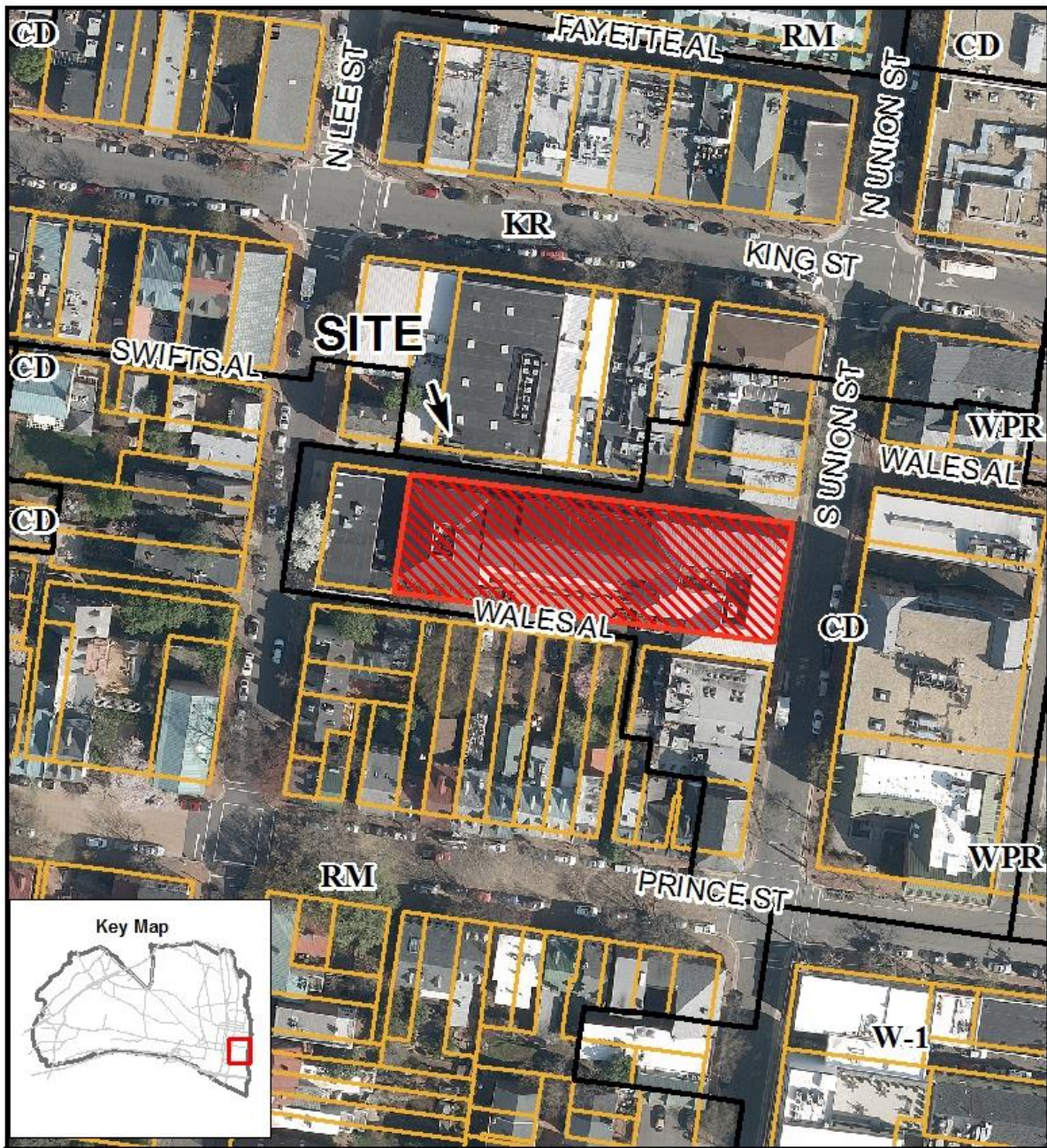
**DOCKET ITEM #9*****Special Use Permit #2017-0042******Special Use Permit #2017-0043******115 South Union Street – Hotel & Restaurant***

Application	General Data	
Public hearing and consideration of a request for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use	Planning Commission Hearing:	June 6, 2017
	City Council Hearing:	June 24, 2017
Address: 115 S. Union Street	Zone:	CD
Applicant: 115 Union CMB-GME LLC represented by M. Catherine Puskar, Attorney	Small Area Plan:	Old Town & Waterfront

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, AICP, alex.dambach@alexandriava.gov
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Special Use Permit #2017-0042
Special Use Permit #2017-0043
115 South Union Street



I. DISCUSSION

The applicant, 115 Union CMB-GME LLC represented by M. Catherine Puskar, attorney, requests Special Use Permit approval for a 64-room hotel with a parking reduction and loading area reduction as well as Special Use Permit approval for a restaurant.

