

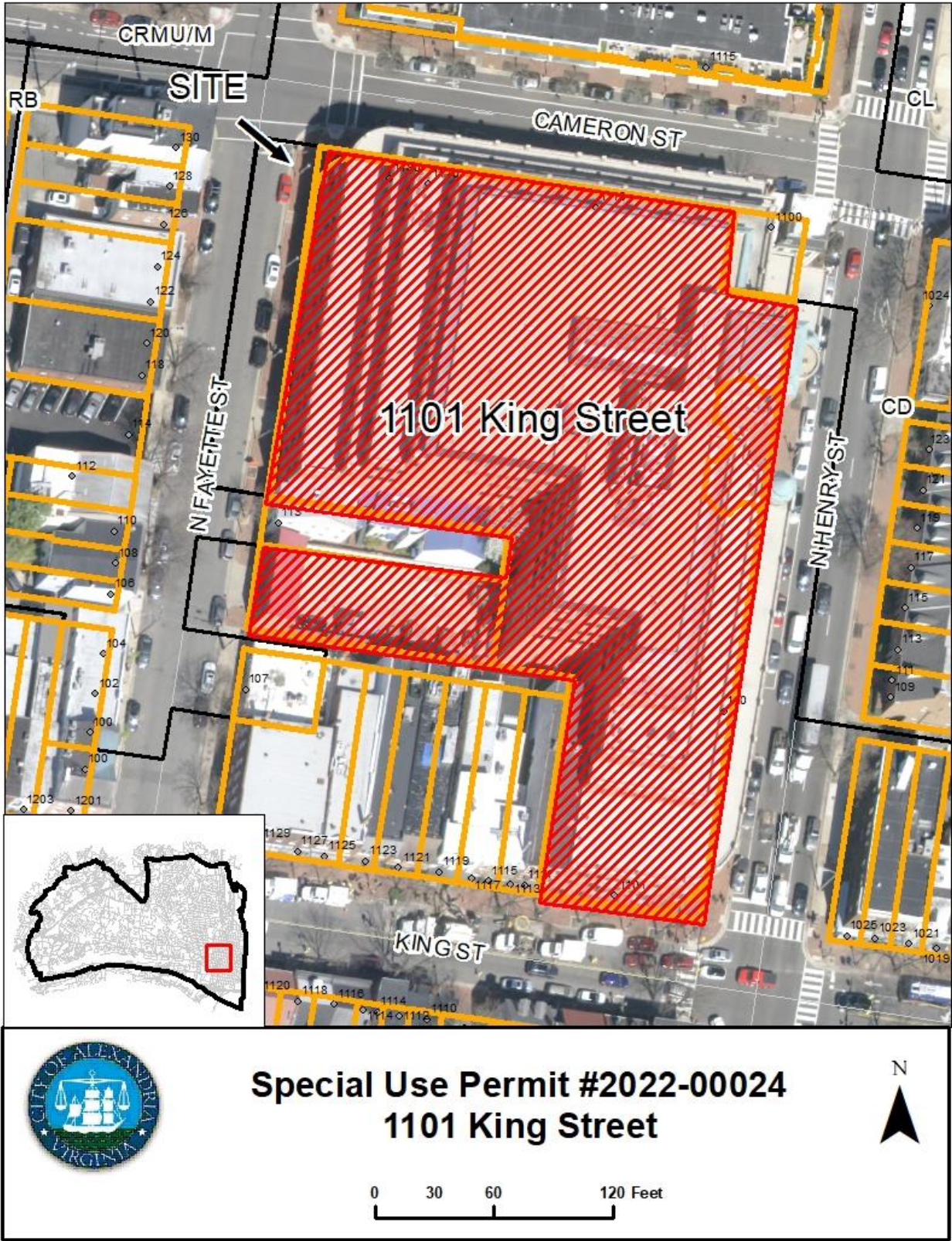


DOCKET ITEM #2
Special Use Permit #2022-00024
1101 King Street

Application	General Data	
	Planning Commission Hearing:	June 7, 2022
Public Hearing and consideration of a request for a Special Use Permit for a conversion from nonresidential to residential use for the upper floors of an existing building including a parking reduction	City Council Hearing:	June 18, 2022
Address: 1101 King Street	Zone:	KR/King Street Urban Retail
Applicant: AREP SOF III King Street LLC, represented by Kenneth Wire, attorney	Small Area Plan:	Old Town and Braddock Road Metro Station

Staff Recommendation: *APPROVAL* to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Maggie Cooper, margaret.cooper@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



I. DISCUSSION

The applicant, AREP SOF III King Street, LLC, represented by Kenneth Wire, attorney, requests Special Use Permit approval for a nonresidential to residential use conversion for upper floors and a parking reduction at 1101 King Street.

SITE DESCRIPTION



Figure 1: 1101 King Street

The subject property is five lots of record with 220.16 feet of frontage on North Fayette Street, 210.33 feet of frontage on Cameron Street, 313.92 feet of frontage on North Henry Street, and 82.50 feet of frontage on King Street and a total lot area of 64,823. The site is developed with a building that is between three and seven stories with a 5,379 square-foot loading area. There are nine commercial tenants on the ground floor and the upper floor office space is currently 80 percent vacant. The surrounding land uses include business and professional offices, retail, restaurants on ground floors and residential on upper floors.

BACKGROUND

On December 1, 1981, Planning Commission approved site plan SIT#81-057 for the construction of a new building at the location of the old Aero Chevrolet site. After the approval, the applicant added two additional lots on King Street, so staff felt that the application should come back before Planning Commission for their consideration. On March 2, 1982, Planning Commission approved site plan SIT#82-011 for the construction of a new seven-story building with a maximum height of 77 feet, a 3.0 FAR and a net floor area of 192,000 (FAR calculations and exclusions have changed substantially since this time). At the time, the property was zoned C-3. The property was rezoned to KR, King Street Urban Retail, on June 21, 2005.

PROPOSAL

The applicant proposes to convert the six upper floors from nonresidential use to residential use. The applicant proposes a maximum of 210 residential units. To accomplish this, the two top levels of parking would be converted to residential units and all floors above would convert from nonresidential space that is currently used as business and professional offices to residential units. There will be no changes to the footprint or height of the building.

The applicant also requests SUP approval for over 75 percent of required parking spaces for residential use as compact spaces. The proposal would include keeping three of the existing five floors of parking. The proposed reconfiguration of the parking levels would have 15 parking spaces that meet the parking standard of 18.5ft x9ft, 122 parking spaces that meet the compact parking size of 16ft x 8ft and 100 parking spaces that meet the compact parking size but have minor obstructions from the existing columns in the garage. The proposal includes maintaining the required spaces currently associated with the ground floor nonresidential uses.

PARKING

According to Section 8-200(A)(2)(a)(i) of the Zoning Ordinance, multi-family dwellings within the metro walkshed area shall provide eight-tenths of a parking space per bedroom. This ratio is reduced by five percent if the multifamily dwelling is within one-quarter mile of four or more active bus routes and ten percent if the multifamily dwelling has a walkability index of 90-100. 1101 King Street falls within the King Street metro walkshed area, has four or more active bus routes and has a walk score of 97, therefore, it qualifies for the reductions in the parking ratio. Based on the calculations for 101 studio or one-bedroom units and 109 two-or-more-bedroom units, for a total of 210 units, the proposal will require 217 parking spaces for residential use. The proposal would provide 242 spaces, which includes the required spaces for the ground floor nonresidential uses.

Once the parking garage is reconfigured to remove two floors of parking, 15 parking spaces would meet the standard parking size, 122 parking spaces would meet the compact parking size, and 100 parking spaces would meet the compact parking size with some minor obstructions from the existing columns in the garage. The proposal would meet the required residential parking spaces, although all but 15 (or 93.1%) would be compact. Per 8-200(E)(1), up to 75 percent of required parking spaces for residential use may be compact spaces. Because 93.1 percent of the required parking spaces will be compact, the applicant is requesting a parking reduction to allow for the compact parking spaces.

ZONING/MASTER PLAN DESIGNATION

The south portion of the building that fronts King Street falls within the Old Town Small Area Plan and the rest of the building falls within the Braddock Road Metro Station Small Area Plan. The SAPs allow mixed use at this location. The city adopted the King Street Retail Strategy in 2005, a supplement to the Old Town Small Area Plan. That comprehensive study outlined a number of steps the city should take to support the unique asset of King Street and recognized the importance of a mix of residential and office spaces on upper floors along King Street. The Alexandria Economic Development Partnership also led a study that showed that residential conversions of older, often vacant and obsolete office buildings have positive benefits for the City, including: taking these underperforming assets out of the vacant office inventory, adding to the housing supply, adding vitality and demand for local retail, and significantly increasing the assessed value of the property.

The existing non-residential building is noncomplying because it exceeds the FAR permitted in the KR zone. The existing building is roughly 311,476 square feet with an FAR of 4.87. The KR zone allows for 1.5 FAR for nonresidential use. Section 12-102 states:

Noncomplying structures shall be permitted to continue indefinitely and shall be considered legal structures, but subject to the following restrictions:

- (A) *Expansion.* No noncomplying structure may be physically enlarged or expanded unless such enlargement or expansion complies with the regulations for the zone in which it is located.
- (B) *Reconstruction.* If a noncomplying structure is destroyed, demolished or otherwise removed, it may be reconstructed provided that there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction.
- (C) *Repairs and maintenance.* A noncomplying building may be remodeled, renovated, maintained, repaired and altered so long as such work complies with section 12-102.
- (D) *Residential reuse.* A building which faces the unit through 1400 block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to same residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

The existing nonresidential structure is permitted to remain indefinitely subject to these provisions as long as there is no increase in the degree of noncompliance. Staff finds that 12-102(D) allows a conversion of the existing floor area on the upper floors from nonresidential use to residential use with a special use permit.

The project's site plan will require a minor amendment (administrative) to convert the top two parking floors of parking into residential units and any exterior changes would need Board of Architectural Review (BAR) approval.

While the proposal is not required to provide open space for the residential units per 12-102(D), the proposal includes 29,331 square feet of open space (27,564 above-ground and 1,767 at ground level). This is 139.67 square feet per dwelling unit (based on the number of 210 units).

II. STAFF ANALYSIS

Staff supports the application to convert the non-complying office building at 1101 King Street to residential use and supports the parking reduction. In addition, staff supports conversions of non-complying office buildings along King Street in the 0-1400 block. The conversion is in line with the King Street Retail Strategy and research done by the Alexandria Economic Development partnership. The building is currently underused, with 80% of the upper floor space vacant. The building is in a highly walkable area with a variety of retail and restaurants and is near bus stops and the King Street metro, all of which make the location ideal for upper floor residential. The conversion to residential use will substantially increase the vitality of this block by encouraging evening patronage of the restaurants and provides residential lights on the street at night. The conversion will also improve the balance between commercial activities and neighboring residential streets.

Staff does not anticipate negative neighborhood impacts, as the use of the upper floors as residential instead of commercial will not result in an increase in traffic or noise. The existing garage meets the required parking numbers and will ensure there is no negative impacts on on-street parking. The building itself also will be better used as residential, as the presence of large balconies and open space on the tiered building is not ideal for office space but would provide outdoor open space that could be better utilized by residents.

The building at 1101 King Street is a large office building that greatly exceeds the FAR permitted by either the KR zone, or its previous zone, CD. Staff had originally determined that conversion to residential was not supported by the ordinance because it would present an intensification of a non-complying structure. That determination did not consider 12-102(D), because on its face, it doesn't apply to KR zoned properties. But our look at the legislative history, and the policy history, leads us to believe that conversions were intended to be permitted by 12-102(D) and our policies also support conversion. Nonetheless, staff is proposing a modest practical update (ZTA2022-00008) to the zoning ordinance to change CD to KR in the above provision to make it clear that it applies to KR-zoned properties. This practical update will be on the June 7, 2022 Planning Commission Hearing agenda and the June 18, 2022 City Council Hearing agenda.

Although the existing FAR is exceeded, the gross FAR will decrease slightly, as the proposal includes removing a glass roof to expose a multi-floor atrium near the entrance of the building and a portion of the garage that is currently three floors would be decreased to two floors of residential. The net FAR would also decrease, as the reconfiguration of the interior space will result in an increase in the number of bathrooms which can be excluded (up to 50.00 square feet per bathroom).

Staff supports the parking reduction as it is technical in nature and relates only to the percentage of spaces that are compact; the number of required parking spaces is met. Staff is recommending that parking spaces for the existing commercial tenants and all the required parking spaces for residential use per the Zoning Ordinance (based on the final number of residential units and residential unit type) comply with the compact parking size requirement as noted in Condition #9.

The applicant's representatives presented the proposal to the public at a virtual meeting on May 18 and no concerns were expressed.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity such as a special purpose entity affiliate in which the applicant has a controlling interest. (P&Z)
2. A minor site plan amendment is required.
3. Provide Level 2 electric vehicle chargers for at least four percent of the required parking spaces, rounded up to the next whole number of parking spaces. (T&ES)
4. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the approval of the minor site plan amendment. (T&ES)
5. If the noise study identified noise impacted areas, identify ways to minimize noise and vibration exposure to future residents within the existing building shell. Submit the building shell analysis and the noise commitment letter for review and approval prior to the approval of the minor site plan amendment. (P&Z) (T&ES)
6. If necessary, to comply with the City's noise ordinance, equip all rooftop HVAC and other mechanical equipment with noise-reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise-reducing specifications and locations prior to the approval of the minor site plan amendment and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code)
7. Provide a table with provided parking spaces and allowed/required parking spaces for the uses and zone to verify parking ratio compliance at the time of building permit submission. (T&ES)
8. The Applicant shall provide a) compact parking spaces for nonresidential use and b) the required number of parking spaces for residential use per the Zoning Ordinance (based on the final number of residential units and residential unit type) with no minimum percentage of compact spaces. Compact spaces that have minor obstructions due to the existing columns, as shown on the engineering plans shared with staff on 5.26.2022, count as compact parking spaces. (T&ES) (P&Z)
9. The Director of Planning and Zoning shall review the special use permit one year after

approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner, Department of Planning and Zoning;
Maggie Cooper, Urban Planner, Department of Planning and Zoning;

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

Findings:

1. SWM, and Floodplain have no comments.

Conditions:

1. Provide Level 2 electric vehicle chargers for at least four percent of the required parking spaces, rounded up to the next whole number of parking spaces. (T&ES)
2. Submit a noise study identifying the noise levels that residents will be exposed to initially and 10 years into the future per the Noise Guidance Book used by the Department of Housing and Urban Development prior to the approval of the minor site plan amendment. (T&ES)
3. If the noise study identified noise impacted areas, identify ways to minimize noise and vibration exposure to future residents within the existing building shell. Submit the building shell analysis and the noise commitment letter for review and approval prior to

the approval of the minor site plan amendment. (P&Z) (T&ES)

4. If necessary, to comply with the City's noise ordinance, equip all rooftop HVAC and other mechanical equipment with noise-reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise-reducing specifications and locations prior to the approval of the minor site plan amendment and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code)
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City Code Requirements:

1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
2. 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)
3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

At the 7th floor west end means of egress design should comply with VCC sec. 1006.2. Per the plan sheet 20 for 7th floor, the common path of travel may be over 125 ft.

Fire:

No comments

Health:

No comments received

Parks and Recreation:

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1101 King Street

TAX MAP REFERENCE: 064.03-0A-00 **ZONE:** KR

APPLICANT:

Name: AREP SOF III King Street LLC

Address: _c/o American Real Estate Partners, 1660 International Drive, Suite 500, McLean, VA

PROPOSED USE: Office conversion of upper floors of the Property to residential use
and Parking Reduction SUP to approve existing noncomplying parking space and drive
aisle dimensions

- ☒ 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.

Kenneth W. Wire, Wire Gill LLP

Print Name of Applicant or Agent

700 N. Fairfax Street, Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State

Zip Code

Signature

4/22/22

Date

703-677-3129

Telephone #

Fax #

kwire@wiregill.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1101 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Special Use Permit use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the (check one):

☐ Owner

☒ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Please see attached disclosure attachment

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. AREP SOF III King Street LLC	See attached disclosure attachment	100%; See disclosure attachment
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 1101 King Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See disclosure attachment	See attached disclosure attachment	See disclosure attachment
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	None
2. None	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/22/22

Date

Kenneth W. Wire, Wire Gill LLP

Printed Name



Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Please see attached letter.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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: Parking SUP

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 number of residents typical of an approx. 210 unit residential building.

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

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

Typical building management staff typical of an approx. 210 unit residential building

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

Day:

7 days/week

Hours:

24 hours per day

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

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

Noise typical of a multifamily residential building

B. How will the noise be controlled?

City noise ordinance and building management staff

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

No potential odors are anticipated from the proposed residential use

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Trash type typical of approx. 210 residential units

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

Amount of trash typical of 210 residential units

- C. How often will trash be collected?

Residential trash will be picked up 1-2 times per week

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

Building management staff, signs and trash receptacle

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Cleaning supplies and supplies for the building upkeep and maintenance will be handled and stored on the property. Specific types of cleaning supplies and
their disposal method are not known at this time.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Proper exterior building lighting and secured resident access to the garage and
the building will be implemented.
-
-

ALCOHOL SALES

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

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

Meets number of spaces required by the Zoning Ordinance

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

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

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ **Parking reduction requested; see attached supplemental form**

Some parking spaces may not meet certain design requirements due to existing garage columns, structural or other elements

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

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

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

B. Where are off-street loading facilities located? On the ground floor level, off of Fayette Street

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

Daytime hours

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

After initial lease-up, as residential units turn over.

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?

No; the building currently exists. The Applicant intends to reduce the existing density of the building.

