

Carr Hotel

220 S. Union Street

DSUP #2012-0019

City Council
January 25, 2014



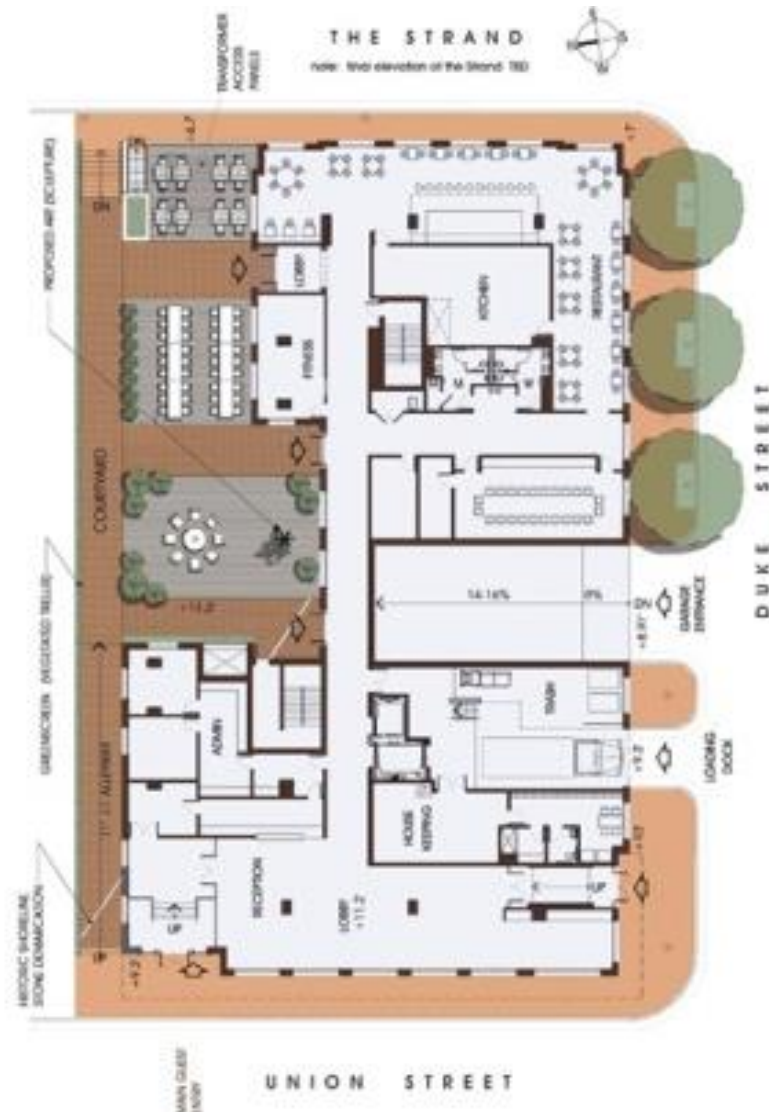
Location



Project Description & Request

Description

- 120 room hotel with restaurant and meeting room
- 50 foot height
- One level of underground parking
- 10 foot wide pedestrian alley
- 5,000 sf courtyard

