



***Special Use Permit #2015-0140***  
***1127 King Street – 2<sup>nd</sup> Floor***  
***Escape Quest, LLC***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to operate an amusement enterprise and a request for a parking reduction.	<b>Planning Commission Hearing:</b>	March 1, 2016
	<b>City Council Hearing:</b>	March 12, 2016
<b>Address:</b> 1127 King Street - 2 <sup>nd</sup> Floor	<b>Zone:</b>	KR/ King Street Urban Retail Zone
<b>Applicant:</b> Escape Quest, LLC	<b>Small Area Plan:</b>	Old Town Small Area Plan

**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:** Sara Brandt-Vorel, [Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov)  
Alex Dambach, [Alex.Dambach@alexandriava.gov](mailto:Alex.Dambach@alexandriava.gov)

**PLANNING COMMISSION ACTION, MARCH 1, 2016:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.



**Special Use Permit #2015-0140**  
**1127 King Street, 2nd floor**



## I. DISCUSSION

The applicant, Escape Quest, LLC, requests Special Use Permit approval to operate an amusement enterprise, known as an escape room entertainment business, on the second floor of 1127 King Street. The applicant also requests a full parking reduction for 11 off-street parking spaces.

### SITE DESCRIPTION

The subject site is a corner parcel located at the northeast corner of the intersection of King Street and North Fayette Street. The site is one parcel with approximately 66 feet of frontage along King Street, approximately 60 feet of frontage along North Fayette Street, and a building depth of approximately 96 feet.

The site is developed with a two-story commercial building consisting of 8,478 square feet of total floor area. The building contains four ground-floor retail bays and two second floor tenant spaces. Each ground floor retail space has an individual entrance along King Street, and the second floor spaces are entered through a shared stairwell which opens onto King Street.



Ground floor tenants include a dry cleaner, a vacant retail storefront, a clothing retailer and a home furnishing shop. The second floor space includes the proposed applicant's space, formerly used by a design company, a medical massage and spa business. Uses in the 1100 block of King Street include 11 retail establishments, including an antique store, gift stores, home furnishing stores and clothing retailers. Two service-based retailers include a dry cleaner and hair salon. The block also includes five restaurants, including Vermillion and Vaso's Mediterranean Bistro.

### BACKGROUND

The subject two-story commercial brick structure was constructed around 1930 and has been leased to a number of commercial and retail uses over the years. In November 2014, staff administratively approved an SUP for a massage establishment in roughly 900 square feet on the second floor of the structure.

### PROPOSAL

The applicant proposes to occupy approximately 2,200 square feet of space on the second floor of 1127 King Street to operate an "escape room" amusement enterprise. An escape room entertainment business groups two to ten players in a room and provides them with a series of



themed clues for them to use to escape the room within a 60 minute time limit. During the session, players would be remotely monitored through closed-circuit television and speakers by a dedicated staff member called a “Gamemaster” who would guide the players through the game. The applicant proposes to develop four themed game rooms with a shared waiting room. Up to six employees would staff the operation each day.

The applicant requests a full parking reduction of 11 spaces due to the infeasibility of obtaining 11 dedicated off-street parking spaces. A parking management plan has been proposed to reduce potential parking impacts. The applicant proposes to offer customers a \$1 (one dollar) discount per admission when players present a valid parking ticket from one of the nearby parking garages. The applicant would also provide employees with a monthly parking reimbursement to offset daily parking fees.

Hours of Operation: 4 – 9 p.m., Monday through Thursday  
4 – 10 p.m., Fridays  
12 – 10 p.m., Saturday through Sunday

Number of Attendees: Up to 40 per hour.

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 from the amusement enterprise use.

Odors: No odors are expected from the amusement enterprise use.

Trash/Litter: One bag a day. The applicant would provide trash and recycling bins within their space that would be collected daily and deposited in the building’s dumpster.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/ King Street Urban Retail Zone. Section 6-702(B)(2) of the Zoning Ordinance allows an amusement enterprise on the second floor only with Special Use Permit approval. The site is also located within the Old Town Small Area Plan. The proposed use is consistent with the Old Town Small Area Plan which encourages commercial activity, along King Street.

The subject building is also located in the Old and Historic District. Exterior alterations proposed to buildings within the district require review by the Board of Architectural Review (BAR).

#### PARKING

According to Section 8-200(14) of the Zoning Ordinance an amusement enterprise is required to provide one parking space for every 200 square feet of floor area on all floors. At 2,200 square feet the applicant would be required to provide 11 off-street parking spaces. The applicant has

proposed a full parking reduction to waive this requirement, and developed a parking management plan to offer a discounted price for customers who use area garages and parking lots.

