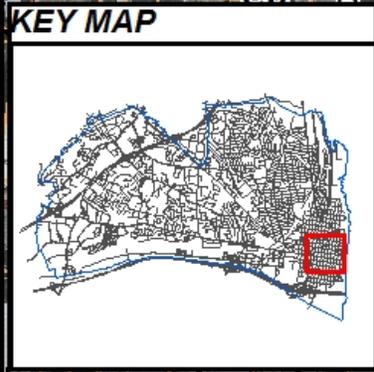


***DOCKET ITEM #8
Special Use Permit #2015-0047
814 King Street – Escape Room Live***

Application	General Data	
Public hearing and consideration of a request to operate an amusement enterprise and a request for a parking reduction.	Planning Commission Hearing:	June 2, 2015
	City Council Hearing:	June 13, 2015
Address: 814 King Street	Zone:	KR/King Street Urban Retail
Applicant: Escape Room Live LLC	Small Area Plan:	Old Town

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: Alex Dambach, alex.dambach@alexandriava.gov



SUP #2015-0047
814 King Street



I. DISCUSSION

REQUEST

The applicant, Escape Room Live LLC, requests special use permit approval to operate an amusement enterprise in the 2nd floor suite of 814 King Street. The business offers customers a “game” activity where patrons in groups are ‘locked’ in specially designed rooms and must use clues and puzzles to find their way out. Also requested is a parking reduction.

SITE DESCRIPTION

The subject property has 38.61 feet of frontage on King Street, 166.58 feet of depth and a total lot area of 6,108 square feet. It abuts a rear alley. The site is developed with a four-story commercial building consisting of 21,210 square feet of total floor space. The building contains a retail business on the first floor called Calico Corners and office space on the upper levels. It is in the middle of the block and is surrounded by retail, office, and restaurant uses. The Old Town Theater building is across the street. The proposed use would occupy a 5,200 square foot suite covering the entire second floor.



BACKGROUND

814 King Street is a four-story, three bay commercial building that was constructed as a furniture store between 1912 and 1920, according to the Sanborn Insurance maps. The upper floors have since been converted to office space leaving the first floor as a retail fabric and furniture store called Calico Corners. There have been minimal changes and a few approvals from the Board of Architectural Review for minor exterior alterations and signage changes.

PROPOSAL

The applicant proposes to occupy the second floor suite of 814 King Street and establish an “Exit Game Experience” business there. This is a new type of amusement enterprise where patrons in groups of 2-12 are locked in a room and must solve a series of riddles and puzzles and crack some codes in order to open a safe that contains the key to unlock the door and exit the room. They communicate with staff, including a ‘game master,’ via closed-circuit television. This is a timed activity, and it serves as a team building and communication exercise. The applicants established a similar operation in the Glover Park section of Washington, DC (www.escaperoomlive.com), and this would be the company’s second location. It would also be larger than the existing facility with five rooms. The rooms in Alexandria are proposed to be themed in the decor of Sherlock's Office, a Moriarty's Office, Edgar Allan Poe writings, and a Wizard's Apothecary. One more room’s decoration theme has not been determined. Other Exit

Game-type attractions have been established throughout Europe and, more recently, in other large American cities. This type of business is growing in popularity, and it has been heavily profiled by several major publications including the Washington Post. The DC location has a 5-star rating on Yelp, and is ranked by TripAdvisor as the number 1 “fun and games” attraction in the Washington area.

The Alexandria location would be configured with a waiting room and the five themed game/escape rooms. Patrons would enter through the building’s existing office lobby and take the stairs or elevator to this establishment’s waiting room where they would be given instructions and directed to a room. They would have a set time period of 45 minutes to find the way to exit the room. The scheduled arrival times for each room would be staggered. If all of the game rooms were occupied, the facility would serve 50 patrons per hour with a staff of six.

While most customers would make reservations, and corporate group events are popular with this type of establishment, the applicant states that walk-up customers could also be served based on space availability.

Hours of Operation Monday-Thursday: 4-9 p.m.; Friday: 4-10 p.m.; Saturday-Sunday: 12-10 p.m.

Number of Attendees Up to 50 per hour in all five game rooms

Food & Alcohol No food or beverages would be served. It is possible that groups of customers could have catered special events at this facility.

Noise No noise is anticipated. There would be no music and no open windows.

Odors The applicant states that no odors should be emanating from the premises.

Trash Only a small amount of office paper is expected generating up to 1 bag per day that would be deposited in the building’s dumpster. The applicant would provide trash cans in the lobby and would monitor the sidewalk and street in front of the establishment.

PARKING

According to Section 8-200 (A) (13) of the Zoning Ordinance, an amusement enterprise requires one parking space for every 200 square feet of floor area. This requirement even applies in the Central Business District, where other uses such as restaurants, offices, personal service establishments, or retail stores are exempt from being required to provide parking if their lot is smaller than 10,000 square feet, as this lot is. As an amusement enterprise, this proposed use would be required to provide 26 off-street parking spaces.

The applicant requests a full parking reduction based on the infeasibility of finding dedicated parking in the vicinity that could be exclusively available for this use, as required. There are existing off-street parking areas that are available to patrons, but not exclusively available to the business. The applicant made an arrangement with the Alfred Street Garage, which has been found to have enough capacity to serve this project's parking needs according to the Old Town Area Parking Study (OTAPS) and is less than 1 block from the site at 117 N. Alfred Street. The applicant has promised to install a validation machine in its lobby that gives customers \$1 off the cost of parking in that garage. Employees who drive are also to use that garage. Furthermore, the applicant proposes to heavily promote the use of public transportation, including the King Street Trolley, on its website and instruct customers about the garage and public transportation options when they are making reservations. It is also possible that tour groups and corporate groups may arrive by bus to use the facility, and the applicant is to be required to get a bus transportation plan approved by staff in those circumstances.

Staff supports the applicant's request for a parking reduction. This project would make efficient use of available parking in the area to serve the needs of clients who would park. This particular type of amusement enterprise would have similar parking needs to those of the office and restaurant uses that are not required to provide off-street parking.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR zone. Section 6-702 (A) (2) (a) of the Zoning Ordinance allows the proposed use (falling under the amusement enterprise definition) in the KR zone only with a special use permit.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial use.

