



Special Use Permit #2016-0046
525 Wythe Street (parcel address 515 Wythe Street) -
Old Town Massage Center, Inc.

Application	General Data	
Public hearing and consideration of a Special Use Permit request to operate a massage establishment and for a parking reduction.	Planning Commission Hearing:	September 8, 2016
	City Council Hearing:	September 17, 2016
Address: 525 Wythe Street Parcel Address: 515 Wythe Street	Zone:	CD / Commercial Downtown
Applicant: Old Town Massage Center, Inc.	Small Area Plan:	Old Town North 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:

Katherine Carraway, katherine.carraway@alexandriava.gov;
Sara Brandt-Vorel, sara.brandtvorel@alexandriava.gov;
Ann Horowitz, ann.horowitz@alexandriava.gov

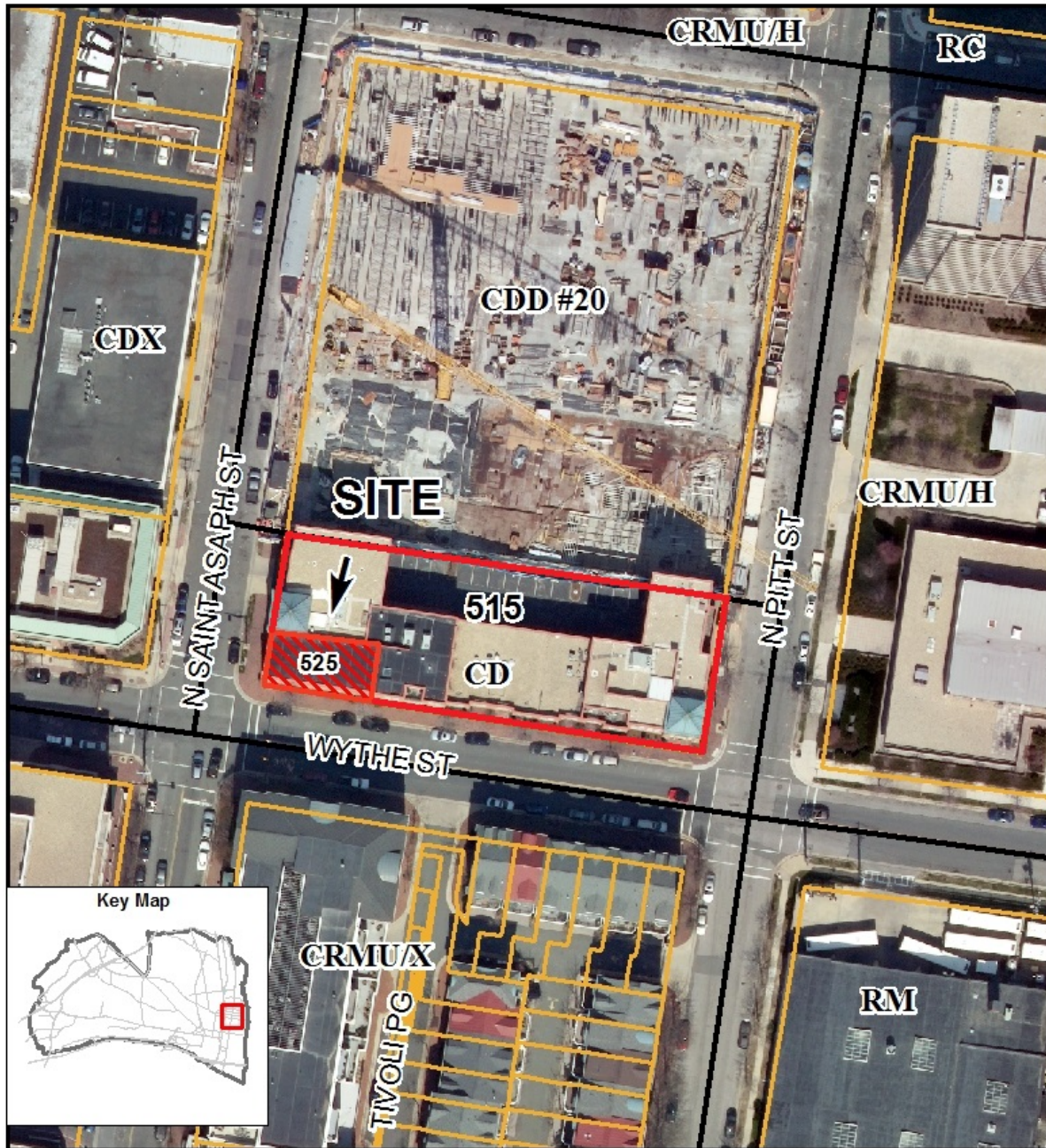
PLANNING COMMISSION ACTION, SEPTEMBER 8, 2016: On a motion made by Vice Chairman Macek and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2016-0046 subject to compliance with all applicable codes, ordinances, and staff recommendations with the exception of Condition 11. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Reason: The Planning Commission generally agreed with staff analysis. Commissioner Brown inquired if the Trader Joe's garage was to be used by employees and the applicant responded that it was not. Commissioner McMahon believed that Condition 11 requiring the applicant to provide a parking subsidy to employees should be stricken to allow the applicant the opportunity to also offer mass transit benefits as well. Planning Director Moritz suggested that staff encourage future applicants, who request parking reduction approvals and propose parking subsidies, to also consider providing a mass transit subsidy. Vice Chairman Macek clarified the evolution of the standard parking conditions and the application of the conditions to SUPs. Chairman Lyman asked staff to clarify the operational hours. Staff responded that the applicant requested to operate from 8 a.m. to 8 p.m., Monday through Friday, and from 8 a.m. to 6 p.m., Saturday and Sunday. Staff standardized hours as 8 a.m. to 8 p.m., daily, in Condition 4 to

