



Docket Item #11

**Special Use Permit #2013-0020**  
**216 South Peyton Street - Hostel**

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Application	General Data	
Consideration of a Special Use Permit request to operate a hostel with a parking reduction.	<b>Planning Commission Hearing:</b>	June 4, 2013
	<b>City Council Hearing:</b>	June 15, 2013
<b>Address:</b> 216 South Peyton Street (Parcel Addresses: 210-216 South Peyton Street and 335 Commerce Street)	<b>Zone:</b>	CD / Commercial Downtown
<b>Applicant:</b> Capital Hostels, LLC by Paul Cianciolo	<b>Small Area Plan:</b>	King Street Metro/Eisenhower Avenue

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

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 4, 2013:** On a motion by Mr. Macek, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, with an amendment to Condition #17 to require a six-month staff review in place of the standard one-year review, and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 4-0-1, with Vice Chairman Dunn abstaining and Chairman Komoroske and Mr. Wagner absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Paul Cianciolo, applicant, spoke in favor of the request, stating his belief that “hostel” is a misunderstood term. He discussed the details of his proposed facility, including his safety plans and intent to affiliate with Hosteling International. He also noted his interest in working with community institutions such as Saint Coletta’s and the Girl Scouts.

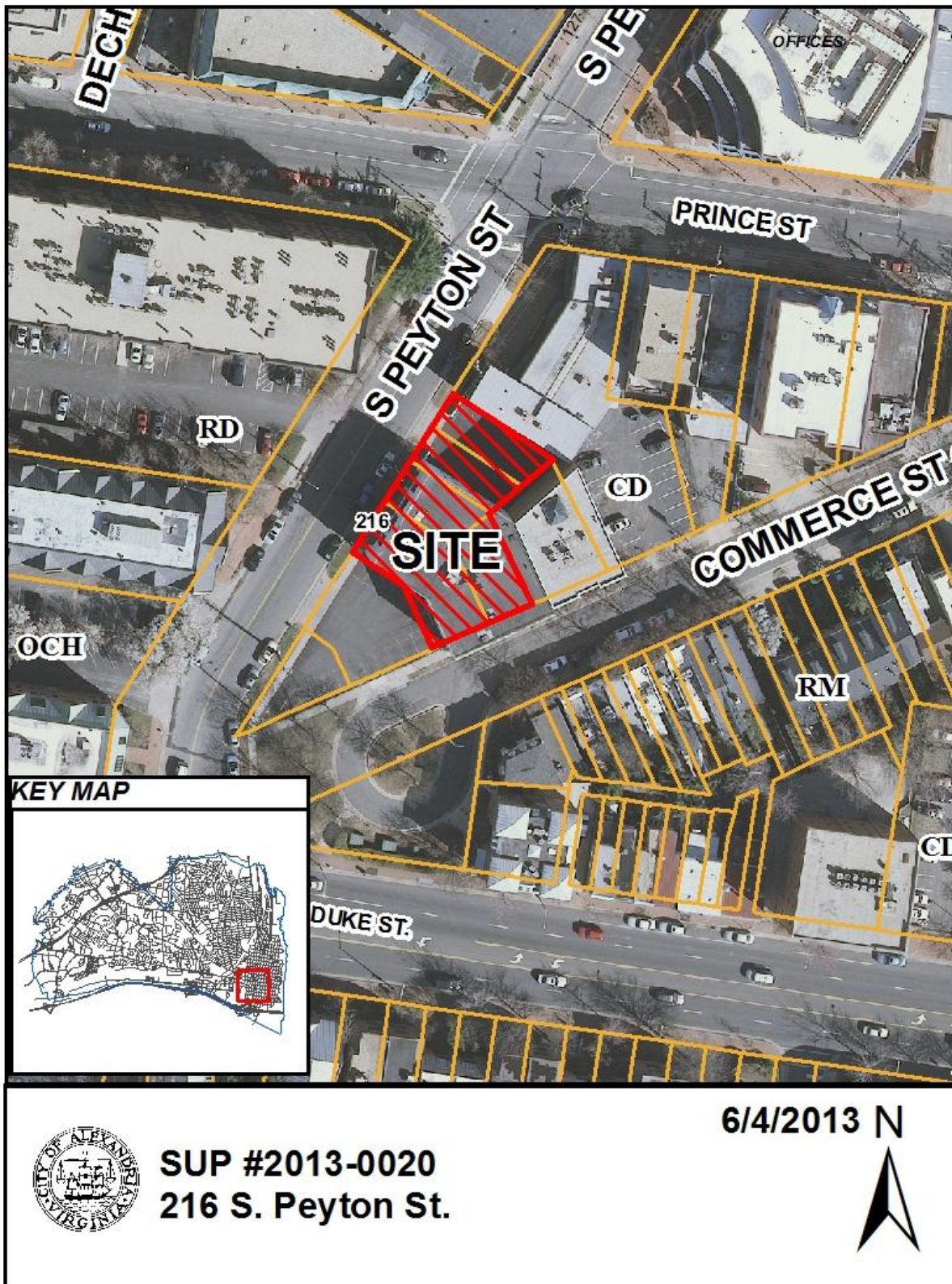
Rikkie George, 1600 Prince Street, spoke in support of the hostel proposal and noted that it would provide a unique tourist experience.

Sam Forcey, 344 Commerce Street, spoke in opposition to the proposal. He stated that the hostel would negatively impact property values, that serving alcohol to young people could be problematic, that parking is difficult in the area, and that transient visitors could create security issues for the neighborhood.

Stephanie Rahnema, representing property owner at 127 South Peyton Street, spoke against the proposal. She noted her opposition to the request to serve alcohol, and believed the hostel would not be conducive to a neighborly atmosphere.

Peter Crowley, business owner at 200 South Peyton Street, spoke in opposition to the proposal. He stated his belief that the applicant should have discussed the proposal with him much earlier. He also discussed his concerns about parking, safety, and the need for guests to have outdoor space.

Steven Able, 808 North Iverson Street, expressed his concern about the impact of the proposal on the safety of his children and other children attending the day care centers located nearby.





## I. DISCUSSION

The applicant, Capital Hostels, LLC, by Paul Cianciolo, requests Special Use Permit approval to operate a hostel (hotel) with a parking reduction at 216 South Peyton Street.

### SITE DESCRIPTION

The subject site comprises five lots of record with a combined 107 feet of frontage along South Peyton Street, 62 feet of frontage along Commerce Street and a total lot area of 11,242 square feet. The site developed with a two-story, 10,000 square-foot building and 10-space surface parking lot.



The property is surrounded by a variety of commercial, residential and institutional uses. An office building and Saint Coletta's, a school for developmentally disabled adults, are located to the south and west across South Peyton Street. A surface parking lot (not associated with the subject property) is located to the south. Bluebird Day Care center and a mix of professional offices and residences are located to the south and east. An office building and the 1600 Prince residential condominium building are located to the north.

### PROPOSAL

The applicant proposes to operate a 94-bed hostel in this location. The facility will offer budget-priced, dormitory-style overnight accommodations in 16 private and shared bedrooms, plus one overflow room. Like other hostel establishments, common bathroom, kitchen, laundry and lounge areas will be available. An accessory snack bar/café, serving sandwiches and other light fare and including on-premises alcohol, is also planned for hostel guests. The hostel may coordinate on or off-site activities for its guests, who are typically but not exclusively young adults. A limited number of special functions may also occur at the site such as a small art show or neighborhood civic meetings. No changes to the exterior of the building are expected. The applicant expects this location to become an affiliate of Hosteling International USA, a leading non-profit organization for hostels in the United States. Additional elements of the applicants' proposal are as follows:

<u>Hours of Operation:</u>	24 hours each day
<u>Beds/Rooms:</u>	94 beds in 16 rooms, plus overflow room
<u>Employees:</u>	Up to five daytime staff and one overnight staff



<u>Noise:</u>	Minimal noise from guests expected. Mandatory quiet hours for guests will be between 11 p.m. and 7 a.m. daily.
<u>Odors:</u>	No odors are expected from the use
<u>Trash/Litter:</u>	Typical hotel trash and recycling will be collected once each week

#### ZONING/MASTER PLAN DESIGNATION

The property is located in the CD / Commercial Downtown zone. Section 4-503(O) of the Zoning Ordinance allows hotels in the CD zone only with Special Use Permit approval. The property is located in the King Street Metro/Eisenhower Avenue Small Area Plan, which designates the property for uses consistent with the CD zone.

