:**

- A. What type of trash and garbage will be generated by the use?  
Typical type of a hotel this size.  
\_\_\_\_\_  
\_\_\_\_\_
- B. How much trash and garbage will be generated by the use?  
~~Typical amount of a hotel this size, one to two dumpsters per week.~~  
\_\_\_\_\_
- C. How often will trash be collected?  
~~Weekly, or more often, as needed.~~  
\_\_\_\_\_
- D. How will you prevent littering on the property, streets and nearby properties?  
Employees will be responsible for maintaining a clean site.  
\_\_\_\_\_  
\_\_\_\_\_

**9. 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. 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:  
Cleaning solutions for cleaning the hotel rooms, bathrooms and kitchen.  
\_\_\_\_\_  
\_\_\_\_\_

**11. What methods are proposed to ensure the safety of residents, employees and patrons?**

The hotel will be secured by typical measures utilized in hotels of this size.

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**ALCOHOL SALES**

**12. Will the proposed use include the sale of beer, wine or mixed drinks?**

**Yes.**      **No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

There will be a 5-7 seat bar in the small ground floor restaurant. On premises sales only are envisioned at this time.

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**PARKING AND ACCESS REQUIREMENTS**

**13. Provide information regarding the availability of off-street parking:**

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

77 spaces

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B. How many parking spaces of each type are provided for the proposed use:

21 Standard spaces

11 Compact spaces

2 Handicapped accessible spaces

           Other

- C. 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?

Valet parking is also proposed. See attached valet application.

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.

- D. 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**.

**14. Provide information regarding loading and unloading facilities for the use:**

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 3

- B. How many loading spaces are available for the use? 1

- C. Where are off-street loading facilities located?  
Off of Daingerfield Street.

- D. During what hours of the day do you expect loading/unloading operations to occur?  
7 a.m. to 7 p.m.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Daily, or less frequently, as needed.

**15. 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?**

Street access is adequate.



# 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)

From 77 spaces to 32 spaces in the on-site garage, utilizing a partial valet parking program.

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

The parking reduction is justified by the parking study done by Wells & Associates that demonstrates that actual usage of parking at nearby hotels equals the amount of parking provided by this proposal. See the attached parking study.

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

Providing parking that is not actually necessary will require an additional level of parking below grade, and the flood plain in this area does not permit an additional level below grade.

**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.

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

65

**VALET PARKING**  
Zoning Ordinance Section 11-513(N)

**Qualify for Administrative Review?**

Will the proposed valet parking be located in the King Street Overlay zone?  Yes  No

If yes, the business qualifies for administrative review. If no, speak to P&Z staff about the full SUP process.

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

**VALET PARKING PLAN**

Please provide a copy of the plan with your application.

A detailed plan must be submitted showing and explaining all components of the valet parking, including at least the following:

- (a) The location of the drop off area as well as the location for the parked vehicles to be stored;
- (b) The proposed days and hours of operation of the valet parking plan;
- (c) The number of spaces available at the vehicle storage site, which must be of sufficient capacity for the use or uses from which vehicles will be valeted;
- (d) Adequate assurance that the owner and operator of the vehicle storage site is agreeable to the proposed valet plan;
- (e) The size and design of the drop off site and identification of any on street parking spaces that will be lost during the period that the valet parking plan is in effect, such spaces to be kept to a minimum;
- (f) Demonstration that the location of the drop off site will not interfere with traffic, remaining parking, bus stops, or transit passengers or pedestrians;
- (g) The proposed graphics for the drop off site, including signage and uniformed staff, with sufficient visibility but designed to be compatible with the streetscape as determined by the director;
- (h) The proposed number of attendants, which must be sufficient to adequately staff the operation; and
- (i) If the proposed valet plan includes more than one business, the identity of the party or entity responsible for compliance with the approved valet parking plan.

**LOCATION OF STORED VEHICLES**

Vehicles may not be parked or temporarily stored by an attendant on streets or sidewalks.

Where will the parked vehicles be stored? On site, see attached parking study by Wells and Associates.

**SHARED PARKING PROGRAM**

No structures are permitted in conjunction with a valet parking program, unless associated with a shared parking program among several businesses, and only after the design is reviewed for comment by the Old and Historic Alexandria District Board of Architectural Review. Please review Section 11-513 (N) of the Zoning Ordinance for more detail.