provide the applicant with flexibility. Vice Chairman Macek supported the standardized hours of operation.

Speakers: Cynthia Lund, 504 Wythe Street, spoke on behalf of the Portner's Landing Homeowners Association. She stated her support of the SUP proposal and asked that the business operate from 8 a.m. to 6 p.m. on Saturday and Sunday, instead of 8 p.m. The association requests that the signage is consistent with the neighborhood.

Jette Hansen, applicant, stated that the application reflects her interest in returning to an Old Town location. She intends to operate a professional business that is supportive of the neighborhood and the use of mass transit.



Special Use Permit #2016-0046
525 Wythe Street (parcel address:
515 Wythe Street)



I. DISCUSSION

The applicant, Old Town Massage Center, Inc., requests Special Use Permit approval to operate a massage establishment and for a parking reduction.

SITE DESCRIPTION

The subject parcel is one lot of record measuring 21,370 square feet of area with 247 feet of frontage on Wythe Street, 83 feet of frontage on North St. Asaph Street, and 83 feet on frontage on North Pitt Street. The depth of the parcel is 89 feet. The lot is developed with a two and three story commercial condominium complex including a 44-space surface parking lot in the rear of the building. The Harris Teeter grocery store and The Kingsley apartment mixed use development borders the commercial building to the north. The subject tenant space is one of eight condominium units located within the 33,016 square foot building and is located on the northeast corner of Wythe and North Saint Asaph Streets. The 3,000 square foot tenant space occupies a portion of the first and second floors and has 62 feet of frontage on Wythe Street, and 12 feet of frontage on North Saint Asaph Street and is accessible from a ground-floor entrance.



Figure 1: View of site

Tenants in the commercial condominium complex include two associations, an educational program business office, a property management company, and multiple professional services. Office buildings and the Royal Restaurant are sited immediately to the west. The Washington Square (Saul Center) mixed-use development is adjacent to the west. Its tenants include Trader Joe's grocery store, a nail salon, a dry cleaner, an art and frame shop, other health and wellness establishments, and offices. Residential townhomes are located to the south. The Alexandria House is located to the east.

BACKGROUND

The subject commercial brick structure was constructed in 1992. Several office, retail, and personal service uses have occupied the building over the years.

PROPOSAL

The applicant proposes to operate a massage and bodywork establishment, known as the Old Town Massage Center, on the first and second floors at 525 Wythe Street. This location would be the second in the city for the applicant, having operated at 3303 Duke Street since 2001. The space would include nine individual massage rooms. The massage establishment would provide services for up to 72 customers per day with a maximum of 9 customers and 10 employees in the

space at any given time. The unit lease provides two standard on-site parking spaces at the rear of the building.

The applicant also requests SUP approval for a reduction of six parking spaces. The applicant expects that a majority of clients would walk to and from the massage establishment from nearby businesses and residences. For clients who would drive, the applicant proposes to purchase validation booklets on a monthly basis and validate the first hour of parking at Colonial Parking, which provides public parking in the Washington Square (Saul Center) garage, located at 652 Wythe Street. Employee parking would be accommodated through the use of the two on-site parking spaces or through a parking subsidy to for staff to park at the Colonial Parking Garage. The applicant would also direct patrons and employees to other nearby public parking facilities.