#### PARKING

The subject site is located within the King Street Transit Parking District. According to Section 8-400(B)(6) of the Zoning Ordinance, hotels in the District are required to provide 0.7 off-street parking spaces for each guest room. The proposal, with up to 17 rooms including an overflow room, is therefore required to provide a total of 12 off-street parking spaces. The applicant partially satisfies its requirement with the provision of 10 off-street parking spaces in the surface lot immediately to the north of the building. A two-space parking reduction, as well as a reduction to allow more than 75% of the spaces to be compact in size, has been requested to satisfy the balance of the requirement.

## II. STAFF ANALYSIS

Staff supports the applicant's request to operate a hostel. The proposed location, which has not been occupied by a permanent tenant for many years, is appropriate for the use. Given its proximity to Metro, the hostel may be a convenient option for budget-conscious travelers that arrive in Alexandria via public transportation. The establishment, which would be the first hostel in Alexandria, will also support the City's tourism industry and will offer an alternative to higher-priced overnight accommodations available elsewhere in Old Town.

Although the hostel concept proposed here presents some potential for neighborhood impacts, including from the accessory café, staff expects these impacts to be low. Generally speaking, no unusual noises, odors, or trash are expected from the use. The applicant plans to require guests to adhere to quiet hours between 11 p.m. and 7 a.m. daily as well as a series of other internal rules and regulations designed to ensure the smooth and proper function of the hostel. Some of these rules and practices originate as standards from Hosteling International, an organization which has decades of experience coordinating hostel operations around the world. As an additional measure to help mitigate the potential for neighborhood impacts generally, staff has included standard condition language regarding matters such as noise, odors, litter and trash in this report.

The proposed café at the site is small in size and is not expected to offer heavy meals needing significant cooking equipment. No special restaurant seating is planned in connection with the café. The amenity will be oriented primarily toward guests already staying at the hostel and diners will use seating already planned for hostel common areas. Although on-premises alcohol service is planned at the café, staff believes this is reasonable and similarly available at other hotel accommodations in the City. The applicant does not plan to offer alcohol past 11 p.m., which is the start of the hostel's quiet hours. Included in this report are a few special conditions designed to limit the café operation to the scope presently contemplated in the application. Condition #2 will require the café function to remain accessory to the overall hostel use. Condition #3 has been included in this report to prohibit off-premises alcohol sales at the hostel, which is not proposed, and to limit the on-premises sale of alcohol at the accessory café to only before 11 p.m. daily.

Staff also supports the requested parking reduction, which includes two elements: a reduction of two spaces and a reduction to allow all spaces in the parking lot to be compact-sized. The applicant reports that the vast majority of his guests, potentially approaching 100%, will arrive at the site via public transportation, taxis, or the hostel's own van. It bases this likelihood on the subject site's proximity to Metro and that few other hostels in the Eastern United States provide any off-street parking for their guests, including hostels in Washington and Richmond. Staff believes it is reasonable to assume that the budget-conscious travelers targeted by the applicant for this facility are less likely drive to the hostel compared to typical hotel uses, particularly given the presence of Metro nearby and Alexandria's proximity to Reagan National Airport. It has also researched the parking requirements for hostels in select American cities and found that hostels typically require fewer parking spaces than hotels. It concludes that the applicant's provision of 10 off-street spaces instead of the required 12 is both reasonable and adequate.

The applicant has informed staff that it will require those few guests that drive to the facility to sign-up in advance for spaces in its parking lot. In the event that it receives an unusually-high number of requests for parking spaces exceeding its capacity, the applicant is prepared to arrange for off-street parking at area garages. Staff believes this plan represents a good approach toward the unlikely circumstance of guests needing parking that exceeds its on-site capacity, and has required the provision of off-site parking on an as-needed basis in Condition #8.

Regarding the second element of the parking request, the applicant initially believed that the surface parking lot to the north of the building could accommodate 11 off-street parking spaces. However, staff has determined that the parking lot was originally constructed in 1987 with all compact-sized spaces and that sufficient room exists today only for 10 parking spaces at this size. All of the spaces will measure at least eight feet wide by 16 feet long, which are the minimum required compact-size measurements, and two of the spaces will be slightly wider at nine feet to accommodate larger vehicles. Staff believes that this parking-size scheme is appropriate given that it maximizes the number of parking spaces available, will allow for at least two larger-than-compact size spaces, and will also provide a small area at the corner of the lot for the installation of bike racks. Condition #7 has been included in this report to require the applicant stripe the parking lot, which is currently not striped, consistent with its recommended April 25, 2013 plan.

The planned arrangements for guest pick-up/drop-off will also be sufficient. While many guests will arrive via public transportation, the parking lot also offers an good location for the quick pick-up or drop-off for those individuals arriving by taxi. The availability of the parking lot for this function is helpful given the loading and unloading activities occurring during certain times of the day on the other side of the street at Saint Coletta's School. Although the applicant reports that large buses will be used only very rarely, the existing loading zone directly in front of the building, which can also be used for taxi pick-up/drop-offs, should reasonably accommodate those few buses during the relatively short loading/unloading process.

In conclusion, staff believes that the proposal represents an opportunity to offer a unique service to the community and one that will support existing City businesses and the tourism industry in general. Subject to the conditions contained 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 corporation in which the applicant has a controlling interest. (P&Z)
2. All snack bar/café operations at the site shall remain accessory to the hostel use. Any future expansion or intensification of the snack bar/café shall be reviewed by the Director of Planning & Zoning to determine whether an additional SUP for a restaurant use is required. (P&Z)



3. On-premises alcohol service shall be permitted at the snack bar/café but no off-premises alcohol sales shall be allowed. All on-premises alcohol service shall cease at 11 p.m. daily. (P&Z)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
5. No food, beverages, or other material shall be stored outside. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements and on how to prevent underage sales of alcohol to prevent the underage sale of alcohol. (P&Z)
7. The applicant shall stripe the parking lot consistent with staff's recommended April 25, 2013 striping plan to the satisfaction of the Director of Planning & Zoning. (P&Z)(T&ES)
8. The applicant shall arrange for off-street overflow parking for hostel guests on an as-needed basis at an off-site location to the satisfaction of the Director of Planning & Zoning. (P&Z)
9. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
10. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
11. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
12. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
13. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
14. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for ~~one year~~ six months, 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)(PC)

**STAFF:** Joanna Anderson, Acting Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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**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.

### CITY DEPARTMENT COMMENTS

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

#### Transportation & Environmental Services

F-1 T&ES supports the proposed two space parking reduction for the following reasons:

1. Parking demand rates at hostels are typically very low; the City of Alexandria zoning ordinance does not have a specific hostel parking ratio and the hotel parking ratio used to determine the number of required parking spaces is likely to over-estimate the number of parking spaces that would be required for a hostel use. The table below shows a comparison between hotel parking ratios and parking hostel ratios for other similar jurisdictions, where the hostel ratio is a lower required ratio:

City/Jurisdiction	Hotel Parking Ratio	Hostel Parking Ratio
City of Alexandria	1 space per room*	Same as hotel (1 space/room*)
Savannah, GA	1 space per room	1 space per 8 beds plus one space per 2 employees
Raleigh, NC	1 space per room	1 space per 10 beds, min. of 2 spaces
Houston, TX	1 space per room	0.3 spaces per room plus 1 space per employee on the largest shift

\* - NOTE: The Alexandria Zoning Ordinance hotel parking ratio is 1 space per room. However, since the proposed hostel is located within the King Street Metro Parking District, per the Alexandria Zoning Ordinance the hotel (and therefore hostel) parking requirement is 0.7 spaces per room.

- a. The hostel is approximately a 10 minute walk (1/3 of a mile) to the King Street Metro station, which connects to Reagan National Airport as well as downtown Washington, D.C.
- b. There are ample dining and entertainment options 2 blocks away on King Street.
- c. There is a Capital Bikeshare station 2 blocks from the proposed hostel on Commerce Street.
- d. There is an existing loading zone just south of the proposed hostel that can accommodate taxi drop-offs and pick-ups.

