

[EXTERNAL]Ltr Re KR Zone

Ken Wire <kwire@wiregill.com>

Mon 12/6/2021 10:00 AM

To: Karl Moritz <Karl.Moritz@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>

Cc: Eldridge, Ben R. <b.eldridge@cambridgeus.com>; Megan Rappolt <mrappolt@wiregill.com>

 2 attachments (6 MB)

Ltr to PC Re KR Text Amendment.pdf; One Medical Exhibit.pdf;

Karl,

As a follow up to our call on Friday, attached is a letter and exhibit to the PC requesting their initiation of a text amendment to the KR zone.

Thank you,

Kenneth Wire

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Kenneth W. Wire
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December 6, 2021

VIA EMAIL TO PlanComm@alexandriava.gov

Chairman Nathan Macek and Planning Commission Members
301 King Street, Suite 2100
Alexandria, VA 22314

RE: King Street Retail Zone

Dear Chairman Macek and Members of Planning Commission:

My client, Cambridge Asset Advisors LLC, is agent for WG Alexandria Tavern Square LLC, which is the owner and operator of the property known as Tavern Square located at 411 King Street in Alexandria, Virginia (the "Property"). The owner purchased the Property in 2018 and since then has made improvements to the building to attract additional retail, restaurant and office tenants. In the spring of 2020, several key tenants terminated their leases within the building due to the Covid 19 pandemic. Most prominently, the first floor Ann Taylor space at the corner of King Street and Pitt Street has been completely vacant since the 4th quarter 2020. The owner's leasing and marketing team has spent significant time and resources to attract a suitable tenant to this vacant space. Due to shifting customer habits and lack of demand, the team has not received any interest in this space from traditional retailers.

In early 2021, the owner met with representatives from One Medical which is a membership-based primary care provider. Additional information regarding One Medical is available at www.onemedical.com One Medical is very interested in leasing the first floor space at Tavern Square as it is a prime location within Old Town, close to nearby by residences and is a location which lacks nearby primary care providers. One Medical's approach to providing primary care services is unique within the industry as they provide a hotel like amenity experience with high visibility waiting areas and guaranteed on-time appointments. An exhibit of the tenant fit out plan and finishes is attached.

Several months ago, I approached City staff to gauge their support for a text amendment to the King Street Retail Overlay Zone (the "KR Zone") to permit the One Medical use on the first floor of Tavern Square because doctors office uses are currently not a permitted first floor use. Staff understood the challenges of leasing retail space during the pandemic but stated that an overall review of the KR Zone was necessary before considering a case-by-case text amendment. It is our understanding that this overall review is a year or two away at best. While our team certainly understands staff's rationale, the space currently remains vacant.

Therefore, given the lack of interest from traditional retailers, the heightened need for medical care facilities in close proximity to City residents and One Medical's approach to the build out of the client waiting area, I respectfully request that the Planning Commission initiate a text amendment

to the KR Zone to permit doctor's offices on the ground floor. Planning Commission initiation provides a process for the Planning Commission to request that staff prepare options for consideration to make the doctor's office either a permitted use or require a special use permit.

I look forward to discussing this request with you at tomorrow's Planning Commission hearing.

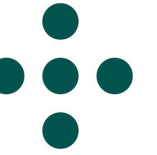
Sincerely,

A handwritten signature in black ink, appearing to read 'K. W. Wire', with a stylized flourish at the end.

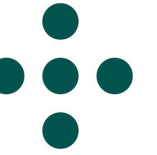
Kenneth W. Wire

Cc: karl.moritz@alexandriava.gov

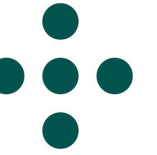
EXTERIOR PERSPECTIVE VIEW



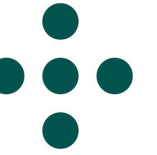
WAITING AREA PERSPECTIVE VIEW - SEATING AREA