## **II. STAFF ANALYSIS**

Staff supports the applicant's proposal to operate an amusement enterprise on the second floor of 1127 King Street. The applicant's proposal will create a unique amusement destination along King Street and diversify the concentration of retail and restaurants. As a second floor location, the applicant's business fills a more challenging retail tenant space and supports the City's goals of the King Street Retail Strategy which encourages the full use of upper floors of buildings.

Additionally, the King Street Retail Strategy indicated amusement uses were underrepresented along King Street and the market could support the growth of additional amusement enterprises. Escape room games are a popular amusement use for families, tourists, and groups of friends, and have become popular as a team-building exercise for businesses and corporations. Globally, escape rooms are a growing phenomenon and have created a subculture of "Escape Room" tourism where individuals travel the world to experience games in new locations. Regionally, Washington, DC has several popular escape room enterprises and the City of Alexandria previously approved Escape Room Live at 814 King Street in June 2015. Additional visitor and resident participation at the applicant's proposed escape room may encourage increased economic activity at nearby restaurants and retail destinations, thereby increasing the overall economic strength of the King Street corridor. Land impacts for the use are not expected as there is no odor expected, minimal garbage, and minimal noise. Standard SUP conditions regulating, trash, odors, and SUP condition training have been included in this report.

Staff supports the applicant's request for a parking reduction given its parking management plan which supports off-street parking opportunities for visitors and staff. The applicant's proposed parking management plan encourages players to use public transportation and would encourage off-street parking for players and employees. Staff developed several parking related conditions which will minimize potential parking challenges. As formalized in condition 12, the applicant has agreed to provide a \$1 subsidy for patrons in the form of a (one) dollar off of admission when shown a valid parking ticket for a parking garage located in the City of Alexandria. Condition 12 also requires the applicant to encourage players to use off-street parking at the nearby garages and will post the locations of parking lots and garages on their website, along with information on the game discount.

Furthermore, the applicant is required to promote and encourage players and employees to use public transportation by posting ride and route information about the King Street Trolley, Metrorail and Metrobus on its website, and providing information on those services when players make reservations, as indicated in condition 13. Employees must use off-street parking during their shifts to reduce the potential parking impact in the community, as stated in condition 14 and the applicant will support those employees by providing them with a direct monthly parking subsidy. Staff has standardized the daily hours to enable greater flexibility and permit the applicant to expand its business based on changing market conditions in condition 2. Condition 5 is included to allow the applicant and players to bring in catered food during sessions.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation for the amusement enterprise shall be 12 p.m. to 10 p.m., daily. (P&Z)
3. No food, beverages, or other material shall be stored outside. (P&Z)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of the containers. (P&Z)
5. No food or beverages shall be sold at the premises. Catering may be provided by outside parties. (P&Z)
6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
7. 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)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
9. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. The applicant shall control smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
11. 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)

12. The applicant will encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the business' website and through subsidies for off-street parking by way of the offering of a one dollar (\$1) off discount on the cost of admission for each patron that presents a parking space ticket to staff at the time the patron pays for admission. 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, P&Z)
13. 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)
14. The applicant shall require its employees who drive to use off-street parking. (T&ES)
15. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
16. 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)
17. 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, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Sara Brandt-Vorel, Urban Planner.

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Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.



## CITY DEPARTMENT COMMENTS

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

### Transportation & Environmental Services

- 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 control smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-5 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-6 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-7 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)
- R-8 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-9 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (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)

**City Code Requirements:**

- 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](mailto: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 Enforcement:

- F-1 The following comments are for SUP 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 A building permit is required for this project.
- C-2 A fire protection system is required for this proposed use-group per the building code. This will need to be verified prior to an SUP approval.
- C-3 A site walk-thru of tenant space is recommended prior to SUP approval
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Fire

- F-1 Depending on total occupant load for the space, a fire prevention permit may be required. This will be based on the use and occupancy condition as determined by Code Administration.
- F-2 Applicant indicates the door will not be locked. If at any time the doors become locked, the door locking arrangements will need to be reviewed and approved based on determination of use and occupancy conditions. Emergency override and unlocking shall be available to all occupants at any time.
- F-3 All fire protection systems shall be inspected and tested prior to occupancy.

F-4 If in the future special door locking arrangements are installed, inspection and testing shall be performed prior to occupancy.

Health

Health Department had no comments or concerns.

Parks and Recreation

No comments received.

Police Department

No comments received.