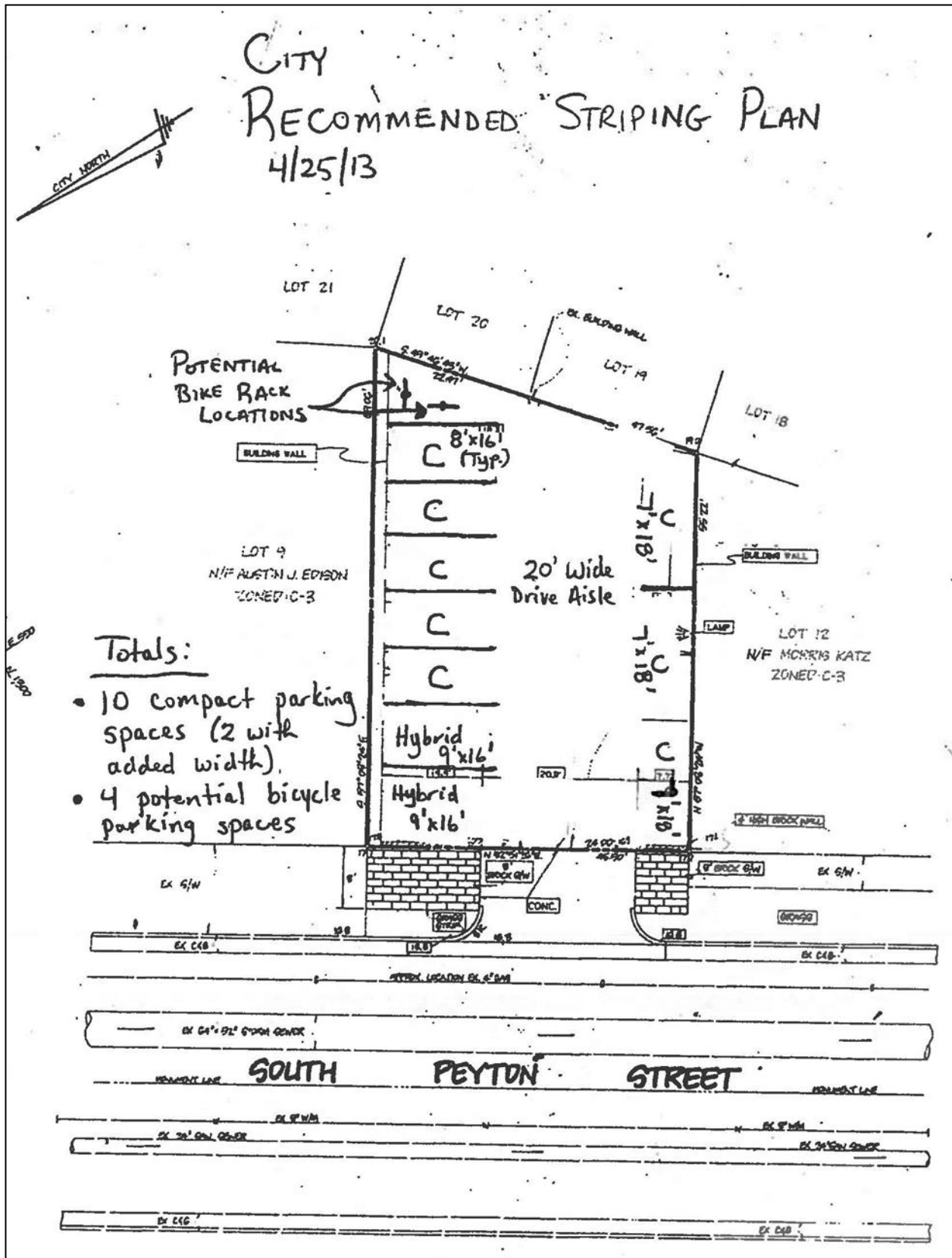


2. The proposed parking area is between two buildings and was approved in 1987 to accommodate only compact cars. Currently the parking area is not striped. T&ES recommends the attached striping plan (Figure 1), which would result in ten parking spaces that meet the City's zoning ordinance requirements for compact spaces. Two of the 90 degree spaces would have an extra 1 foot of width, resulting in a 9' wide x 16' long "hybrid" parking space. These hybrid parking spaces will help accommodate larger vehicles that may need to park on site. The parking lot design also accommodates the potential for installation of two bicycle racks in the northeast corner of the parking lot. (T&ES)
- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-2 Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (T&ES)
- R-3 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-4 The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. (T&ES)
- R-5 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-6 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-7 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (P&Z)
- R-8 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-1 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-2 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

Figure 1: Recommended Striping Plan dated April 25, 2013





### Code Enforcement

- 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 Ken Granata, Plan Review Services Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Building and trades permits where required must be obtained prior to applicable work commencement. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of any alterations made to mechanical, electrical, and plumbing systems must be submitted to the Code office for review. If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Any proposed alterations to the existing structure must comply with the current edition of the Virginia Uniform Statewide Building Code (VUSBC).

### Health

#### *Hotel/Motel*

1. An Alexandria Health Department Permit is required for all regulated facilities.
2. The facility must comply with State Code 35.1, Hotels, Restaurants, Summer Camps, and Campgrounds.
3. Permits are non-transferable.
4. Permits must be obtained prior to operation.
5. There is a \$40.00 Plan Review fee and a separate \$40.00 Permit fee.
6. Six sets of plans are to be submitted through the Permit Center and approved by this department prior to construction of any facility.

#### *Food Facilities*

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be

offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.

4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on-duty during all operating hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

#### Parks and Recreation

F-1 No comments received

#### Police Department

F-1 No comments received



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2013-00020

**PROPERTY LOCATION:** 216 S. Peyton St.

**TAX MAP REFERENCE:** 073.02-05-11

**ZONE:** CD

**APPLICANT:**

Name: Capital Hostels, LLC

Address: 2721 Jefferson Dr., Alexandria, VA 22303

**PROPOSED USE:** Hostel

☒ **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.

**Paul Cianciolo**

Print Name of Applicant or Agent

2721 Jefferson Dr.

Mailing/Street Address

Alexandria VA

City and State

22303

Zip Code

301-751-2011

Telephone #

paul@hostelhiker.com

Email address

26 Mar 13

Date

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



SUP # 2013-00020

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 216 S. Peyton Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Hostel use as  
(use)  
described in this application.

Name: Michael Grams

Phone: 301-642-8027

Please Print  
Address: 5074 Twinbrook Run Dr  
Fairfax, VA 22032

Email: mgrams@gmail.com

Signature: Michael Grams

Date: 3/27/13

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.

Capital Hostels, LLC = Paul Cianciolo, 52%; Kathryn Cianciolo, 12%; James Brogan, 14%; Ashton Giese, 18%; Ashley Smith, 2%; and Jane Davies, 2%)

## 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. Paul Cianciolo	2721 Jefferson Dr. Alexandria VA 22303	52%
2. Kathryn Cianciolo	3612 Oak Valley Ln Waukesha WI 53188	12%
3. James Bryan	5337 Austa Pl Woodbridge VA 22193	14%
Ashton Giese	1625 15th NW Apt 4 Washington DC 20009	18%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at ~~2721 Jefferson Dr., Alexandria, VA 22303~~ (address), 216 S Peyton S 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. Michael Grams	5074 Twinbrook Run Dr. Fairfax VA 22032	50%
2. Sasha Grams	5074 Twinbrook Run Dr. Fairfax VA 22032	50%
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. N/A		
2.		
3.		

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

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

26 Mar 13

Date

Paul S. Cianciolo

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.)

The "Alexandria Hostel" will become the first official hostel ever in Alexandria, Va., and will accommodate up to 94 guests per night. It will include a mix of shared dorm and private rooms on two floors with a guest kitchen, laundry room, library and TV room, large open common area, and a café/bar. The hostel will also have a large community room to be rented out and used for hostel activities and meeting space for local organizations.

Hostels are "social" and provide budget-oriented accommodation where guests rent a bed in a dormitory-style room and share a bathroom, common area and kitchen. They are designed to encourage interaction among guests as much as possible. Rooms can be mixed or single-sex. HostelManagement.com defines a hostel as budget-oriented dormitory accommodation that accepts individual travelers (typically backpackers) for short-term stays that provide common areas and communal facilities.