Hours of Operation: 8 a.m. – 8 p.m., Monday through Friday
8 a.m. – 6 p.m., Saturday and Sunday

Number of Clients: Maximum of 72 clients per day
Maximum of 10 employees per day

Noise and Odors: No noise or odors are anticipated from the massage establishment use.

Trash/Litter: Two bags per day. The applicant will collect trash/recycling daily and deposit in the parcel's dumpster.

PARKING

Pursuant to Section 8-200(A)(17) of the Zoning Ordinance, a massage establishment, a personal service use, is required to provide one off-street parking space for every 400 square feet of tenant space. With a total area of 3,000 square feet the applicant is, therefore, required to provide eight off-street parking spaces. Six spaces are the subject of the parking reduction request. Two parking spaces exist on-site.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CD/Commercial Downtown zone. An application for parking reduction requires Special Use Permit approval pursuant to Section 8-100(A)(4) of the Zoning Ordinance. Although Section 4-502.1 allows a massage establishment use in the CD zone with SUP administrative approval, this review has been incorporated into the Planning Commission and City Council review for the parking reduction request.

The site is located in the Old Town North Small Area Plan, which encourages a diverse mix of neighborhood-serving, commercial uses. The subject building is also located in the Old Town North Urban Overlay District, which supports retail and personal service uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a massage establishment at 525 Wythe Street. The proposed business contributes to a diverse mix of personal service, office, and retail uses within this area and compliments the existing health and wellness establishments located nearby. Noise and odors are typically not associated with massage uses and are not anticipated to impact neighboring commercial businesses or residents.

Staff also supports the applicant's request for a parking reduction given its parking management plan, which encourages off-street parking opportunities for clients and staff. As a majority of clients will be within walking distance of the massage establishment and others would receive validation for one hour of parking, staff does not anticipate parking impacts to affect the immediate area. Customer parking validation is mandated in Condition 10 ~~and the employee parking subsidy requirement is included in Condition 11.~~ *(deleted by Planning Commission)* Further, the applicant will provide information encouraging staff and patrons to use public transportation as specified in Conditions 8 and 9.

The number of massage therapists approved on-site at any one time is stated in Condition 2 and the applicant is required to obtain all necessary licensing pursuant to Condition 3. Staff has standardized the hours of operation as 8 a.m. to 8 p.m., daily in Condition 4 to allow flexibility for weekend appointments. In addition, standard conditions have been included to address matters such as litter (Condition 15) and the proper disposal of trash (Condition 5).

Subject to the conditions stated 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. No more than 10 massage therapists shall operate at this establishment at any one time. (P&Z)
3. Applicant and all massage providing staff shall obtain all required state, federal and local licenses and certificates prior to opening its place of business. (P&Z)
4. The hours of operation for the business shall be limited to between 8 a.m. and 8 p.m., daily. (P&Z)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow

invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)

6. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
7. The applicant shall require its employees who drive to use off-street parking. (T&ES)
8. 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 localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
9. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
10. 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 validation for the first hour of parking. (T&ES)
11. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall provide a subsidy for employees who park at an off-street parking garage. (P&Z)~~
12. The applicant shall control odors, 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)
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. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least 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)
16. The placement or construction of items that block the visibility of the interior of the commercial space from the street and sidewalk (e.g. storage cabinets, carts, shelving,

boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods on display cases that are oriented towards street frontage. (P&Z)

17. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; 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;
Ann Horowitz, Urban Planner
Sara Brandt-Vorel, Urban Planner
Katherine Carraway, Urban Planner

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 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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 localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (T&ES)
- R-4 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 validation for the first hour of parking. (T&ES)
- R-5 The applicant shall control odors, 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-6 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-7 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-8 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 Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed

recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

C-1 A building plan, plan review and inspections will be required for this use.

Fire:

No comments or concerns.

Health Department:

No comments.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0046

PROPERTY LOCATION: 525 Wythe St, Alexandria VA 22314

TAX MAP REFERENCE: _____ ZONE: _____

APPLICANT:
Name: ~~JEH~~ OLD TOWN MASSAGE CENTER INC.

Address: 3303 Duke St Alexandria VA 22314

PROPOSED USE: Massage and Bodywork Therapy Center

☒ **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.