Are any structures proposed as part of the valet parking program? \_\_\_\_\_

If so, please include a detailed description and plan for the structure with your application. Attach a separate sheet, if necessary.

Is the program part of a shared parking program with other businesses? \_\_\_\_\_

If so, please describe the program and identify the other businesses to be included. Attach a separate sheet.

Complete the Administrative Special Use Permit Application on the following pages.



DSUP # 2011-0034

# Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 1620 Prince Street

ZONE: OCH

TAX MAP REFERENCE: 073.02-06-01

### APPLICANT'S INFORMATION:

Applicant: Carr 1620 Prince St., LLC Business/Trade Name: \_\_\_\_\_

Address: 1455 Pennsylvania Ave., NW, Suite 100, Washington, DC 20006

Phone: 703-836-5757

Email: mcg.hcgk@verizon.net

### PROPOSED USE:

- Day Care Center
- Restaurant
- Outdoor Dining (not within the King Street Retail Overlay)
- Light Auto Repair
- Overnight Pet Boarding
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Garden Center
- Catering Business
- Outdoor Display
- Valet Parking

### Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: Mary Catherine [Signature]

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1620 Prince Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the TMP SUP/Valid Parking use as  
(use)  
described in this application.

Name: Carr 1620 Prince Street LLC Phone \_\_\_\_\_  
Please Print  
Address: 1455 Pennsylvania Ave., NW, Ste 100, Washington, DC 20006

Signature: Cawall Date: 10/3/2012

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 ten percent.

<u>Carr Holdings II LLC</u>	<u>1455 Pennsylvania Ave., Suite 100</u>	<u>100%</u>
	<u>Washington, DC 20006</u>	

**USE CHARACTERISTICS**

2. Please give a brief statement describing the use:

**Valet Parking for the Hotel**

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3. Please describe the proposed hours of operation:

Days	Hours
Daily	7 days/24 hours

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. 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).

**Typical for a 109 room hotel.**

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

**Maximum of 25 employees, three shifts per day, am/pm/overnight.**

**At 80% occupancy, 20-25 employees in the am/pm, Overnight would have 3-5 employees.**

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

<u>21</u>	Standard and compact spaces
<u>11</u>	Handicapped accessible spaces
<u>2 (of std.)</u>	Other

B. Please give the number of:  
Parking spaces on-site 32

Parking spaces off-site \_\_\_\_\_

If the required parking will be located off-site, where will it be located?  
\_\_\_\_\_

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use? 1

B. Where are off-street loading spaces located? off of Daingerfield Rd.

C. During what hours of the day do you expect loading/unloading operations to occur? 7 a.m. to 7 p.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Once Daily, or more as needed.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT'S SIGNATURE**

Please read and initial each statement:

Initial: mgc THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: mgc 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.

**Mary Catherine Gibbs**

Print Name of Applicant or Representative

Mary Catherine Gibbs  
Signature

10/5/12  
Date

**If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:**

Representative's Address: 307 N. Washington St.  
Alexandria, VA 22314

Phone: 703-836-5757

Email: mcg.hcgk@verizon.net

Fax: 703-548-5443



**APPLICATION**

**ENCROACHMENT**

ENC# 2012-0005

**PROPERTY LOCATION:** 1620 Prince Street

**TAX MAP REFERENCE:** 073.02-06-01 **ZONE:** OCH

**APPLICANT**

Name: Carr 1620 Prince Street, LLC

Address: 1455 Pennsylvania., NW., Ste. 100, Washington, DC 20006

**PROPERTY OWNER**

Name: Same as above

Address: \_\_\_\_\_

**PROPOSED USE:** Encroachment for canopy, sign and overhang, see attached exhibit.  
Coordinated with DSUP submitted for hotel at 1620 Prince Street.

**INSURANCE CARRIER** (copy attached) \_\_\_\_\_ **POLICY #** \_\_\_\_\_

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

**THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** I so attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Mary Catherine Gibbs

Print Name of Applicant or Agent

307 N. Washington St.

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Mary Catherine Gibbs  
Signature

703-836-5757 703-548-5443

Telephone # Fax #

mcg.hcgk@verizon.net

Email address

October 5 , 2012

Date

Application Received: \_\_\_\_\_

Date and Fee Paid: \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

## 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 ten 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. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., Washington, DC 20006	NW Carr Holdings II, LLC by Oliver T. Carr, Jr. (same address) 100%
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 1620 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

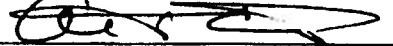
Name	Address	Percent of Ownership
1. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., NW, Ste 100 Washington, DC 20006	100%
2.		
3.		