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?

272,480 net sq. ft. (existing) + 0 sq. ft. (addition if any) = 272,480 net 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

1101 KING STREET CONDOMINIUM UNIT OWNERS ASSOCIATION

c/o Southern Management Companies
1950 Old Gallows Road, Suite 600
Vienna, VA 22182

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

Re: Consent to File a Special Use Permit Application
1101 King Street, Alexandria, VA (the "Property")

Dear Mr. Moritz:

Pursuant to Section 55.1-1905(D) of the Virginia Condominium Act, on behalf of the owners of the above-referenced Property, 1101 King Street Condominium Unit Owners Association hereby consents to the filing of an application for a Special Use Permit by AREP SOF III King Street LLC for the purpose of converting the upper levels of the existing building on the Property to residential use.

Very Truly Yours,

1101 King Street Condominium Unit Owners Association

By: _____

Name: Katy LeVie

Title: President

Date: April 11, 2022

1101 King Street
Disclosure Attachment

Applicant

AREP SOF III King Street LLC
c/o American Real Estate Partners
1660 International Drive, Suite 500, McLean, VA 22102
McLean, VA 22102

Douglas Fleit and Brian Katz own more than a 3% interest in the Applicant entity:

Owners The following have an ownership interest in the property:

1101 King Street, LLC (74.5134%)
Attn: Suzanne Hillman
1950 Old Gallows Road
Suite 600
Vienna VA 22182-3970

1101 King LLC (9.1675%)
3709 S. George Mason Dr
Suite C2E
Falls Church, VA 22041-3760

National Beer Wholesalers Association, Inc. (5.8275%)
1101 King Street
Suite 600
Alexandria, VA 22314

Blinded Veterans Association (5.1498%),
1101 King Street
Suite 350
Alexandria, VA 22314

American Network of Community Options and Resources (1.8721%),
1101 King Street
Suite 380
Alexandria, VA 22314

Louanne LLC (1.7843%)
1101 King Street
Suite 360
Alexandria, VA 22314

Belike Holdings LLC (1.6854%)
6106 Edgewood Terrace
Alexandria, VA 22307

1101 King Street Condominium Unit Owners Association

1101 King Street Special Use Permit Statement of Justification

The Applicant, American Real Estate Partners, requests approval of a use permit, pursuant to section 12-101(D) of the Zoning Ordinance, to convert a portion of the existing building located at 1101 King Street (the “Property”) from office and parking to residential use. With the exception of a new ground floor residential lobby and management office, the remainder of the ground floor will remain nonresidential with approximately 21,499 square feet. The attached concept plan shows the conversion of floors 2 through 7 into approximately 210 residential units (or number of units that can be supported by the existing parking spaces). The conversion will meet the required parking regulations by providing the required number of spaces for the residential units and 42 spaces for the first-floor nonresidential uses. The final residential unit count and mix, required parking will be provided and reviewed pursuant to a minor amendment to the existing site plan. All required parking will be provided within the existing garage. A parking reduction SUP has been requested in the event that some existing parking spaces do not meet the parking design requirements due to existing columns or other elements of the existing garage.

The existing office building on the Property was constructed in 1983, in accordance with the C-3 Zoning District and applicable zoning regulations in effect at that time. The density of the approved building, per the definition of floor area in effect in 1983, was a 3.0 FAR which did not include the interior levels of above-ground parking. City staff confirmed that the floor area of the existing building under the current zoning ordinance floor area definition is 311,476 square feet with a 4.87 FAR.

As part of the City’s 1992 comprehensive master planning and rezoning effort, the Property was rezoned to the CD, Commercial Downtown Zone, which only permits a 1.25 FAR for residential use, thereby rendering the building a noncomplying structure pursuant to section 12-101 of the 1992 Zoning Ordinance. As set forth in Section 12-101(A), a noncomplying structure is a building that existed prior to the effective date of any change in the zoning regulations or restrictions, but which thereafter, by reason of such change is no longer in compliance with the zoning regulations or restrictions then in effect. Pursuant to section 12-102(A) - (C) of the Zoning Ordinance, the building can be reconstructed or renovated, but could not be expanded or intensified without coming into compliance with the current zoning regulations. The proposed conversion will not increase the existing FAR and the draft concept plan show a reduction in the building FAR.

In 2002, the City realized that the existing noncomplying zoning provisions would preclude the upper levels of noncomplying buildings on King Street from being converted to residential use and could have the unintended result of leaving upper floors of existing buildings along King Street that were no longer viable for office use vacant and in disrepair. After being approached by an applicant hoping to convert one such building, the City did an FAR study of the existing buildings on King Street and identified 15 noncomplying buildings with regard to FAR. 1101 King Street was included on the list of identified buildings. *See* 2002 Staff Report, attached.

Understanding the economic and urban planning benefits of facilitating residential conversion of noncomplying structures on King Street, and understanding the limited number of

impacted structures, on September 14, 2002, City Council approved Text Amendment 2002-0003, which added section 12-102(D) to the Ordinance. Section 12-102(D) provided that “A building which faces the unit through 1500 block of King Street, and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.” (This provision was amended in September 2020 to limit the applicability to the unit – 1400 block of King Street).

In 2005, in an effort to further revitalize King Street and incentivize development of mixed used buildings, the City adopted the King Street Retail Strategy. This Strategy was implemented through the rezoning of the existing properties fronting King Street from the CD zone to the KR zone. When doing so, the City did not update the recently adopted Section 12-102(D) to reflect the KR zone instead of the prior CD zone. It is our understanding that the City will be processing a text amendment, concurrently with this application, to amend 12-102(D) accordingly.

The existing building on the Property is an aging condo office building and has struggled to retain tenants over the years. The building is approximately 80 percent vacant. Due to its condo office status, it is challenging to bring the office space to Class A condition. A major challenge to the building’s occupancy is the step back terrace design which creates an inefficient floor plate for office uses. It does, however, present an excellent layout for the transformation to residential use. Residential use is complimentary to the neighborhood and important to the continued retail revitalization along King Street.

All shopping and services for the new residents are within an easy walk – including a Whole Foods less than a ten-minute walk away. The King Street Metro Station is less than a ten-minute walk away – offering new residents easy access to multiple nearby employment sectors; including the under construction Amazon HQ2 which will be four short stops away. Conversion and renovation of this building into 195 residential units will result in increased real estate and retail/restaurant tax revenues as the City benefits from the new residents and their associated buying power for all nearby goods and services.

In summary, the Applicant’s request to convert square footage from office and parking to residential use in the existing noncomplying building will achieve the goals of the King Street Retail Strategy and is consistent with the intent of 12-102(D). It will retain the existing ground floor uses along King Street and will fully utilize the square footage of the existing building with residential use and associated parking and bring a renewed vibrancy to this block of King Street.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

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

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant seeks to convert an existing, non conforming office building with above ground parking to residential use with above ground parking. Because the building was constructed in the early 1980s, some parking spaces, drive aisles and other elements of the existing garage may not meet the current parking design standards.

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

The Applicant may be unable to modify the existing above ground garage to make the parking, drive aisles and other elements of the above ground garage conform to the current Zoning Ordinance. There are structural columns and other elements of the garage that cannot be altered as part of the building conversion. The Applicant will continue to analyze the current structure to determine if there are parking spaces, drive aisles, etc. that cannot meet the Zoning Ordinance requirements.

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

The potential alterations described above could make the conversion structurally infeasible. The Applicant will continue to analyze the existing structure.

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.



NORTH FAYETTE STREET

CAMERON STREET

NORTH HENRY STREET

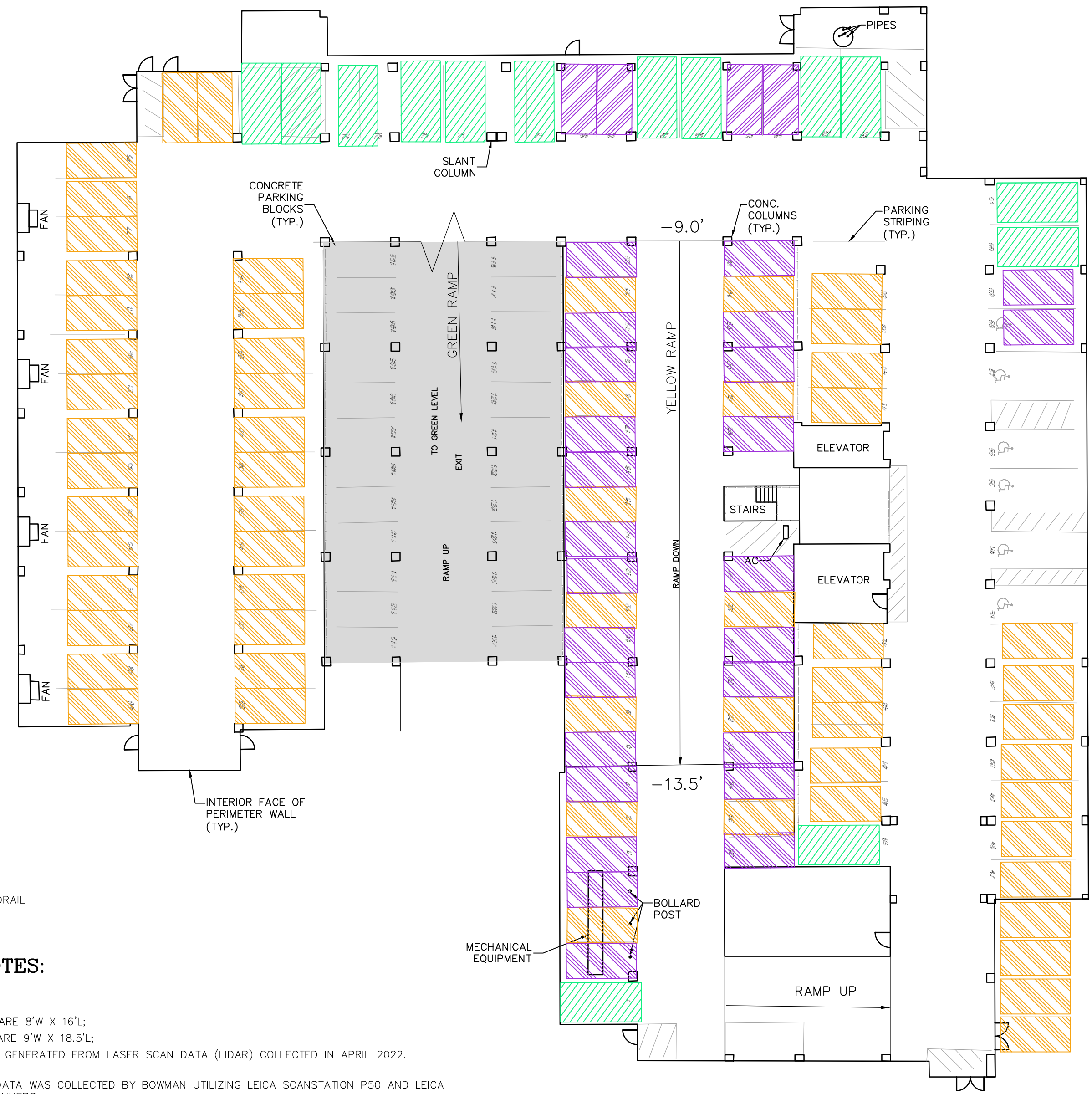
YELLOW RAMP
YELLOW LEVEL - LEVEL 1
KING STREET

LEGEND:

— x — HANDRAIL

GENERAL NOTES:

1. COMPACT SPACES ARE 8'W X 16'L;
2. REGULAR SPACES ARE 9'W X 18.5'L;
3. THIS DRAWING WAS GENERATED FROM LASER SCAN DATA (LIDAR) COLLECTED IN APRIL 2022.
4. THE LASER SCAN DATA WAS COLLECTED BY BOWMAN UTILIZING LEICA SCANSTATION P50 AND LEICA RTC360 LASER SCANNERS.
5. THE HORIZONTAL SURVEY DATUM IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM NAD83(2011) NORTH ZONE. THE VERTICAL SURVEY DATUM IS BASED ON THE NAVD88.



VICINITY MAP
NOT TO SCALE

PARKING SPACE TABULATION

LEVEL	YELLOW	GREEN	RED	TOTAL
HANDICAP (H)	5	0	0	5
REGULAR (R)	14	1	0	15
COMPACT (C)	61	45	16	122
COMPACT (8FT. WIDE COLUMN ENCROACHMENT)	30	45	25	100
TOTAL SPACES	110	91	41	242

PARKING SPACE LAYOUT
ON
THE YELLOW LEVEL
AT
1101 KING STREET
IN
ALEXANDRIA
VIRGINIA

SCALE: 1" = 20'

DATE: MAY 05, 2022

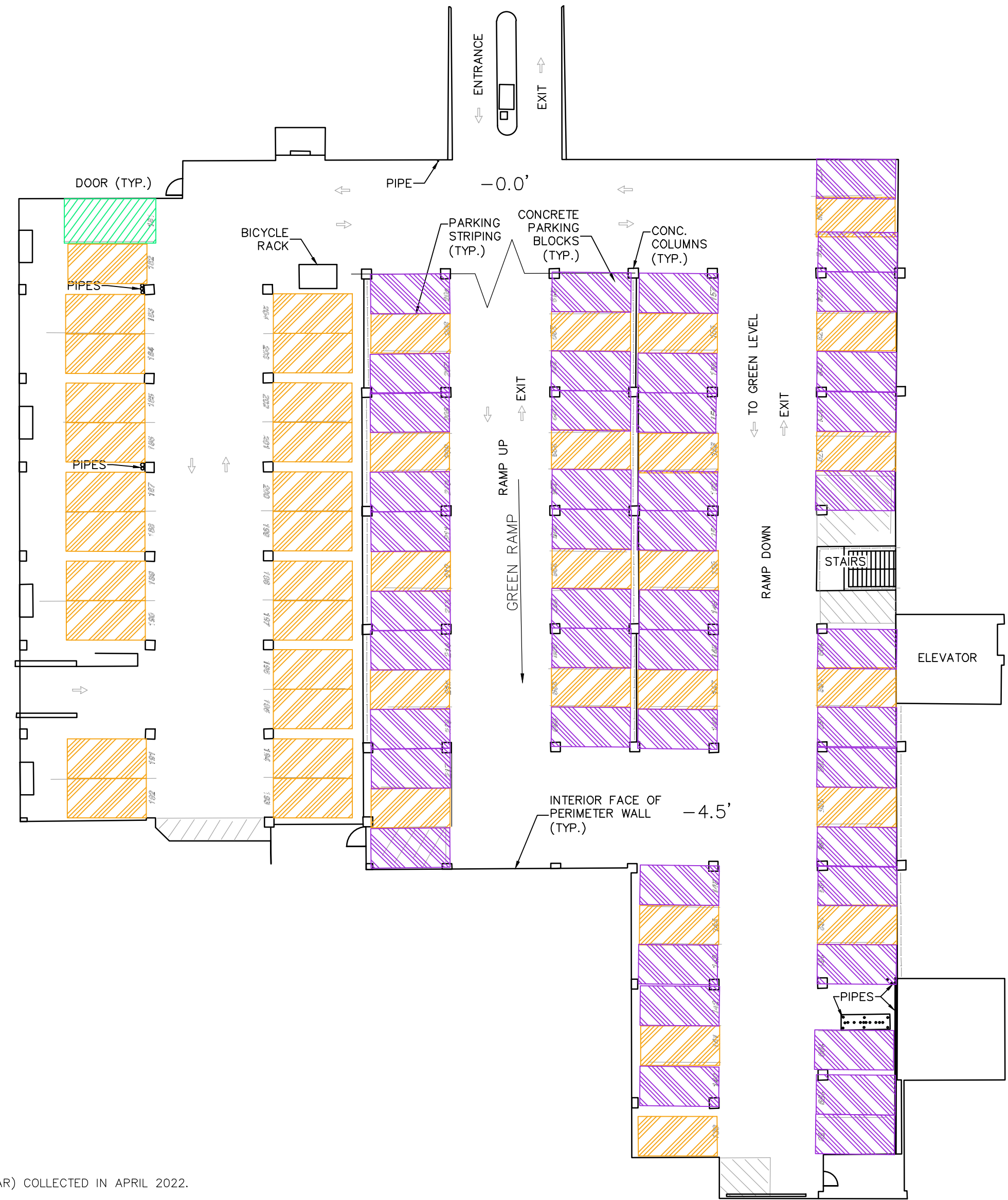
REVISION				
Bowman 13461 SUNRISE VALLEY DR, SUITE 500, HERNDON, VA 20171		Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com		
DWG: L:\1 - Projects\030883 - 1101 King Street Alexandria\Drawing\30883 - 1101 King Street Alexandria Parking.dwg		BY: IOV	CHK: OMF	QC:
BCG PROJECT NO: 030883-01-001		TASK: SX001		COUNTY REF NO:
				SHEET 1 OF 5