REVISED



**APPLICATION**  
**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2015-0140

**PROPERTY LOCATION:** 1127 King St, 2nd Floor, Alexandria VA 22314

**TAX MAP REFERENCE:** 064.03-08-06 **ZONE:** KR

**APPLICANT:**

**Name:** Escape Quest LLC

**Address:** PO Box 1789 Middleburg, VA 20118

**PROPOSED USE:** Amusement enterprise under the zoning ordinance and


a parking reduction

[x] **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.

[x] **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.

[x] **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.

[x] **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.

Tracy Bloom				<u>12/11/15</u>
Print Name of Applicant or Agent		Signature		Date
PO Box 1789		970-692-3015		866-548-9556
Mailing/Street Address		Telephone #		Fax #
Middleburg VA 20118		tracybloom@me.com		
City and State	Zip Code	Email address		

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

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

SUP # \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1127 King St, 2nd Floor, Alexandria VA 20118, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Amusement Enterprise use as  
(use)  
described in this application.

Name: Wellington Goddin

Phone 305-292-1122

Please Print

Address: 1109 Grinnell St Key West FL 33040

Email: wellyg1@bellsouth.net

Signature: 

Date: 12/9/15

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.

Tracy Bloom, PO Box 1789, Middleburg VA 20118 - 50% ownership

Brannon Bloom, PO Box 1789, Middleburg VA 20118 - 50% ownership

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**REVISED**

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. TRACY BLOOM	PO BOX 1789 Middleburg VA 20118	50%
2. Brannon Bloom	PO BOX 1789 Middleburg VA 20118	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (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. Wellington Goddin	1109 Grinnell St Key West, FL 33040	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. Tracy Bloom	N/A	N/A
2. Brannon Bloom	N/A	N/A
3. Wellington Goddin	N/A	N/A

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.

12/11/15  
Date

TRACY BLOOM  
Printed Name

  
Signature



If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Escape Quest LLC designs and hosts fun, interactive games designed to challenge the players wits, problem-solving ability and team-work. Players are closed in a room filled with maps, puzzles and clues and given a mission to "Solve the mystery and escape the room in under 60 minutes". Players must demonstrate problem solving, critical thinking and team-work to win the challenge. Game rooms are designed to completely immerse the players in the storyline and are monitored by a dedicated staff member called a Gamemaster. The Gamemaster guides the players through the game, assists and gives hints when necessary. Game rooms are booked with 2-10 players of all ages. Escape Quest challenges are perfect for families, tourists and especially businesses and Corporations looking for effective team-building exercises. Our games are fun educational and a great alternative to violent movies and video games. Trip Advisor consistently ranks "Escape games" at the top of list for popular attractions.

Currently we have 2 game rooms ready to open and 2 more planned for the near future. This location will have a maximum of 4 game rooms. Room doors will not be locked and can be exited by players at any time.

**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).

<sup>40</sup>  
Up to ~~50~~ patrons per hour

Up to 10 patrons per room with 4 rooms max.

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

Up to 6 employees per day

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

Day:

Hours:

Monday- Thursday

4 - 9 pm

Friday

4 - 10 pm

Saturday / Sunday

12 - 10 pm

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

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

There will be no noise anticipated from equipment or patrons.

- B. How will the noise be controlled?

Patrons are attended and monitored by a staff-member throughout the  
game.

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

No odors are anticipated.

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)

Minimal garbage anticipated. Minimal 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)

Less than one bag per day.

- C. How often will trash be collected?

It will be taken out daily to the dumpster.

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

We will provide trash cans and recycling bins inside the building and monitor the outside of our building for litter.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

N/A

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### **ALCOHOL SALES**

**13.**

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

☐ Yes ☒ No

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

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**PARKING AND ACCESS REQUIREMENTS**

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

  0   Standard spaces  
       Compact spaces  
       Handicapped accessible spaces.  
       Other.

*Willing to explore validation  
with nearby parking garages  
and adjacent building  
owners.*

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?

  N/A  

**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

B. Where are off-street loading facilities located? Behind the 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?

N/A

## 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?

2200 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2200 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: 1127 King St

☐ 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 are requesting a parking reduction of 11 spaces.

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

Our customers will be encouraged to use public transportation to and from our location. Many of our customers are tourists who will likely be using the metro, ferry, trolley and uber to move around the city.

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

It is not feasible to provide parking due to the unavailability of open space around our building. Customers will be directed to parking garages if they plan on driving and will be encouraged to use public transportation on our website.

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.

