

Robert Sidman
Kamaria Sidman
107 N Payne Street
Alexandria, VA 22314

January 2, 2023

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Comments on Special Use Permit Application #2022-00092

Dear Commissioners:

The purpose of this letter is to express our concerns with certain parts of the SUP #2022-00092, which is requesting the conversion of 1225-1229 King Street from office space to residential use as well as rooftop additions. We own the building located at 107 N Payne Street, which is located immediately next door to 1225-1229 King Street, on the other side of a small alley.

Our concerns fall into 3 main categories: (1) Use of the alley; (2) Construction related noise and impacts; and (3) Rooftop additions.

Use of the Alley

The alley between 1225-1229 King Street and 107 N Payne Street is very narrow. On a regular basis, cars or trucks park in and block the alley, which blocks access to our backyard/parking area, access to 107A N Payne Street, the back of 1223 King Street, as well as the utilities located in the alley. 1225-1229 King Street currently has a side door that opens to the alley that comes from the parking garage/stairs area, which does not appear to be changing with the proposed conversion. Given the parking garage has very small spaces and no loading dock area, we remain concerned that the alleyway will be used as a loading dock area. Similarly, we are concerned that trash collection, contractors, deliveries, and cars who do not want to use parking garage/visitors spots for cost or space reasons will similarly block the alley for extended periods. While this problem may have existed with the office space as well, it multiplies by changing the building makeup to include 12 individual apartment units. As a result, a plan needs to be in place to ensure the small alley is not overrun or blocked by cars or other vehicles. We did not see such a plan in any of the SUP application documentation or in the staff report. A plan that ensures that deliveries and parking is done on King Street, N Payne Street, or in the parking garage should be added to the SUP prior to any such approval.

Construction related noise and impacts

The construction that will result if this SUP is approved appears to be significant – the buildout of 12 apartments as well as significant rooftop additions. We have not seen any estimates as to the amount of time this construction project is expected to take, but, based on its scope, it appears as though it will take more than a few months. We work from 107 N Payne Street on most workdays during normal business hours and are concerned that an extended timeframe for construction noise will be disruptive

to our and our neighbors livelihoods. As a result, we request that the applicant be required to minimize construction noise as much as possible and keep any outside work that does not need to be done in place, be done on the King Street side of the building as much as possible (e.g., cutting tile for kitchens or bathrooms).

Rooftop additions

While the staff report notes that the building would not be physically expanded, as we understand the SUP application, there are significant alterations to the rooftop to add outdoor living space as well as a new rooftop stairway and an associated new rooftop enclosure. While the current design seems to attempt to keep the outdoor living space away from the alley, we remain concerned about blocking of natural light as well as noise and light pollution emanating from the additional rooftop structures and uses. As a result, there should be conditions placed in the SUP to ensure that lighting and the associated hours of use do not disrupt the residential neighbors. Additionally, requiring the addition of trees, bushes, and other plantings on the roof could help create a natural barrier to help block any light and noise pollution from disrupting the neighbors.

The staff report notes that the exterior work proposed would require approval by the Board of Architectural Review. We would like to be part of that process to ensure that the finalized design does not cause light and noise to emanate to disrupt nearby neighbors, or block natural light.

Recommendations

As noted in the three sections above, none of the documents that we have seen address any of these issues. As a result, to the extent that you are inclined to approve the SUP request, we ask you to add conditions to any such approval to ensure that our concerns are addressed.

Sincerely,



Robert Sidman



Kamaria Sidman

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2023

TO: CHAIR NATHAN MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #4 – SPECIAL USE PERMIT #2022-00092 – 1225 KING ST.

With this memorandum, staff proposes deleting Condition #1 and #4. The applicant's request for additional residential floor area, if approved, should be vested with the subject property rather than tied to a specific applicant. To accomplish this, staff recommends deleting Condition #1.

Condition #4 is also not necessary because staff did not find that any conditions were necessary to reduce land use impacts of the applicant's request. The applicant's request is related to floor area ratio only and not the multifamily use of the building which is permitted by-right in the KR zone.

Staff proposes the following amendments to the staff report:

1. **CONDITION DELETED BY PLANNING COMMISSION:** ~~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)~~
4. **CONDITION DELETED BY PLANNING COMMISSION:** ~~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 continues to recommend approval of the request with these amendments.