BOARD OF ARCHITECTURAL REVIEW

814 King Street is located in the Old and Historic Alexandria Historic District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). While no exterior alterations appear to be proposed for the building, the applicant has been reminded that any exterior changes to the building that are visible from a public-right-of-way, including new signage, require approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

II. STAFF ANALYSIS

Staff supports this application and recommends approval. This use would make a positive contribution to the vitality of King Street and offer additional entertainment opportunities for visitors and residents alike. Furthermore, this use is likely to provide a strong economic benefit to Old Town by producing spin-off dining and shopping activity because this establishment would not provide food for its patrons. The applicant's DC location promotes area restaurants on its website.

This proposal is for an innovative business type that would produce no odor and minimal trash. It would attract crowds similar to those of a small restaurant, given that there is a capacity of up to 50 patrons per hour, and customers would usually come in small groups and use the establishment for about an hour. The land use impacts would be considerably lower than those of a typical small restaurant. Staff believes that the proposed amusement enterprise is a very appropriate one for King Street. The King Street Retail Strategy states that there is market demand for small entertainment uses such as art house cinemas, live music venues, and family entertainment centers and that entertainment can strengthen King Street's overall destination appeal for tourists and other visitors alike.

The main concern created by this application is from the requested parking reduction. The Zoning Ordinance requires 26 off-street spaces for an amusement enterprise, based on its square footage. The applicant found it infeasible to create additional parking within 300 feet of its location. It instead proposes to make use of existing parking garage spaces that are available during this establishment's proposed hours of operation, which are in the late afternoons, evenings, and weekends, when garages that primarily serve daytime office users becomes available for other users, according to OTAPS. The applicant has created an agreement with the Alfred Street Parking Garage to provide a validation machine in its lobby that would give a \$1-off discount to customers for their use of that garage. This arrangement is also used at some Old Town restaurants and other businesses as an SUP condition. Staff proposes in Condition #15 that the applicant shall be required to maintain a parking arrangement with area garages to provide a discount of at least \$1 off the price of parking for customers. This condition also requires the applicant to notify customers of the availability of parking at those garages on its website and in other advertising. Condition #16 requires that the applicant promote the use of transit for customers making reservations.

This application has generated extensive public support from many in the surrounding community. Letters came from several Old Town business owners, Visit Alexandria, and area residents expressing support for this application.

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. The hours of operation for the amusement enterprise establishment shall be Monday-Thursday: 4-9 p.m.; Friday: 4-10 p.m.; Saturday-Sunday: 12-10 p.m
3. Plans shall be designed by a registered design professional prior to plan submittal. (Code)
4. Advanced review plan review service is recommended for this project by the Department of Code Administration (Code).

5. No food or beverages shall be sold at the premises. Catering may be provided by outside parties. (P&Z)
6. 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 once 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)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. 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)
9. 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. (P&Z)
10. Any outside signage or exterior alterations shall be approved in accordance with Board of Architectural policies and procedures. (P&Z)
11. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies by the Old Town Area Parking Study (OTAPS) Work Group. (T&ES)
15. The applicant shall maintain a parking arrangement with area garages, by which the regular parking price at those garages is discounted by at least \$1 for customers. The applicant shall post information regarding the availability of parking at those garages for patrons online and at the business, and shall include such notice in any advertising. (T&ES)
16. The applicant shall promote public transit options to the site on their website and encourage patrons to use public transit or carpool when patrons make reservations. (T&ES & P&Z)

17. The applicant shall require its employees who drive to use off-street parking. (T&ES)
18. The applicant shall 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)
19. The applicant shall provide staff with a general plan for managing transportation related to corporate training events for more than 50 people. This plan should include details about the City's motorcoach parking locations and regulations. The plan shall be approved by staff prior to distribution to patrons. (T&ES)
20. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, AICP, Division Chief – Land Use.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 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-4 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies by the Old Town Area Parking Study (OTAPS) Work Group. (T&ES)
- R-5 The applicant shall maintain a parking arrangement with area garages, by which the regular parking price at those garages is discounted by at least \$1 for customers. The applicant shall post information regarding the availability of parking at those garages for patrons online and at the business, and shall include such notice in any advertising. (T&ES)
- R-6 The applicant shall promote public transit options to the site on their website and encourage patrons to use public transit or carpool. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-8 The applicant shall 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-9 The applicant shall provide staff with a general plan for managing transportation related to corporate training events for more than 50 people. This plan should include details about the City's motorcoach parking locations and regulations. The plan shall be approved by staff prior to distribution to patrons. (T&ES)
- R-10 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 once 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)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Administration:

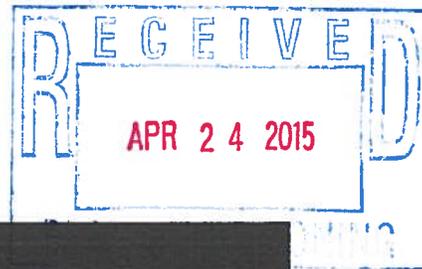
- F-1 The following comments are for special use application review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) the building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction documents shall include adequate detail of the structural, mechanical, plumbing or electrical components.
- C-4 When construction reaches a stage of completion that requires an inspection, the permit holder shall notify the building official
- C-5 The building official may conduct a site inspection prior to issuing a permit
- R-1 Advanced review plan review service is recommended for this project.
- R-2 Plans shall be designed by a registered design professional prior to plan submittal

Health:

No comments.

Parks and Recreation:
No comments

Police Department:
No comments



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 814 King Street, 2nd Floor, Alexandria, VA 22314

TAX MAP REFERENCE: 074.02-11-04 **ZONE:** KR

APPLICANT:

Name: Escape Room Live LLC

Address: 205 N. Pitt Street, Alexandria, VA 22314

PROPOSED USE: Amusement enterprise under the zoning ordinance.

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.

Ginger Flesher
Print Name of Applicant or Agent

Signature

4/19/2015
Date

205 N. Pitt Street
Mailing/Street Address

267-342-3798
Telephone #

Fax #

Alexandria, VA 22314
City and State Zip Code

ginger.flesher@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 814 King Street, 2nd Floor, Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the Amusement Enterprise use as
(use)
described in this application.