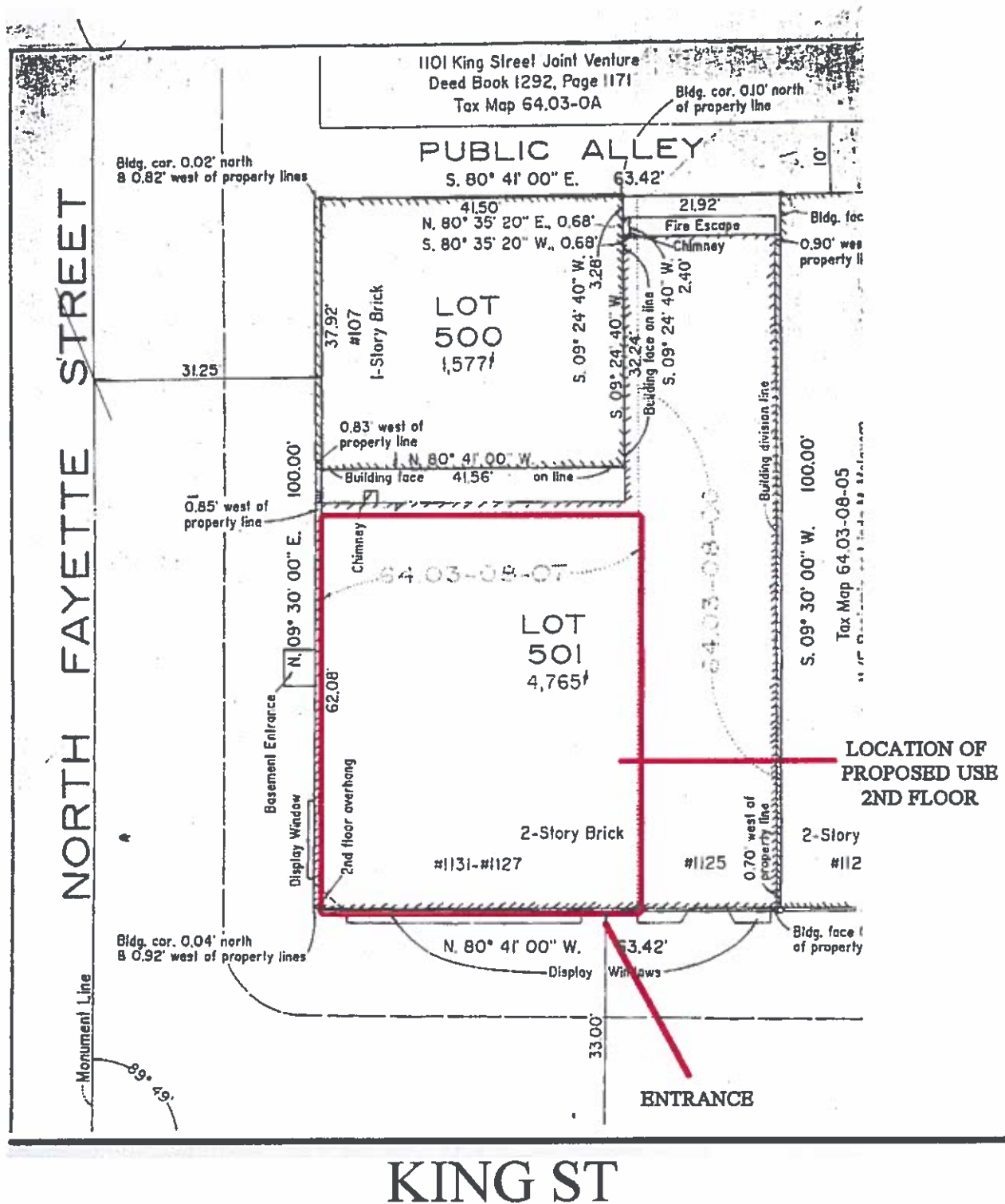
Escape Quest LLC  
Brannon and Tracy Bloom  
2200 Square Feet