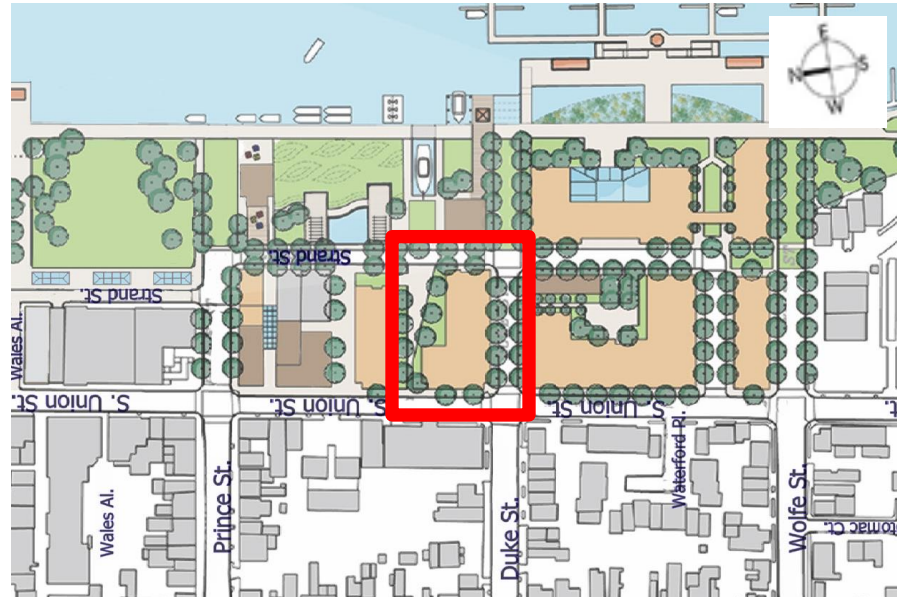


Process & Timeline

Date	Organization
7/25/12	OHAD BAR
8/14/12	Waterfront Commission
12/13/12	Community Open House held at Rust Orling Architects
1/29/13	Old Town Civic Association Board
2/14/13	Historic Alexandria Commission
8/27/13	Master Plan Group
9/10/13	Government Relations Committee, Alexandria Chamber
9/13/13	Waterfront for All
9/25/13	OHAD BAR
10/9/13	Old Town Civic Association
10/15/13	Waterfront Commission
10/16/13	Alexandria Archeology Commission
10/23/13	Waterfront Commission Subcommittee
11/12/13	Rivergate Board
11/19/13	Waterfront Commission
12/18/13	Harborside
12/18/13	OHAD BAR
1/7/14	Planning Commission
1/25/14	City Council



Compliance with Waterfront Plan



Waterfront Plan Design Guidelines

- Active uses which welcome the public
- The preferred use on the site is mixed use
- Residential use should not be the primary use
- The streetscape and pedestrian experience... should be enhanced;
 - A midblock break between new buildings, with public space, including alleys and courtyards shall be provided
- Historic interpretation
- Public art
- Contribute significantly to the public amenities in the new park
- Open space with public access easements
- No curb cuts facing open space
- Parking should be accommodated on site and below grade.
- Provide a knock out panel between the underground garages of the Cummings and Turner sites
- A maximum FAR of 3.0



Compliance with Waterfront Plan

Policy for Restaurant/Hotel
Commercial Uses (page 85):

The extent to which architecture and site design reflect the important design principles illustrated by the scale model prepared by the City during the Waterfront planning process, including:

- *alleys as view corridors;*
- *design elements that minimize the impacts of height, such as setbacks above the third story along Union Street and incorporation of the top story within a roof form; and*
- *small footprint buildings instead of large "superblock" development.*