SITE DESCRIPTION

The site is a 19,569 square foot lot with 80 feet of frontage on Union Street and 250 feet of frontage on Wales Alley. Another alley borders the lot to the north. It contains a 60,050 gross square foot 3-story building now used as an office with first floor retail spaces and with a two-level public and private parking garage with access from the alley on the building's north. The office and retail area has 34,245 square feet with the rest of the building used for indoor parking. This structure fully covers the lot and has a 2-level outdoor patio on the building's south side, above the parking garage, overlooking Wales Alley. It is surrounded by commercial and residential uses including the Union Street Pub to the south, the back yards of the residences along Capitan's Row/Prince Street to the southwest, commercial buildings to the west, the backs of King Street business buildings to the north, and The Strand Building and the Virtue Feed and Grain restaurant across Union Street to the east.

BACKGROUND

On November 12, 1986, City Council approved Site Plan #86-0038 for construction of an office building with an indoor parking garage. Corresponding with this approval was an agreement with the City of Alexandria dated January 16, 1987 providing that the parking spaces in the building's garage be made available to the general public for pay parking as well as for the users of the office building. The garage was designed with attended valet parking with several tandem spaces. This agreement reduced the amount of parking provided exclusively to the building's office use from the zoning-required minimum by 20 spaces.



The building was completed in 1989 and has been used as an office building with retail stores in the front section of the elevated first floor and a parking garage for the public and office occupants in the rear of the first floor and in the basement level. A proposal had been submitted in 2015 to convert the building into a multi-family residential structure, but that application was withdrawn.

PROPOSAL

The applicant, 115 Union CMB-GME LLC represented by M. Catherine Puskar, Attorney, seeks special use permit approval with a parking and loading area reduction in order to renovate the building at 115 S. Union Street and convert it into a 64 room hotel. It also seeks special use permit approval for a restaurant on the first floor that would have 115 indoor seats and 20

outdoor seats on the building's south-facing patio. Hotel rooms would occupy the second and third floors while the first floor would contain the lobby and the restaurant.

While the hotel would operate at all times, the restaurant is proposed to operate from 5 a.m. to midnight, Sunday through Thursday, and from 5 a.m. to 1 a.m., Friday and Saturday. While it would likely cater primarily to hotel guests, it would be open to the general public. The outdoor seating area for the restaurant and the hotel would be open from 7 a.m. to 10 p.m., daily, but no patron or guest would be permitted to enter the patio after 9 p.m. in order to ensure that it would be clear of people by 10 p.m. These proposed restaurant hours are similar to those found in nearby restaurants in this section of Old Town, but the patio hours are slightly reduced because of its proximity to residences.



The building's front entrance would be renovated to partially enclose the existing front steps, and two indoor elevators would be relocated. Each floor would also contain indoor back-of-house service areas.

The rear of the first floor and the basement area contain the parking garage. The original parking layout contained 100 parking spaces, but three spaces would need to be removed to install flood gates and to create handicapped space access areas. Of the remaining 97 spaces, 32 would be available for hotel use. The remaining spaces would be for use by the general public who would pay hourly, daily, or monthly for use of these spaces. Sixteen of these spaces are in a tandem configuration, and a staff attendant would manage access to these spaces. Three of these spaces would be designated as short-term pick-up, drop-off, and guest check-in spaces.

PARKING

The Zoning Ordinance requirement for hotels is 0.7 parking spaces per guest room, so this application would be required to provide 45 spaces. Restaurants in the Central Business District are exempt from the requirement to provide parking. The building contains a parking garage that would have 97 spaces and continue to have attendant staff to manage all spaces including the existing sixteen tandem spaces.

