

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2015

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

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

SUBJECT: REVISIONS TO DOCKET ITEMS #2 (SUP#2015-0112, 4141 Duke Street) AND #4 (ENC#2015-0006, 600 Wolfe Street)

This memorandum contains a recommended revision to Condition 2 of the staff report for Docket Item #2 (a medical care facility at 4141 Duke Street) and contains additional background information for the staff report for Docket Item #4 (an encroachment proposal 600 Wolfe Street):

1. Condition #2 of SUP#2015-0112 outlines the hours of operation as 6 a.m. to 10 p.m., Monday, Wednesday, and Friday, and 6 a.m. to 5 p.m., Tuesday, Thursday, and Saturday. As recommended by a commissioner and by staff, these hours would be amended to reflect a standard range of hours of operation from 6 a.m. to 10 p.m., Monday through Saturday to provide the applicant with flexibility regarding the operation of its business.

Staff recommends approval of SUP#2015-0112 subject to the SUP conditions that appear in the report with an amendment to Condition 2 as follows:

CONDITION AMENDED BY STAFF: The hours of operation shall be 6:00 a.m. to 10:00 p.m., Monday, ~~Wednesday, Friday, and 6:00 a.m. to 5:00 p.m., Tuesday, Thursday,~~ through Saturday. (P&Z)

2. A revision would be added at the end of the Background section on page 3 of the staff report to complete the ownership record of the Little Theatre of Alexandria as requested by the applicant. Staff recommends approval of ENC#2015-0006 subject to the conditions that appear in the report with this revision to the Background:

The Little Theatre of Alexandria, a non-profit organization, was founded as a community theater in 1934 and operated at several locations in Old Town before relocating to a building at 600 Wolfe Street, constructed by the City in 1961. The Little Theatre of Alexandria leased the building ~~from the City~~ and subsequently purchased it from the City in 1976.

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DATE: JANUARY 5, 2016

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS

SUBJECT: HANDICAPPED RAMP ENCROACHMENT, LITTLE THEATRE OF
ALEXANDRIA. 600 WOLFE STREET, ALEXANDRIA, VIRGINIA

PROJECT: ENCROACHMENT #2015-0006

Per your request, we have reviewed the proposed encroachment in the public right-of-way along Wolfe Street between the existing brick paved sidewalk and the north wall of the one- and two-story Little Theatre of Alexandria which was constructed in 1961. Physically, the property is located at the southwest corner of Wolfe Street and South St. Asaph Street in the Old Town area of the City of Alexandria and is zoned CD (Commercial Downtown). The property in aggregate encumbers two parcels (074.04-10-04 and 05) that contain 11,445 square feet.

The proposed encroachment encumbers approximately 112 square feet (4 feet wide by 28 feet in length) for the purpose of construction of an ADA compliant handicapped ramp along the south side of Wolfe Street as identified on the plat, dated September 14, 2015, and prepared by RCFields and Associates, Inc. It will be constructed in an area currently used as a landscaped flower bed. The proposed use would not negatively impact pedestrian access.

Because this is not a vacation on the part of the City, the value of the encroachment can be estimated based on a land rent technique whereby the value of the subject's, adjacent and nearby land parcels (\$/SF) with similar zoning is multiplied by a reasonable rate of return to obtain an annual rent attributable to the proposed encroachment. Based on our land records, adjacent and nearby parcels are valued in 2015 at \$147.83 to \$178.60 per SF of land with the upper limit set by property that fronts on South Washington Street. Based on an estimated land value of \$150 per square-foot of land, and a 7.0 percent rate of return, an annual rent of \$1,175 (rounded) is indicated (112 square feet x \$150/SF x .07).

One Thousand One Hundred and Seventy-Five Hundred Dollars

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on 2015 assessed land values of similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines.

Attachments

Location Map

Site Survey

Floor Plan – New Work

Front Elevation – New Work

cc: Ann Horowitz, Urban Planner II
Alex Dambach, Division Chief, Land Use Regulatory Services

From: CallClickConnect@alexandriava.gov
Sent: Friday, November 06, 2015 12:35 PM
To: CCC PZ HistPres
Subject: Call.Click.Connect. #84064: Historic Preservation Inquiries, Compliments, Complaints
Just wanted to let you know that the Lit

Follow Up Flag: Follow up
Flag Status: Flagged

Dear [Call.Click.Connect](#). User

A request was just created using [Call.Click.Connect](#). The request ID is 84064.

Request Details:

- Name: [Call.Click.Connect](#). Customer
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: No Email
- Service Type: Historic Preservation Inquiries, Compliments, Complaints
- Request Description: Just wanted to let you know that the Little Theatre of Alexandria also has a set of plans putting the ramp on the side of the building (st. asaph st) MANY members would prefer that the one in the front on Wolfe street. We also feel that the integrity of the federal look at old town will be compromised with the ramp in front AND that the building designed by a member, too, will be compromised. PLEASE, ask LTA to put the ramp on the side of the building!
- Expected Response Date: Friday, November 13