Union Street



The Strand



Duke Street



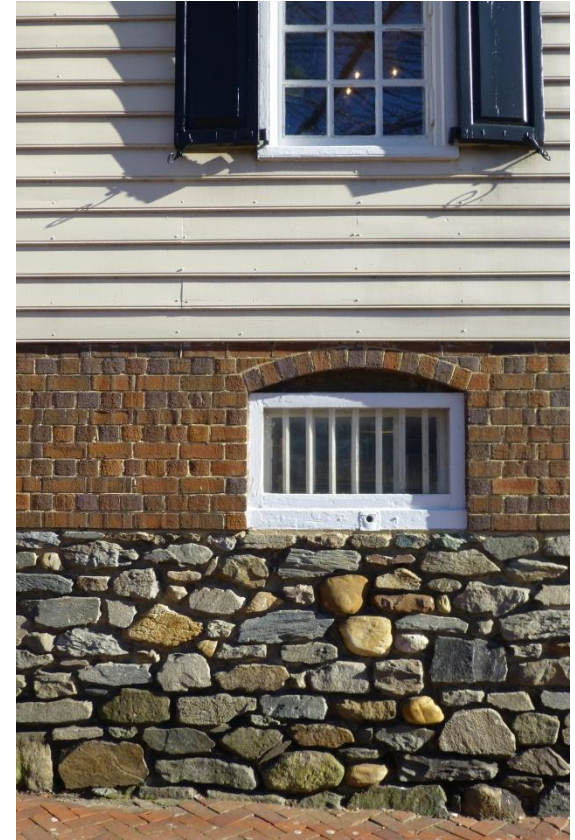
Staff Suggestion – Duke Street



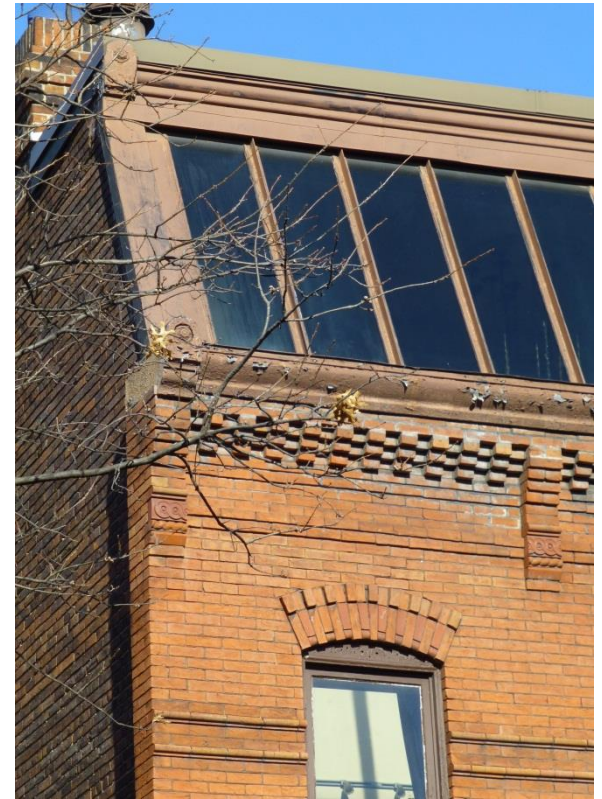
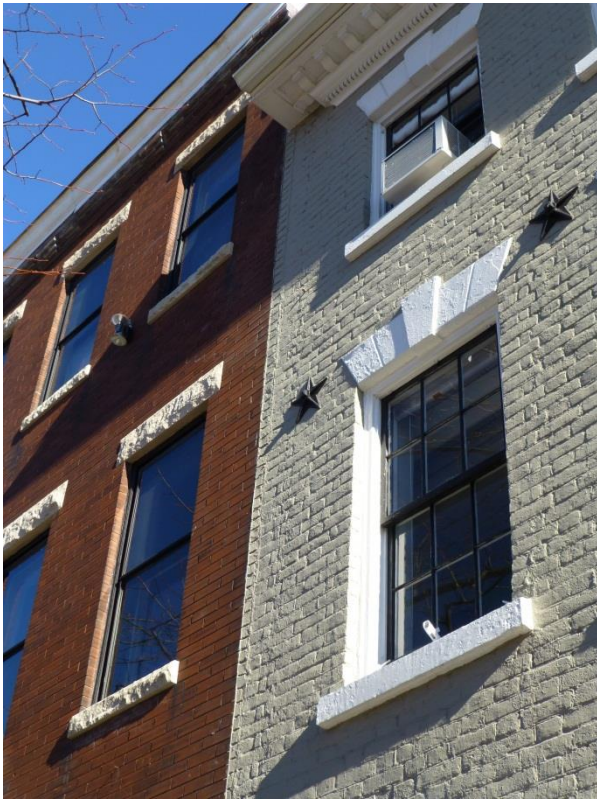
Roof Window Treatment