A hostel is more than just a place to sleep. It will provide a safe, fun and affordable place to stay in the D.C. metro area and bring international travelers to Old Town Alexandria. The hostel will allow young people, typically ages 18-30, to meet with peers by providing common areas to sleep, cook and socialize, and through HostelHiker group activities and tours.

The hostel will become an affiliate hostel with Hostelling International USA (hiusa.org), which sets minimum quality standards. HI-USA is a 501(c)(3) nonprofit membership organization that has been serving young travelers for 79 years. It was founded in 1934 to promote international understanding of the world and its people through hostelling. HI-USA currently operates a network of more than 50 quality hostel facilities (both owned and affiliated) across the U.S. While each hostel offers a unique and local stay experience, all provide inexpensive, safe, clean and fun accommodations. HI-USA is the American affiliate of Hostelling International (HI), which is overseen by the International Youth Hostel Federation (IYHF). The global HI network offers more than 4,000 hostels in more than 80 countries. You can expect a friendly face and warm welcome wherever you travel with HI!

**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).

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

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

5 Daytime Staff / 1 Overnight Staff**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

All

Hours:

24 Hours**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

Minimal noise from people is expected. Noise level may increase  
during normal daytime check-out and evening check-in times.

**B.** How will the noise be controlled?

There is no outdoor space, so all noise is expected inside the building.  
Mandatory quiet hours will be enforced from 11pm to 7am.

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

None are expected.

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)  
whatever a typical hotel would generate
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
2-3 bags per day
- C. How often will trash be collected?  
once per week
- D. How will you prevent littering on the property, streets and nearby properties?  
trash and recycling bins will be provided throughout the facility

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:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
The front desk overlooks the street and will be staffed 24/7. A security camera system will be installed in all public places. All rooms and guest-only areas will be secured behind locked doors. Staff will be trained in first aid, and an AED will be installed. A new fire alarm and sprinkler system will also be installed.

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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.  
Beer and wine sales only, which will be on-premises.

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**PARKING AND ACCESS REQUIREMENTS**

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

\_\_\_\_\_ Standard spaces  
11 \_\_\_\_\_ Compact spaces  
1 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- 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

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? Parking lots next to building on both sides.

There is also a current single space loading zone in front of the building main entrance.

- C. During what hours of the day do you expect loading/unloading operations to occur?  
Loading and unloading will be minimal. Majority of guests are expected to use mass transit.

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

Any stocking of supplies will be during noon-time hours.

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?

10,010 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 10,010 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



SUP # 2013-0020



## 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)

Reduction of 2 parking spaces (from the 12 required spaces per "hotel" requirements within the King Street Parking District) to 10 "compact" parking spaces, which are currently on the property.

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

Proposed hostel is not a hotel nor operates like a typical hostel. Guests are not expected to arrive by car. The vast majority of guests are from overseas and use mass transit while touring the U.S. Nearly all city hostels in the U.S. do not have any parking spaces for guests. See attached letters from other hostels for more details.

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

Finding and renting parking elsewhere will add an unnecessary cost that will most likely financially prohibit the hostel from opening. The current 10 parking spaces is not expected to be fully utilized.

**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.



# SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" AREA THIS FLOOR= 5001 S.F.

TOTAL FOR DWELLING UNIT THIS FLOOR  
6 DORM ROOMS (44 GUESTS/ 22 BUNKS)  
5 PRIVATE ROOMS (14 GUESTS/ 4 H-BEDS & 1 QUEEN)

TOTAL=58

<b>FOXCRRAFT DESIGN GROUP, INC.</b>  ▲ Design ▲ Build ▲	FOXCRRAFT DESIGN GROUP, LLC 10 Great Falls Street Falls Church, VA 22046 phone: (703) 536-1888 fax: (703) 536-6098		ALEXANDRIA HOSTEL 216 SOUTH PEYTON ST., ALEXANDRIA, VA	
	NOTICE OF COPYRIGHT These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.O. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to FOXCRRAFT Design Group Inc.		CAPITAL HOSTELS, LLC	
			RENTABLE AREA= 10,010 S.F.	DATE : 3/27/2013

5/12/2013-00020





- FACILITY REQUIREMENTS:**
- COMMERCIAL (24 BEDS)**  
TOILETS  
REQ'D.: 1/12 BEDS= 2  
PROVIDED: 3
- SHOWERS**  
REQ'D.: 1/15 BEDS= 2  
PROVIDED: 2
- EN-SUITE BATHS (12 BEDS)**  
TOILETS  
REQ'D.: 1/6 BEDS= 2  
PROVIDED: 2
- SINKS**  
REQ'D.: 1/6 BEDS= 2  
PROVIDED: 2
- SHOWERS**  
REQ'D.: 1/6 BEDS= 2  
PROVIDED: 2

# FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" AREA THIS FLOOR= 5001 S.F.

TOTAL FOR DWELLING UNIT THIS FLOOR  
3 DORM ROOMS (20 GUESTS/ 10 BUNKS)  
2 PRIVATE ROOMS (6 GUESTS/ 2 H-BEDS)  
10 OVERFLOW BEDS/ COTS

TOTAL= 36

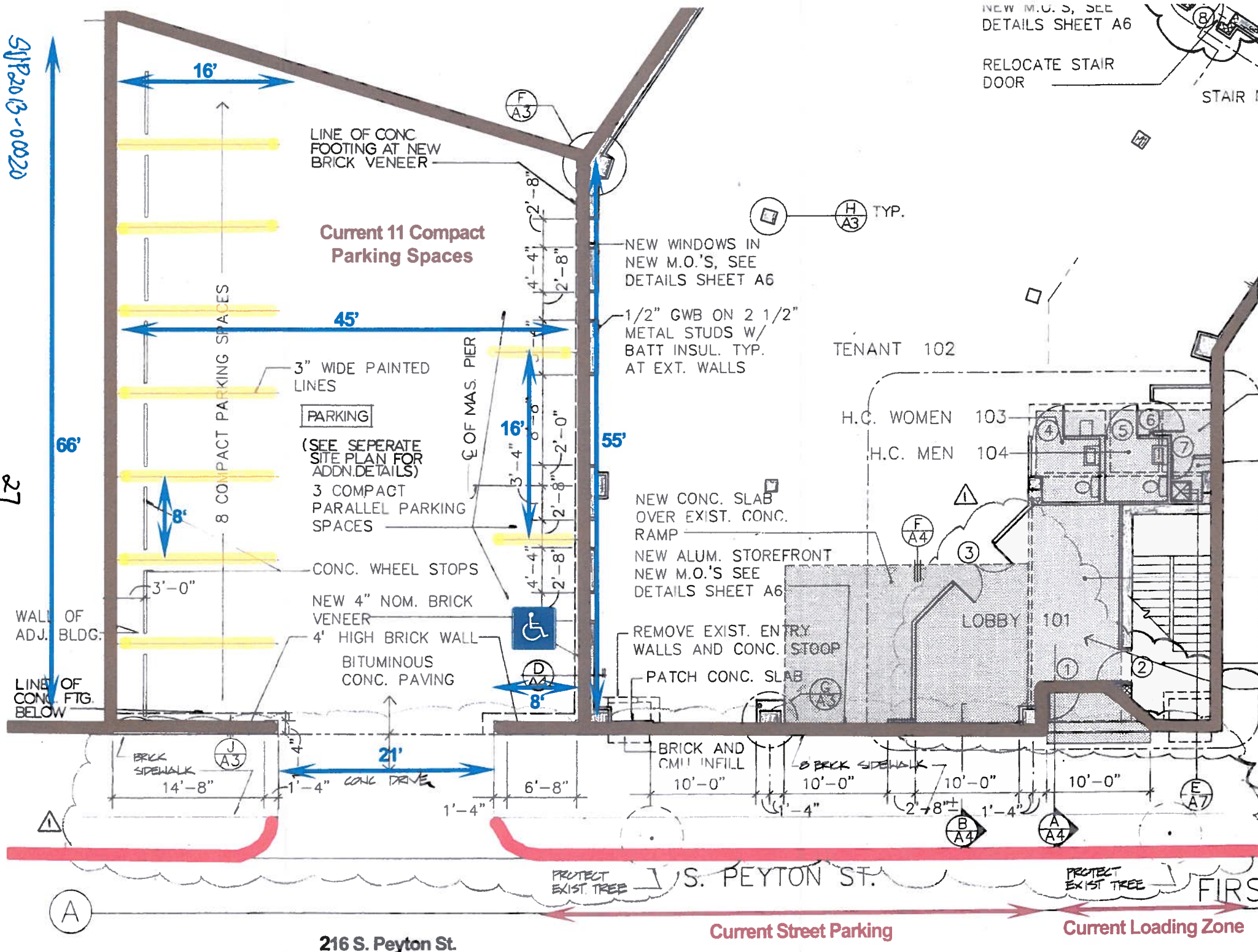
<p><b>FOXCRRAFT</b> <b>DESIGN</b> <b>GROUP, INC.</b></p> <p>▲ Design ▲ Build ▲</p>	<p><b>FOXCRRAFT DESIGN GROUP, LLC</b> 10 Great Falls Street Falls Church, VA 22046 phone: (703) 536-1888 fax: (703) 536-6098</p> <p><b>NOTICE OF COPYRIGHT</b> These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or home represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to FOXCRRAFT Design Group Inc.</p> <p><b>ALEXANDRIA HOSTEL</b> 216 SOUTH PEYTON ST., ALEXANDRIA, VA</p> <p><b>CAPITAL HOSTELS, LLC</b></p> <p>RENTABLE AREA= 10,010 S.F. DATE : 3/27/2013</p>
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50P2013-00020