Name: ROBERT J. KAUFMAN Phone: 703-548-1810x102

Please Print
Address: 815 KING ST. #202 Email: 1118@pmaproperties.com

Signature: [Handwritten Signature] Date: 4/24/15

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.

Ginger Flesher, 205 N. Pitt Street, Alexandria, VA 22314. 100% ownership Escape Room Live LLC

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. ESCAPE ROOM LIVE LLC Ginger Flesher: 100% Owner	205 N. Pitt Street Alexandria, VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 814 King Street, Alexandria, VA 22314 (address), 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. TK PROPERTIES 814 KING ST LLC	815 KING ST STE 203, Alexandria, VA 22314	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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 indicated 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. ESCAPE ROOM LIVE LLC Ginger Flesher: 100% Owner	NONE	NONE
2. TK PROPERTIES 814 KING ST LLC	NONE	NONE
3.		

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

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

5/21/15
Date
Ginger Flesher
Printed Name
Ginger Flesher
Signature

SUP # _____

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.)

Escape Room Live is a real-life mystery-solving experience. Our DC location is currently ranked on Tripadvisor at #1 in Fun & Games, and #9 of 195 Activities in Washington D.C.

The concept is simple: teams of 2-12 players must use their wits, teamwork, and problem-solving skills to find clues, solve a series of puzzles, and crack some codes against the clock to find the "key" to exit a room.

How it works: A group ranging from two to 12 people is briefed with the storyline and some ground-rules (such as there is no need to use force, nothing is above your reach or under furniture) by the "gamemaster", then is escorted to their room to begin their game. The timer is set to 45 minutes and the door is shut. The teams then begin their work. The groups are monitored and provided hints via camera with microphone and speaker from an adjacent control room.

The experience is completely cerebral and emphasizes teamwork and thinking outside-the-box. It is perfect for families, friends, work-groups, and convention groups. All groups will be encouraged to use public transportation and carpool, and detailed information on the metro, ferry and King Street Trolley will be provide on our website.

We initially will only have ⁵ 4 rooms, with 5 total eventually. Groups rotate out every hour unless there is a private party or team-building event that is booked for more than 1 hour.

814 King St. (2nd floor only)

We provide no food or drinks - customers

may bring in outside catering.
All rooms are monitored via Dropcam where customers and gamemasters can communicate at all times.

SUP # _____

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).

Up to 50 per hour.

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

~~4 - 5~~ employees per day
6 max

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

Day: <u>Monday - Thursday</u>	Hours: <u>4 - 9 pm</u>
<u>Friday</u>	<u>4 - 10 pm</u>
<u>Saturday- Sunday</u>	<u>12 - 10 pm</u>
_____	_____

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

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

None. No equipment, no music other than ambient, no open windows.

- B. How will the noise be controlled?

n/a

Gamemasters guide the customers through the entire experience in a controlled environment.

SUP # _____

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

None.

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)

Small amount of office paper.

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

1 bag/day

C. How often will trash be collected?

Daily from premises/weekly from outside dumpster

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

Provide trash cans in lobby; monitor the sidewalk & street in front of our establishment.

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:

SUP # _____

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:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

n/a

ALCOHOL SALES

13.

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

Yes No

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

PARKING AND ACCESS REQUIREMENTS

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

- _____ Standard spaces
- _____ Compact spaces
- _____ 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? 2

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

SUP # _____

B. Where are off-street loading facilities located? Alley behind building; loading zone in front of building

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

none

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

n/a

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?

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?

5200 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5200 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: 814 King Street

other. Please describe: _____

End of Application



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)

We request a reduction of 26 parking spaces.

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

We, as owners, only live 4-5 blocks from our business; one of our managers lives within walking distance of King Street, and most of our employees use public transportation or Uber to get to work.
All customers are encouraged to use public transportation and detailed information on the metro, ferry, and King Street Trolley will be included on our website. Our weekday clients will largely be convention-goers and tourists that will utilize the ferry and metro.
We have partnered with Uber to do 4 weekly promotional Sweepstakes emphasizing the ease of using this form of transportation, and can offer a future discount code to anyone who shows a metro, ferry, or cab ticket upon arrival. In addition, most of our clients come as groups and drive together if they do drive.

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

It is not feasible to create additional parking spaces within 300 feet of our location due to existing structures and unavailability of open space. Existing street and garage parking should be sufficient to serve our needs.

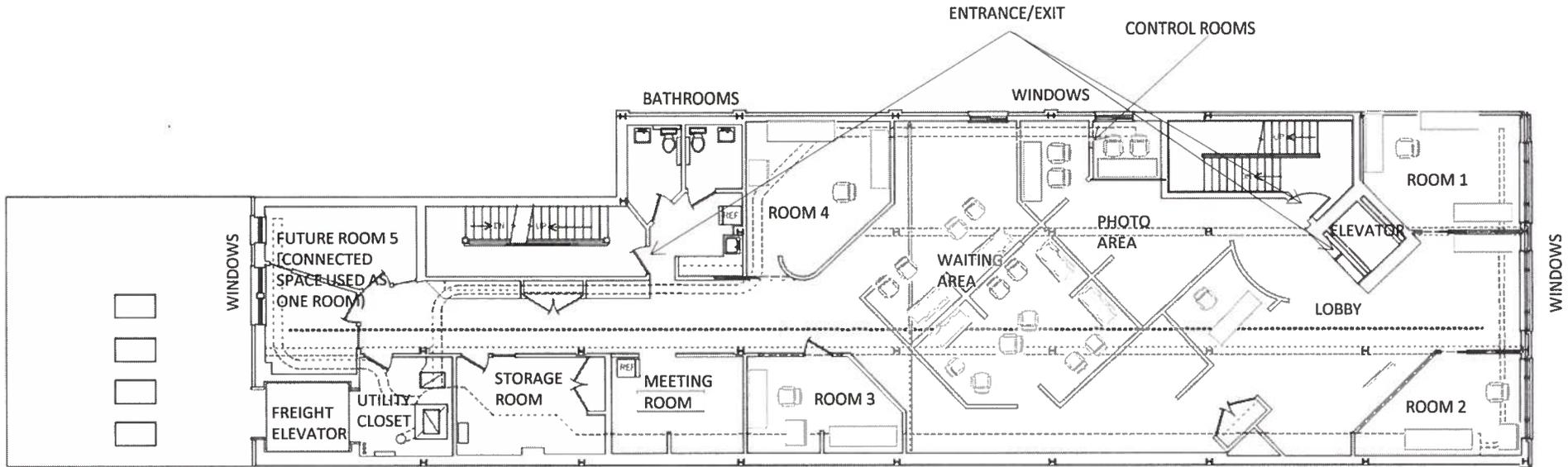
4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. No.