**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 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 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 indicated each person or entity below and "None" in the corresponding fields)**

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. Carr 1620 Prince St., LLC	None	
2. Carr Holdings, LLC	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.

10/2/12      Oliver T. Carr, Jr.        
 Date                      Printed Name                      Signature





# APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2012-0072

**PROPERTY LOCATION:** 1620 Prince Street and 200 Daingerfield Rd.

**TAX MAP REFERENCE:** 073.02-06-01 & 073.02-06-03 **ZONE:** OCH

**APPLICANT:**

Name: 1620 Prince Street, LLC

Address: 1455 Pennsylvania Ave., NW, Suite 100, Washington, DC 20006


**PROPOSED USE:** TMP SUP for commercial use over 50,000 square feet (Hotel)

**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.

<u>Mary Catherine Gibbs</u>		<u>10/5/12</u>
Print Name of Applicant or Agent	Signature	Date
<u>307 N. Washington St.</u>	<u>703-836-5757</u>	<u>703-548-5443</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria, VA</u>	<u>mcg.hcgk@verizon.net</u>	
City and State	Email address	
<u>22314</u>		
Zip Code		

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1620 Prince Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the TMP SUP use as  
(use)  
described in this application.

Name: Carr 1620 Prince Street LLC Phone \_\_\_\_\_  
Please Print  
Address: 1455 Pennsylvania Ave., NW, Ste 100, Washington, DC 20006  
Signature: *C. Wallace* Date: 10/3/2012

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 ten percent.

Carr Holdings II LLC 1455 Pennsylvania Ave., Suite 100 100%  
Washington, DC 20006

**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 ten 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. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., NW Washington, DC 20006	Carr Holdings II, LLC by Oliver T. Carr, Jr. (same address) 100%
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 1620 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

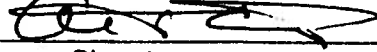
Name	Address	Percent of Ownership
1. Carr 1620 Prince St., LLC	1455 Pennsylvania Ave., NW, Ste 100 Washington, DC 20006	100%
2.		
3.		

**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 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 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 indicated each person or entity below and "None" in the corresponding fields)

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. Carr 1620 Prince St., LLC	None	
2. Carr Holdings, LLC	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.

10/2/12      Oliver T. Carr, Jr.        
 Date                      Printed Name                      Signature

SLIP # 2012-0072

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 200 Daingerfield Rd. I hereby  
grant the applicant authorization to apply for the TMP SUP, Valet Parking, Parking use as  
Reduction, DSUP for Hotel up to 3.0 FAR and Signage  
described in this application

Company: HF Sewer LLC Phone: \_\_\_\_\_  
Address: 1707 Duke Street, Alexandria, VA 22314 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 ten percent.

Hooff-Fagelson Tract, LLC - 1707 Duke Street, Alexandria, VA 22314 - 100%





**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).

**Typical for a 109 room hotel.**

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

**25 Employees maximum, three shifts per day, am/pm/overnight.**

**At 80% occupancy 20-25 employees in am/pm, Overnight would have 3-5 employees.**

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

Day:

24 hours/7days

Hours:

_____	_____
_____	_____
_____	_____
_____	_____

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 shall be located on the roof of the hotel, and will be adequately screened to minimize any noise. The trash room is located off the loading space on Daingerfield Rd.**

B. How will the noise be controlled?

\_\_\_\_\_

\_\_\_\_\_

SUP # \_\_\_\_\_

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

N/A

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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 from a hotel use and small restaurant.

---

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

1-2 dumpsters per week.

---

C. How often will trash be collected?

Once a week, or more often if necessary.

---

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

Staff will monitor the site to keep it clean.

---

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:

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**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:  
Cleaning solutions for keeping the hotel rooms, restrooms and kitchen clean.

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**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Typical security measures of a hotel of this size.

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**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.

**On site sales in the restaurant/bar area and in-room to guests.**

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**PARKING AND ACCESS REQUIREMENTS**

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

21 Standard spaces  
9 Compact spaces  
2 Handicapped accessible spaces.

**18 are valet Other.**

**14 are self-park**

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?

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**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? Off of Daingerfield Rd.