SP2013-0020

27



**216 S. Peyton St.**

## Current Street Parking

### Current Loading Zone









S. Peyton St, (Parking)

SUP2013-0002





S. Peyton St, (Main Door)

8UP2013-00020



SUP2013-00020



Commerce St, (Rear Doors w/ Bell for Handicap Access)



SUP2013-00020



Commerce St.



March 26, 2013

**From:** Bria Schecker  
Director of Events and Media, 40Berkeley  
40 Berkeley Street | Boston, MA 02116  
[bschecker@40berkeley.com](mailto:bschecker@40berkeley.com) | 617.375.2524

**To:** City of Alexandria

Dear City of Alexandria Representative,

My name is Bria Schecker, and I represent 40Berkeley, a hip, smart, affordable, and very Boston hostel. Our hostel is very unique from others, in that it offers only private rooms to guests. All of our amenities, such as bathrooms and common spaces, are still shared however. This setup enables guests to receive the privacy and security that a hotel typically offers, while having access to the social atmosphere and events that make hostels the preferred choice over hotels for many visitors. Our rooms are very basic and hostel-like, thus providing us with a very unique and special niche in the travel industry.

With a hostel of our size (over 200 beds), one might wonder how everyone gets here. Boston is notorious for having a lack of public parking, though fortunately, most of our guests travel via public transportation when staying with us. We have looked into providing limited parking spots for our guests, but unfortunately the availability and regulations within the city would not make this sort of effort possible, and frankly, we don't find providing parking spots necessary given that the vast majority of our customer base travel via public transportation.

I hope this letter is helpful to you during your review process. I would be happy to answer any additional questions via phone or email. My contact information is above.

Sincerely,



Bria Schecker

**Akida Rouzi****Subject:**

FW: Please DENY Hostel Application for 216 S. Peyton St.

To the Alexandria Planning Commission:

I urge you to deny the request for a hostel to be located at 216 S. Peyton Street, but am unable to attend the meeting due to a work obligation this evening. As a parent of a young child at Tiny Tots Playroom on S. Peyton Street, with a second child beginning there in August, I am very concerned with the potential impact that a hostel will have on the safety of the children at this daycare. Many families like ours choose to place our children in Old Town as a safe and quaint setting instead of having them at daycare in a large urban setting like DC. I feel safe with my child being pushed up and down S. Peyton Street in a stroller or holding onto a rope while watching the planes fly in to DCA and the trolley ding up and down King Street.

With the addition of a hostel right by Tiny Tots, I am very concerned with strangers not from the area being in such close proximity to the children while they are outside. It's no secret that people patronizing hostels are often not outstanding members of the communities where they travel from and if something were to happen, I fear they could never be traced. I can also image that this would lead to random people smoking and loitering on S. Peyton where our kids play and, quite simply, it would lead to families like ours reconsidering where our kids go to school every day.

I strongly believe that a hostel is not an appropriate addition to the safe and historic nature of Old Town and should be denied.

Thank you for your consideration,

Sincerely,  
Julia Alsup  
221 Gentry Ave.

**Akida Rouzi**

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**Subject:**

FW: Concern Re: Hostel at 216 S. Peyton St.

Dear Mr. Randall,

As a resident of Alexandria, I would like to register a complaint for an application that the Commission is considering this evening for a youth hostel to open at 216 St. Peyton St. While I fully understand the purpose of the hostel and agree with its mission, I am extremely concerned about the fact that its location will be close to my children's daycare (Tiny Tots Playroom - 1500 King St.). I feel this poses a great risk to the well-being of all the children when outside the walls of the daycare, whether during pick-up or drop-off or as we frequent the local parks and playgrounds of Old Town. The individuals that stay in hostels are often people that have no ties to the community, and I would be in constant fear about my children's safety from these transient individuals.

Thank you for taking my complaint into serious consideration. Please do not hesitate to contact me (703-772-3473) should you have any further questions!

Best,  
Kendall

--

*Kendall Byrum Hussey*

**Akida Rouzi**

---

**Subject:**

FW: Opposition to Hostel Proposal at 216 S. Peyton Street

Hi Mr. Randall and Ms. Jacobs

I'm writing to express my opposition to the proposal for a hostel at 216 S. Peyton Street being considered by the planning commission on 6/4/13 at 6:30 p.m. Both as a parent of children who attend Tiny Tots and Bluebird schools located within a half block of the proposed site, and as an employee of a business located on S. Peyton Street, I strongly oppose putting a hostel at this location. It does not complement the commercial nature of the rest of the street, and has the potential to create safety, noise and other issues to this quiet, safe area of the city. I chose to send my children to Tiny Tots and Bluebird in part because they can enjoy walking the surrounding streets with no concern for their safety. This would change if a residence that allows transient people with no ties to the community and no long-term interest in its well-being to have low cost housing on S. Peyton Street. I would hope that the planning commission would not favor the limited spending of tourists looking for a low cost hotel over the will of those who support Alexandria's local businesses and schools on a long-term basis. I am happy to comment further if needed.

Thank you for your consideration.

Best,

Katie Butler

**Akida Rouzi**

---

**Subject:**

FW: Concern with Proposed Hostel at 216 S. Peyton Street

Dear Mr. Randall.

It has recently come to my attention that Paul Cianciolo has submitted an application to the Alexandria Planning and Zoning Office to open a hostel at 216 S. Peyton Street, Alexandria VA.

I am writing to express my objection to the proposed application. This proposed hostel, will bring a transient and accountable population in close and continuing contact with our day care center, the Tiny Tots Playroom and Blue Bird of Alexandria. While I am supportive of hostels in general, this particular location creates an unnecessary and unacceptable level of risk to myself, my child, and my property. Parents routinely leave their cars unlocked as we quickly walk in and out of the day care center in a rush and our children routinely take trips outside. While we trust our day care center behind locked doors with their 3:1 adult to child ratio, it becomes much more difficult to enable outdoor activities while monitoring the children.

There are at least 10 other hostels in the close DC Metro area and it is unclear that this particular facility is necessary--especially in such close proximity to the day care center.

It is the government's responsibility to protect our children. In this case, I request that the government of Alexandria help Mr. Cucciolo find an alternative location for the hostel.

V/R,  
Geof

**Akida Rouzi**

---

**Subject:****FW: Youth Hostel**

It was brought to my attention that a youth hostel is applying for permission to open at 216 S. Peyton. As a parent of small children, I was alarmed to find out that such a facility would be so close to a daycare/preschool on Commerce Street. Just a quick look around and you will see that there are several other daycares and preschools within walking distance.