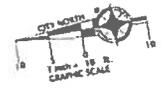
5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects 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.

814 KING STREET 2ND FLOOR
ESCAPE ROOM LIVE
GINGER FLESHER
5,200 SQUARE FEET



RECEIVED
APR 24 2015
PLANNING & DESIGN



LEGEND

N/F NOW OR FORMERLY
T/E TELEPHONE AND ELECTRIC LINE
SF SQUARE FEET
L/HDG LANDING
EXT EXTERIOR
M WATER METER
V WATER VALVE

LOT 503
AKA
810 KING STREET

810
PMA PROPERTIES, B10, L.L.C.
DEED BOOK 1697, PAGE 1285
TAX MAP NO. 74.02-11-25

LOT 503
AKA
810 KING STREET

810
PMA PROPERTIES, B10, L.L.C.
DEED BOOK 1697, PAGE 1285
TAX MAP NO. 74.02-11-25

LOT 500
5,104 SF

4 STORY
BRICK
BUILDING
481-8-8

LOT 501

810
LOIS L. WALKER
WILL BOOK 742, PAGE 645
TAX MAP NO. 74.02-11-03

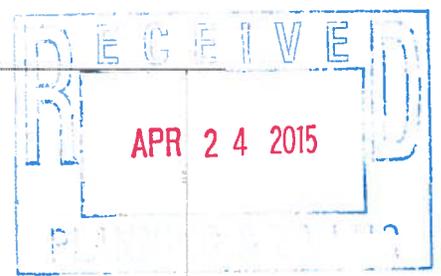
#112 SOUTH ALFRED STREET

812
AMT PROPERTY CORPORATION
INSTRUMENT NO. 620001723
TAX MAP NO. 74.02-11-25

#116 SOUTH ALFRED

816
LJFF HOBBSON HOUSE VE
INSTRUMENT NO. 62001723
TAX MAP NO. 74.02

SOUTH ALFRED STREET



April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Peter S. Gerardi
Chief Web Strategist
Ovatek Web Solutions

escaperoomlive

WASHINGTON, DC

Escape Room Live is a real-life Exit Game Experience where teams of 2-6 players are locked in a room and must solve a series of riddles and puzzles & crack some codes to ultimately open the safe with the key to the the door before time runs out!

www.escaperoomlive.com

The Premise: You are a Special Agent trapped in the room of a subject who will return in 45 minutes. You must solve a series of riddles and puzzles, crack some codes to ultimately open the safe with the key to escape before time runs out! Can you do it?

Designed for teams of 2 – 6 people, this real-life Exit Game is a new kind of interactive experience where players are placed in a room and together, using logic and teamwork, must discover the way out.

You haven't had this much fun since Watergate!

HOW?

Thinking outside-the-box will not only help you - it will literally get you out of the "box".

The game is CEREBRAL, not physical, so anyone may participate. Excellent for families, couples, and team building.

After spending many years as a high school mathematics teacher and math-team coach, current Realtor® Ginger Flesher has decided to bring her love of problem-solving, logic & lateral-thinking puzzles to the Washington, D.C. area.

The goal is to create an experience for everyday 'puzzlers' to test their wits against the clock!

WHO?

Designed for teams comprised of couples, family and friends with a desire for a new interactive experience in the DC area.

All reservations can be booked and paid for securely online at www.escaperoomlive.com.

Visiting Europe for 3 months in Summer of 2014, it was discovered that the emerging trend in attractions in major cities is Live Escape Room Games. These businesses are ranked #1 and #2 Attractions on TripAdvisor for cities like Paris, London, Prague, and Berlin. In NYC, it is ranked #3. **This includes such attractions as the Eiffel Tower, the Louvre, Big Ben, and the London Bridge.**

HintHunt, ClueQuest, and MysteryEscape are expanding and adding rooms & locations as we speak.

WHEN?

By Reservation ONLY

Each experience lasts one hour total. After arriving, players will receive a briefing on the game. Then the fun begins! They will be locked in the room and have 45 minutes to get out.

Afterwards, a few minutes can be spent taking group photos to commemorate the experience and share with friends on Facebook.

WWW.ESCAPEROOMLIVE.COM

Escape Room Live, LLC
SCC ID: S5159431
571-367-2290
info@escaperoomlive.com



We are poised to take advantage of this emerging trend in entertainment.

People look for key activities to do in cities that they visit and the first place they go for advice is the internet. When entering search terms like "Things to Do Paris", one of the first returns on Google is for TripAdvisor. Below are the actual results of the top attractions in the searched for city. Try it yourself!

PARIS http://www.tripadvisor.com/Attractions-g187147-Activities-Paris_Ile_de_France.html

HintHunt Paris



Ranked #1 of 753 attractions in Paris
★★★★★ 475 reviews
"We had so much fun!" 08/27/2014

The Live Escape Game
Map | Visitor photos (14)

Mystery Escape



Ranked #2 of 753 attractions in Paris
★★★★★ 138 reviews
"Fun escape room." 08/25/2014
"The best escape room ever!" 08/24/2014

Map | Visitor photos (8)

And we will do it better than anyone else

With unique talents in mathematics, puzzle solving, interior design and marketing, we are ready to take this incredibly successful model to the next level.