High Quality Architecture



High Quality Architecture



Parking & Loading

- 69 On-Site valet parking spaces proposed
 - Garage will be 100% valet parking
 - Parking ratio of 0.58 spaces per room proposed
- Parking Study submitted to support proposed parking ratio
 - Study used data from 3 Old Town hotels with restaurants
 - Maximum occupancy rates were from 0.40 to 0.45 spaces per room
 - Average occupancy rates from 0.30 to 0.36 spaces per room
- Applicant has identified an off-street parking garage that can accommodate overflow parking.
- One loading space on Duke Street.



Typical Development Contributions

- Affordable Housing - \$111,552
- Bike Share - \$20,000
- Transportation Management Plan - \$40 per hotel room or \$4,800 annually
- Green Building – LEED Silver or equivalent
- Utility undergrounding for the site
- Public art (per Waterfront Plan)



Waterfront Plan Contributions

- Waterfront Plan recommends a minimum contribution of \$9 per sf for off-site public improvements.
 - $\$9 * 63,897\text{sf} = \$575,073$
- For the Cummings/Turner Site, the Development Guidelines recommend a contribution “to public amenities in the new park...above and beyond the minimum required”.
- Staff recommends a contribution of \$675,000 or \$10.50 per sf.
- Credit towards this contribution for:
 - Additional utility undergrounding
 - Demolition of Alexandria Yacht and Alexandria Marine buildings and interim improvements to the park
 - A portion of the re-grading plan for The Strand



Benefits

- Undergrounding of above grade utilities
- Public art per the Waterfront Small Area Plan
- Public open space through a pedestrian alley and a 5,000 sf courtyard
- Restaurant with outdoor dining
- \$111,552 contribution to affordable housing
- \$20,000 contribution to the bikeshare program
- Enhanced pedestrian streetscape
- Monetary contribution towards improvements to the park along the Waterfront;
 - or a comparable amount of off-site improvements, including demolition of the two existing buildings across The Strand and additional undergrounding of overhead utilities
- The development will generate approximately \$750,000 annually in additional local taxes, which will be used to implement the Plan.