Although there is more than enough parking on site to satisfy zoning requirements for parking, there is a public interest in providing public parking for this area of Old Town using this building's parking garage. An existing agreement, based on the building's use as office space, provides public pay parking spaces at all times the garage is open as well as parking for the office uses. That agreement would need to be amended, as the parking needs for a hotel are different, and staff and the applicant have agreed to pursue, as a separate action, a revised agreement. Thirty-two spaces would be available for the hotel to use and all other spaces would be available as public pay parking spaces at all times. One parking space for every two rooms would be provided, which is the same parking ratio as the nearby Hotel Indigo. This arrangement would necessitate a parking reduction of 13 spaces.

Section 8-100(A)(4) of the Zoning Ordinance lists the criteria for parking reduction requests. This project complies with this section, as it would be impossible to provide additional parking at this developed site without removal of valuable public parking spaces that serve a public interest; because the parking reduction will not have an adverse effect on the adjoining neighborhood since parking demand is normally below the level of 0.4 spaces per guest room, and because parking spaces are not proposed to be removed as a result of this hotel proposal, but because of the need to provide flood protection and access to handicapped serving parking spaces. Furthermore, this application provided a parking management plan. Accordingly, the parking reduction conforms to the requirements of the Zoning Ordinance.

Additionally, because the building was constructed without a loading area, a reduction of two loading spaces is also required. The building abuts a public alley to the north, and it would continue to be used as loading areas for this building, as it has been in the past. The applicant proposes that three spaces in the garage would be used as short-term spaces for pick-up, drop-off, and check-in purposes.

ZONING/MASTER PLAN DESIGNATION

This site is located in the CD zone, which permits hotels and restaurants if special use permit approval is granted. It is also under the guidance of the Old Town Small Area Plan and is adjacent to areas covered by the Waterfront Small Area Plan. In both plans, hotel and restaurant uses are recommended land uses in commercial areas with SUP approval. The Waterfront Plan's limit on the number of hotels does not apply to this site. Reviews of proposed restaurants are to follow the Old Town Restaurant Policy, which requires that Council review each restaurant application for its impacts on noise, late night hours, alcohol, parking, litter and the balance of retail and restaurant uses.

II. STAFF ANALYSIS

Staff recommends approval of this application. It converts an office building that is 74 percent vacant and is nearing obsolescence into a productive and economically viable use that provides community benefits, including generating jobs, tax revenue, and additional business activity for other Old Town businesses. It also facilitates the reuse of this structure without major exterior construction and is consistent with the goals and objectives of the Old Town and Waterfront Small Area Plans especially to encourage the tourist potential of the historic and architectural aspects of Old Town; maintain a living, active Waterfront that is a destination that attracts all Alexandrians and visitors and is integral to the visitor experience in Alexandria. The Waterfront Plan also envisions that restaurants, hotels, entertainment venues, marinas and other commercial establishments along the waterfront will provide activity and destinations for residents and visitors, allowing enjoyment of the City's Potomac River location.

The proposed hotel would be small and is described as a 'boutique' hotel by the applicants, indicating it would have upscale decoration in the lobby, hallways, and rooms. Its small size helps reduce potential for negative impacts on the community and its pedestrian and vehicular entrances are positioned way from residential areas. The proposed patio overlooking Wales Alley, however, would be across Wales Alley from the rear yards of several townhouses located

on the 100 block of Prince Street. Staff has discussed with the applicant ways to reduce potential impacts from noise generated by crowds, and staff proposes Condition 2 to limit the number of seats in the patio area to no more than 20 and Condition 4 to require that the patio area only be open from 7 a.m. to 10 p.m., with an additional restriction that no people other than staff be permitted to enter the patio area after 9 p.m. Additionally, under Conditions 5 and 24, no music, outdoor speakers, or entertainment is to be permitted in the patio.

The proposed restaurant would primarily serve hotel guests, but it would be open to the public. Because most of its customers would come from inside the building, it is unlikely to generate negative impacts for litter, parking, outdoor crowds, or noise. The proposed hours are compatible with surrounding restaurants, and alcohol service would not be a predominant aspect of the business.

This project includes a request for a loading area reduction and a parking reduction. The building was constructed in 1989 and borders a commercial alley located to its north. This alley serves King Street businesses and has served this building and its office and retail tenants since its construction. The entrances to both levels of the parking garage are also at this alley. Staff recommends that this alley would adequately serve the loading and delivery needs for the restaurant and hotel uses of this building. It is not recommended that Wales Alley be used for loading and delivery purposes. It is near residences, and it is distant from the garage and service entrances to the building. Staff proposes Condition 10 to restrict loading activity to the building's northern alley.