Hostels typically have a bad reputation for a reason. They are specifically designed to house transient individuals. Just a quick search online and you can easily see that while there are some good parts to a hostel, the bad outweighs the good in this situation because it will be adjacent to an already established preschool/daycare.

I did a bit of reading on hostels last night because, to be honest, I wasn't too familiar with them. After some research, I didn't feel any better about the possibility of having this hostel practically next door to the preschool/daycare and close to several other preschools and daycares. I've listed just a few reasons below why I believe it is a bad idea to open a hostel so close to a school(s) that cares for children aged 6 and under.

\*Hostels typically have "kick out time", normally around 9 am, which may mean that the individuals could be milling about or hanging around the hostel and it's neighboring streets at prime time for drop offs times for several preschools and daycares.

\*Transient individuals have no vested interest in our city. I believe that our city and neighborhoods thrive in part through a sense of community. This sense of detachment from the locals or the community could result in increased violence and vandalism in the area.

\*As I mentioned earlier, hostels do tend to be inhabited by younger individuals. These individuals, some who are traveling for fun or the first time, may use this freedom to hang out and smoke, drink or have other "fun". Since they are unable to do so in the hostel, they may end up hanging out in the adjacent neighborhoods before returning to the hostel.

I could go on and on about why I don't think this is a good idea but will just end with this -- would a hostel be permitted to be this close to a city sponsored school? Doubtful.

Thank you for your time and consideration.

Christine M.  
Tampio

815 N. Quaker Lane  
Alexandria, VA 22302  
703-402-3184

**Akida Rouzi****Subject:****FW: Meeting about YOUTH HOSTEL IN ALEXANDRIA**

Dear Kendra and Nathan,

I am one of the parents of Blue Bird Day School in Alexandra. Unfortunately I will not be able to attend the meeting tonight at the City Hall. But I am really concern about the subject that you guys are going to discuss it tonight.

Since there are couple daycare centers around the area. I personally **do not agree** that it is good idea that we allow a youth hostel to be opened near the daycare centers. I know it is for airmen and military personnel inexpensive accommodations. But you do not want lots different kind of people come in and out around the kids. Who knows what is gonna happen right!!! If something bad happen, who will be responsible for the incident???

I do really appreciate the airmen and military people to serve for the country. But I think there are better places to put up a young hostel for them.

Thank you for listening!

--

*Best regards,***Joanne Rinehart***Administrative Divison**Taipei Economic and Cultural Representative Office in the United States**4201 Wisconsin Avenue N.W., Washington, DC 20016**Tel : 202-895-1875**Fax: 202-362-2388**Mobile: 573-823-0030*



**Akida Rouzi**

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**Subject:** FW: Peyton Hostel Permit Concern

Ms. Jacobs and Mr. Randall,

I am a resident of Old Town Alexandria, and I am writing to express my concerns about the permit that is being sought to open a hostel at 216 S. Peyton Street.

As I'm sure you are aware, there are a number of daycares within close proximity of the 216 Peyton street address.

As the the Mother of a 6 month old son who attends the BlueBird Daycare of Alexandria, and the soon-to-be Mother of a second infant who will attend there, I do not think 216 S. Peyton Street is a suitable location for a hostel.

Please deny this permit.

Thank you,

Tiffany Wlazlowksi  
202-365-9459

**Akida Rouzi****Subject:****FW: Resident Concern Regarding Youth Hostel Hearing**

Dear Mr. Randall:

Due to a work conflict I will be unable to attend tonight's Commission meeting to voice my concern live, so I want to at least send you a note in advance of the meeting so that you may have a chance to consider my position.

As a father of a 3 year-old who attends Blue Bird Day School (with a second child on the way), I want to express my reservations about the proposed youth hostel being considered for South Peyton Street. I understand the desire to provide affordable housing and vacation-type options for visitors to our city, but in this era of ever-increasing focus on school and child safety I believe that the proposed location is a poor one. With such a large collection of young children located on many sides of the proposed hostel location (with both Blue Bird on Commerce Street and Tiny Tots Playroom on King Street) I worry very much that a transient-type hostel opens the door for larger security concerns for our children.

I can say very frankly that if the hostel is approved to move forward, my wife and I will seriously consider moving our daughter to other daycare locations - unfortunately, this will likely mean moving to daycare closer to one of our offices, both of which are outside of Alexandria. This would be a difficult decision, we are very happy with our daughter's experience at Blue Bird and are hoping to enroll our second child once he or she is born later this fall. And, as residents of Alexandria, we like being able to support our local businesses as much as possible. Unfortunately, it seems clear from our many conversations with other affected parents that the decision to open a hostel, while arguably spurring the start of one local business, could have a devastating impact on another one.

I hope you will consider our concerns and please know that I wish I could attend in person this evening.

Best,

John Murphy  
718 N Overlook Drive  
Alexandria, VA  
22305

JOHN A. MURPHY, III  
SENIOR DIRECTOR, STATE AFFAIRS, HEALTH POLICY  
BIOTECHNOLOGY INDUSTRY ORGANIZATION  
P. 202.962.9514 | C. 202.286.2139 | [WWW.BIO.ORG](http://WWW.BIO.ORG)



**Akida Rouzi****Subject:**

FW: Planning and Zoning - Hostel - 216 S. Peyton Street

Dear Kendra and Nathan,

I recently learned a hostel is being considered for 216 S. Peyton Street. I have been a City of Alexandria resident for almost twenty years and a client of Jerry and Susan Pnevmatikatos for twelve years. All three of my children have attended their schools in Alexandria, Mt. Vernon, and Arlington depending on my families schedule and my work locations. I am always thankful their sensible choice of locations was obviously chosen with the safety and security of their staff and the children that attend the schools in mind.

Unlike most of their clients I spent my early twenties traveling extensively (typically with a backpack) around the United States (Seattle, Portland, Atlanta, Los Angeles) and through Europe (Amsterdam, Barcelona, Prague) always staying at hostels (IYH) because I didn't have any money. While the various people I met were fascinating and interesting I wouldn't invite them to dinner today and would never want them around any of my three children.

Some of my experiences staying in hostels in this time period of my life I can laugh about today but were very frightful and I consider myself lucky to be able to tell the stories about the experiences and people I encountered on my adventures.

Please turn 'down' the permit allowing Paul Cianciolo to turn his residence into a hostel. The children and safety of the neighborhood are too important to risk allowing an establishment like this to be located at this location.

Best Regards,

- Ted O'Keefe

Director of Acquisitions

Internet Venture Holdings, Inc.

2850 South Quincy Street :: Suite 6093 :: Arlington, VA 22206 :: USA

Desk +1.800.666.4735 :: Cell +1.703.859.6590

<http://www.ivh.com> :: [ted@ivh.com](mailto:ted@ivh.com)**Confidentiality Statement :**

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June 4, 2013

City Hall  
Joanna Anderson, Acting Deputy Director, Department of Planning and Zoning  
Nathan Randall, Urban Planner  
301 King Street  
City Council Chamber

**Re: Special Use Permit #2013-0020, 216 S. Peyton Street (Parcel Addresses: 210-216 S. Peyton Street and 335 Commerce Street) - Capital Hostel**

To Whom It May Concern:

I am a parent of two children attending Tiny Tots Playroom, located at 1500 King Street. My children will be attending Bluebird of Alexandria, located at 346 Commerce Street, this September. I am also resident of Old Town Alexandria.

As a parent of children attending these schools, a hostel is disconcerting. The children often walk around the neighborhood to local parks and playgrounds, which makes them vulnerable to unfamiliar, predatory people. Having these transient individuals with all-day access to alcohol served on premises, so close to Tiny Tots Playroom and Bluebird of Alexandria poses a risk to the children attending these schools. As a resident of Old Town Alexandria, I am uncomfortable knowing individuals having no ties to our community, and sometimes no ties to any community, are invited to this area.

Individuals travelling through or visiting have many affordable hotel accommodations at their disposal throughout Old Town Alexandria. Not to mention, there are 5 hostels a short distance away in Washington DC.

I recommend a denial of the request by Capital Hostels, LLC to operate a hostel at 216 S. Peyton Street. I further recommend a denial for a parking reduction; zoned CD/Commercial Downtown.

Thank you.