LONDON http://www.tripadvisor.com/Attractions-g186338-Activities-London_England.html

ClueQuest



Ranked #1 of 1,100 attractions in London
★★★★★ 644 reviews
"Hen Do" 08/27/2014
"Brilliant Fun" 08/27/2014

Owner description: clueQuest is a pulse raiser real-life escape game for 3-5 people. The goal is simple: Escape the room in 60 minutes using... more »

Map | Visitor photos (28)

Brick Lane Music Hall



Ranked #2 of 1,100 attractions in London
★★★★★ 453 reviews
"a great british night out" 08/27/2014
"I just can't get enough!" 08/24/2014

Category: Theaters
Owner description: Theatre and dining venue based in London's Docklands. Evening shows with dinner popular with all ages. Lunchtime and matinee... more »

Map | Visitor photos (94)

HintHunt

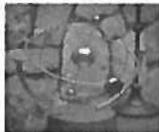


Ranked #3 of 1,100 attractions in London
★★★★★ 944 reviews
"Phenomenal. could not recommend hi..." 08/27/2014
"Great fun" 08/27/2014

Category: Game/ Entertainment Centers
Map | Visitor photos (15)

PRAGUE http://www.tripadvisor.com/Attractions-g274707-Activities-Prague_Bohemia.html

MindMaze - the exit game adventure in Prague



Ranked #1 of 316 attractions in Prague
★★★★★ 322 reviews

"So much fun!" 09/04/2014
"An unique experience!!!!" 09/03/2014

Owner description: MindMaze is a live interactive adventure game where the stake is high and time is running! You and your team (2-5 people) are... more »

Map | Visitor photos (33)

TRAP Prague



Ranked #2 of 316 attractions in Prague
★★★★★ 309 reviews

"Time is ticking..." 09/03/2014
"Great family outing" 09/02/2014

Owner description: Trap is a real life escape game, where a team of 2-5 people will be locked in a flat of a secret agent from the 70's. The... more »

Map | Visitor photos (26)

NEW YORK http://www.tripadvisor.com/Attractions-g60763-Activities-New_York_City_New_York.html

Escape the Room NYC



Ranked #3 of 858 attractions in New York City
★★★★★ 325 reviews

"This was super!!!" 08/28/2014
"Definitely worth doing this..." 08/27/2014

Owner description: Escape the Room is a fun, real life game taking place in an office in Midtown, New York City. While it looks like any other... more »

Map | Visitor photos (21)

SYDNEY http://www.tripadvisor.com/Attractions-g255060-Activities-Sydney_New_South_Wales.html

The Opera House to the Botanic Gardens Walk



Ranked #4 of 296 attractions in Sydney
★★★★☆ 2,106 reviews

"Loved it!" 09/05/2014
"Beautiful gardens, but a long walk" 09/03/2014

Category: Scenic/ Historic Walking Areas

Map | Visitor photos (248)

The Escape Hunt Experience Sydney



Ranked #5 of 296 attractions in Sydney
★★★★★ 45 reviews

"Escaped the Hunt!" 09/01/2014
"An excellent hour and a half's ent..." 08/30/2014

Owner description: Escape Hunt is an exciting new experience that has just hit the sunny shores of Sydney!!! It is Sydney's first real life... more »

Map | Visitor photos (6)

Frequently Asked Questions

Are we really locked in a room?

Yup. It wouldn't be any fun otherwise! But don't worry... each game is monitored on closed circuit video with audio to communicate with the Game Master at any time.

Are the lights turned off?

No! It is more like a live version of the boardgame *Clue*. You will be in a room that is decorated like an office and need to search the room for clues. You may want to turn the lights off at one point to use the flashlight for a special clue, but that is all.

Why would I want to do this with friends?

Why wouldn't you? It sure beats hiking the National Mall! Actually, the game provides a great alternative to standard sight-seeing activities, allowing you to truly engage in the experience and with each other.

Do I need a reservation to enjoy the Escape Room experience?

Yes, a reservation is necessary, but thankfully you can book online easily! Just click [here](#) or any of the 'Book Now' buttons.

I want to do this as a celebration for a Birthday/Anniversary/Bachelorette Party and have a special message put in one of the clues. Do I need to book a "Private Party" for that?

No - and we love to do that for you or your special person. All you need to do is reserve a room entirely to yourselves (either 5, 6 or 8 people depending on the room), and make a note in the comments section of your reservation. We will take care of the rest! If you want to put something physical in there (like a ring), either arrange to drop it off beforehand or slip it to one of our employees right before.

We want to book more than one room during your normal business hours but noticed they start at different times? What can we do?

If you want to reserve more than one room with them starting at the same time during our normal business hours, the private party rates apply (found [here](#)). You have to email us to set this one up because we need to block off rooms before and after your booking to ensure there are not others finishing a room when you want to start.

How far in advance should I book?

We recommend **booking as far in advance as possible** to ensure your desired date and time are available. We currently only have three rooms, so if you do not see the date and time you desire, it is booked. To add a reservation outside of our normal business hours (see hours in the footer below), [click here](#) apply. To be put on a wait list, [click here](#) us with a contact number, number in your party, and dates/times.

What if I am only in town for a few days and really, really want to visit?

To add a reservation outside of our normal business hours (see hours in the footer below), [click here](#) apply. To be put on a waitlist, [click here](#) us with a contact number, number in your party, and dates/times.

If I only have 2 or 3 people in my group, will we be placed with strangers to fill the time slot?

If you reserve less than the full amount of spaces for the room (8 for Room One, 6 for Room Two, and 5 for Room 3), there is a very high chance you will be placed with other people in a session. But honestly, it is such a festive atmosphere, the more the merrier! To guarantee a room exclusively to yourselves, you need to buy all of the spots, but you do receive a **20% discount** for buying all the tickets for a room.

Can I bring extra people?

Yes... but **only if you book the entire room**. You can bring up to five extra people for Room 1 and two extra people for Rooms 2 & 3. You simply reserve the room for the max # of people (8 for Room One, 6 for Room Two, and 5 for Room 3) and pay for the extra folk at checkout or the day of the event at our location with credit card (\$22.40 pp). You can even go through the link to "view booking" in your confirmation email to add additional people up to a couple of hours before your booking.

What if I need to change my reservation? What is your cancellation policy?