Jette Keis Hansen
Print Name of Applicant or Agent

3303 Duke St
Mailing/Street Address

Alexandria VA 22314
City and State Zip Code

[Signature] 6.22.16
Signature Date

703 785 7700 N/A
Telephone # Fax #

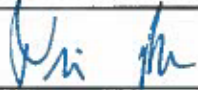
jke@OLDTOWNMASSAGECENTRE.COM
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 525 Wythe Street Alexandria, VA 22314, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Special Use Permit
and Parking Reduction use as
 (use)
 described in this application.

Name: Tri Phan Phone: (703) 585-1494
 Please Print
 Address: 107 S. West St Suite 146 Alexandria, VA Email: trustedagent2003@yahoo.com
 Signature:  Date: 6/16/2016

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.

~~None~~ Jette Keis Hansen 100%

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. Jette Keis Hansen	4318 S. Kirkwood Ave Alex VA 22304	100%
2.	3803 Duke St Alex VA 22314	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 525 Wythe St. 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.		
2.		
3. Tri Phan, Phan & Associates LLC	107 S. West St Suite 146 Alex	100

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jette Keis Hansen		
2. Tri Phan	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.

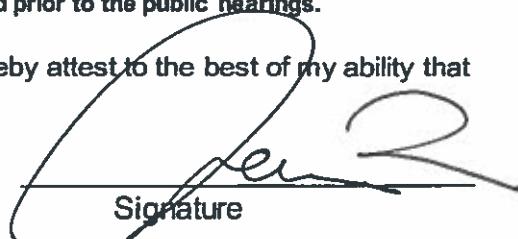
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6.20.16

Date

Jette Keis Hansen

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.)

Old town Massage Center will provide massage and bodywork for up to ~~72~~ 9 people a day. 9 people at a time. We will provide validated parking for 1st hour at Colonial Parking on Wythe St. (#652) They have 424 spaces. We have 2 spaces with lease and are requesting a reduction of 6 spaces total.

We will have no more than 10 staff on site at a time. 9 Massage rooms avail. Reservations are made online or via phone.

Old Town Massage Center has been operating in Alexandria since 2001 and this is an expansion from current location @ 3303 Duke St.

MON - FRI 8:00 AM - 8:00 PM.

SAT + SUN 8:00 AM - 6 PM

DO NOT TAKE WALKINS

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).

Max 72 per 24 Hrs
Max 9 per day. Hour

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

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

Max 9-10 per day

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

Day:

Mon - Frid

Sat - Sun

Hours:

800 - 800

800 - 600.

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


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

We do not make noise. Massage is
very quiet.

B. How will the noise be controlled?

N/A

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

N/A unless you count Lavender oil


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)

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)

1-2 bags per day. We take them with us or closing place in dumpster.

- C. How often will trash be collected?

Daily - we take it with us when we leave

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

We do not give items that will throw out so other than picking up trash I have no clue.

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:

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

We have camera in lobby and coded lock
Front desk staff is also present Mon-Frid 9-5
and SAT + SUN 9-3

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:

2 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? _____

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? In garage associated w/ bldg
- C. During what hours of the day do you expect loading/unloading operations to occur?
Mon Thurs Sat @ 7 AM - loading
Water deliver 1x 2 weeks.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Mon Thurs SAT @ 7 AM.
1x E/O week for water (no fixed time)

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?

yes

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?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = 3000 sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☒ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



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)

The location is 525 Wythe Street. We will have 2 off street parking spots in designated garage. We are requesting a parking reduction of 6 spaces. There is a pay lot across the street at the Trader Joe's on St Asaphs. and two more retail lots across the street. We will validate parking for 1st HR @ Colonial lot @ 65 Wythe St

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

Our clients will be mainly walkers from the North Old Town Community.

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

The cost of rent does not allow me to also cover the \$200 - \$300 per spot per month fee for additional parking spots. Also with the large amount of public parking available we will not be causing parking issues