# SITE PLAN

1127 KING ST (2ND FLOOR)  
ALEXANDRIA, VA 22314

Escape Quest LLC  
Brannon and Tracy Bloom





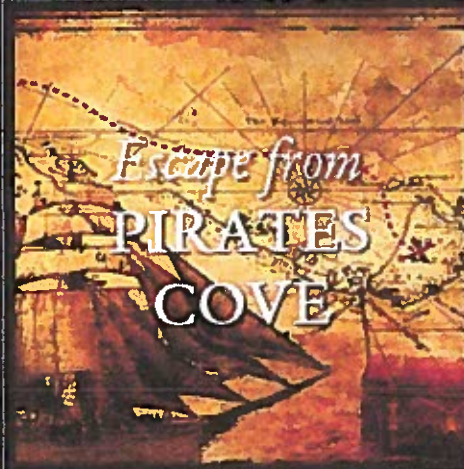
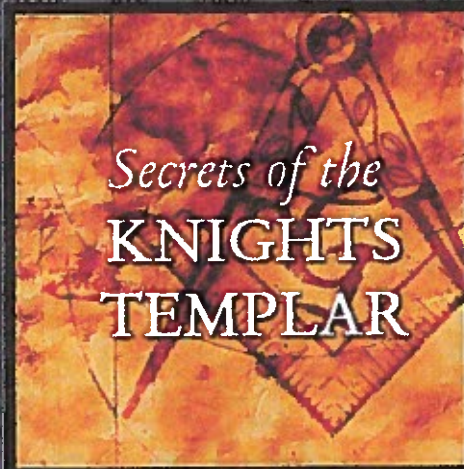
# EscapeQuest

*Alexandria's newest immersive gaming experience*

**ARE YOU UP FOR THE CHALLENGE?**

**Challenge:** Use your wits, ingenuity and teamwork to find hidden clues, maps and codes to unlock the door and escape the room in 60 minutes!

## Our Rooms



Get ready for some serious fun. Escape rooms are rapidly becoming the hottest US gaming trend around, and for good reason. Teams are locked in a room with hidden puzzles, clues, maps and locks with one mission: To Escape the Room! Consistently rated as a top amusement attraction world wide by Trip Advisor.

1127 King St (Upstairs) Alexandria VA 22314  
Phone: 703-574-8175 | [escapequestinc.com](http://escapequestinc.com)



# ESCAPE ROOMS IN THE NEWS

## TODAY SHOW

<http://on.today.com/1jFYHxG>

### TODAY team takes on 'Escape the Room' challenge

ADMIN / DECEMBER 3, 2015 / MEDIA



## CBS THIS MORNING

<https://youtu.be/4fBjAeKd7hY>

### Companies turning to Escape Rooms for team building

ADMIN / DECEMBER 3, 2015 / MEDIA



## CNN

<http://www.cnn.com/videos/us/2015/11/26/escape-rooms-the-new-it-game.cnn/video/playlists/cant-miss/>

### Escape Rooms are the new "It" game

ADMIN / DECEMBER 3, 2015 / MEDIA



## CONAN

<https://youtu.be/3LMtRG4Mc54>

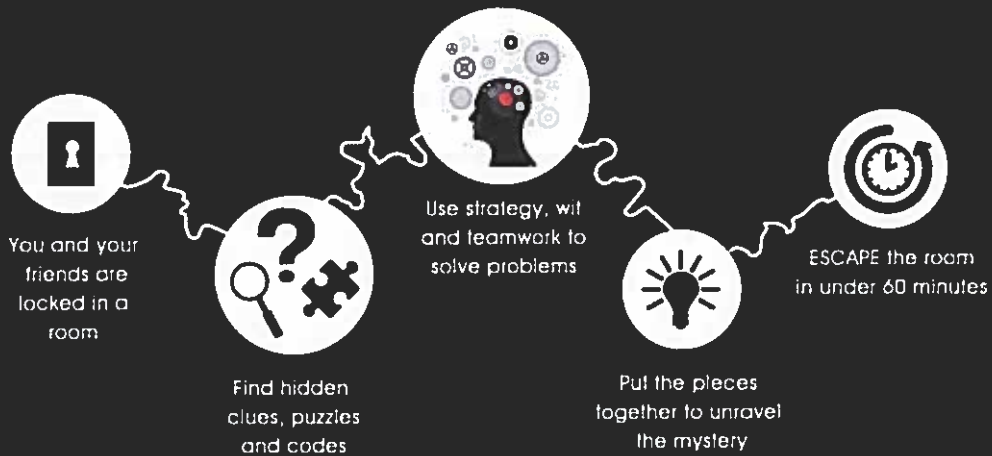
### Conan & Jordan Schlansky Escape The Room

ADMIN / DECEMBER 11, 2015 / MEDIA

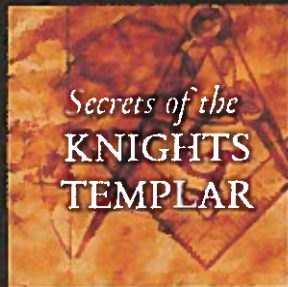


## ESCAPE QUEST WEBSITE EXCERPTS

### HOW IT WORKS



### THE ROOMS



#### Secret of the Knight's Templar

Take a journey back in time to discover the secrets famously guarded by the Knights Templar



#### Escape from Pirates Cove

Valuable treasure awaits you in this exciting treasure hunt. Solve the clues, find the treasure and escape the Cove before dread Pirate Roberts finds you.