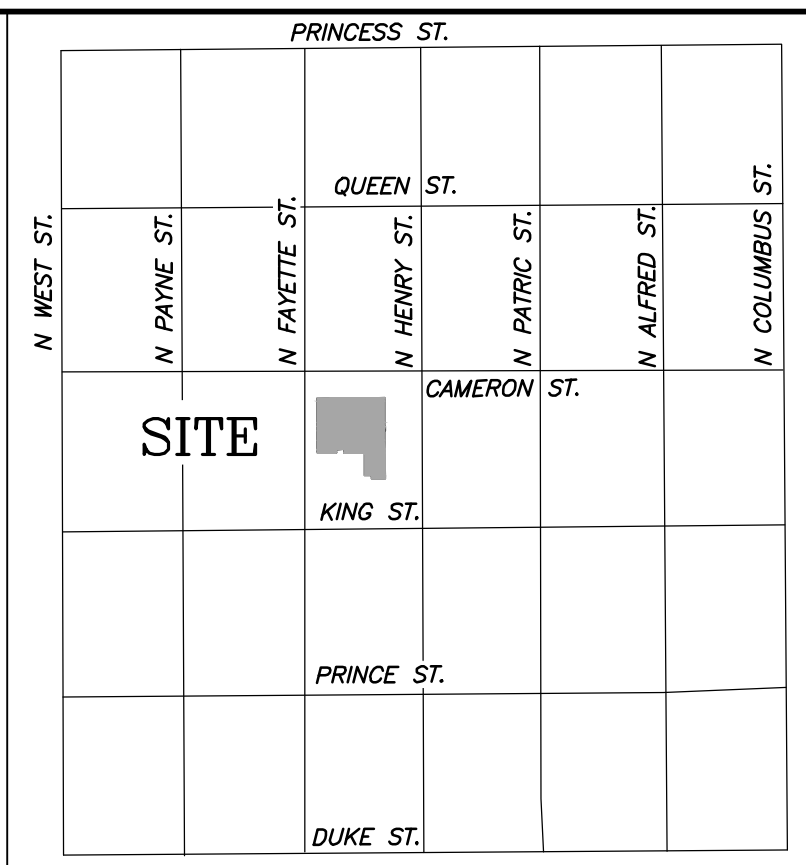
NORTH FAYETTE STREET

CAMERON STREET

NORTH HENRY STREET



GREEN LEVEL - LEVEL 2
KING STREET



VICINITY MAP
NOT TO SCALE

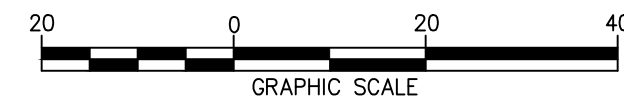
PARKING SPACE TABULATION				
LEVEL	YELLOW	GREEN	RED	TOTAL
HANDICAP (H)	5	0	0	5
REGULAR (R)	14	1	0	15
COMPACT (C)	61	45	16	122
COMPACT / (8FT. WIDE COLUMN ENCROACHMENT)	30	45	25	100
TOTAL SPACES	110	91	41	242

PARKING SPACE LAYOUT
ON
THE GREEN LEVEL
AT
1101 KING STREET
IN
ALEXANDRIA
VIRGINIA

DATE: MAY 05, 2022

SCALE: 1" = 20'

REVISION		<div>Bowman</div> <div><small>Bowman 13461 SUNRISE VALLEY DR, SUITE 500, HERNDON, VA 20171</small></div> <div><small>Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com</small></div>		
© Bowman Consulting Group, Ltd.				
DWG: L:\1 - Projects\030883 - 1101 King Street Alexandria\Drawing\30883 - 1101 King Street Alexandria Parking.dwg		BY: IOV	CHK: OMF	QC:
BCG PROJECT NO: 030883-01-001		TASK: SX001	COUNTY REF NO:	SHEET 2 OF 5

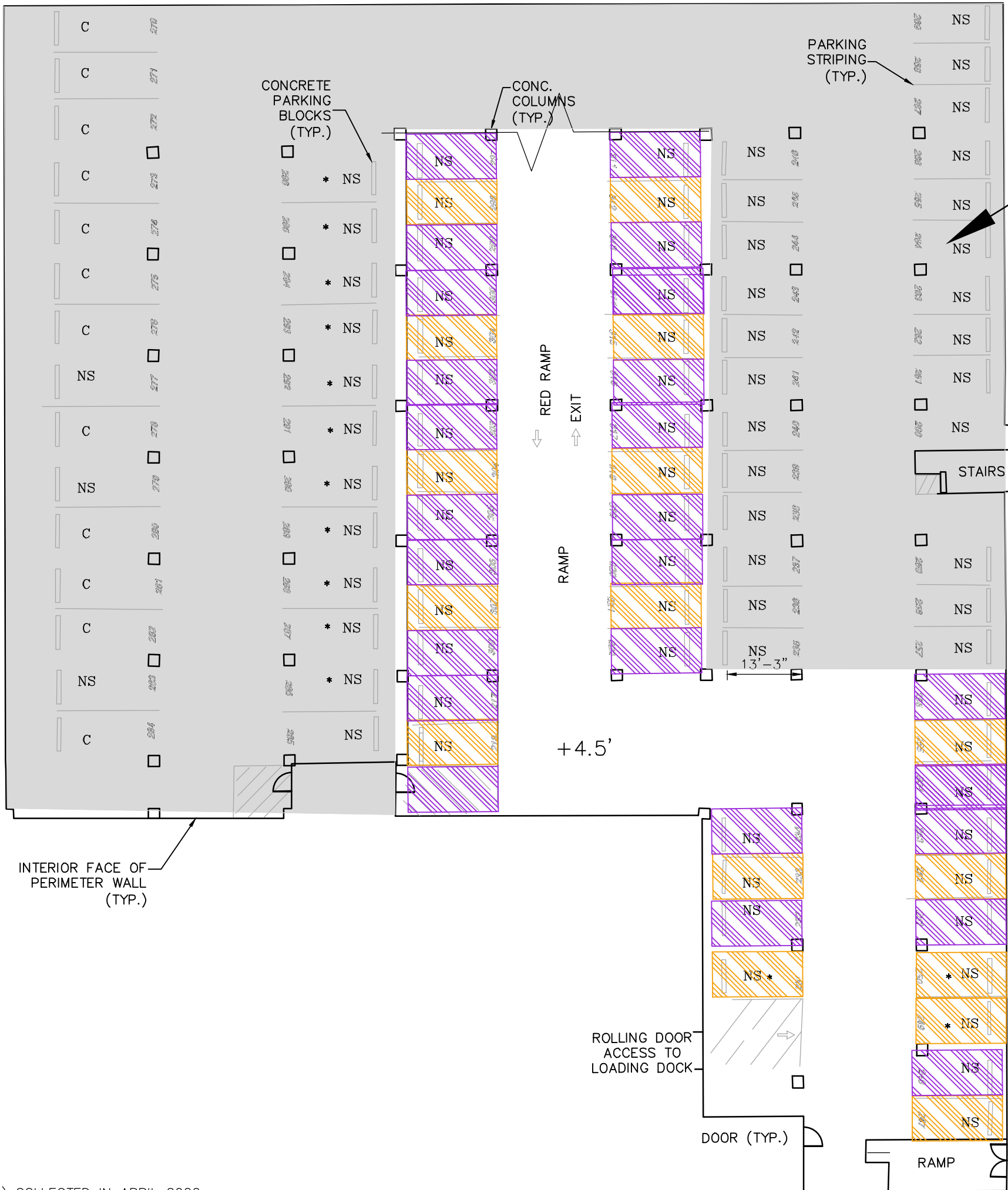


- LEGEND:**
- x — HANDRAIL
- GENERAL NOTES:**
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 5. THE HORIZONTAL SURVEY DATUM IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM NAD83(2011) NORTH ZONE. THE VERTICAL SURVEY DATUM IS BASED ON THE NAVD88.



NORTH FAYETTE STREET

CAMERON STREET



INDICATES RED LEVEL
PARKING TO BE
DEMOLISHED



VICINITY MAP
NOT TO SCALE

PARKING SPACE TABULATION

LEVEL	YELLOW	GREEN	RED	TOTAL
HANDICAP (H)	5	0	0	5
REGULAR (R)	14	1	0	15
COMPACT (C)	61	45	16	122
COMPACT (8FT. WIDE COLUMN ENCROACHMENT)	30	45	25	100
TOTAL SPACES	110	91	41	242

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RED LEVEL – LEVEL 3
KING STREET

PARKING SPACE LAYOUT
ON
THE RED LEVEL
AT
1101 KING STREET
IN
ALEXANDRIA
VIRGINIA

SCALE: 1" = 20'

DATE: MAY 05, 2022



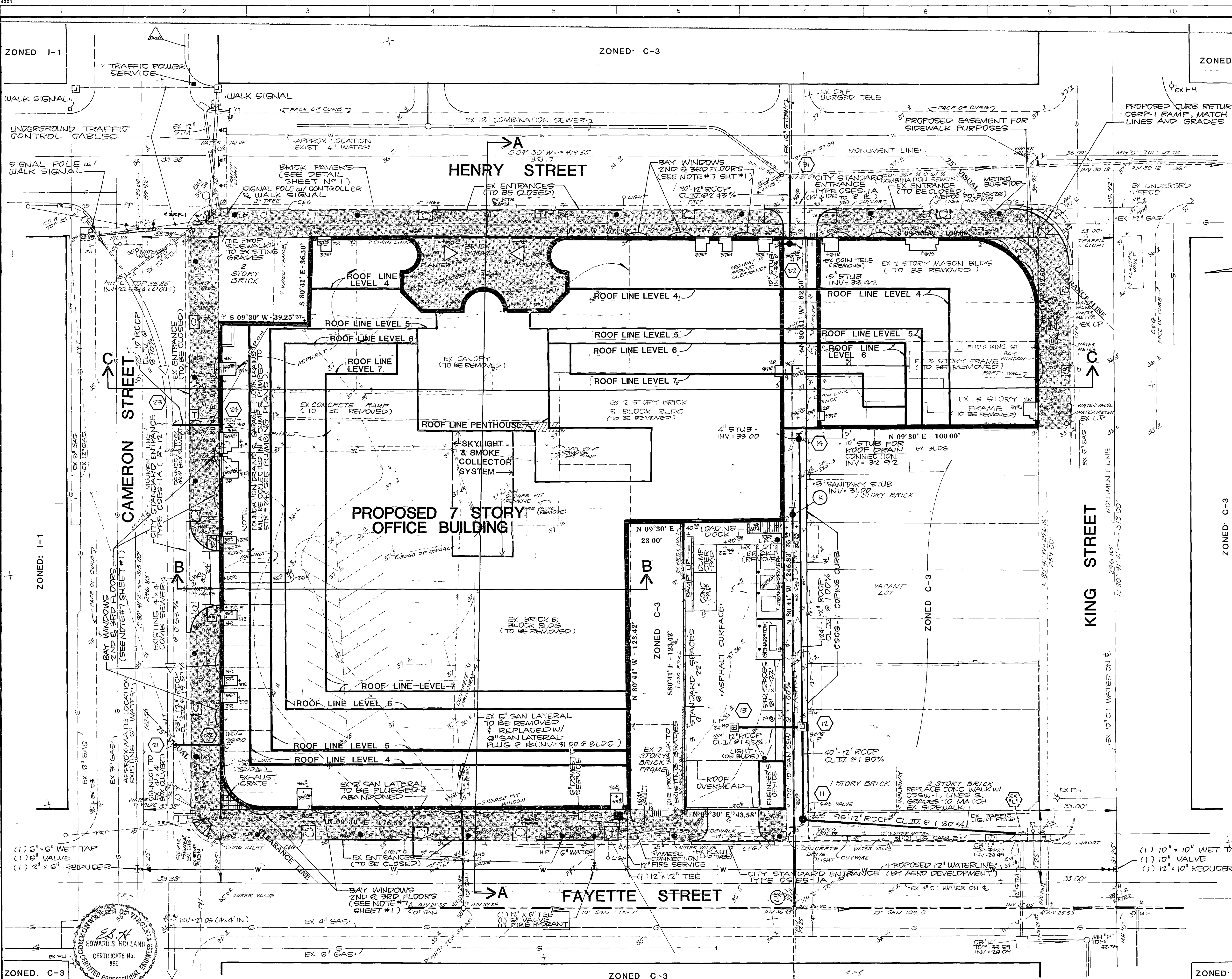
REVISION		Bowman Bowman 13461 SUNRISE VALLEY DR, SUITE 500, HERNDON, VA 20171 Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowman.com		
DWG: L:\1 - Projects\030883 - 1101 King Street Alexandria\Drawing\30883 - 1101 King Street Alexandria Parking.dwg		BY: IOV	CHK: OMF	QC:
BCG PROJECT NO: 030883-01-001		TASK: SX001		COUNTY REF NO:
				SHEET 3 OF 5

DRAWING NUMBER
82-011

DRAWING NUMBER

82-011
5 of 8
Parking
1101 King St

DRAWING NUMBER



LEGEND		
ITEM	EXISTING	PROPOSED
CONTOURS	124	124
SPOT ELEVATIONS	124.5	+124.5
SANITARY SEWER	---	---
STORM SEWER	---	---
GAS MAINS	G	G
POWER LINES	P	P
TELEPHONE LINES	T	T
WATER MAINS	W	W
FIRE HYDRANTS	○	○
FENCE	---	---
STRUCTURES	---	---
CONCRETE WALK	---	---
PAVING	---	---
HEADER CURB	---	---
CURB & GUTTER	---	---
LIGHT POLE	○	○
TREE WELL	○	○

UTILITY NOTE THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN DUE TO FIELD CONDITIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY ALL CRITICAL CROSSINGS IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME

CONSTRUCTION NOTE ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

Released
3-1-83
CWS

**Final Site Plan
from 1983**

APPROVED
DEPT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
Michael R. Dwyer
CHAIRMAN OF THE COMMISSION
DATE *3/1/83*

82-011

Final Site Plan

Holland Engineering
110 NORTH ROYAL STREET • ALEXANDRIA VA
Edward S. Holland 7/24/83
CERTIFIED PROFESSIONAL ENGINEER - VIRGINIA

REFERENCE	
HARD COPY	FIELD BOOK

1101 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS		CK D	DRAWN	DATE	SCALE
NO	DATE				
1	1/26/83 RN		PC	1/83	1" = 20'
2	2/24/83 RN		GRADED	DATE	SHEET NO
3	3/24/83 RN		PN	1/83	3 OF 9
4	4/18/83 RN		CHECKED	DATE	JOB NO
CITY COMMENTS: REV LATERALS, 32" STORM, 20" POWER, REMOVE ENTRYS ON FAYETTE ST, ADD TRAFFIC CONTROL, 20" STORM, 12" MATCH EXIST, & ADD LIGHT POLES					BLK. 255

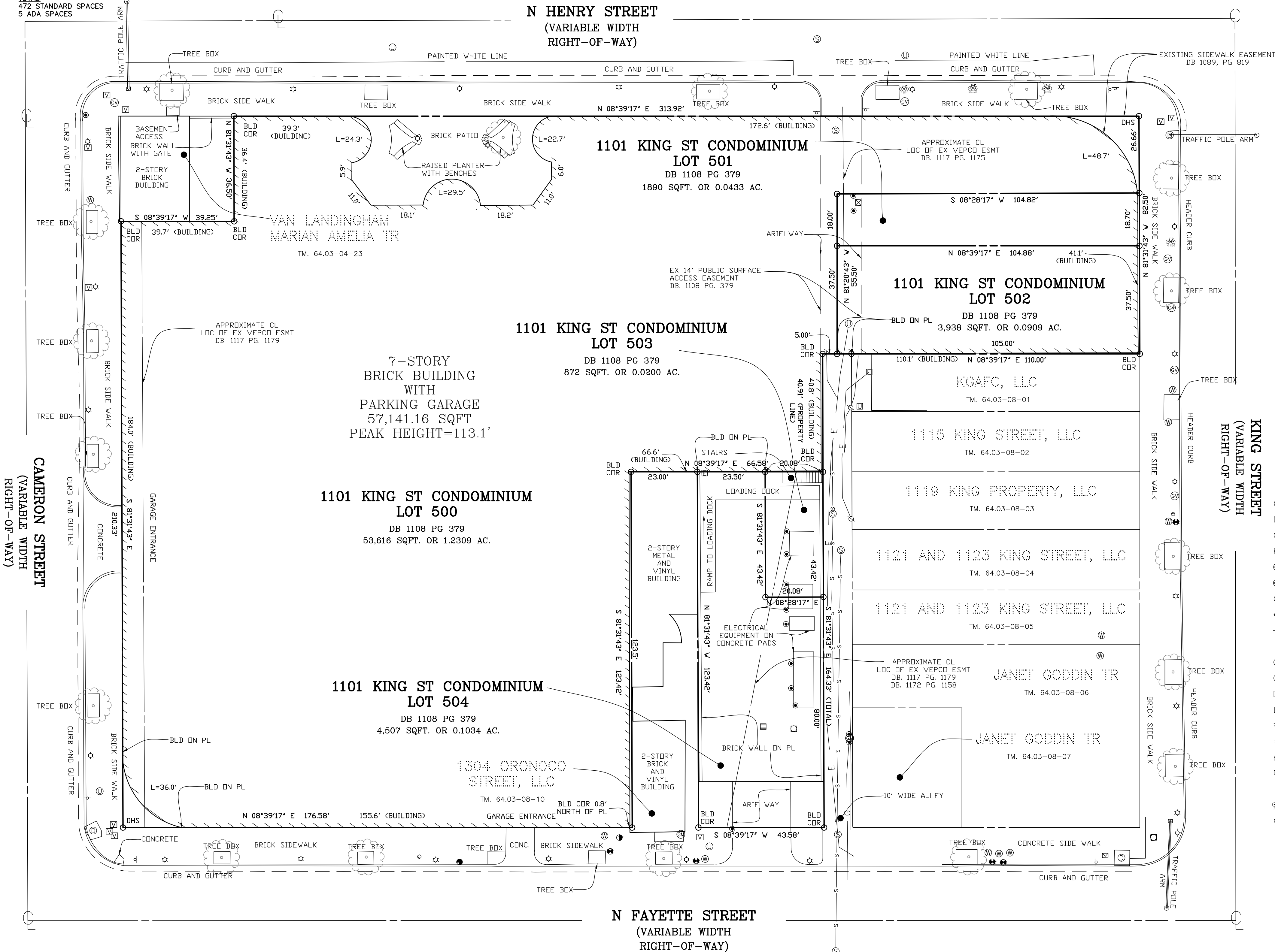
110-28

GENERAL NOTES:

- THE PROPERTIES SHOWN HEREON ARE LOCATED ON CITY OF ALEXANDRIA MAP BLOCK LOT NUMBER 064.03-0A-030 AND ARE ZONED KR (KING STREET URBAN RETAIL) PER THE ZONING ORDINANCE OF THE CITY OF ALEXANDRIA, VIRGINIA.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF 1101 KING STREET JOINT VENTURE AS RECORDED IN DEED BOOK 1194 PAGE 669, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
1101 KING STREET JOINT VENTURE
1101 KING STREET
ALEXANDRIA, VA 22314
- THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURE COMPANY, COMMITMENT NUMBER, 202200003VA, EFFECTIVE DATE: DECEMBER 29, 2021 AT 8:00AM
- BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY THIS FIRM IN FEBRUARY, 2022, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983(NAD83).
- AT TIME OF SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- THERE ARE NO VISIBLE ENCROACHMENTS ON TO THE SUBJECT PROPERTY OR FROM THE ADJOINING PREMISES.
- THE PROPERTIES SHOWN HEREON LIE WITHIN ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190041E, EFFECTIVE DATE JUNE 16, 2011.
- PARKING COUNT (GARAGE)

GREEN(GROUND) STANDARD SPACES=89 ADA=0
YELLOW STANDARD SPACES=95 ADA=5
RED STANDARD SPACES=92 ADA=0
BLUE STANDARD SPACES=95 ADA=0
ORANGE STANDARD SPACES=101 ADA=0

TOTAL
472 STANDARD SPACES
5 ADA SPACES



SURVEYOR'S CERTIFICATE

TO: AREP SOF III KING STREET, LLC; 1101 KING STREET, LLC; CHICAGO TITLE INSURANCE COMPANY:

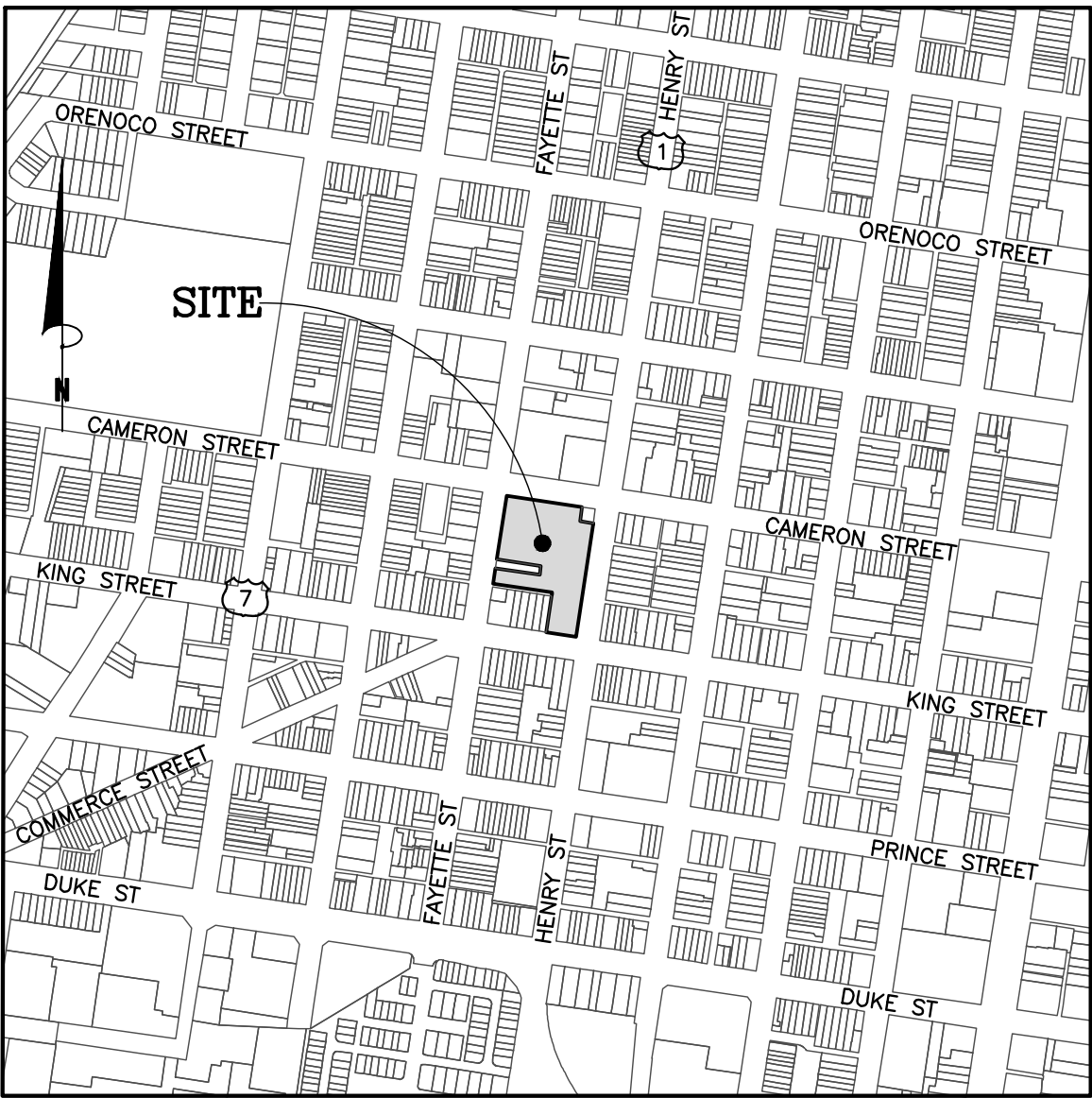
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b-1), 7(c), 8, 9, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17, 2022.

DATE OF PLAT OR MAP: FEBRUARY 23, 2022

TIMOTHY J. GRIFFITH
LAND SURVEYOR
LICENSE NO: 3343
TGRIFFITH@BOWMAN.COM



Existing Conditions
- to remain - site
plan changes shall
be limited to utility
upgrades if req'd



VICINITY MAP
SCALE: 1" = 500'

SCHEDULE B - SECTION II

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY CHICAGO TITLE INSURANCE COMPANY FOR COMMITMENT NUMBER: 202200003VA, WITH AN EFFECTIVE DATE OF: DECEMBER 29, 2021 AT 8:00AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - PART 2 OF THE TITLE INSURANCE COMMITMENT AS PERTAINING TO THE SURVEYED PROPERTY.

- (A) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS AS TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY MATTERS: EXCEPTION ITEMS 1 THROUGH 3.
- (B) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS AS TO THE SURVEYED PROPERTY ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY UNLESS OTHERWISE EXPLAINED AS TO HOW THEY AFFECT THE SURVEYED PROPERTY:
- ITEM 4: EASEMENTS GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 101 AT PAGE 174.
MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY, THE EASEMENT DESCRIPTION IS VAGUE AND UNPLOTTABLE.
- ITEM 5: TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF EASEMENT RECORDED IN DEED BOOK 1084 AT PAGE 819.
AFFECTS THE SUBJECT PROPERTY, SHOWN ON SURVEY.
- ITEM 6: TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF CONSOLIDATION AND EASEMENT RECORDED IN DEED BOOK 1108 AT PAGE 379.
AFFECTS THE SUBJECT PROPERTY, SHOWN ON SURVEY. ESTABLISHED LOTS 500-504.
- ITEM 7: EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1117 AT PAGE 1175.
AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN. EASEMENT IS FOR CONDUIT LINES INSIDE THE BUILDING.
- ITEM 8: EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1117 AT PAGE 1179.
AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.
- ITEM 9: EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1172 AT PAGE 1158.
AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.
- ITEM 10: TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION FOR 1101 KING STREET CONDOMINIUM RECORDED IN DEED BOOK 1194 AT PAGE 669, AS AMENDED BY AMENDMENT T CONDOMINIUM INSTRUMENTS FOR 1101 KING STREET CONDOMINIUM RELOCATING THE BOUNDARY BETWEEN CONDOMINIUM UNIT 600 AND CONVERTIBLE SPACE 600 RECORDED IN DEED BOOK 1226 AT PAGE 402; AS AFFECTED BY AMENDMENT TO THE BYLAWS OF 1101 KING STREET CONDOMINIUM UNIT OWNERS ASSOCIATION RECORDED AS INSTRUMENT NO. 200000351 AND RE-RECORDED AS INSTRUMENT NO. 200002738.
EASEMENTS AFFECT THE PROPERTY, BUT ARE UNPLOTTABLE AND BLANKET IN NATURE.

LEGAL DESCRIPTION OF RECORD

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY AS FOLLOWS:

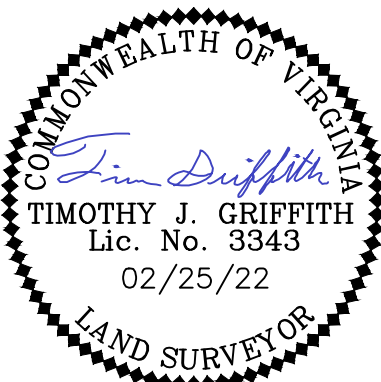
CONDOMINIUM UNIT P1 AND 190 AND CONVERTIBLE SPACES/UNITS 10, 11, 12, 30, 31, 40, 50, 60 AND 70, 1101 KING STREET CONDOMINIUM, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, ESTABLISHED BY CONDOMINIUM INSTRUMENTS RECORDED ON DECEMBER 3, 1986 IN DEED BOOK 1194 AT PAGE 669 AND AMENDMENT TO CONDOMINIUM INSTRUMENTS FOR 1101 KING STREET CONDOMINIUM RELOCATING THE BOUNDARY BETWEEN CONDOMINIUM UNIT 600 AND CONVERTIBLE SPACE 600 RECORDED IN DEED BOOK 1226 AT PAGE 402, ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

TOGETHER WITH ALL EASEMENTS, RIGHTS AND PRIVILEGES APPURTENANT TO THE CONDOMINIUM INSTRUMENTS REFERRED TO ABOVE AND SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND AGREEMENTS OF RECORD IN SO FAR AS THEY MAY BE LAWFULLY APPLICABLE TO THE ABOVE-DESCRIBED PROPERTY AND FURTHER SUBJECT TO THE RESERVATIONS, RESTRICTIONS ON USE, ALL COVENANTS AND OBLIGATIONS SET FORTH IN THE VIRGINIA CONDOMINIUM ACT AND THE CONDOMINIUM INSTRUMENTS, INCLUDING THEIR RIGHTS AND PRIVILEGES OF OTHER 1101 KING STREET CONDOMINIUM UNIT OWNERS TO LEASE SPACE IN UNIT P1.

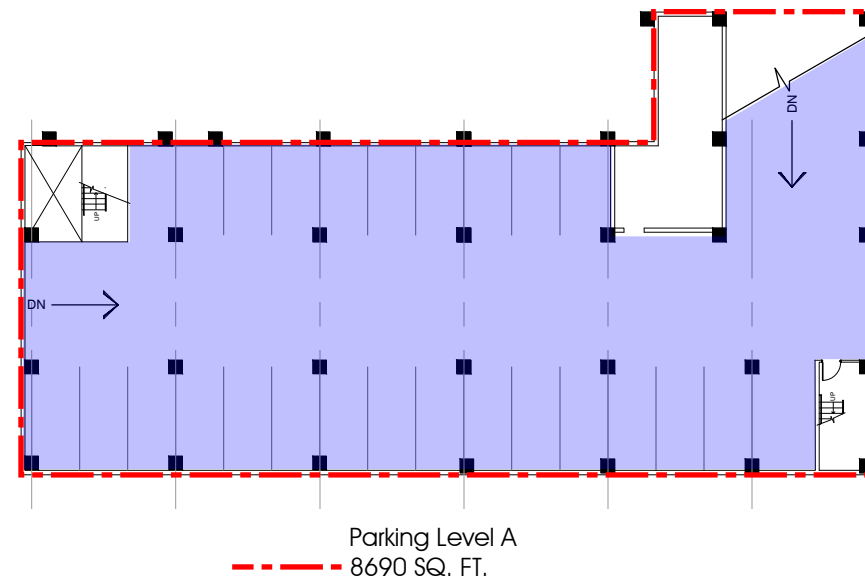
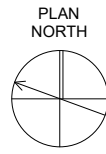
PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON
1101 KING STREET CONDOMINIUM
LOTS 500, 501, 502, 503, AND 504
DEED BOOK 1194 PAGE 669
CITY OF ALEXANDRIA, VA

SCALE: 1" = 20'
REVISION

DATE: FEBRUARY 23, 2022



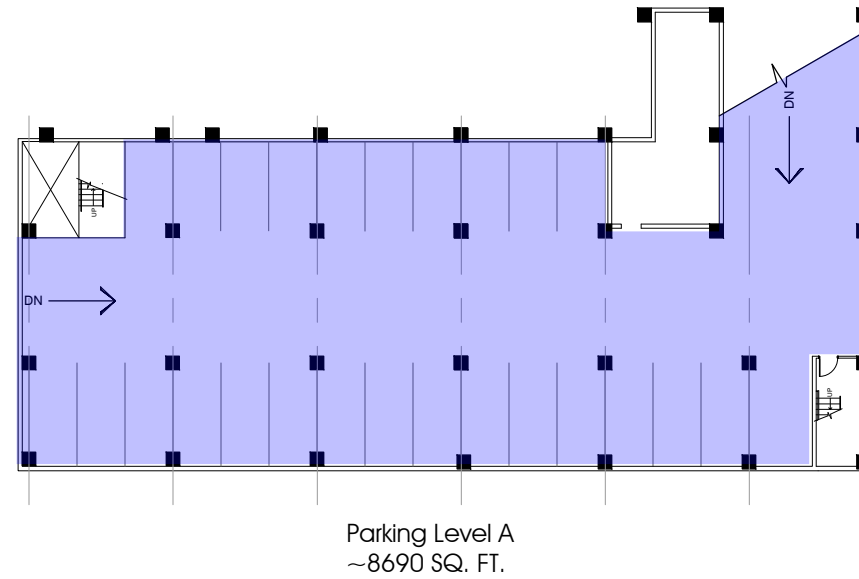
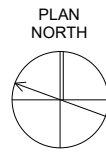
Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive Suite 500 Herndon, VA 20171		Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowmanconsulting.com	
BCG PROJECT NO: 030883-01-001	TASK: 00001	COUNTY REF NO: N/A	SHEET 1 OF 1