You can change or cancel your reservations up to 24 hours before your reservation directly from the orange link button that says "View Booking" in your confirmation email. If you have not received a confirmation email, you may have entered your email incorrectly so email us with your date and time and we will fix it. There are no changes or cancellations within 24 hours.

How long does each event last?

About one hour total to an hour and 15 minutes. **Please plan to arrive 15 minutes before your start time (but no more than 25)!!** This is essential. When you arrive you will receive a quick briefing on the game. Then the fun begins! You will be locked in the room and will have 45 minutes to get out. This will leave some time afterwards for fun photos with our cool props... or you could get the lame props if you don't escape the room on your own. :)

Do I need to wear anything special?

You can leave your prom gown and tux at home. Wear anything you are comfortable in, but the most activity you will be engaging in may be squatting down or getting on your knees to look under or to get a closer look at something. If you wear reading glasses, it might be advisable to bring them.

Are you accessible via Public Transportation?

Yes. There is not a Metro stop nearby but the MetroBus stops right at our corner! [Click here](#) for more detailed

Do I need any special prior puzzle solving experience?

Nope. Just be willing to search for hidden clues and related items...and to use your brain! If you are really struggling, you may reach out to the Game Master to offer you a clue and get you moving in the right direction.

What happens if I/we arrive late?

Thankfully we are in a really cool area close to AMAZING restaurants and cafes! . It is suggested you come early and visit one of those or the Starbucks on the corner of our building (an awesome landmark and meeting spot!!). Remember, you **WILL NOT** be allowed to enter the room after they have started. **Sorry, no refunds or rescheduling at all within 24 hours.**

Can children participate?

Kids actually love the game! They may not be able to do it all on their own but they sure are good at finding things and linking things together. Anyone age 14 to 17 can participate alone with a waiver () signed by a parent or guardian (just print, have signed and bring with). Ages 6 - 14 must have one participating paying adult per 1-2 children. Children 5 & under should not attend.

Is Escape Room DC good for Team-building, Bachelor & Bachelorette (Stag & Hen) Parties, and Unique Birthday Events in DC?

Yes! We offer good, clean fun with a small but attractive lobby & waiting area. *We can also add a personalized message in one of the clues to make it extra fun for the special person! Just include a note in the comments section of your reservation.* You can reserve during our regular business hours or book a Private Party

Do you have any Tips/Advice for doing your Escape Rooms?

Sure!

Not everything is a clue. There are plenty of Red Herrings.

Separate and search! There is plenty to find.

Communicate... if you find something, let others know.

Keep the clues out in case you need to revisit them.

Write on the whiteboard.

Double check each other's answers and searches if you are stuck!

Also...

There is no need to climb on anything... there are no clues above normal reach.

There are no clues in any electrical outlets, plugs or cords.

There are no clues in the windows so no need to play with the shades.

There is no excessive force or physical exertion required, so be gentle with things.

Don't be afraid to be silly! This is a game - have FUN! :)

I still have questions. What should I do?

Our preferred contact method is : send as many details as you can and we will always reply within a few hours if not immediately. Location details are below in the footer and parking info is . Private party rates for events outside our normal business hours are .

The rooms in Alexandria will be themed in the decor of Sherlock's Office, Moriarty's Office, Edgar Allan Poe, and the Wizard's Apothecary.

The Front Page of *The Washington Post Style Section* January 17, 2015



up front

A quick pass
at what's
going on

There is no escape. Or is there?

ATTRACTIONS

You're not really friends until you have to bust out of a locked room together. That's just what you can do at Escape Room Live DC.

Here's how it works: You and your friends, in teams of two to eight, are secured inside a mysterious room that sports unrelentingly hipster decor. (See: the Bill Murray portrait, right). Working together, you



search for clues, crack codes and solve puzzles in order to escape within 45 minutes. There's no punishment if you fail, but you'll spend the rest of the night feeling dumb and arguing with your friends about who is the dumbest.

KRISTEN PAGE-KIRBY (EXPRESS)

Escape Room Live DC, 2300 Wisconsin Ave. NW, Suite G-102; \$28, escaperoomlive.com.

hit us up!

Send us your arts- and events-related photos and tweets and you might see them in print! Contact us via Facebook ([facebook.com/washingtonpostexpress](https://www.facebook.com/washingtonpostexpress)), Twitter (@rudigreenberg, @wapoexpress), email (rudi.greenberg@wpost.com) or carrier pigeon.

WASHINGTON BUSINESS JOURNAL

PRINT YOUR OWN VEHICLE AT NATIONAL HARBOR



EXECUTIVE PROFILE
ADMIRAL HELMS HELMS TECH STARTUP FOR VETS 31

TOPSHELF
At Mango Tree, room at the bar
The Linc... addition...
REBECCA COOPER, 6



MONEY
other tech deal Capital One
San Francisco...
AL 18

CARE
ecialty takes haste
AL 12

AFTER THE 2024 BID **WHAT NOW?**

- ▶ An Olympic plan without a catalyst 24
- ▶ An economy facing strong headwinds 25
- ▶ A \$58B infrastructure gap 26

REAL ESTATE INC.
Lots tied to Armenian project up for sale

The...
MICHAEL WEINBERG, 10

REAL ESTATE INC.
Trulands go on counterattack

The...
SARAH WHITE, 12



HOW I
GET MY CLIENTS TO PAY TO BE LOCKED UP 22

THE LIST

▶ Billion dollar deals: The biggest M&As of '14 27

Call Jason Garrison at 703-258-0874 to Order Your Copy of the 2015 Book of Lists!

WASHINGTON BUSINESS JOURNAL
January 28, 2015
Vol. 23, No. 38 \$4.00
2525 Wilson Blvd
Suite #100
Arlington, VA 22209

Breaking news online
washingtonbusinessjournal.com
On smartphones and tablets
bit.ly/WBJmobile



Member

Glover Park newcomer offers group adventure November 22, 2014 by MegDC

<https://hyperlocalgp.wordpress.com/2014/11/22/glover-park-newcomer-offers-group-adventure/>

From the December 2014-January 2015 edition of the **Glover Park Gazette**:

A new Glover Park business brings its clients together to solve a puzzle: how to get out of the place. At **Escape Room DC** (2300 Wisconsin Ave., Suite G-102), up to eight visitors get locked in a room together; the group has 45 minutes to figure out the combination to the safe that holds the key. (Co-owner Ginger Flesher watches the proceedings on closed-circuit video and provides hints if the group gets stumped.) Escape Room DC opened on October 16.