#### Imhotep's Curse

Discover what's inside the mystic and dangerous Egyptian tomb of Imhotep. Can you escape the deadly curse and escape in time?

EscapeQuest

HOME CORPORATE TEAM BUILDING FAQS VIDEOS CONTACT 0



### HOST YOUR NEXT CORPORATE EVENT WITH US

EscapeQuest delivers fun yet impactful team building activities, which include team development, collaboration and team building.

COMMUNICATION + COMMITMENT + COLLABORATION + CULTURE

BOOK NOW



December 11, 2015

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

To Whom it may concern:

I am writing this letter in support of a Special Use Permit application being submitted by Escape Quest LLC to the Department of Planning and Zoning.

I believe that Escape Quest will have a positive impact on the local business community of Alexandria by attracting more shoppers, families and tourists to the area. I fully support the efforts of Escape Quest LLC as they seek a Special Use Permit from the Department of Planning and Zoning.

Sincerely,



R I S T O R A N T E

*Geranio*

REDEFINING ITALIAN CUISINE IN OLD TOWN

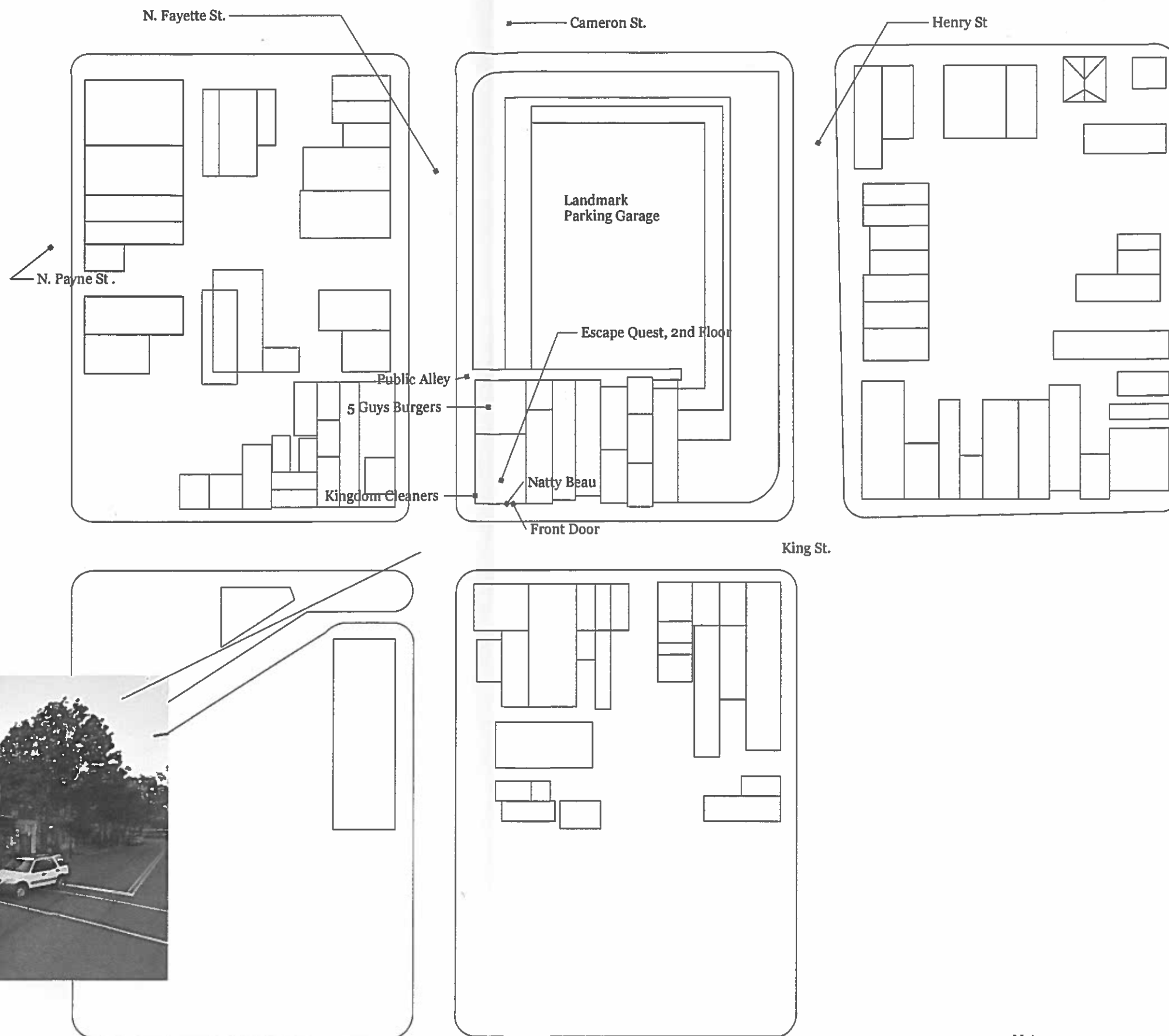
...