- RESIDENTIAL
- GFA
- COMMERCIAL TO REMAIN
- EXISTING COMMERCIAL
- GARAGE
- OPEN SPACE
- 29104 HIGHLIGHTED AREA GSF

FLR G-2/PARK A

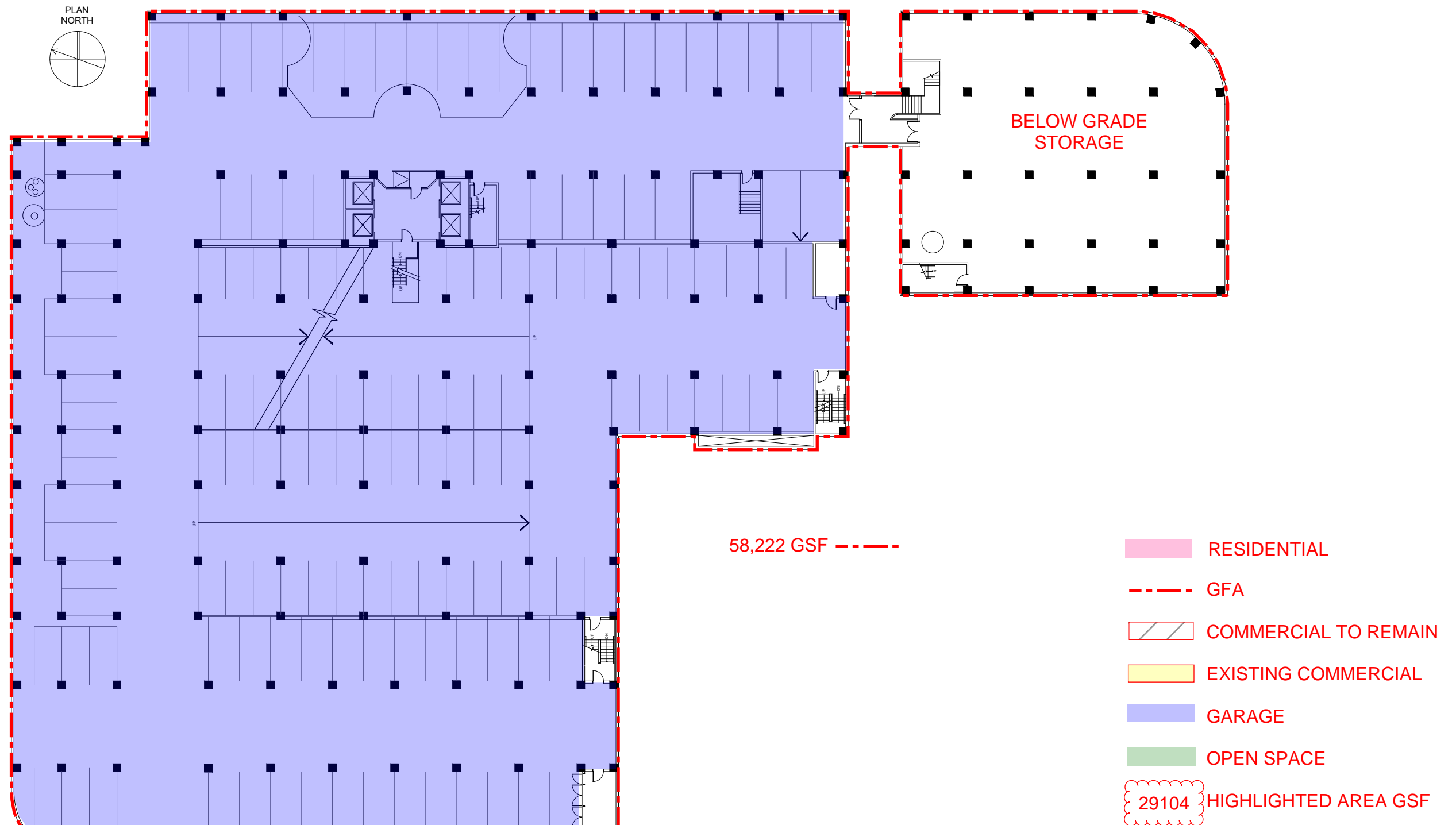
EXISTING = PARKING



- RESIDENTIAL
- GFA
- COMMERCIAL TO REMAIN
- EXISTING COMMERCIAL
- GARAGE
- OPEN SPACE
- 29104 HIGHLIGHTED AREA GSF

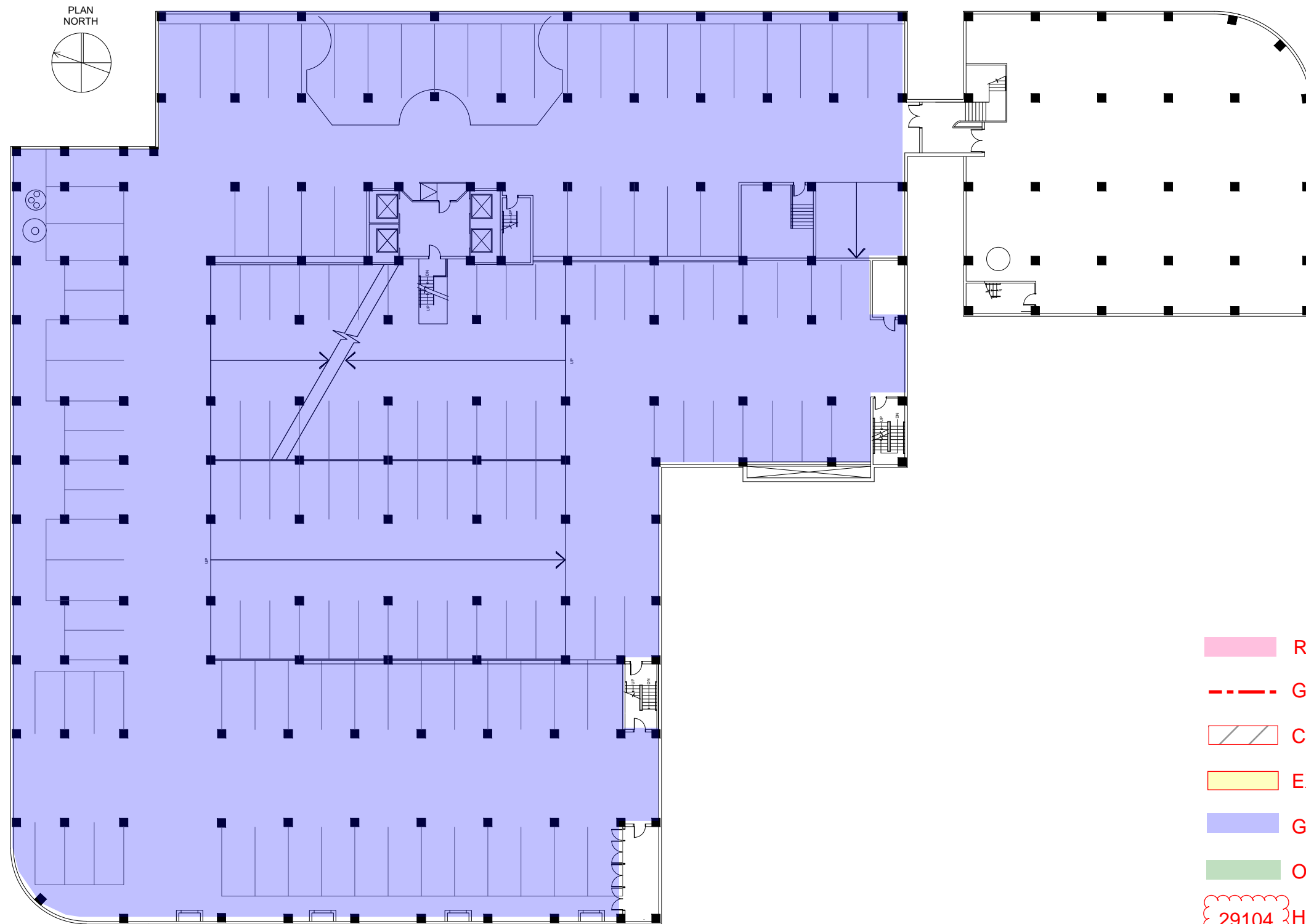
FLR G-2/PARK A

PROPOSED = PARKING



FLR G-1/PARK B

EXISTING = PARKING/STORAGE



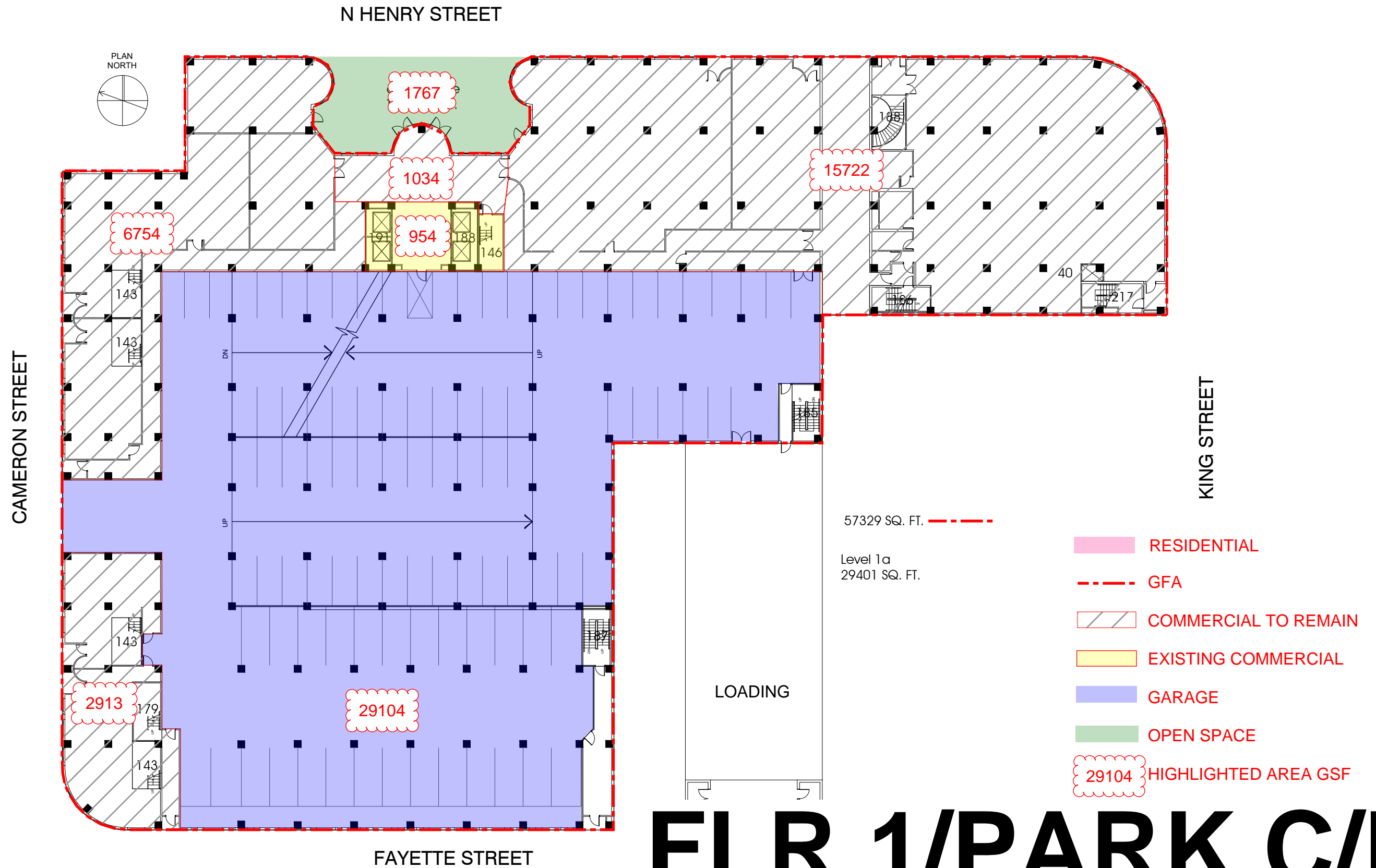
FLR G-1/PARK B

PROPOSED = PARKING/STORAGE

March 31, 2022

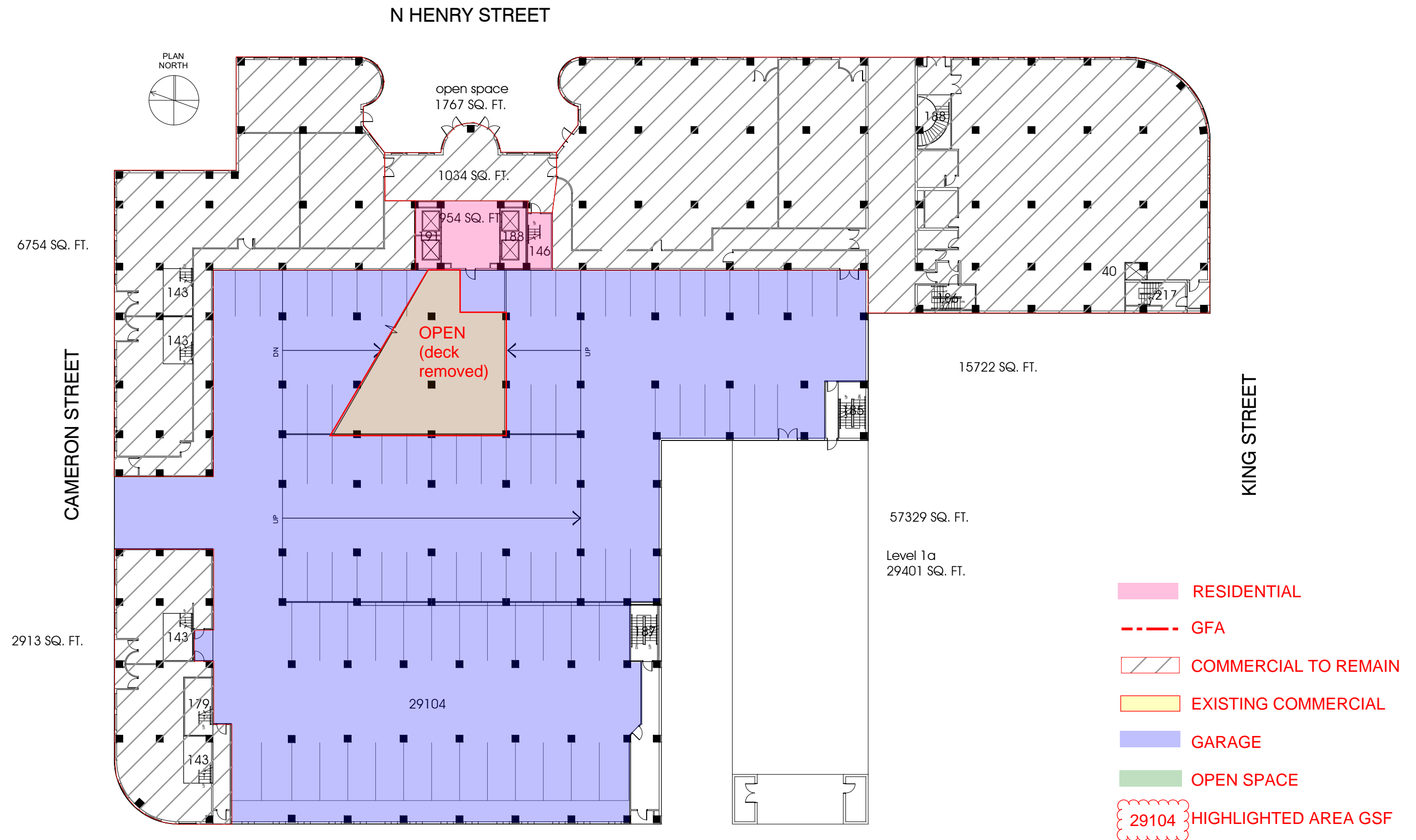
AREP - 1101 KING
21050

1/32" = 1'-0"