Flesher, a retired math teacher, and her husband, Darren Sonnier, got the idea for the business during a trip to Europe over the summer. "In each of the cities we visited, we found that there were live escape rooms," Flesher recalls. "We thought we'd try one when we got back to DC and discovered that there weren't any," apart from one in College Park, Maryland, that locks its clients in a room with an actor playing a zombie.

The couple, who live in Chantilly, hunted all over the region for an appropriate spot for their business. They needed somewhere their clients would feel safe walking after dark. "When I drove into Glover Park, I said 'This is the place' before I even saw the building," Flesher recalls. "It's a very friendly neighborhood." Escape Room DC costs \$28 per person. Entry is on Hall Place, around the corner from **Starbucks**. For more information visit escaperoomlive.com.

Go to Yelp for Business Owners



Find tacos, cheap dinner, Max's

Near Washington, DC



Home About Me Write a Review Find Friends Messages Talk Events

Escape Room DC

★★★★★ 60 reviews

Details

Write a Review

Add Photo

Share

Bookmark

Venues & Event Spaces Edit



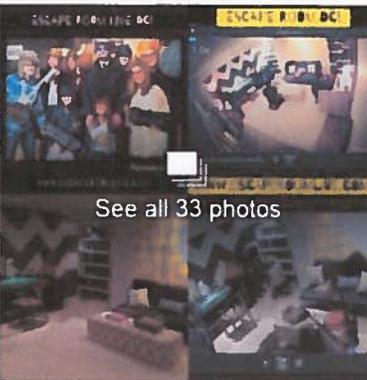
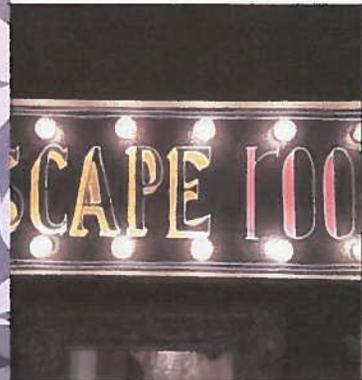
2300 Wisconsin Ave NW
Ste G-102
Washington, DC 20007
b/t N Observatory Ln & N Hall Pl
Glover Park

Get Directions

(800) 616-4880

Message the business

escaperoomlive.com



otos/escape-room-dc-washington?select=BF89xZibCqaS8qYgWyHFSA

nd a real-life name of Clue and it is so so much



ESCAPE ROOM LIVE DC



#ESCAPEROOMLIVE

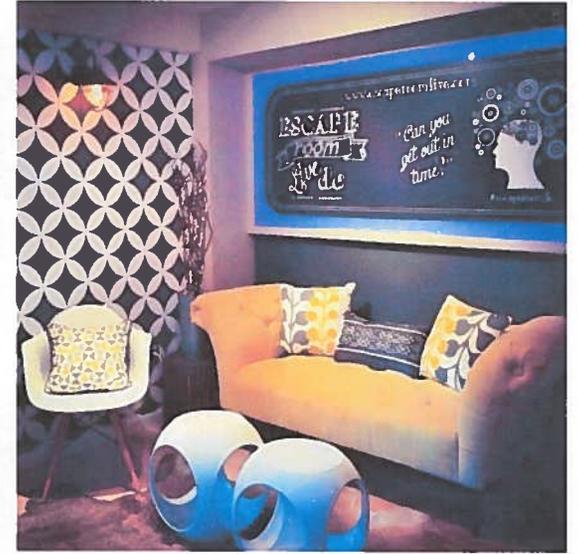
WWW.ESCAPEROOMLIVE.COM

ESCAPE ROOM LIVE DC



#ESCAPEROOMLIVE

WWW.ESCAPEROOMLIVE.COM





Tripadvisor's #1 Amusement in Washington DC!

ESCAPE ROOM LIVE

WWW.ESCAPEROOMLIVE.COM

DC

"Can you get out in time?"





Page

Messages

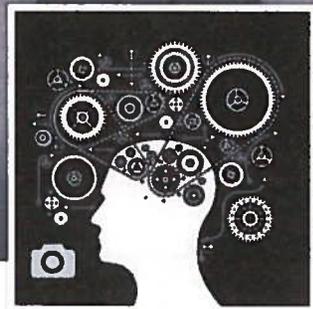
Notifications **7**

Insights

Posts

Settings

Help ▾



Escape Room Live DC
Amusement · Tourist Attraction

Book Now ▾

Liked ▾

Message

Timeline

About

Photos

TripAdvisor Reviews

More ▾

PEOPLE



Status

Photo / Video

Offer, Event +



Chris Lapp DeAbi posted a photo in **Bimini Bay Homeowners Group**.

a few seconds ago

other friends like

this or have been here.



What have you been up to?



Escape Room Live DC added 18 new photos — with **Kalyn Saulsberry** and 6 others at **Escape Room Live DC**.
Posted by Ginger Sonnier · 12 hrs ·

Promote ▾

THIS WEEK

0
Page Likes

0
Post Reach

0
Book Now

UNREAD

7
Notifications

0
Messages

Recent

2015

2014

ps://www.facebook.com/escaperoomDC/photos/a.707111012707807.1073741827.707061122712796/775992435819664/?type=1

aving a blast with us! #billboardstyle

April 17, 2015

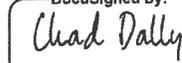
Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on TripAdvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things to Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,
DocuSigned by:

972B2D7684CC430...
Chad Dally

Vice President for Performance Consulting



April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Cordially,

A handwritten signature in cursive script, appearing to read 'Eileen M Cross', is written over the typed name.

Eileen M Cross
PMA Properties

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

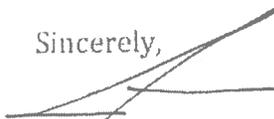
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Mike Dameron
Owner - Windmill Hill, LLC

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

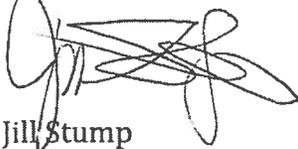
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Stump", with a stylized flourish extending to the right.