...

TROY CLAYTON  
CHEF • OWNER  
TROY@GERANIONET

703 • 548 • 0088  
722 KING STREET ••• OLD TOWN ALEXANDRIA  
WWW.GERANIONET

Escape Quest, 2nd Floor



Note:  
Tax Map Reference 064.03-08-06

REVISIONS		REMARKS	
MM/DD/YY			
1	12-10-15		
2	/		
3	/		
4	/		
5	/		

Escape Quest LLC	
1127 King St. Alexandria, VA 22314	
Proprietor: Tracy Bloom	

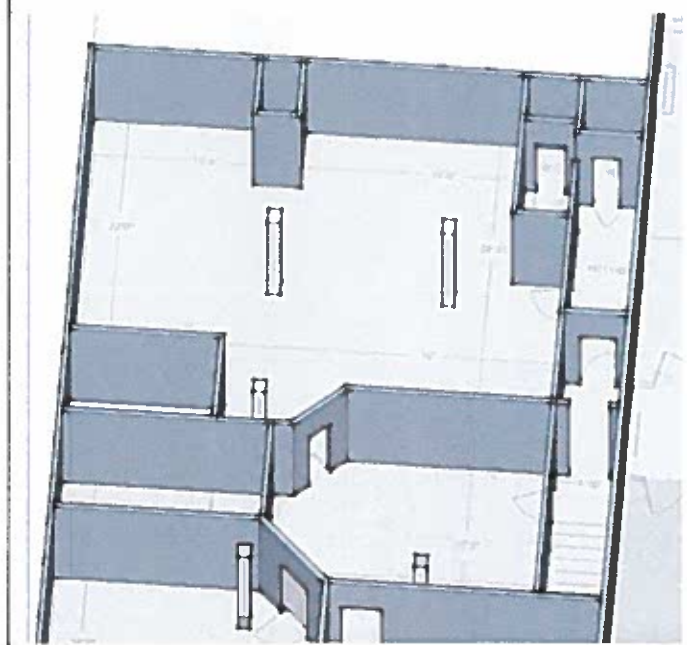
Site Plan	
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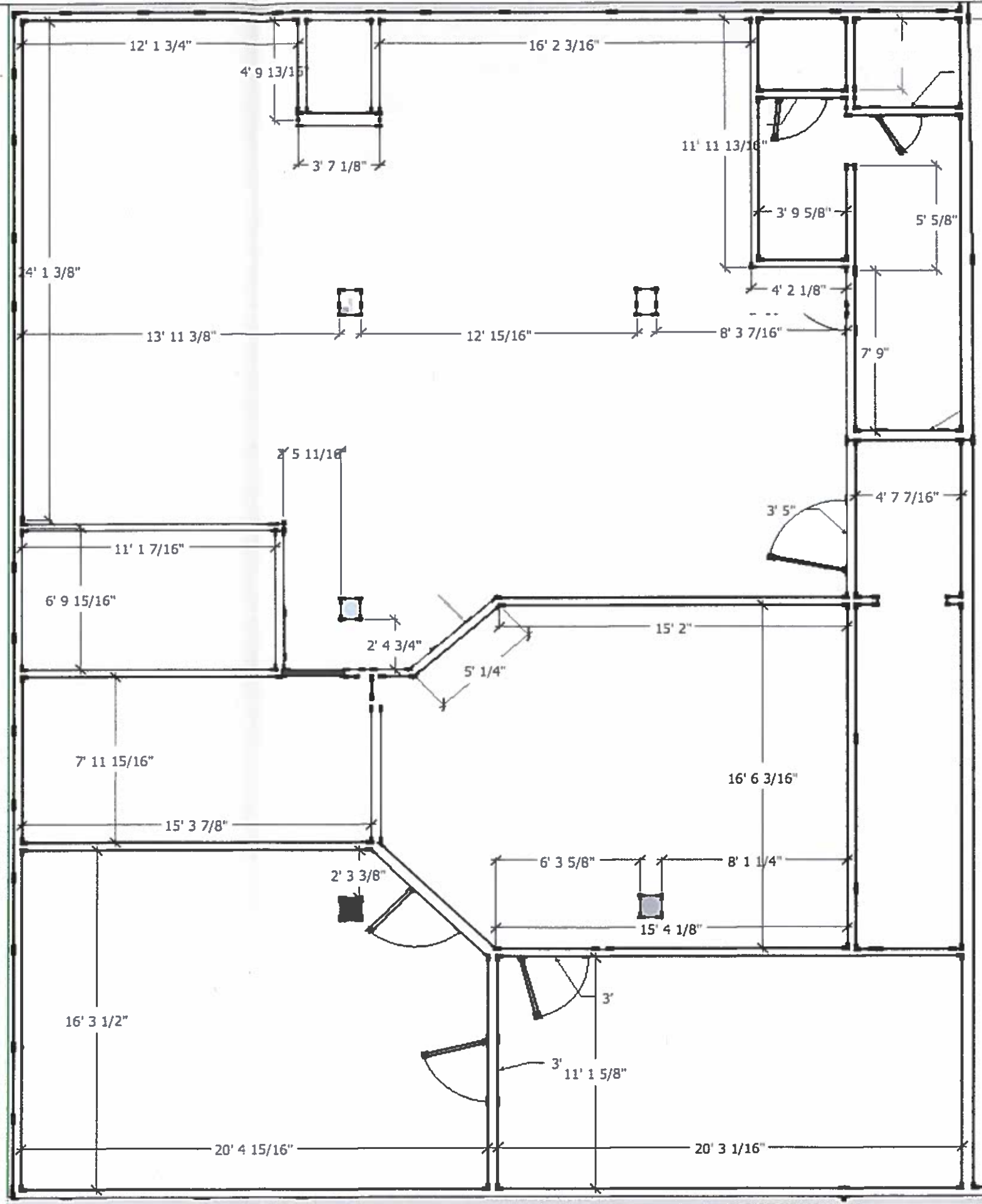
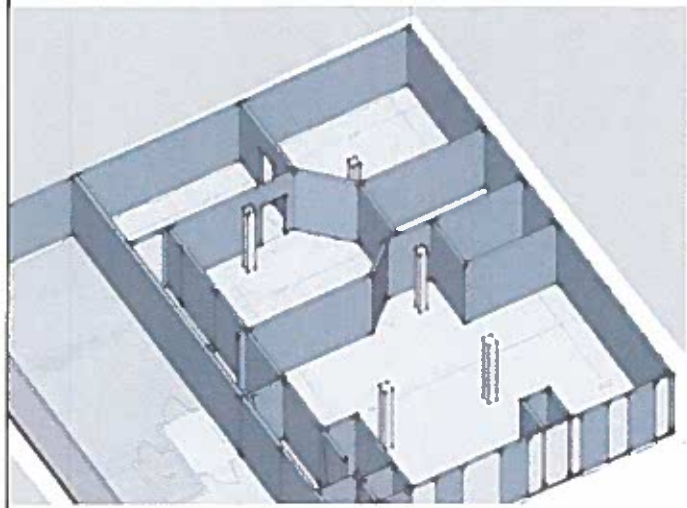
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Existing Floor Plan