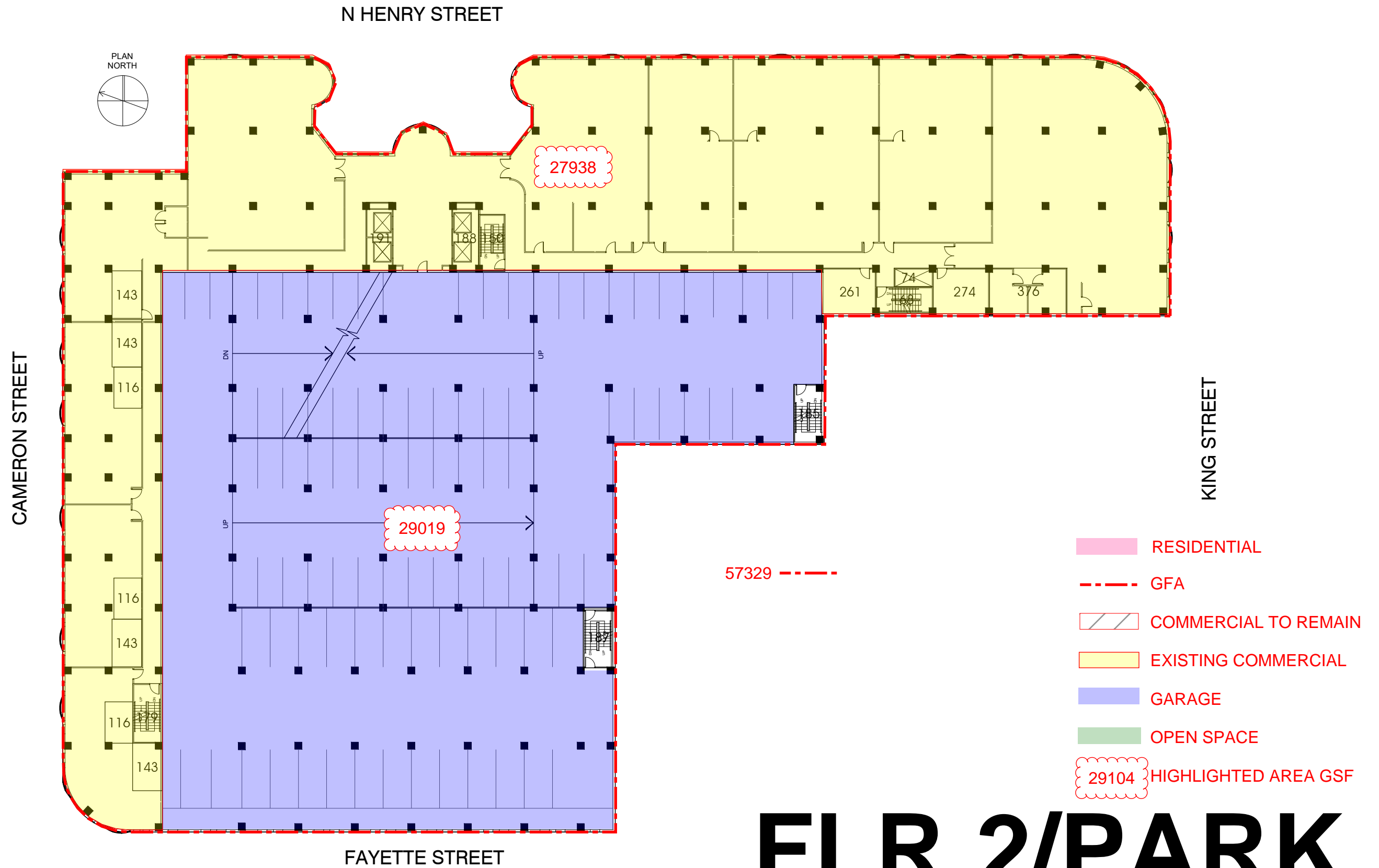
FLR 1/PARK C/D

EXISTING = PARKING/COMMERCIAL



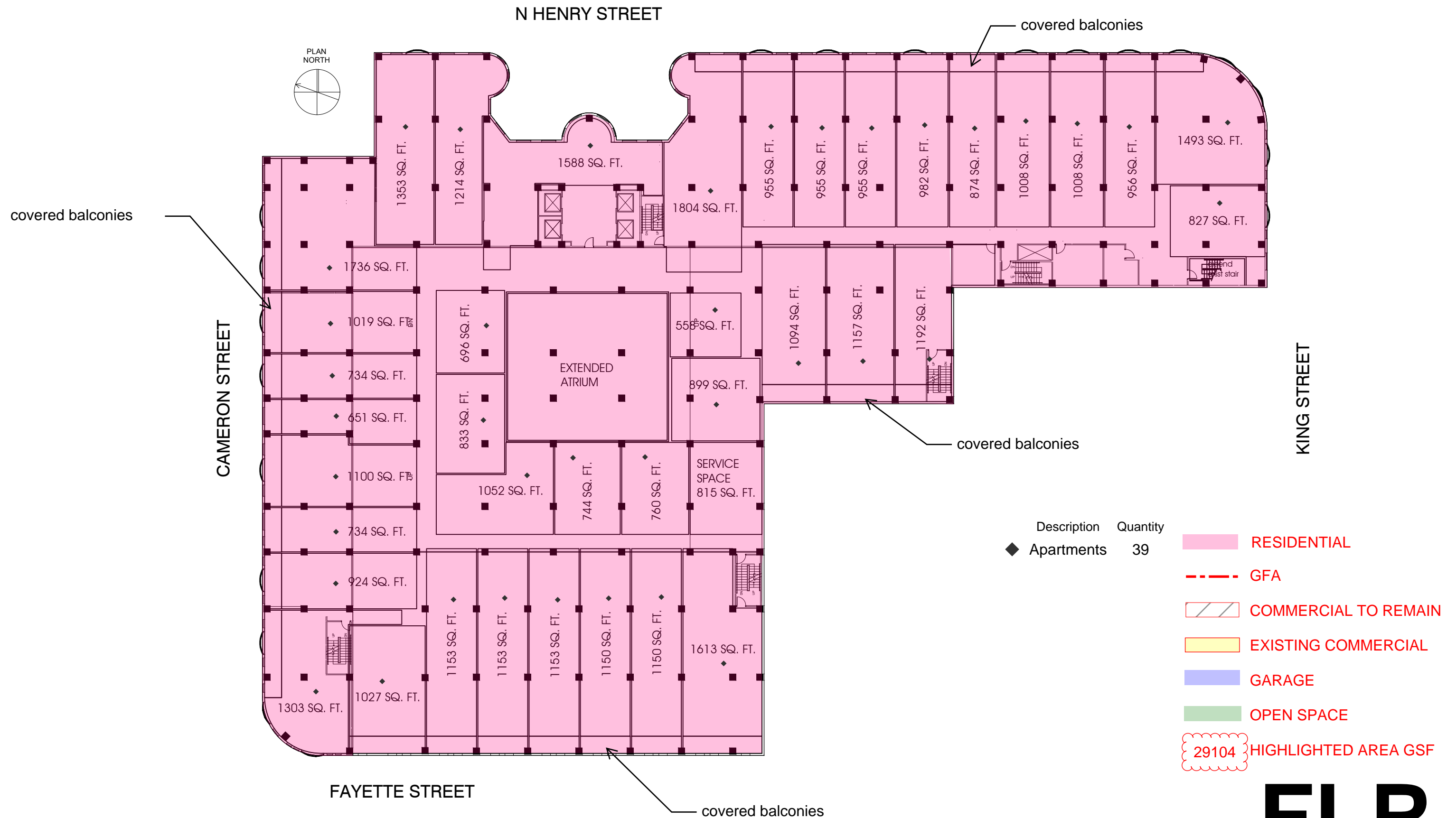
FLR 1/PARK C/D

PROPOSED = PARKING/COMMERCIAL



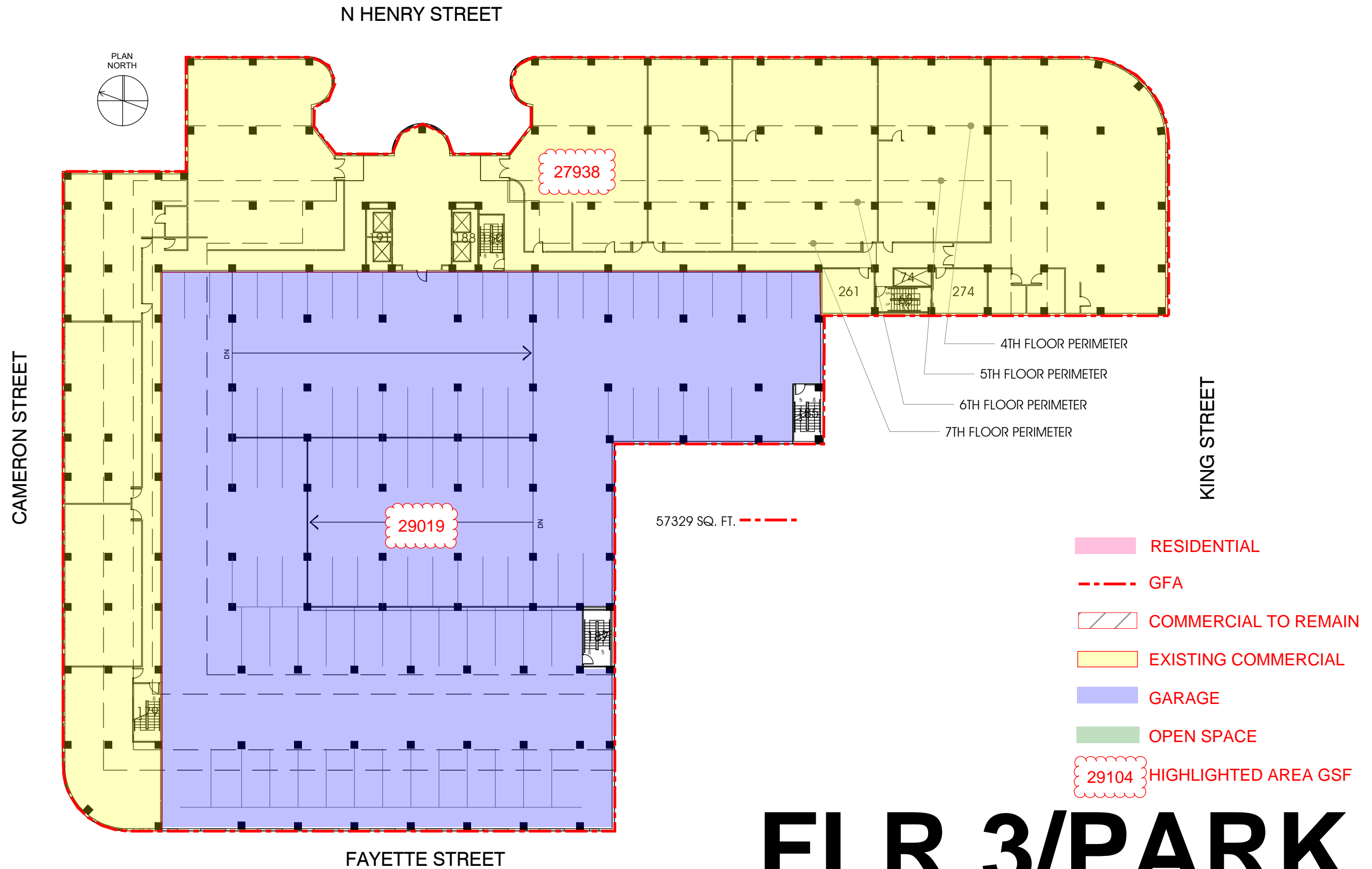
FLR 2/PARK E

EXISTING = PARKING/COMMERCIAL



FLR 2

PROPOSED = RESIDENTIAL



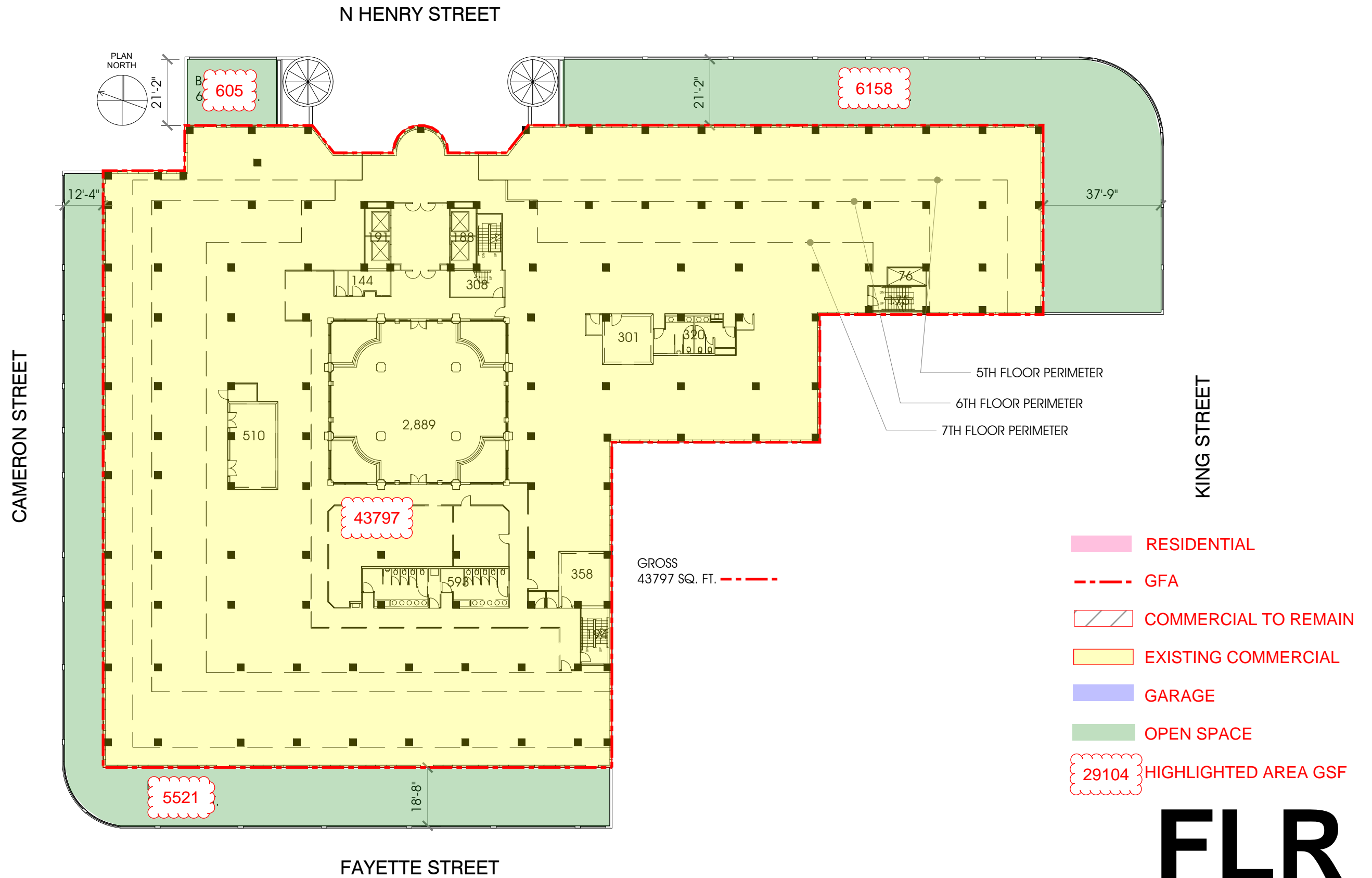
FLR 3/PARK F

EXISTING = PARKING/COMMERCIAL

March 31, 2022

AREP - 1101 KING
21050


1/32" = 1'-0"