Jill Stump
Partner
FitOne Personal Training
(703) 509-0764
www.fitonestudio.com

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

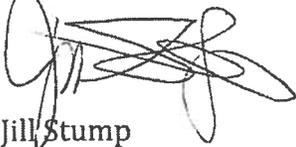
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Stump", with a large, stylized flourish extending to the right.

Jill Stump
Partner
FitOne Personal Training
(703) 509-0764
www.fitonestudio.com

April 19, 2015

401 E. Alexandria Avenue, Apt 302
Alexandria, VA 22301

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,

Richard LeBaron

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

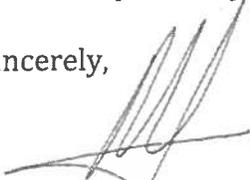
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul E. Flick', written over a horizontal line.

Paul E. Flick
CEO of AE Capital, LLC

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

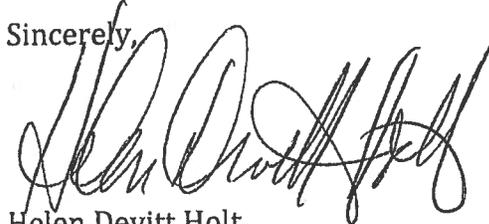
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Helen Devitt Holt
Co-Principal
Summer Productions, Inc.
P 703 739 9795

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,
Candi Wong
Community Manager
Connect113



1315 Mount Vernon Ave., Alexandria VA 22301

April 21, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

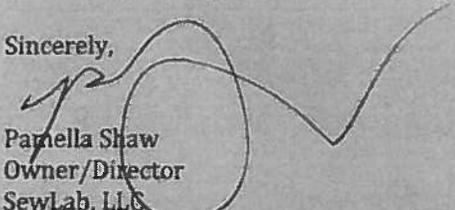
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Parnella Shaw
Owner/Director
SewLab, LLC

April 18, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

Dear Sir or Madam:

I am writing this letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

I support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. I believe any attraction that can help draw business to Alexandria in a positive manner will benefit our local business community, the city, and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read "GTaylor", with a long horizontal flourish extending to the right.

Gerard Taylor, Esq.

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Karen Hall
Principal Broker
@home real estate

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Bob Hall
Chief Operating Officer
@home real estate

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Caton Barwell
Manager
Cultivar Collaborations LLC
815 King Street, Suite 307
Alexandria, VA 22314

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Schaper', followed by a horizontal line extending to the right.

Nick Schaper
President and CEO, Engage
814 King St Suite 400
Alexandria, VA 22314

FANNING HOWEY

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

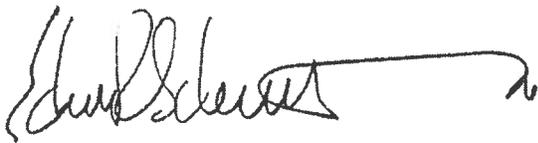
To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on Tripadvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,
Fanning Howey Associates, INC.

A handwritten signature in black ink, appearing to read 'Edwin R. Schmidt', with a long horizontal flourish extending to the right.

Edwin R. Schmidt, AIA
Executive Director / Associate

ARCHITECTURE | ENGINEERING

210 N. Lee Street | Suite 208 | Alexandria, VA 22314
703.519.9822 | fax 703.519.9823 | www.fhai.com

April 17, 2015

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314
703-746-4666

To Whom It May Concern:

It is my pleasure to write a letter in support of the Special Use Permit application being submitted to the Department of Planning and Zoning by Ginger Flesher at Escape Room Live.

Escape Room Live is one of the hottest trends in entertainment on TripAdvisor at #1 in Fun & Games, #9 out of 195 in Activities, and #30 out of 468 in Things To Do for Washington, DC. Any attraction this popular will have a substantial positive impact on the local business community.

In conclusion, I fully support the efforts of Ginger Flesher at Escape Room Live as they seek a Special Use Permit from the Department of Planning and Zoning. Any attraction that can help draw business to Alexandria will benefit our local business community, the city, and the community at large.

Sincerely,



Jodi Sleeper-Triplett
President, JST Coaching, LLC

EXTRAORDINARY



April 27, 2015

Mayor William Euille, Members of City Council and Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille, Members of City Council and Planning Commission:

On behalf of the 300 members of Visit Alexandria, I would like to express our endorsement of Escape Room Live. We understand that they are seeking approval to begin operating at 814 King Street. We view Escape Room Live as an important community opportunity because:

- Escape Room Live gives Alexandria a unique “Things to Do” asset for both the meetings and leisure travel segments that distinguishes Alexandria from our competitors
- The initial location in Washington DC has garnered media coverage in: *Washington Post*, *Washington Times*, *Washington Business Journal*, and *Eliot in the Morning* radio show. Stories are upcoming on *CBS News* and in *Time Magazine*.
- The Alexandria location will be the largest Escape Room in the United States
- Escape Room spins off revenues to neighboring businesses, particularly restaurants, which are featured on its web site. Located within the commercial corridor of King Street, this business will grow revenues for its neighbors rather than compete with them.
- As an attraction, the economic impact of Escape Room will be to increase tax collections in the short run and commercial property values in the long run
- More than half of Escape Room Live revenues come from corporate retreats—exactly the kind of high margin clientele that our local hotels need and which will benefit City hotel tax collections
- Outside of corporate business, Escape Room Live’s primary target group is millennials, a population segment Alexandria is courting as both residents and visitors
- Escape Room Live is a veteran owned business entirely consistent with Alexandria’s new economic development strategy to become a hub for veteran owned businesses

For all of these reasons we encourage quick approval of Escape Room Live, so that our community can reap the full benefit of this new economic development asset. Thank you.

Sincerely,

Patricia Washington
President & CEO, Visit Alexandria

Cc: Mark Jinks, City Manager
Karl Moritz, Director of Planning
Stephanie Landrum, Acting CEO, Alexandria Economic Development Partnership