C. During what hours of the day do you expect loading/unloading operations to occur?  
7 a.m. to 7 p.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Daily, or more as necessary.

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?  
Street access is adequate.

**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) = 54,013 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

10-85

PC Meeting 2-5-13  
Docket Items #10 A-C

**Kendra Jacobs**

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**From:** vincent carlin <carlincolc@comcast.net>  
**Sent:** Tuesday, February 05, 2013 2:47 PM  
**To:** John Komoroske; Mary Lyman; Eric Wagner; Stewart Dunn; Larry Robinson; Donna Fossum; Jesse Jennings  
**Cc:** Faroll Hamer; Gwen Wright; Dirk Geratz; Rich Baier; Emily Baker; Kendra Jacobs; Paul Smedberg; delpepper@aol.com  
**Subject:** DSP 2011-0034, 1620 PRINCE STREET HOTEL docket item-Planning Commission meeting of 2/5/2013.  
**Attachments:** DSUP11-034 Staff Report to PC.pdf

Chairman Komoroske and members of the Planning Commission:

I am writing with regard to the DSP 2011-0034, 1620 PRINCE STREET HOTEL docket item to be heard by the Commission tonight, 2/5/2013.

I reside 2 blocks from the site on the 1300 block of Prince St. and have lived and owned property in this neighborhood since 1979, 34 years ago.

The following commitments have been made and articulated by the applicant and their attorney's in presentations made to the neighborhood civic association, UKSNA, and in private telephone conferences with me. I Spoke with P&Z staff Dirk Geratz this morning and requested that he make certain that these provisions and requirements are specified in the conditions for the project.

1. That the new 1620 Prince Street hotel will utilize the existing Embassy Suites shuttle bus to transport customers to off-site destinations, and that the new hotel will not require or implement a service that requires an additional shuttle vehicle.
2. That all required employee parking as per code be in private parking spaces.

I support this project, and would support approval of same, subject to the adoption and inclusion of the staff conditions, recommendations, and requirements,

Respectfully submitted,

Chip Carlin  
1302 Prince Street  
Alexandria VA 22314

+ 86



RICH  
ROSENTHAL  
BRINCEFIELD  
MANITTA  
DZUBIN &  
KROEGER, LLP

February 5, 2013

Chairman and Members of the Planning Commission  
City Hall  
301 King Street, Second Floor  
Alexandria, Virginia 22314

Re: 1620 Prince Street Hotel  
Developmental Special Use Permit #2011-0034, et al.

Dear Commission Members:

I represent the 1600 Prince Street Condominium Association. Attached is brief description of their concerns with the proposed hotel planned for 1620 Prince Street.

First, we generally support the idea of a hotel use and appreciate the difficulties of development on this particular lot. We do not want our general support lost in raising our concerns.

Second, we do have concerns about the current and future parking situation in our area. We are especially concerned about the extent of the parking reduction. It seems to us that there were better comparators than chosen by Wells for their parking study. If staff needs to gather more pertinent information, then delaying a decision for a short time may be reasonable.

Third, we have identified other points that may be relatively easy to resolve.

Thank you for considering our concerns.

Sincerely,

A handwritten signature in black ink that reads 'Lonnie C. Rich'.

Lonnie C. Rich

Enclosure

cc: Alice Fitzgerald, General Manager, 1600 Prince Street Condominium Association,

## 1600 Prince Street Concerns and Conditions Requested

**PARKING** – Before the hotel was even proposed, there have been residential parking concerns. Recently, a petition was filed requesting that 18 spaces be changed to permit residential parking on Prince and Peyton.

With the hotel, there will be 40 parking spaces lost on the 1620 lot itself. There will be other spots lost as a result of a bus stop on Daingerfield and valet parking on Prince for the hotel.

Given that background, we have heightened concern that the reduction from .7 to .4 spaces/room may be excessive. The Wells report looked at hotels that really are not similar – all are significantly larger with substantial available parking. (I understand that they are all operated by Carr and that others may resist proving information to a competitor; but that fact doesn't make the information itself helpful.) Either the applicant or the City should have looked at the Lorien (107 rooms) and Hampton Inn (80 rooms), because they are closer in size and much closer to the Metro. When the Lorien was being considered, every hotel comparator provided at least .6 spaces/room (Hilton Old Town); one had 1.9 spaces/room (Morrison House).

Before granting this parking reduction, the City needs to satisfy itself that we aren't unintentionally creating a problem which will exacerbate the already existing parking problems.