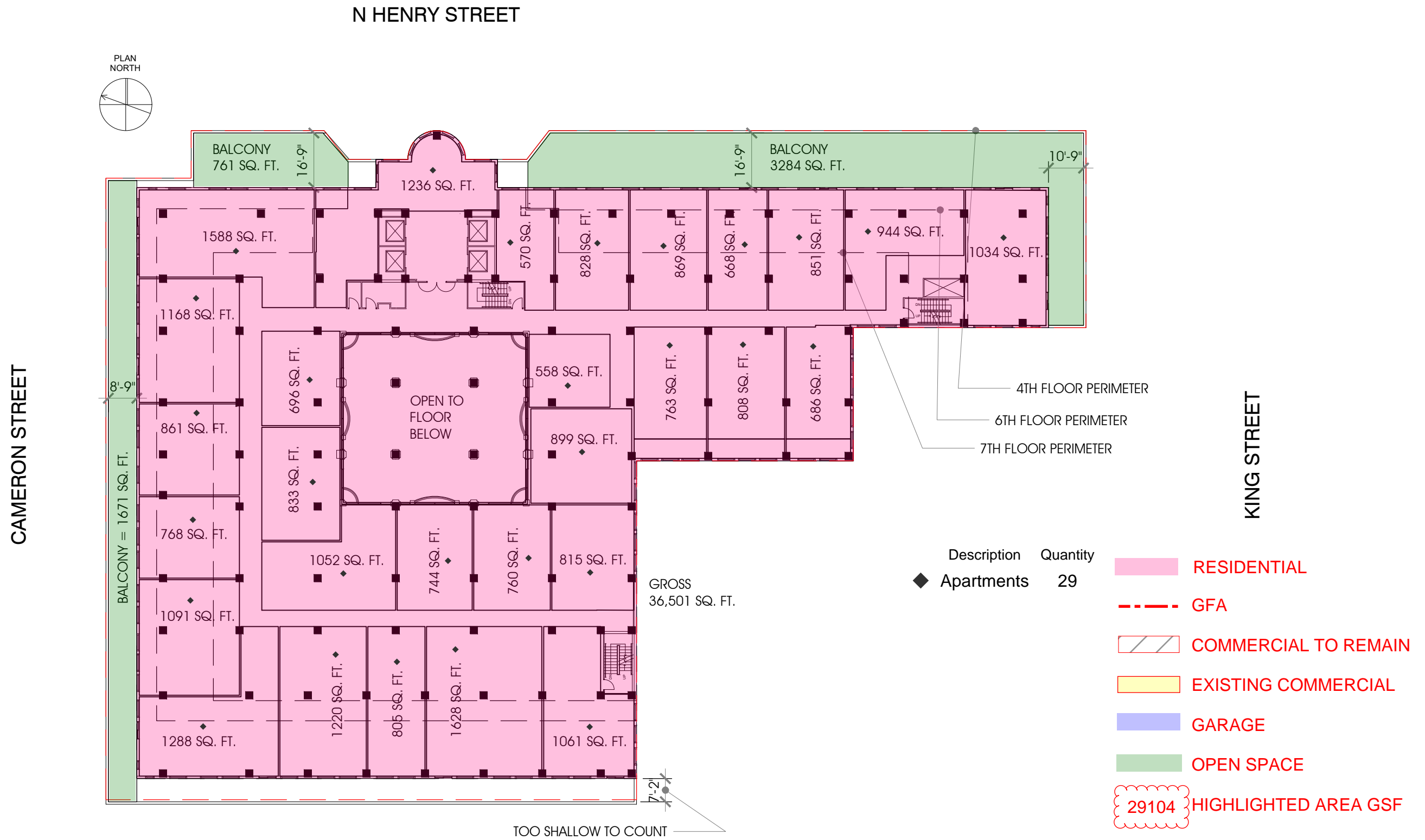
FLR 4

EXISTING = COMMERCIAL

PLAN
NORTH



RUST | ORLING
ARCHITECTURE



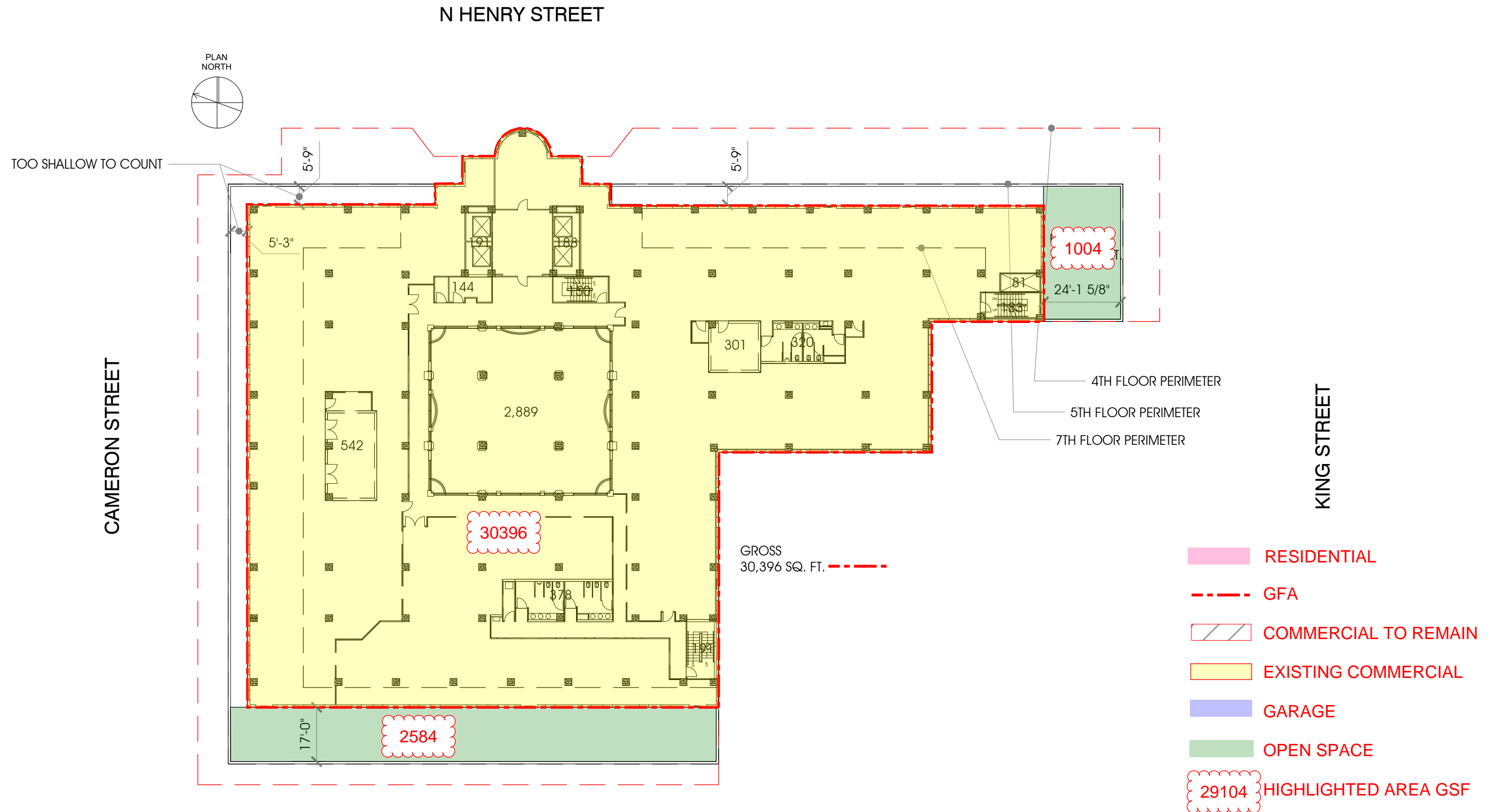
FLR 5

PROPOSED = RESIDENTIAL

March 31, 2022

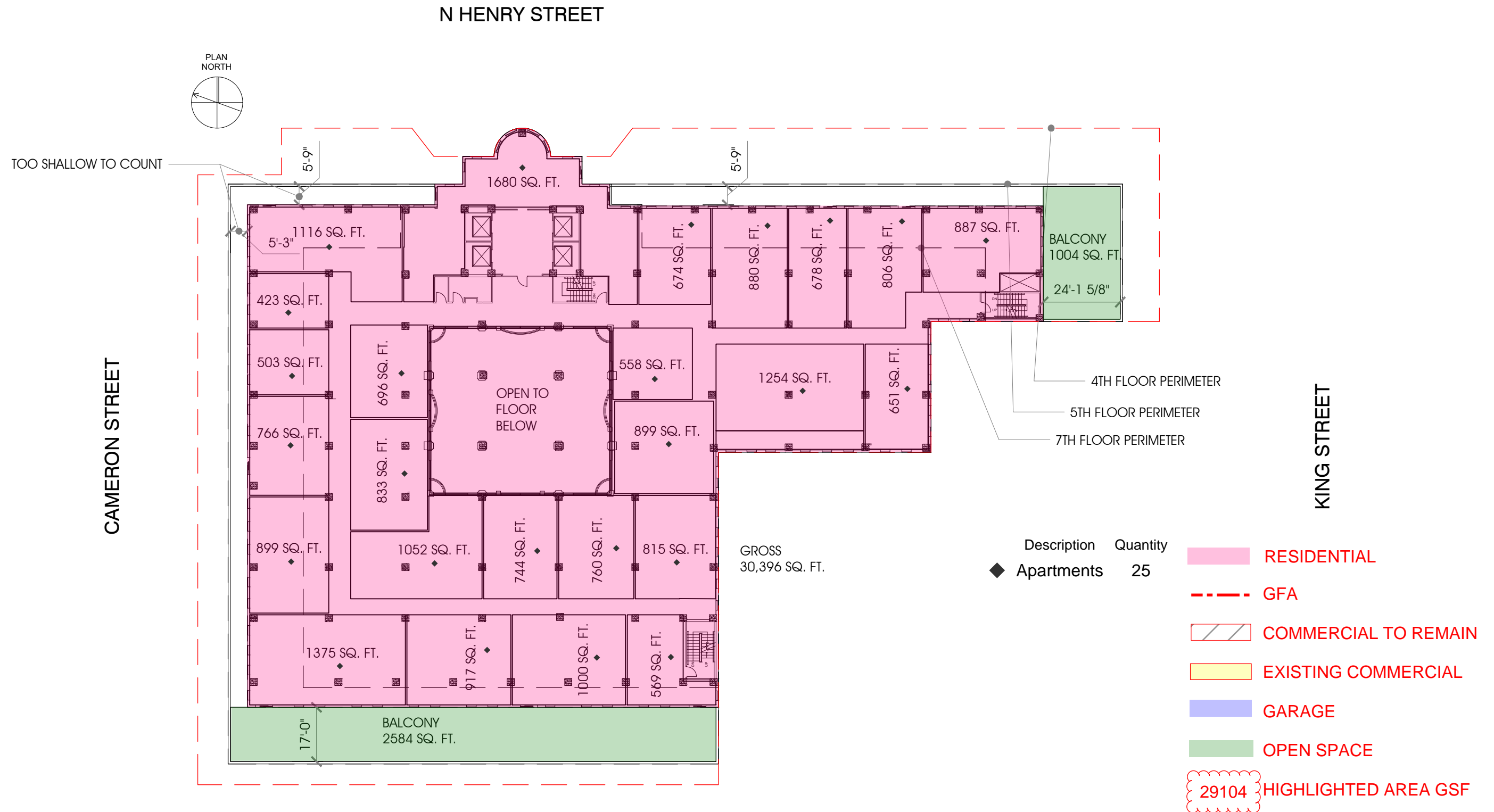
AREP - 1101 KING
21050

1/32" = 1'-0"



FLR 6

EXISTING = COMMERCIAL



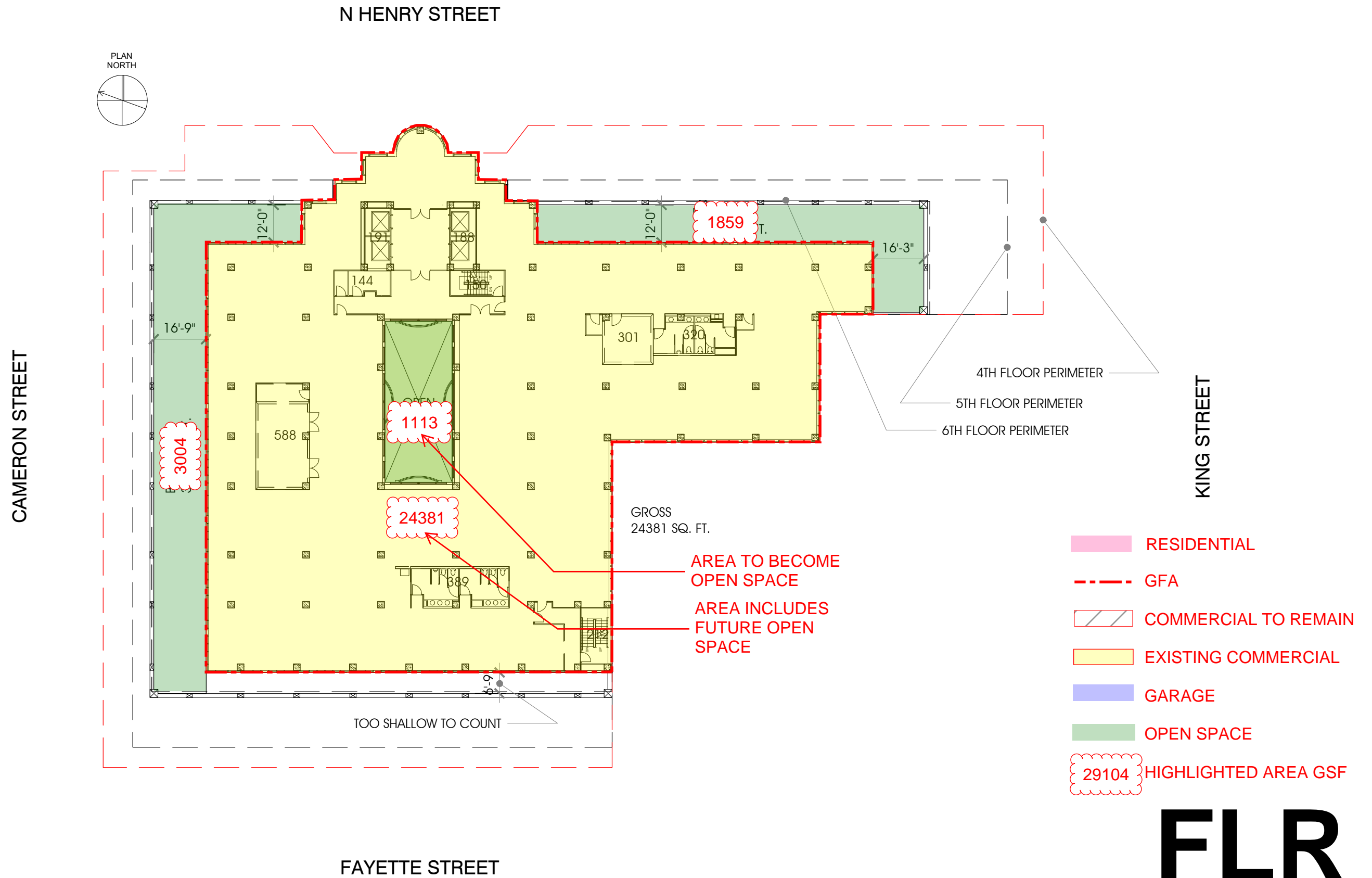
FLR 6

PROPOSED = RESIDENTIAL

March 31, 2022

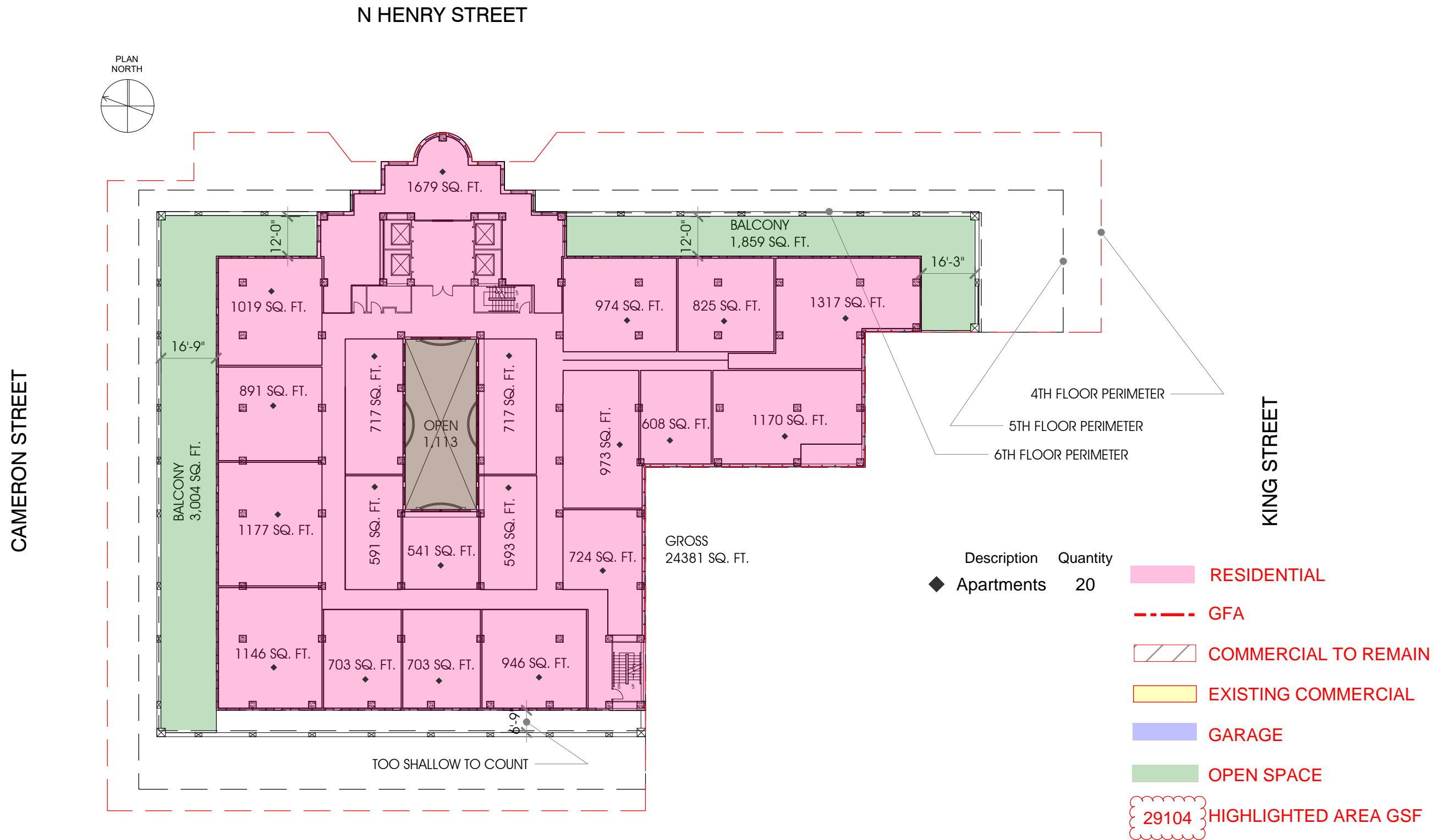
AREP - 1101 KING
21050

1/32" = 1'-0"



FLR 7

EXISTING = COMMERCIAL



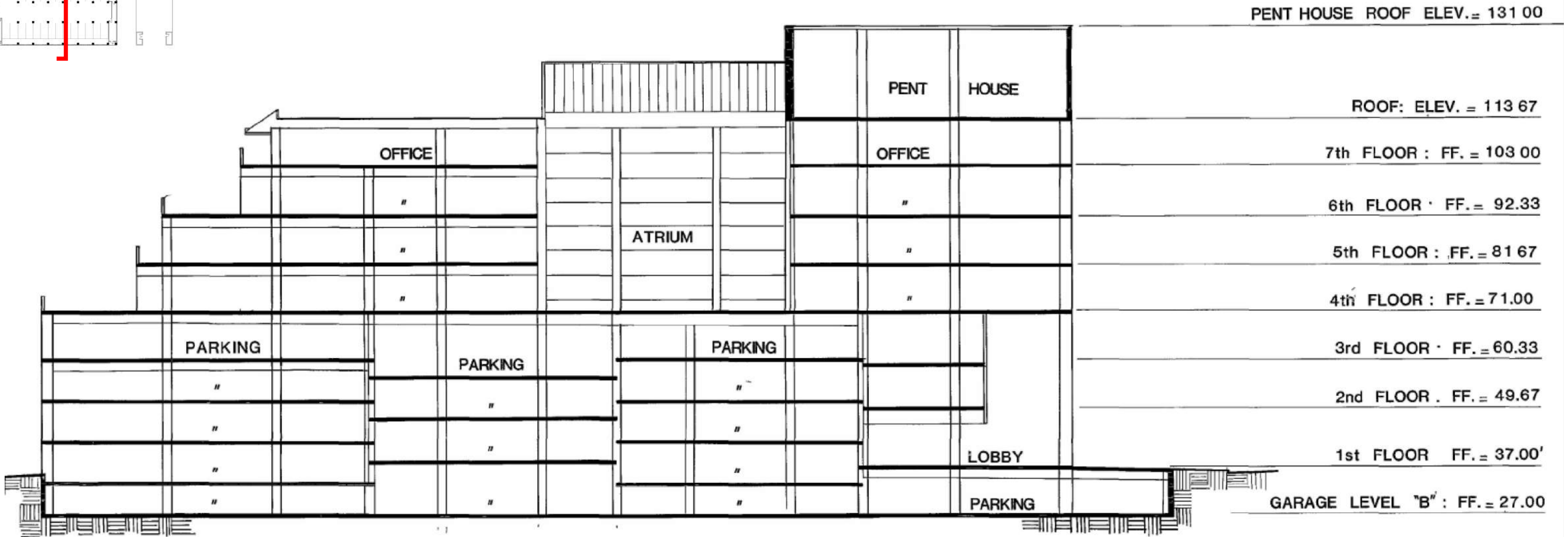
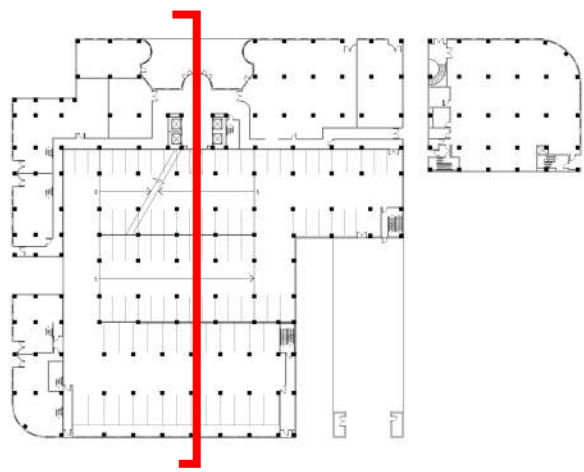
FLR 7

PROPOSED = RESIDENTIAL

March 31, 2022

AREP - 1101 KING
21050

1/32" = 1'-0"