Recommendation

Staff recommends APPROVAL with conditions





Staff suggestions, December 2013



Applicant's design, October 2013



Staff suggestions, December 2013



Applicant's design, October 2013



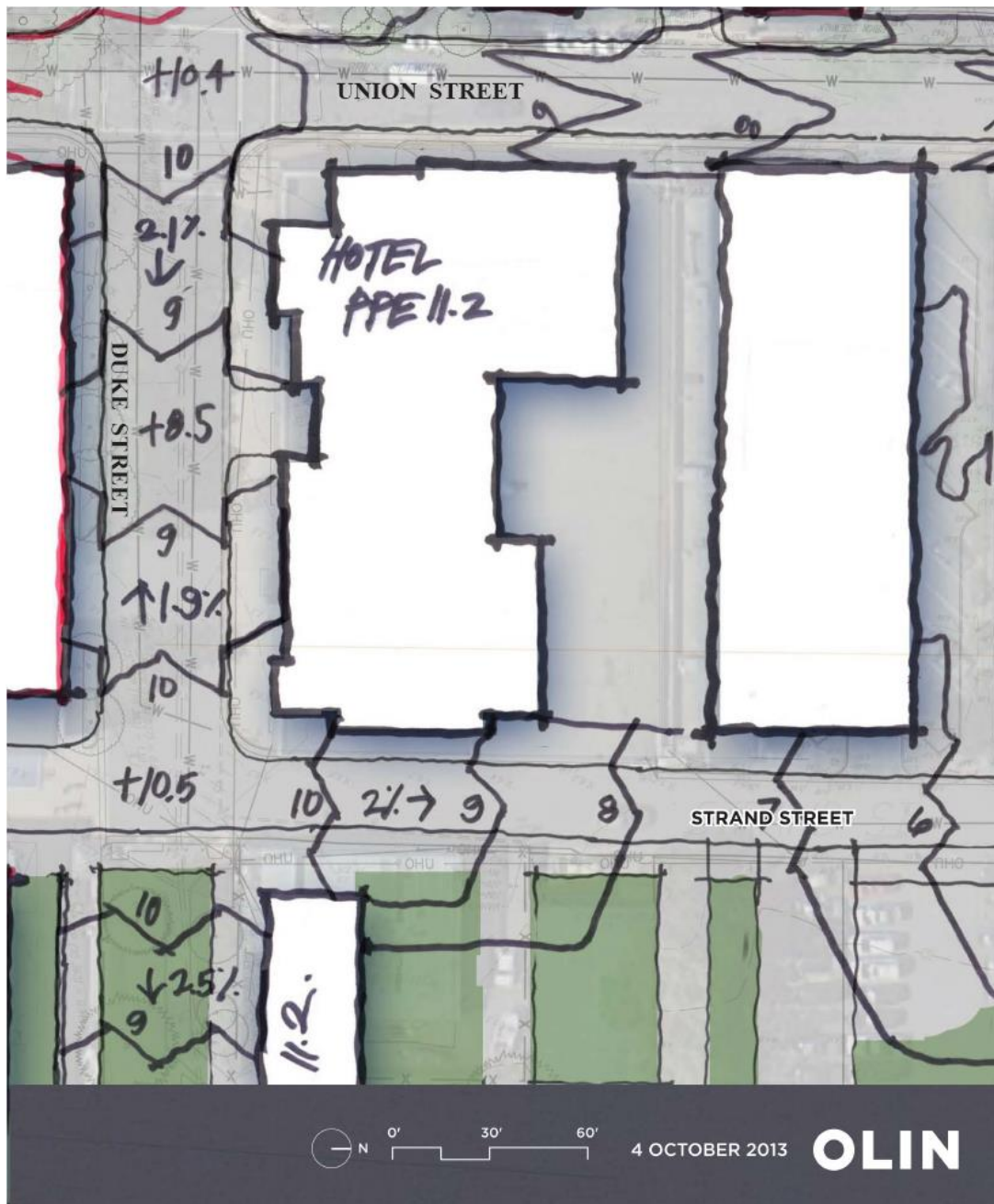
Staff suggestions, December 2013



Applicant's design, October 2013

Staff Suggestion – Duke Street





Robinson Terminal South



Cummings/Turner



Duke St. elevation with dormers



Dormer example



Waterfront Area Off-Street Parking Availability

	Weekday Afternoon	Weekday Evenings	Friday Afternoon	Friday Evening	Saturday Afternoon	Saturday Evening
Solo Garage				Available	Available	
115 S. Union		Available	Available	Available	Available	Available
Torpedo Factory	Available	Available		Available	Available	Available
Thompson's Alley	Available		Available	Available	Available	Available
Market Square		Available	Available	Available		
220 N. Union	Available	Available	Available	Available	Available	Available
Strand Surface Lot		Available			Available	
Total Garages with Parking Availability	3 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7



Traffic

- Hotel projected to generate 80 AM peak hour trips and 84 PM peak hour trips
 - Multiple potential vehicular access routes to the hotel
- Negligible changes to intersection delay for immediately adjacent intersections
- Small increases in delay at the intersection of Duke & Washington Street
 - 6 seconds per vehicle in AM Peak; 3 seconds per vehicle in PM peak
- Site well served by alternate means of transportation
 - King Street Trolley Stop at King & Union
 - Capital Bikeshare Station at Union & Prince
 - Site located on Mt. Vernon Trail



Parking

- Proposed On Street parking changes
 - 4 new parking spaces on Duke Street (1 Taxi, 3 Public Parking)
 - Applicant is proposing to shift 5 existing parking spaces on S. Union Street to the east side of the street to provide a valet area in front of the hotel entrance