We are pleased with the valet proposal, but would strengthen it by amending Condition #21 to add the following: "Valet parking shall be provided to restaurant and meeting room guests, as well as overnight guests. Valet services shall be provided without charge."

Add a Condition #21.5: "Shuttle services shall be available to guests."

Because of parking concerns, you should look carefully at the required # of loading spaces. The staff suggested that there will be no catering, but surely the hotel will cater events in the meeting room. With 50 seats in the restaurant and 25-50 in the meeting room, there could be need for more than one loading space, especially since there does not appear to be much storage space at the hotel. The reduction from 3 loading spaces to 1 seems risky. Trucks without a loading space will end up clogging traffic or putting more pressure on neighborhood parking.

Condition #28, should be clarified to mean that the "applicant shall seek administrative approval for additional overflow parking should the need arise for any reason," not just a reason based on deficiencies with valet parking. On a more general level, there is concern that even this escape valve could prove useless, because at some point, there will be no other spaces to purchase for overflow. All of this makes more critical our getting right the extent of the parking reduction permitted.

**LIGHTING** – Because of the tunnel effect of new hotel with 1600 Prince, a condition should be added requiring the hotel to put security lighting on the east side of its building for safety, but it should be downwardly directed muted lighting so as not to shine in the windows of the residents at 1600 Prince. Add Condition #48.p, as follows: Security lighting (muted and downwardly directed) shall be provided on the exterior of the east side of the hotel to the satisfaction of the Director of T&ES.”

**CONSTRUCTION INCONVENIENCE** – All staging should be done on Daingerfield, not Prince. Buses that may be parking on Daingerfield because of Metro construction, could be diverted to the north side of Prince Street, so that construction staging could be done of Daingerfield. As a minimum, there should be no staging on Prince beyond the Hotel’s property line; and there should be no staging on Prince, if buses are not using Daingerfield. Amend Condition #59 accordingly.

**DRAINAGE** – Because of current stormwater problems at 1600 Prince, all hotel drainage should be to Daingerfield, not Prince Street side. Add a Condition #70.5, as follows: “Stormwater drainage shall be connected to Daingerfield, not to Prince or Peyton Streets.”

**UNDERGROUNDING** – Add sentence to Condition #80: “The applicant will work with the City and utility companies to ensure that any remaining above-grade facilities will not be placed on or in front of 1600 Prince.”

**NOISE** – 1) Add condition that parking garage entrance, which is very close to 1600 Price, must be recessed and that the door must be as quiet a system as is available on the market; also, if the door is noisy, as determined by the Director of T&ES, then the garage door is to remain open for the greater part of the day, 6 am to 2 am.

2) Add condition that pool and other rooftop activities shall terminate at 10 pm on weekdays and 11 pm on weekends. Amend Condition # 89, to prohibit musicians and loudspeakers outside on the roof as well as the restaurant.

3) Amend Condition #90, to restrict loading between 7 am and 7 pm, as requested by applicant.

4) The HVAC system should have a central compressor, not a P-TAC system with individual compressors in every room. The latter come on and off through out the day and night and are very loud. Add a Condition #90.5 as follows: “The HVAC unit with central compressor shall be located on top of the 6<sup>th</sup> floor, which is on Daingerfield side.”

5) Add condition to prohibit pile-driving on Saturdays as well as Sundays.

**VENTING** – Parking fumes and restaurant fumes should be vented to Daingerfield, not toward Prince Street or 1600 Prince. Amend Condition #93 accordingly.

**QUALITY OF HOTEL** – Hopefully, the community will have, at this location, an upscale hotel in keeping with the vision for this part of the City. As with any boutique hotel, there is a minimal level of quality to be expected by the public. The applicant has mentioned the Hilton Gardens, which would be satisfactory.