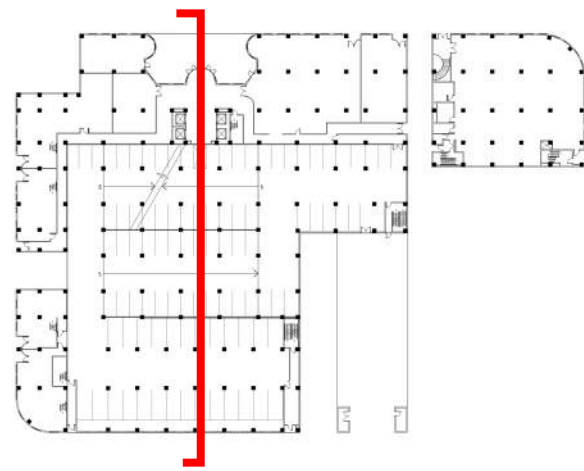


EXIST SECTION

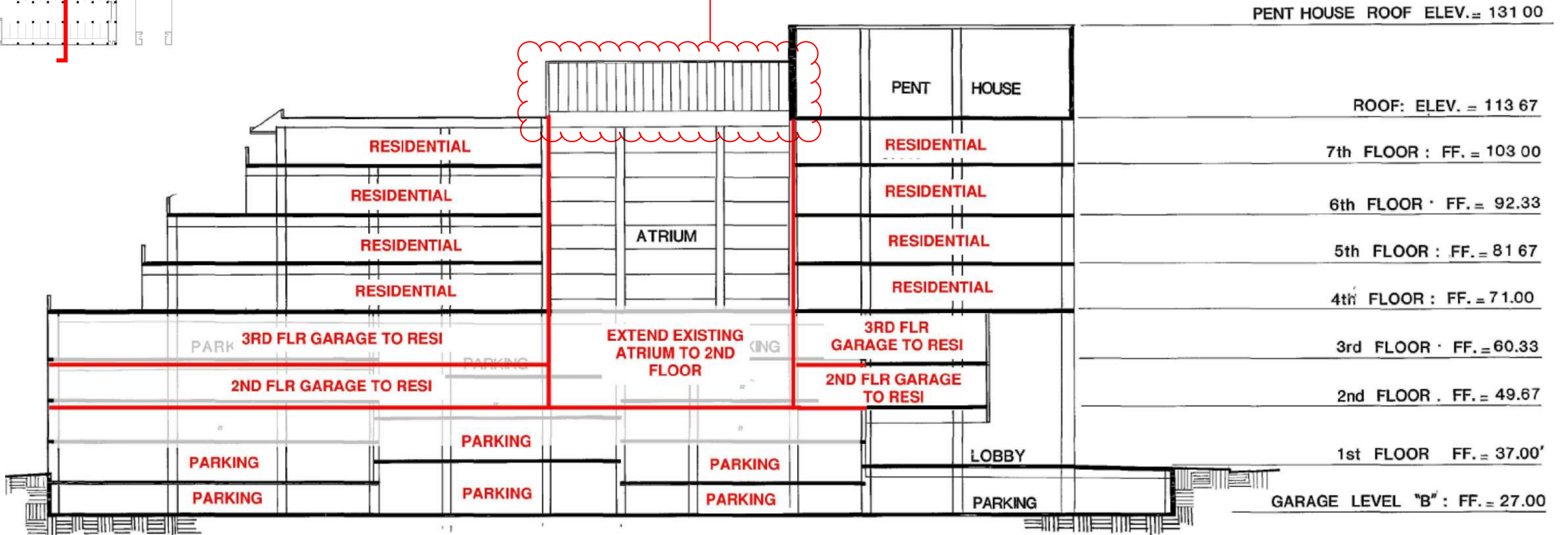
March 31, 2022

AREP - 1101 KING
21050

No Scale



REMOVE ROOF - EXPOSE
ATRIUM TO ELEMENTS



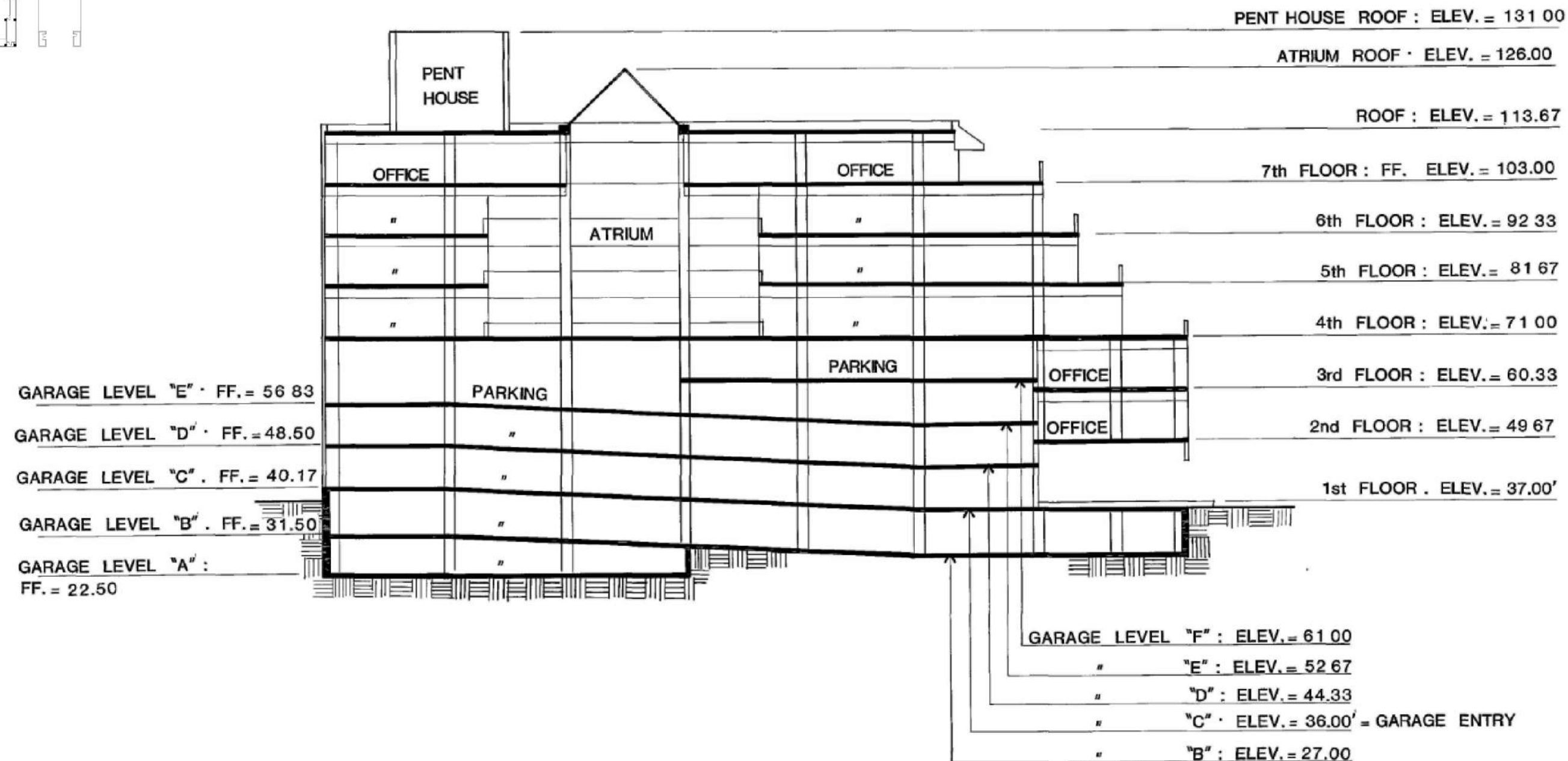
PROPOSED SECTION

March 31, 2022

AREP - 1101 KING
21050

No Scale

RUST | ORLING
ARCHITECTURE

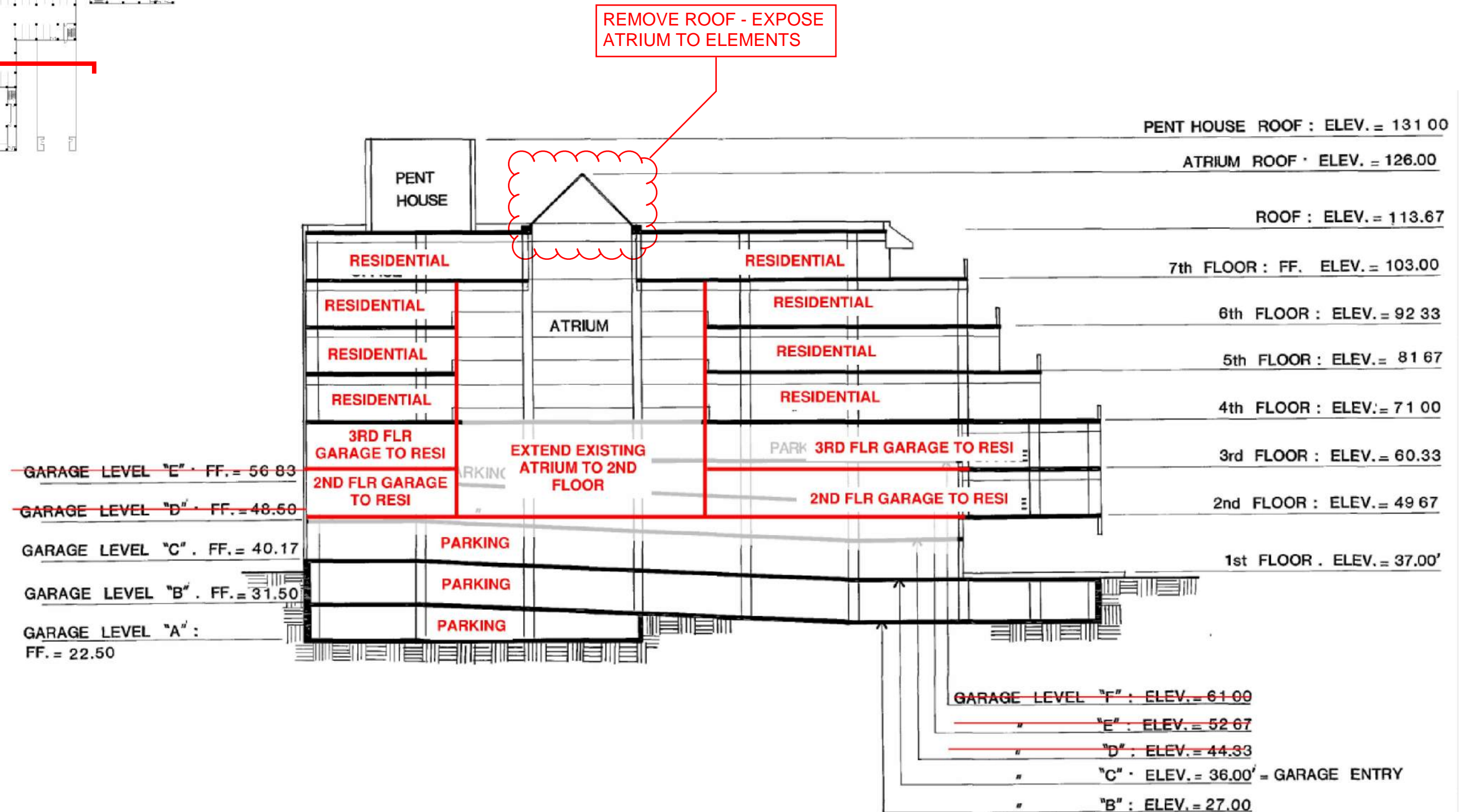
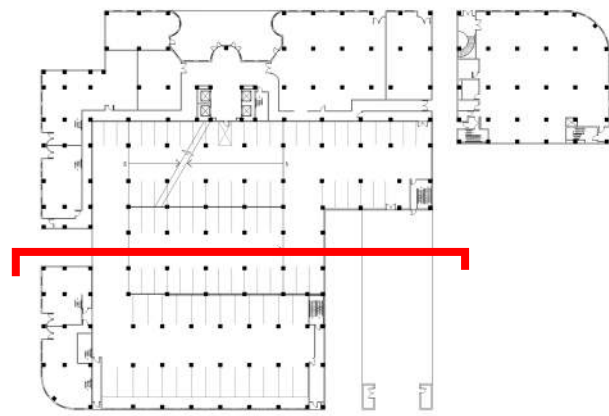


EXIST SECTION

March 31, 2022

AREP - 1101 KING
21050

No Scale



PROPOSED SECTION

March 31, 2022

AREP - 1101 KING
21050

No Scale

DATA FR '83 BUILDING DRWGS

image from 1983 CDs

ZONING TABULATION

ZONE	C-3 (C & D)
PROPOSED USE	OFFICE/RETAIL
SITE AREA	64000 SQ. FT.
FAR ALLOWED	3.0
PROPOSED	3.0
GROSS FLOOR AREA	210,970 SQ. FT.
NET FLOOR AREA	192,000 SQ. FT.
DIFFERENCE	18,970 SQ. FT.
ELEV. SHAFTS	2,688 SQ. FT.
MISC. SHAFTS	84 SQ. FT.
STAIR SHAFTS	8,042 SQ. FT.
MECH/ELEC/BATH	8,136 SQ. FT.

1983 ZONING TAB (from CDs)

Site Area	64,000	
FAR Allowable	3.0	
Net Floor Area Allowable	192,000	
Total Building Area	337,293	NOTE 1
Garage Deduction	116,543	NOTE 1
Atrium Deduction	9,780	NOTE 1
Gross Floor Area	210,970	
Elev. Shafts	(2,688)	
Misc. Shafts	(84)	
Stair Shafts	(8,042)	
Mech/Elec/Bath	(8,156)	
Total	(18,970)	
Net Floor Area	192,000	
FAR	3.0	

NOTE 1: Total Building Area and Garage and Atrium Deductions were not indicated on original documents but including this calculation validates current calculated Gross Area

EXISTING VS. RENOVATED FAR COMPARISON

2022 EXISTING BUILDING AREA CALCULATIONS

Floor/Garage Level	Gross Area (SF)	DEDUCTIONS							Net Area
		Stairs	Elevators	Utility Rooms/ Openings	Lavatories (50SF max ea.)	Basements	Garage*	Atrium	
Garage -2/Level A	8,690	-	-	-	-	8,690	-	-	-
Garage -1/Level B	58,222	-	-	-	-	58,222	-	-	-
Floor 1/Level C	57,329	3,151	379	40	-	-	-	-	53,759
Floor 1a/Level D	29,401	372	-	-	-	-	-	-	29,029
Floor 2/Level E	57,329	1,584	379	609	400	-	-	-	54,357
Floor 3/Level F	57,329	869	379	609	-	-	-	-	55,472
Floor 4	43,797	677	379	1,389	200	-	-	**	41,152
Floor 5	36,501	519	379	1,391	200	-	-	2,889	31,123
Floor 6	30,396	524	379	1,114	200	-	-	2,889	25,290
Floor 7	24,381	362	379	1,033	200	-	-	1,113	21,294
Total	403,375	8,058	2,653	6,185	1,200	66,912	-	6,891	311,476
							EXISTING FAR		4.87

Notes:

*Current zoning does not allow deductions for above grade garages.

** Atrium floor on 4th floor is usable space under roof and therefore not deducted as it seemed to be previously.

2022 RENOVATED BUILDING AREA CALCULATIONS

Floor/Garage Level	Gross Area (SF)	DEDUCTIONS							Net Area
		Stairs	Elevators	Utility Rooms/ Openings	Lavatories (50SF max ea.)	Basements	Garage	Interior Courtyard	
Garage -2/Level A	8,690	-	-	-	-	8,690	-	-	-
Garage -1/Level B	58,222	-	-	-	-	58,222	-	-	-
Floor 1/Level C	57,329	3,151	379	40	-	-	-	-	53,759
Floor 2	57,329	1,584	379	609	400	-	-	2,889	51,468
Floor 3	57,329	869	379	609	-	-	-	2,889	52,583
Floor 4	43,797	677	379	1,389	200	-	-	2,889	38,263
Floor 5	36,501	519	379	1,391	1,500	-	-	2,889	29,823
Floor 6	30,396	524	379	1,114	200	-	-	2,889	25,290
Floor 7	24,381	362	379	1,033	200	-	-	1,113	21,294
Total	373,974	7,686	2,653	6,185	2,500	66,912	-	15,558	272,480
						RENOVATED FAR			4.26

FAR REDUCTION (RENO-'22 EXIST.)	-0.61
Difference in SF	(38,996)

Estimated Parking Req's				
COMMERCIAL PARKING				
Tenant Space*	Leased Area (sf)	Min	Max	
Leasing/Mgmt. Office (Office)	4,839	1.21	7.26	
Lasik Plus (Office)	4,337	1.08	6.51	
vacant (Commercial)	1,840	0.46	5.52	
Fresh Baguette (Commercial)	1,481	0.37	4.44	
vacant (Commercial)	1,388	0.35	4.16	
Orange Theory (Health Club)	4,021	10.05	10.05	
service office (Office)	1,391	0.35	2.09	
service office (Office)	1,054	0.26	1.58	
service office (Office)	1,148	0.29	1.72	
Total Commercial Parking Spaces Required		21,499	15	44
RESIDENTIAL PARKING (based on preliminary unit mix***)				
Unit Type	Beds/ Space	% of Total (Prelim)	# Units (Prelim)	Parking Ratio**
				0.68
JR 1 BR/Studio	1	10%	20	13.60
1 BR	1	28%	59	40.12
1 BR + D	1	10%	22	14.96
2 BR 2.5 B	2	40%	85	115.60
3 BR 2.5 B	2	11%	24	32.64
Total Resi Parking Spaces Req'd		100%	210	217
Parking Required (Preliminary - to be finalized at minor site plan)		Min		Max
		232		261
Total Parking Provided		242		
*Commercial Parking Ratio Requirements				
Enhanced Transit Commercial Min		0.25 spaces per 1000 sf		
Enhanced Transit Commercial Max		3 spaces per 1000 sf		
Restaurant within enhanced Transit Min		1 space per 1000 sf		
Restaurant within enhanced Transit Max		3 spaces per 1000 sf		
Health Club		1 space per 400 sf		
Enhanced Transit Office Min		0.25 spaces per 1000 sf		
Enhanced Transit Office Max		1.5 spaces per 1000 sf		
**Resi Parking Ratio Calc Per 8-200.A.2.a.i				
Multi-Family in Metro Walkshed		0.8 per bedroom		
1/4 mile from 4 active bus routes		-5%	-0.04	
Walkability index greater than 90		-10%	-0.08	
Calculated Residential Parking Ratio		0.68 per bedroom		
***Unit Count and Unit Mix is conceptual at this time and may change at site plan submission.				