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

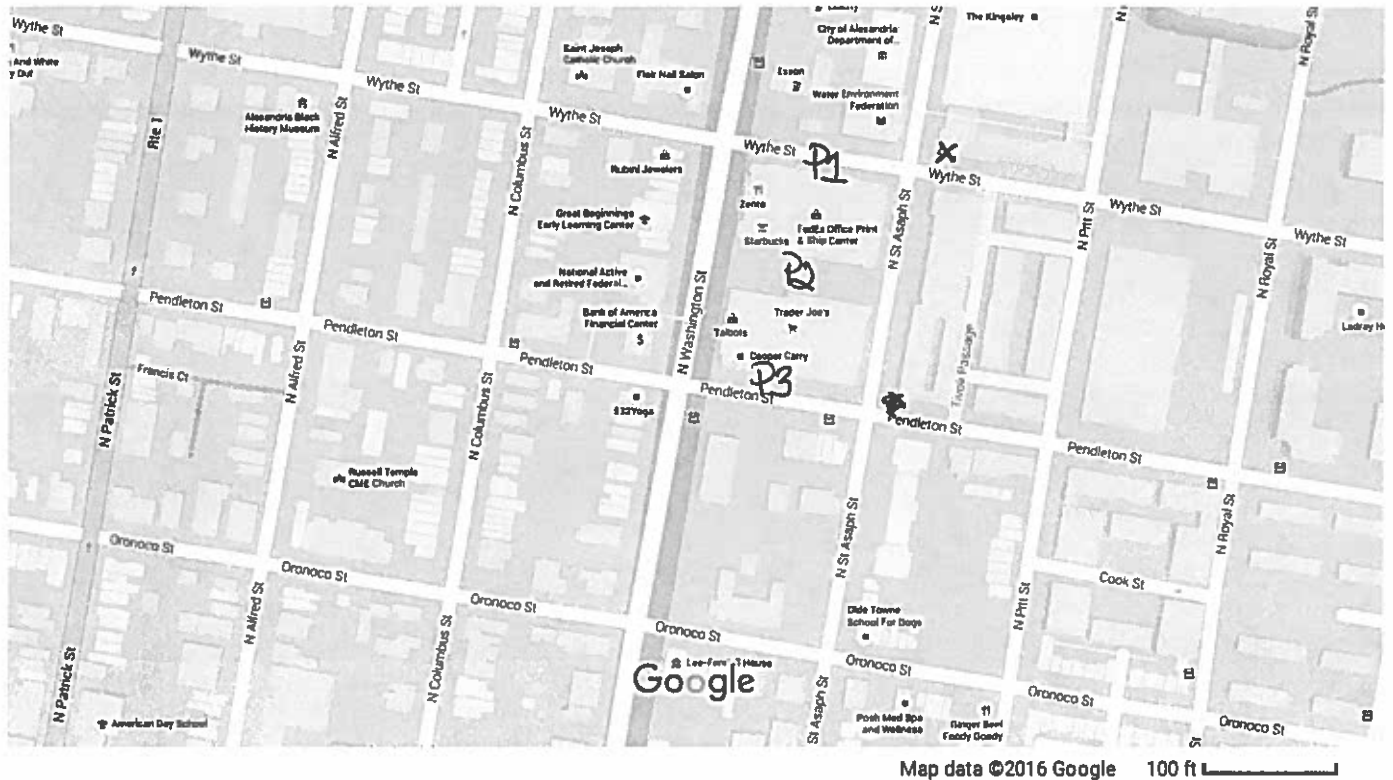
☐ Yes. ☒ No.