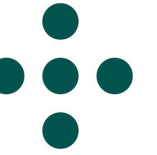
WAITING AREA PERSPECTIVE VIEW - OVERALL WAITING AREA



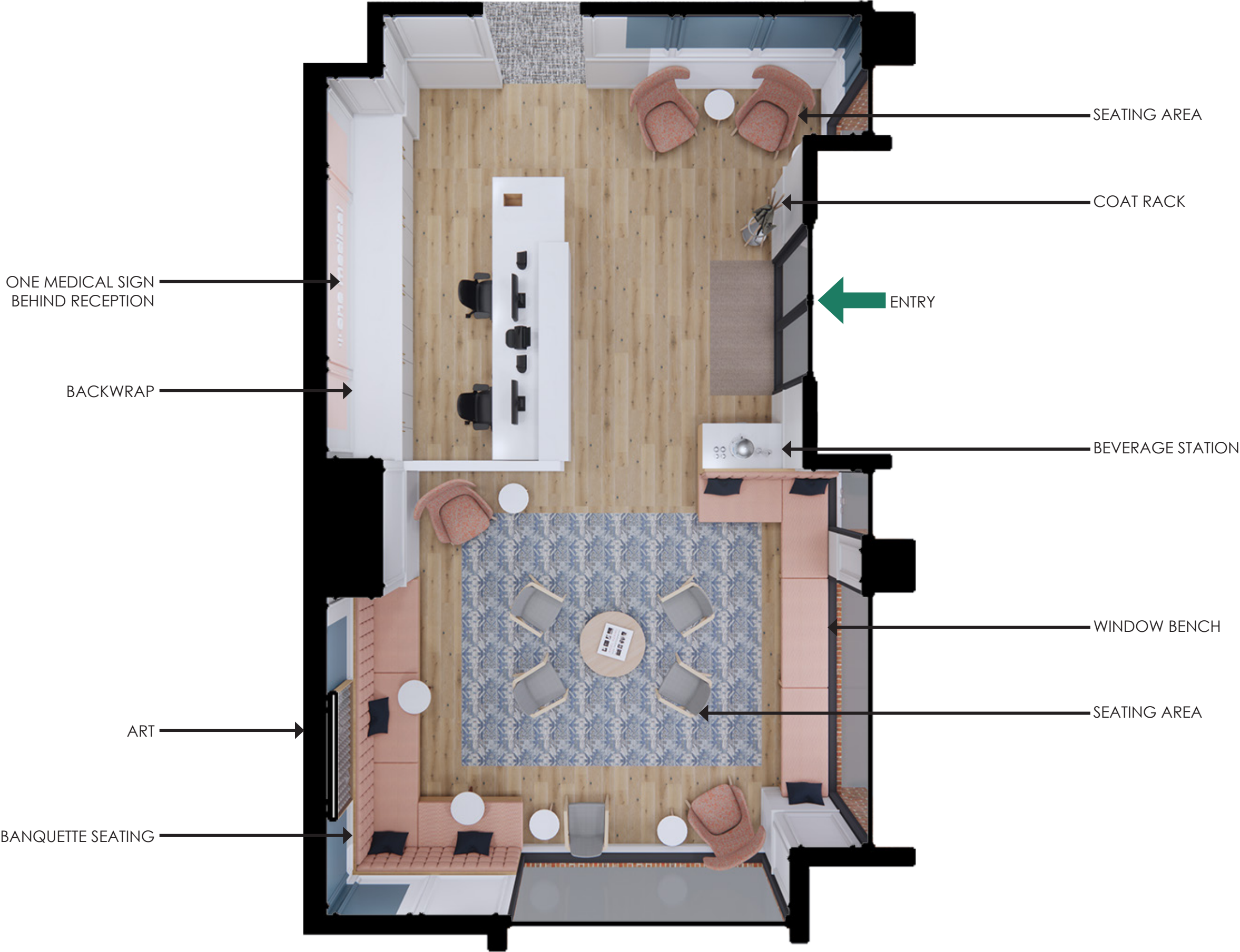
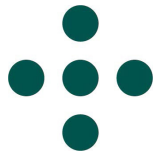
WAITING AREA PERSPECTIVE VIEW - RECEPTION