Old Town Alexandria Resident

**Akida Rouzi****Subject:**

FW: URGENT: Opposition to the City of Alexandria's permission to open a youth hostel near Blue Bird Daycare

**Patrick F. Mitchell  
Katherine C. Mitchell  
2909 Valley Drive  
Alexandria, VA  
22302**

**June 4, 2013****To Whom It May Concern:**

By way of introduction my name is Patrick Mitchell. I am a resident of Alexandria, VA and the father of two young boys, ages 1, ½ and 2, ½. Both of my sons attend Blue Bird of Alexandria, located at 346 Commerce Street, Alexandria, VA 22314. The purpose of this email is to express my strong opposition to the City of Alexandria's licensing of a youth hostel at 214 S. Peyton Street – literally across the street from Blue Bird, a large daycare/pre-school caring for more than a hundred infants and toddlers. Please add my email to the pool of comments received today from parents of children at Bluebird, as I am unable to attend tonight's Planning & Zoning Office meeting at City Hall.

While I support the concept of youth hostels in general in the greater Washington area to accommodate international travelers and young people visiting or backpacking through town, to open one in the proximity of a daycare facility is extremely unwise. The existence of a facility catering to young people with limited resources within a few blocks of a daycare puts two groups that have no reason to interact (underemployed/traveling young adults and infants) on a collision course.

The distribution of a formal letter expressing concern about the hostel from Blue Bird administrators and the fact that Alexandria is reviewing this matter at all, is enough to warrant caution. If the hostel is granted permission to open near the daycare and something goes wrong, there will be a lot of on-the-record opposition available to hold the City accountable. It doesn't make any sense for the Alexandria to allow this hostel to proceed in the proposed location. The children are constantly outside at Bluebird and would be in plain view – direct line of sight – of the hostel entrance.

Regardless of any misconceptions that the hostel in question would be a flophouse, homeless shelter, or halfway house, the proposed location of the hostel should be denied by the city and reconsidered. I am sure the proponents of the hostel reflect the highest quality and level of professionalism. It shouldn't be too much trouble for proprietors to scout another location that isn't next door to a daycare facility.

Sincerely,

Patrick &amp; Katherine Mitchell

**the hastings group**

Patrick Mitchell  
Director, Financial/SRI Public Relations  
1911 North Fort Myer Dr., Ste. 700  
Arlington, VA 22209  
(703) 276-3266 (p)  
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x44

[pmitchell@hastingsgroup.com](mailto:pmitchell@hastingsgroup.com)

 Please consider the environment before printing this email.

Katherine Mitchell  
SENIOR ACCOUNT EXECUTIVE | GROUP TICKET SALES  
Washington Nationals Baseball Club  
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Washington, DC 20003  
202.640.7649 direct  
202.640.7659 fax  
[Katherine.Mitchell@nationals.com](mailto:Katherine.Mitchell@nationals.com)



**Akida Rouzi**

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**Subject:**

FW: Youth Hostel

Hello,

It has been brought to my attention that there is a proposal to open a youth hostel at 216 S Peyton St. near the entrance to my child's daycare. I am a resident of Old Town and I also live very near S Peyton Street. I am very much against allowing this hostel to be opened. We have three schools/daycares within walking distance to the proposed hostel. We already have the Christ House on Prince St. where patrons sit in the street and in the park next to the cemetery. We have to clean up beer cans after them. Just yesterday I was afraid to walk in the park. I feel that opening the hostel will attract more unwanted element to the area. Hostels tend to attract individuals who tend to party and lack respect for property and cleanliness. I am also afraid for my child's safety. If opened, I would expect more Police presence. I am sure a hostel could be open elsewhere, not in the heart of Old Town in the residential area. Lets keep Old Town a nice place to live.

Regards,

Klaudia Lewis

**Akida Rouzi**

---

**Subject:**

FW: Alexandria's potential new hostel

Marc Parsont  
838 Fontaine Street  
Alexandria, VA 22302

As a former store and office manager for the Potomac Area Council of the youth hostels, I would like to put in positive reasons for locating a hostel in Alexandria.

Tourism is good for the city. While many travelers might be young, they still have dispensable income. International understanding. How we interact now, can change the face of the future. While the DC Metro Area can boast of understanding and interest in the diverse nature of the planet, that can't be said of all of the United States or of other countries as well. Mutual understanding starts when we're young. Hosteling is fun. It's an adventure on the cheap. Church groups, scout troupes, hiking and biking clubs use hostels to see and reach places they could not normally afford. Travel used to be a lot of fun or at least I fondly remember so, and traveling in hostels played a huge part in that for me. I wish I could write more, but I am in New York trying to catch a train back home. Hostels, like any business, require rules and regulations and strong management to make them succeed. Hostels make good business for the city, good citizens for the future and make affordable travel for everyone.

Sincerely,

Marc Parsont, Nationally Certified Massage Therapist  
"When You Need Me, I Knead You." (SM)  
Relaxation, Deep Tissue, Chronic Pain Treatment  
Contact: [mparsont@icloud.com](mailto:mparsont@icloud.com)

Book Online at:  <http://massage-by-marc.genbook.com>  
1240 North Pitt St.  
Suite 100  
Alexandria, VA 22314



**Akida Rouzi**

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**Subject:**

FW: Concerns Hostel Opening (216 S Peyton Street Alexandria)

Dear Kendra and Nathan,

My name is Nicole Kramer and on behalf of myself and my husband, we want to submit this letter to voice our concern and opposition toward a proposed hostel in our community. Our concern is for the safety and well-being of our two children who attend daycare in the immediate area of the proposed hostel. Opening a hostel near two daycare centers has great risk and risk we are not willing to take with our children. This hostel will bring travelers to our community with no ties to our community – possibly no ties to *any* community – and not add value to Old Town or the surrounding area. The occupants of this proposed establishment would impose great risk to our children when outside the confines of their daycare area and compromise their enjoyment of the local parks and playgrounds.

If this hostel is approved, we will strongly consider removing our children from their current local daycare facility and spend our money outside the Old Town and greater Alexandria area, all while financially compromising our daycare provider and local businesses. An approval of this hostel will be an affront to the safety of our children and an attack on local business.

We please ask that you consider strongly opposing the request for this hostel. The risk far outweighs the benefit.

Regards,  
Nicole and Jason Kramer  
703-472-3457

**Kendra Jacobs**

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**From:** Brooke <brookeabraun@gmail.com>  
**Sent:** Tuesday, June 04, 2013 4:48 PM  
**To:** Kendra Jacobs; Nathan Randall  
**Subject:** Cianciolo Youth Hostel proposal

dear Kendra and Nathan,

I am writing to express my sincerest concern about a potential youth hostel opening at 216 Peyton Street. I have two young boys under the age of three in the Tiny Tots daycare which has its entrance nearby.

I believe that the foot traffic to and from the hostel would pose a tremendous threat to the well-being of the children at Tiny Tots who are afforded the opportunity to go outside on nice days. The transient type of traveler that a hostel will attract has no business being that near to community children.

It is sad to say, but the risk of human trafficking of children under five in today's world far outweighs the business proposition to open a youth hostel. I do not want strangers to have access to my children. That said: If the hostel opens, I assure you I will deeply consider pulling my children out of one of Alexandria's fine small businesses. This puts my employment at one of Alexandria's associations in jeopardy as well because it will cause great household chaos.

Think hard on this one. The impact of this decision may cost us the life or lives of some of our children.

Brooke Braun  
5007 9th Street South  
Arlington, VA 22204  
571-218-5605

**Kendra Jacobs**

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**From:** Drew Taylor <drewjtaylor@hotmail.com>  
**Sent:** Tuesday, June 04, 2013 4:49 PM  
**To:** Nathan Randall; Kendra Jacobs  
**Subject:** Planning Commission Hearing - Docket Item #11 SUP #2013-0020 216 South Peyton St - Hostel

**Importance:** High

Mr. Randall and Ms. Jacobs:

I apologize for not being able to attend the Planning Commission Hearing tonight related to the planned hostel at 216 South Peyton Street. My children have attended the adjacent Blue Bird, have moved to Blue Bird II, and may wind up back at Blue Bird next year. Blue Bird is not just a day care but also a school, so please keep in mind that somewhat older, more impressionable children are at this location. I have two concerns that I think the Planning Commission should consider while discussion this development as it specifically relates to the proximity to two school uses, alcohol sales and smoking.