REVISIONS		REMARKS
MM/DD/YY		
1	12-10-15	
2		
3		
4		
5		

Escape Quest LLC  
1127 King St. Alexandria, VA 22314  
Proprietor: Tracy Bloom

1/29/16

# EscapeQuest

Sara Brandt-Vorel  
City of Alexandria  
Dept of Planning and Zoning  
City Hall  
301 King St  
Alexandria, VA 22314

Sara,

Here is our parking plan for EscapeQuest.

**Employee Parking Plan:**

EscapeQuest will encourage our employees to park at the 112 S Henry St parking lot, which is a short walk and the closest 24/7 lot available to our building. EscapeQuest will provide it's employees with a monthly parking reimbursement of up to \$200, which should be more than sufficient to cover daily parking fees.

**Customer Parking Plan:**

EscapeQuest will encourage our customers to park at the 112 S Henry St parking lot. This lot is within a close distance to our building with very affordable rates at \$2.50/hr and a max of \$5.00 after 5pm. We will offer our customers \$1.00 off off admission, when they present a valid parking stub.

We will also post the locations of all parking lots and garages on our website, along with encouragement and instructions on how to ride the King Street Trolley, Metrorail and Metrobus.

Thanks,



Tracy Bloom  
EscapeQuest  
1127 King St #200  
Alexandria, VA 22314  
(703) 574-8175