**RE: Docket Item #6 A-C Development Special Use Permit #2011-0034**

Dear Chairman Komoroske and members of the Planning Commission

I request that condition 9 on page 23 of the staff report incorporate the following language:

*The materials and detailing in final site plan must be commensurate with the quality of design.*

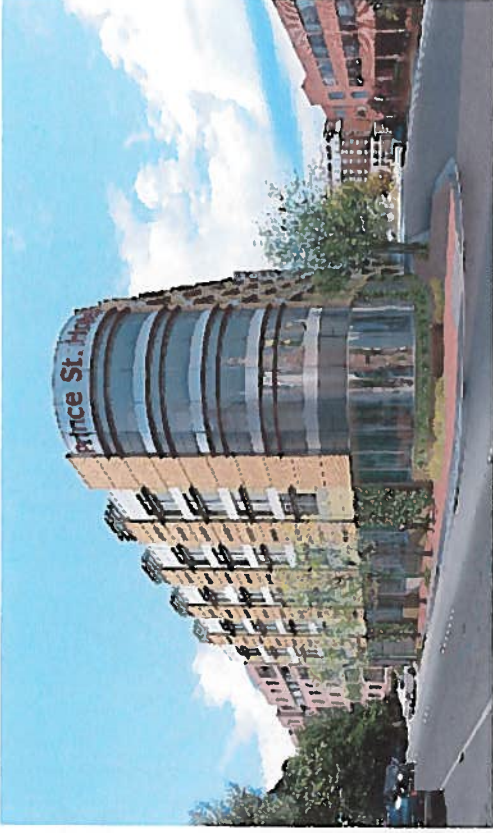
Rationale: It is not uncommon for superior designs to be replaced with lesser ones, especially at the final site plan, where original architecture is being replaced with in-kind, which lacks the detailing originally envisioned in the original drawings. For that reason, I request the additional language to preserve the aims and goals of the architecture being approved here today.

Sincerely  
Poul Hertel

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West



Corner of Daingerfield and Prince Streets

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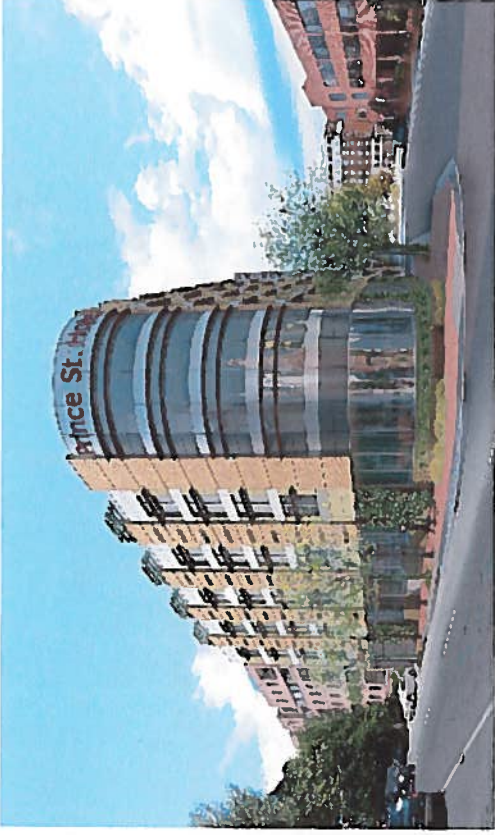
I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
VIRGINIA ANTEVIL	1600 Prince #201	
Dan Westerman	1600 Prince #615	
Anke Manned	#307.	
SWM Smbels	#203	
Elyzahete Bulger	#300	
Mark Feldheim	1215 Prince St	

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West



Corner of Daingerfield and Prince Streets

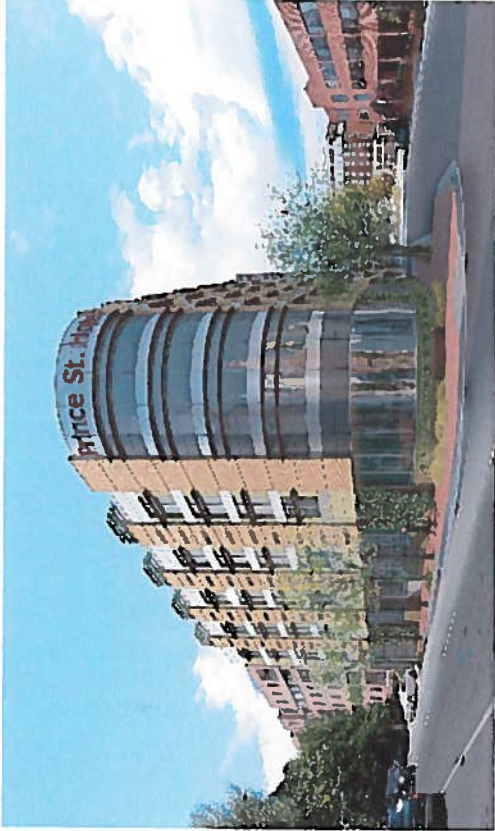
I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
William Spots	1410 Daingerfield St	
Melvin Marcello	1600 Prince #414	Melvinmarcs@gmail.com
Sally Grey	1600 Prince #513	