- 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.**

SUP2016-0046

Google Maps

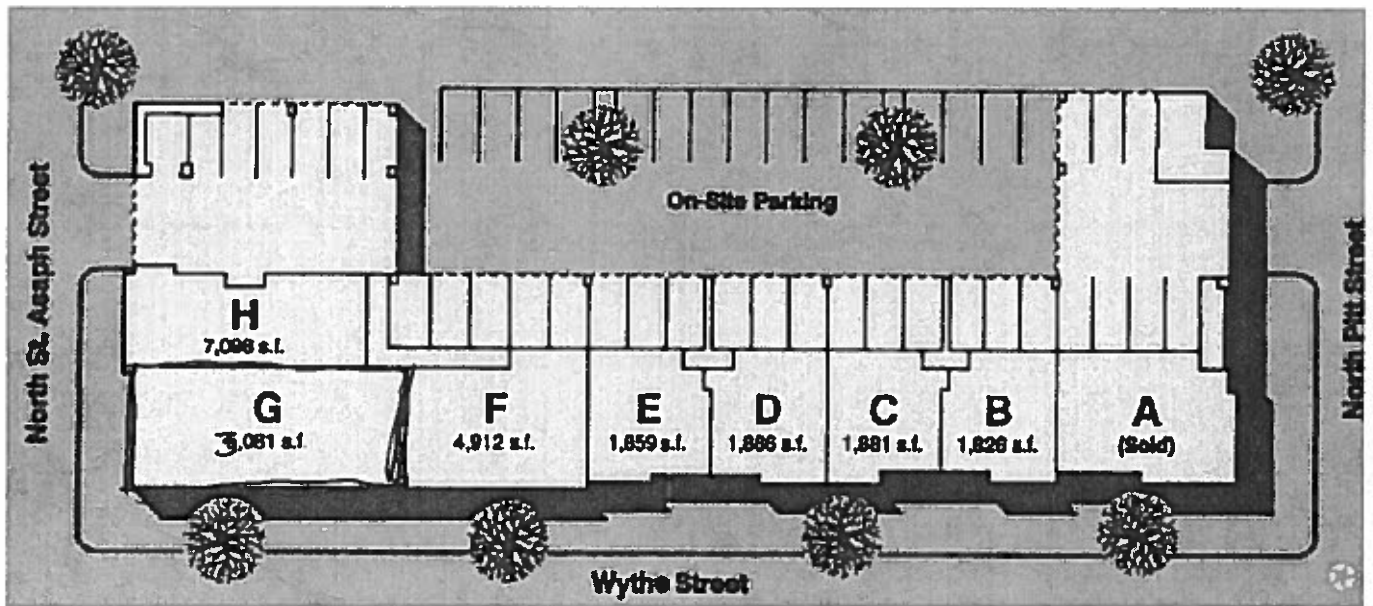


x - 525 Wythe St OLD TOWN MASSAGE CENTER

P1 - Colonial Parking 424 spots.
will validate 1hr per client

P2 - Trader Joe's Parking Lot

P3 - Free retail parking 30 spots



OFFICE SPACE FOR LEASE

525 WYTHE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF:

3,083 SF

Lease Rate:

\$21.50 SF/yr (NN)

Parking:

2 reserved spaces

SUP2016-0046

PROPERTY OVERVIEW

This north Old Town office space was recently remodeled with a professional, office-intensive layout. The landlord is willing to make modifications to the space for the next tenant.

With quick access to all the amenities of the Old Town shopping and dining district, you are only two stoplights to National Airport, the 14th Street Bridge, and Capitol Hill. This neighborhood is now enjoying new vibrancy with the planned mixed-use development of the Giant Foods/ABC site two blocks away, the expansion and upgrade of two nearby hotels, and the redevelopment of several other sites nearby.

PROPERTY HIGHLIGHTS

- Suite includes kitchenette and two bathrooms, one with shower.
- Two parking spaces included
- Dual-zoned HVAC for each floor
- Security system with front door video monitoring in place
- Full sprinkler system in place
- Building signage available
- Tenant pays electricity, gas, cleaning, as well as increase in real estate taxes over base year
- Existing furniture is available for tenant use
- Walking distance to Braddock Metro; Dash bus to Braddock Metro and King Street Metro
- Multiple Capital Bikeshare stations as close as one block away
- Local amenities include Teatism, Starbucks, FedEx/Kinkos, Trader Joe's, Harris Teeter, Sheraton Suites, Royal Restaurant, and the recently opened Harris Teeter
- Local fitness opportunities include Sport & Health, Crossfit Oldtown, 532Yoga, and FitOne
- New retail and residential developments within walking distance now underway

Leasing by:

MICHAEL PORTERFIELD

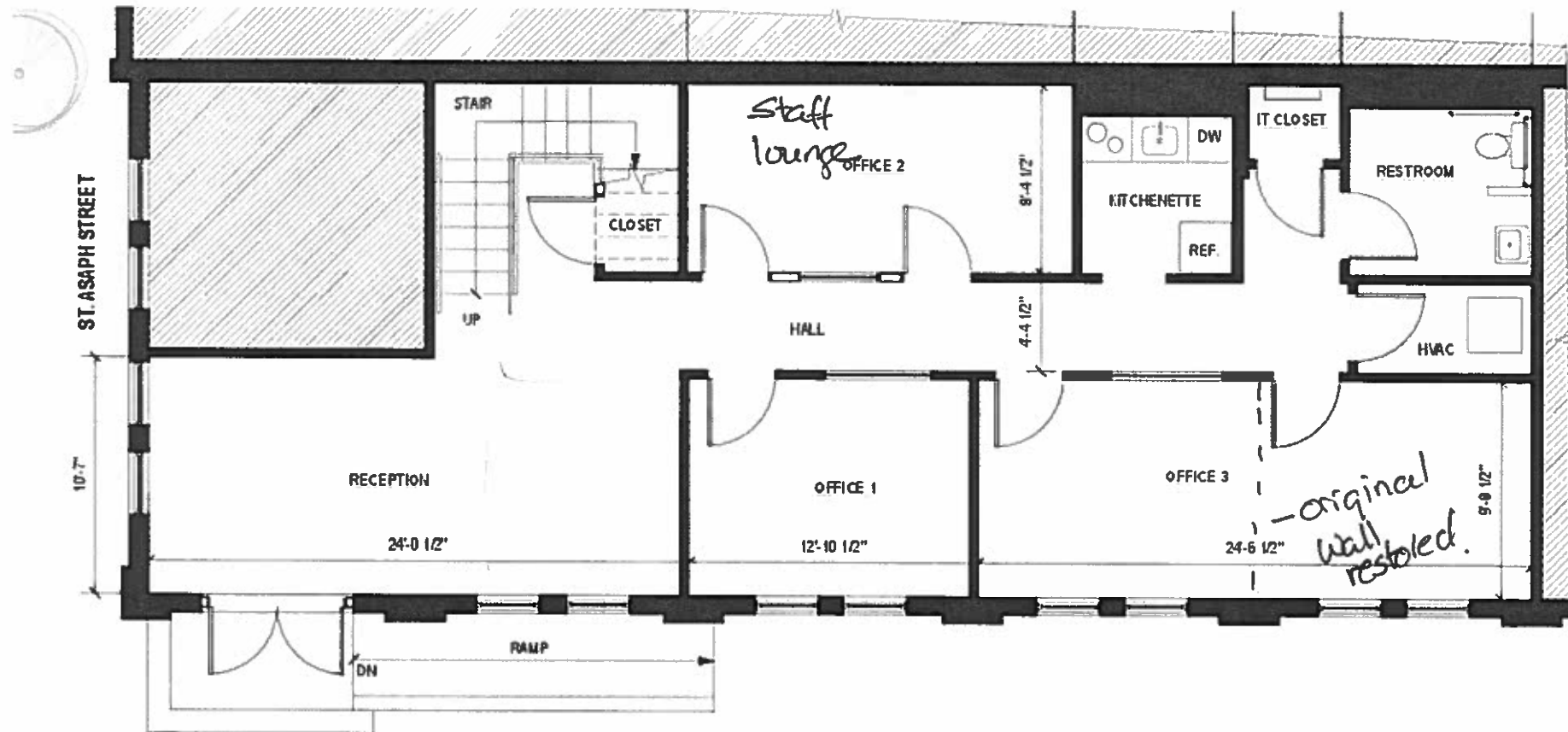
703.836.6555 x 101 | mike@tartanproperties.com