WAITING AREA PERSPECTIVE VIEW - OVERALL WAITING AREA

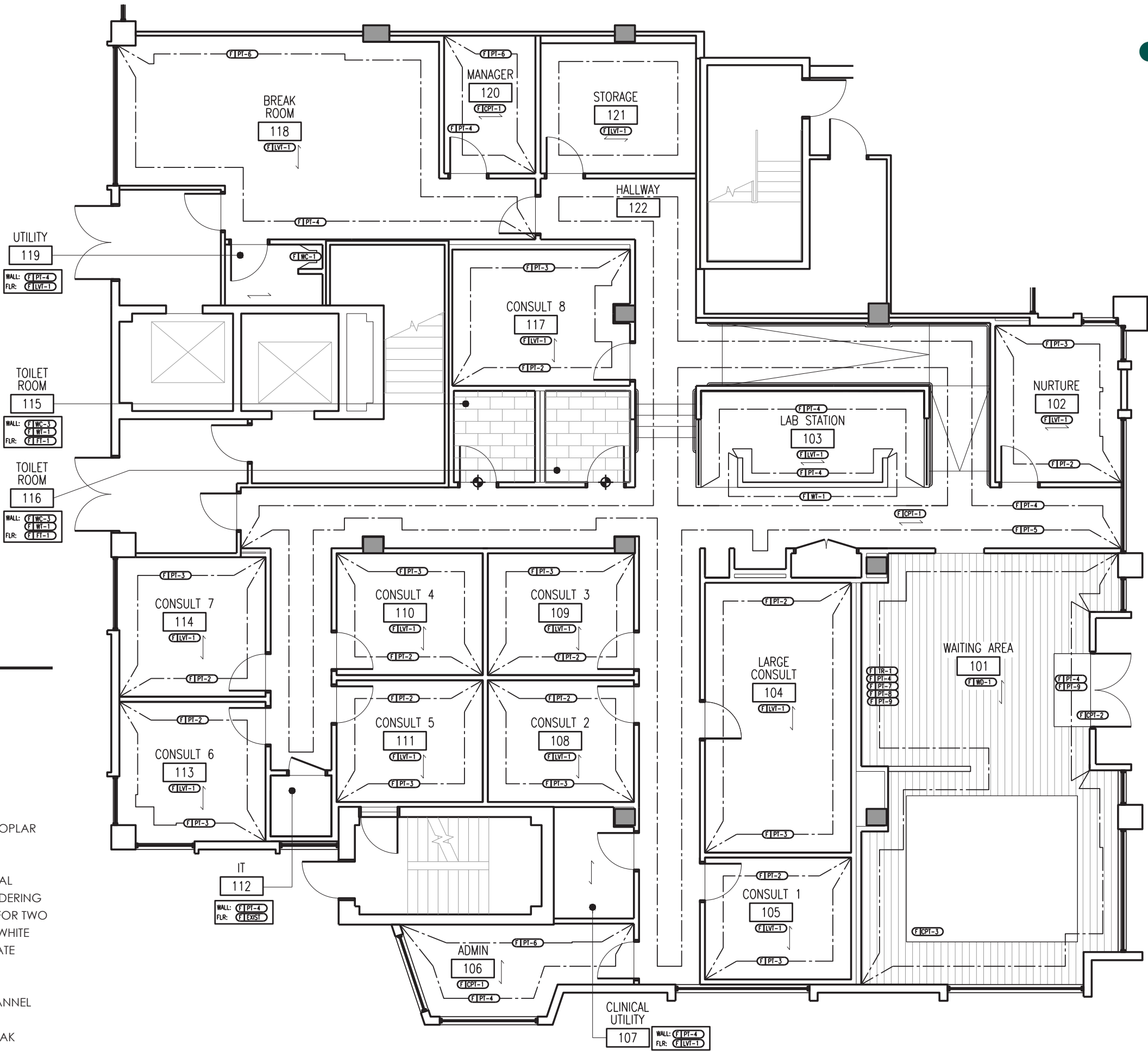
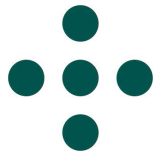


WAITING AREA - SKETCH UP AXON LAYOUT



FINISH PLAN

SCALE: 1/8" = 1'-0"



FINISH LEGEND

PT-2	BENJAMIN MOORE ULTRA	COLOR: STEAM AF-15
PT-3	BENJAMIN MOORE ULTRA	COLOR: TIMBERWOLF 1600
PT-4	BENJAMIN MOORE ULTRA	COLOR: CHANTILLY LACE OC-65
PT-5	BENJAMIN MOORE ULTRA	COLOR: MARINA GRAY 1599
PT-6	BENJAMIN MOORE ULTRA	COLOR: SILENT NIGHT 1613
PT-7	BENJAMIN MOORE ULTRA	COLOR: ALFRESCO 1672
PT-8	BENJAMIN MOORE ULTRA	COLOR: TEACUP ROSE 2170-50
PT-9	BENJAMIN MOORE ULTRA	COLOR: SHORELINE 1471
TR-1	WOOD TRIM	PROFILE: DYKES LUMBER #155; SPECIES: POPLAR
WC-1	FRP WAINSCOT	STYLE: P-100; COLOR: WHITE
WC-2	WALLCOVERING	STYLE: SLICE; COLOR: MIST
WC-3	WALLCOVERING	STYLE: PICK UP STICKS; COLOR: CHARCOAL
WP-1	WALL PANEL	SYL: 1/2" MDO PANEL PAINTED; SEE RENDERING
WT-1	WALL TILE	STYLE: COLOR BY NUMBER; COLOR: TEA FOR TWO
WT-2	WALL TILE	STYLE: HEDRON HEXAGON TILE; COLOR: WHITE
FT-1	FLOOR TILE	STYLE: ALTERATIONS; COLOR: WOVEN SLATE
CPT-1	CARPET TILE	STYLE: SUITED TILE; COLOR: MUSLIN
CPT-2	ENTRANCE MAT	STYLE: SUPER NOP 52; COLOR: BEIGE
CPT-3	AREA RUG	STYLE: HIGHLAND HILLS; COLOR: BLUE FLANNEL
LVT-1	VINYL TILE	STYLE: INLET; COLOR: SPINDLE
WD-1	WOOD FLOORING	STYLE: CAMARET; COLOR: SHERWOOD OAK