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West



Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
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S. Brown	111 HARVARD ST	KevinScottBrown@Yahoo.com
E. Willis	1600 Prince St	ewillis@Hoo.com

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



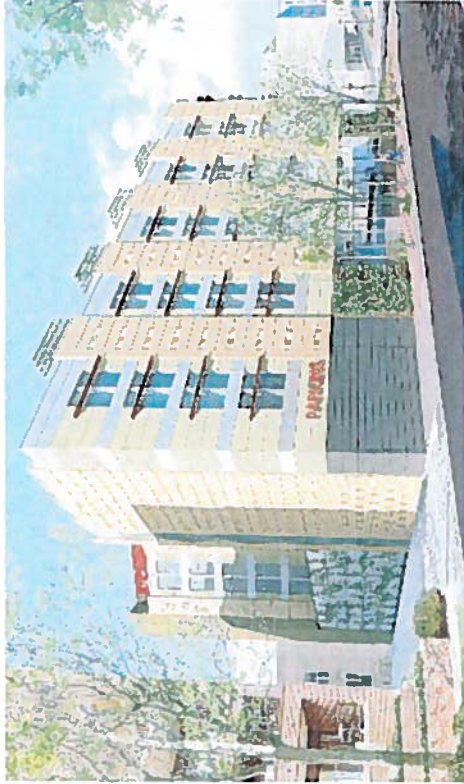
View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
JIM EVANS	1625 PRINCE ST ALEX. VA	Jim.Evans@casisonline.org
Karen Seman	1625 Prince St Alexandria VA 22314	Karen.Seman@casisonline.org
Michael S. Stackle	1625 Prince St Alexandria, VA 22314	Michael.Stackle@casisonline.org
Michael Gips	VA	Michael.Gips@casisonline.org
RICH LAMPICHE	1625 PRINCE ST ALEXANDRIA, VA 22314	nich.lampiche@casisonline.org
Tom Killam	1625 Prince St Alexandria VA 22314	Tom.Killam@casisonline.org
Leigh A. McBure	1625 Prince St Alexandria, VA 22314	leigh.mcBure@casisonline.org

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

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Allen Bonanno	1625 Prince St Alexandria VA 22314	allen.bonanno@asisonline.org
Vernona Elms	1625 Prince St. Alexandria VA 22314	vernona.elms@asisonline.org

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

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CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



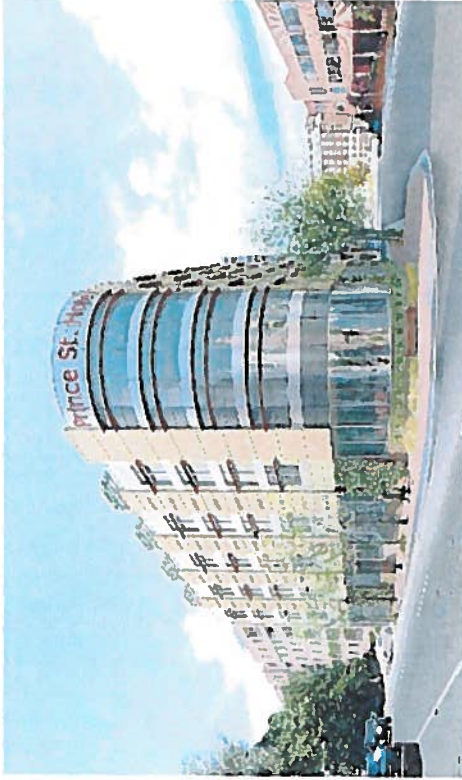
View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 PRINCE STREET HOTEL PROJECT

Name	Address	Email
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CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

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CARL SANDSTROM	1625 Prince St. Alex, VA 22314	~
Shelly Martin	1625 Prince St. Alex, VA 22314	

CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West

Corner of Daingerfield and Prince Streets

I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
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CARR HOSPITALITY, 1620 PRINCE STREET HOTEL



View from Prince Street Looking West



Corner of Daingerfield and Prince Streets

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I SUPPORT THE 1620 Prince Street Hotel Project

Name	Address	Email
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