OFFICE SPACE FOR LEASE

525 WYTHE STREET

OLD TOWN ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

525 WYTHE STREET, ALEXANDRIA, VA 22314

TARTAN

SUP2016-0046

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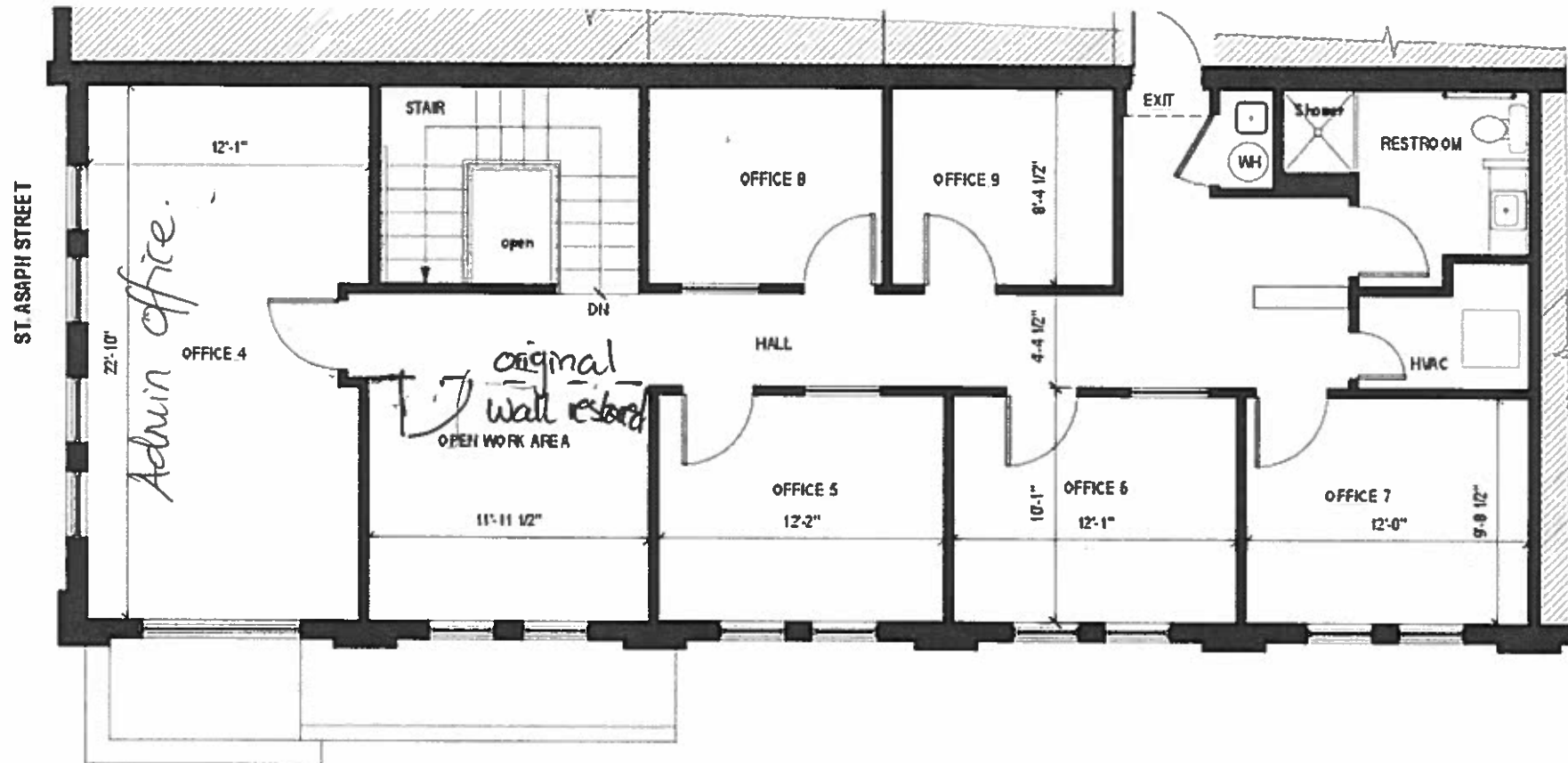
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Sara Brandt Vorel

From: jette Hansen <jette@oldtownmassagecenter.com>
Sent: Friday, August 12, 2016 4:03 PM
To: Sara Brandt Vorel
Subject: staff parking

REVISED

Hi Sara,

In addition to validating client parking I am also willing to subsidize staff parking to the tune of \$7.00 a day so all they need to pay is \$6.00. That would be at the colonial Parking Garage.

Thanks

Jette

Jette Keis Hansen, CMT, CNMT
President
Old Town Massage Center, Inc
3303 Duke St
Alexandria, VA 22314

Office :703 518 8484
Cell: 703 785 7700

From: jette Hansen [mailto:
Sent: Friday, July 22, 2016 2:35 PM
To: Sara Brandt Vorel
Subject: Re: SUP follow up questions

REVISED

Employees will park on street.

I will have validation booklets from Colonial where I pay for the first hour. I give the clients a prepaid ticket that I purchase from Colonial on a monthly basis.

Clients can also combine their massage with a trip to Trader Joe's who validates for up to two hrs.

Thanks

Jette

Jette Keis Hansen, CMT, CNMT

From: Sara Brandt Vorel
Sent: Wednesday, September 07, 2016 9:41 AM
To: Kristen Walentisch
Cc: Kendra Jacobs
Subject: FW: Old Town Massage Center

Follow Up Flag: Follow up
Flag Status: Flagged

Hello All,

Letter of support for September docket case.

Best,
Sara

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393

From: Rick Terrell [<mailto:terrellr@yahoo.com>]
Sent: Wednesday, September 07, 2016 9:34 AM
To: Sara Brandt Vorel
Subject: Old Town Massage Center

Good Morning,

I am writing to voice my support for the move of Old Town Massage Center to a new location on Wythe Street. My wife and I have been clients for many years, and we cannot speak highly enough not only of the excellent service provided there, but also of the professionalism and outstanding customer service exhibited by Jette Hansen and her staff. It would be a pleasure to have the Massage Center within walking distance from our home, and they would be a welcome addition to the community. We encourage the Commission and the City to decide favorably on the proposed relocation.

Thank you,

Rick and Karen Terrell
702 Kahn Place