I would ask that the Commission consider whether alcohol sales adjacent to two schools is appropriate. I do not think that it is appropriate during school hours. There are plenty of bars and restaurants along King Street for this purpose. During the evening hours when the kids are not at school, I think the alcohol sales at the hostel are appropriate.

Looking at the plans, I see that the accessible entrance and emergency exit are located on Commerce Street very close to Blue Bird. My concern is that this entrance will be the smoking area since the site lacks an outdoor space. I am concerned that the children will be exposed to more than a reasonable amount of people smoking along that sidewalk or in the middle of the cul-de-sac. Of course, you cannot control legal activities that people do in public places, but perhaps this can be considered.

Thank you for your consideration,  
Drew J. Taylor, RLA, ASLA  
[drewjtaylor@hotmail.com](mailto:drewjtaylor@hotmail.com)  
703.399.6509

**Kendra Jacobs**

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**From:** Suzanne Kellogg <suzannekellogg@gmail.com>  
**Sent:** Tuesday, June 04, 2013 4:36 PM  
**To:** Kendra Jacobs  
**Subject:** Fwd: 216 S Peyton Street -proposed hostel concerns

Dear Kendra and Nathan,

I would like to express my concerns regarding the city's plan to open a youth hostel at 216 S. Peyton Street. I work in the 1701 Duke Street building and both of my daughters currently attend the Tiny Tots Playroom in the 1500 King Street Building just down the street. I have always felt a nurturing sense of community, and an overall sense of security in the immediate neighborhood surrounding my children's daycare, however, I feel that the introduction of a youth hostel could add an undesirable element of transience to the area. As a parent, I am concerned for the safety of my children as they take daily walks through the surrounding neighborhood and travel to their sister school, Bluebird, for summer program activities. While I don't believe youth hotels are necessarily bad things, there is the potential that they could draw an undesirable element into the backstreets of Old Town, right in the path of where our children walk and play. I feel that 216 S Peyton Street is not the proper location for such a venue, given its extremely close proximity to, and being right in between two "sister school" daycare facilities.

Thank you,  
Suzanne Kellogg

**Akida Rouzi**

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**From:** Marc Parsont <mparsont@comcast.net>  
**Sent:** Tuesday, June 04, 2013 6:46 PM  
**To:** paul@hostelhiker.com  
**Cc:** Kendra Jacobs; Akida Rouzi; nathan.randal@alexandriava.gov  
**Subject:** Fear of Hostels is incredible

If you have an opportunity to add this to my letter to the commission...

I read with concern the letters mainly from Tiny Tots parents and thought I should add a little balance and information to their ironic, fearful comments. I worked across the street from Tiny Tots at the International Association of Amusement Parks & Attractions for 10 years. For people so afraid of children and young people from all over the world, the fact that their children get paraded up and down King and Duke Streets during the day in long red plastic targets is rather humorous. I'm sure it's much safer to be hit by a car than be surrounded by hostellers.

If you're worried about stuff being stolen from your car, then don't leave your car open. If you check out the local list serves for Beverley Hills and Del Ray, you read about people's cars being broken into and/or left open and broken into all the time. You're not guaranteed any safety from theft in any part of Alexandria, especially if you leave your car open. That's on you. And isn't there a Catholic mission not more than 3 or 4 blocks from you? Are you saying that poor, homeless, transients don't know where Tiny Tots is located?

You've got four hotels and a metro station close by. I'm sorry, but riders disembarking off Metro and guests of those hotels...are transients too. By your definition, we should never have placed the metro and the hotels there because they house transients. Typical bourgeois thinking to equate someone's honesty by how much money they have to spend.

I love knee-jerk reactions and chain letters sent from the folks from NIMBY. These are the same people who hire illegal nannies rather than investing in the training of an au pair. They think nothing of hiring day laborers to mow their green lawns and plant their gardens. I love the person who would never invite anyone they hosted with to their table. He must have gone to some awful hostels or been an awful hosteler. I traveled Europe and the South Pacific and didn't have any issues. I tried not to do anything stupid either. I made friends all over the world and try to keep in touch with as many as possible.

As the store manager for the Potomac Area Council, I sold backpacks and guidebooks and money belts and rail passes to people coming and going from the US. You have to watch out for those people---who can read. I saw a lot more American kids looking forward to drinking and partying than their foreign counterparts coming here. Not to say it doesn't happen, but don't forget that we adults need to provide guidance and leadership for all children, not just our own.

The reason hostellers may not stay in the hostel all day is so that they sightsee and visit the city and sights around them. Hostels are not shelters. You have to pay a membership fee to join and pay to stay. Many hostels require their guests to do chores. When they get up and go out, they head for the metro or down King Street. They really could care less about your children.

What difference does it make how many hostels we have? The more the merrier. The better opportunity to see different places, meet new people and experience new adventures. Do you tell Marriott not to build more hotels? How many scouts groups do you see at a Marriott? They can't afford them. I also worked as a licensed Washington, DC Tour Guide and as a hotelier. If you want to be afraid of something, be afraid of school tours. There's a reason they lock the kids in their rooms and hire security to walk the halls.

I have a five year old girl and a six year old boy. I'm not going to leave them with hostellers I've met for five minutes. I will take them there to meet French and Spanish and German and Russian and more travelers from around the world. Don't hide your fear or hide behind your fear. Learn more about hostels and hosteling. Paranoia, jingoism and nationalism do more to defeat hosteling than any "transient," could ever do. If you have legitimate safety concerns, work with the hostel rather than condemning the whole thing. And if you're that fearful, for heaven's sake, move your child away from the hostel, move them away from all the violence on our streets and in our schools . Be sure and let all of us know when you stop traveling.

Sincerely,

Marc Parsont

Formerly known as the "PAC MAN"

Potomac Area Council, Store and Office Manager

Father of two

[mparsont@comcast.net](mailto:mparsont@comcast.net)

**Akida Rouzi**

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**Subject:**

FW: proposed hostel at 216 S. Peyton St.

Kendra &amp; Nathan,

My name is Andrew Horne and we have two children, ages four and 10 months, who attend Blue Bird of Alexandria at 346 Commerce St. I recently learned that a local family has applied to open a youth hostel near Blue Bird of Alexandria, less than 500 yards away.

While I support inexpensive housing for people who travel, I do not support the opening of a hostel this close to our daycare. As you may know, Blue Bird spends a lot of time with our children outdoors and it worries me to think there may be people whom I don't know, who are not from our community, and youth (or elders) who may or may not have good intentions loitering in such close proximity a daycare facility that I entrust the well being of my children with.

Again, I support this type of housing, however, not within such close proximity to a place where many children are supervised by a relatively small staff. Unfortunately, if the city approves this, we will most likely move our children to a different daycare facility. I know I'm not alone in saying this and it will be most unfortunate for our children and for Blue Bird, as Blue Bird is a wonderful school with a long history in this part of Old Town.

However it may be noted, please express our disapproval for this appeal. I would have attended the hearing this evening to express my disapproval, however, with two children and a spouse who is out of town, it's just not possible.

Regards,

Andrew &amp; Ashleigh Horne

6420 15th St.

Alexandria, VA

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**Akida Rouzi**

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**Subject:** FW: Concern over proposed hostel

From: Jessica Kennedy [<mailto:jkennedy181@gmail.com>]

Sent: Monday, June 03, 2013 10:23 PM

To: Kendra Jacobs; Nathan Randall

Subject: Concern over proposed hostel

It came to my attention today that Alexandria's Planning Commission is set to discuss Paul Cianciolo's proposal to open a hostel at 216 S. Peyton Street; I am greatly concerned about his proposal as my daughter attends daycare at Blue Bird of Alexandria. My daughter is outside, near that location, several times per day, and exposing her to potentially dangerous travelers with no ties to Alexandria is upsetting as a parent. If accepted, this plan has the potential to put my child, and many others, at great, unnecessary, risk. If accepted, I would have no choice but to consider alternate daycare options at a safer location. I love Blue Bird of Alexandria, but I would be forced to make the decision with my family's best interest in mind. I ask that the Planning Commission not accept this proposal and consider the health and safety of the greater community and businesses.

Regards,

Jessica Kennedy