The parking arrangement for this building is somewhat unusual. This building's existing parking garage has 100 spaces, but three spaces would need to be removed to modernize the garage for installation of flood gates and for access areas at handicapped-accessible parking spaces. With 97 spaces, this building would substantially exceed the parking requirement of 45 spaces. Historically, however, this building has not only served as an office building with retail, but it has also served as a public parking facility through an agreement with the City. It is in the public interest for that public parking function to continue, and an amended agreement will be pursued to provide parking space spaces to the public with 32 spaces available to the hotel. These hotel spaces would be provided at a ratio of one space for every two guestrooms. Past experience has shown that a rate of 0.4 to 0.5 spaces per guestroom adequately satisfies parking demand for hotels in and around Old Town Alexandria, where guests are more likely to arrive by public transit or taxi service. For those guests who would arrive by private car, either by taxi or personal vehicle, staff proposes Condition 9 requiring that three of the hotel's parking spaces be designated as short-term drop-off and check-in spaces in the lower garage level near the entrance. This would alleviate concern about cars using Union Street to drop off guests. Signage would also be required to guide guests to these short-term spaces.

Because this proposal provides an economically beneficial adaptive reuse of an office building nearing obsolescence, and because it is not anticipated to have negative impacts on the community, staff recommends approval of this project subject to conditions contained in Section III of this report.

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 maximum number of seats in the restaurant shall be 115. The maximum number of seats in the patio shall be 20. (P&Z)
3. The hours of operation of the restaurant shall be limited to between 5 a.m. to midnight, Sunday through Thursday, and from 5 a.m. to 1 a.m., Friday and Saturday. Meals ordered before the closing hour may be served, but no new patrons may be served and no new alcohol may be served. All patrons must leave within one hour after the closing hour. The hotel may operate twenty-four hours, seven days per week. (P&Z)
4. The hours of operation of the patio area shall be limited to 7 a.m. to 10 p.m., but no individuals other than staff may be permitted to enter the patio area after 9 p.m. (P&Z)
5. There shall be no outdoor musical or amplified entertainment in the patio area.
6. No off-premises alcohol may be sold at this establishment.
7. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z)
8. 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)
9. Thirty-two parking spaces in the garage shall be available to the hotel and restaurant use, in accordance with any amended parking agreements with The City for public use of the parking garage. An amendment to this existing agreement shall be signed by all parties prior to issuance of a certificate of occupancy. (T&ES) (P&Z)
10. Three hotel parking spaces inside the lower garage near its entrance shall be designated as short-term parking for dropping off or picking up guests and for guests checking into the hotel. Wall signage shall be provided on the building near the alley's Union Street entrance guiding drivers to use these short term parking spaces. (P&Z)
11. All loading, refuse removal, and delivery activity shall occur at the alley located to the north of this building. Wales Alley and Union Street shall not be used for these purposes (P&Z)
12. The applicant shall require its employees who drive to use off-street parking. (T&ES)

13. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
14. The Special Use Permit shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of conditions associated with the permit. A copy of the list of conditions with the permit shall be kept on the premises and made available for examination by the public upon request. (P&Z)
15. 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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
16. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
17. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
18. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
19. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
20. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
21. The applicant shall control cooking 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)
22. 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)
23. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

24. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
25. 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 twice 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)
26. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer. (T&ES)
27. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to issuance of the building permit. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES)
28. Vehicles picking up or delivering hotel guests shall not idle for more than 5 minutes at any time within the vicinity of the hotel. (T&ES)
29. This project is located within the locally regulated Old and Historic Alexandria District. Exterior alterations visible from a public way including signage, lighting, menu boards, and exterior vents require BAR approval, most of which can be administratively approved by staff. (BAR).
30. If the land disturbance is greater than 2,500 square feet then the applicant shall submit a grading plan and meet all the requirements listed in the grading plan checklist, City Code, Article XIII Environmental Management Ordinance of the City of Alexandria, and described in various Memorandums to the Industry. If the expected land disturbance is less than 2,500 square feet then the applicant will submit Land Disturbance and Drainage Certificates along with the site plan showing topography, drainage, and grading. (T&ES)
31. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle shall be placed in the public right of way. Payment required prior to issuance of the certificate of occupancy. (T&ES)
32. Install a City standard parking garage wayfinding sign at the garage entrance near S. Union Street prior to issuance of a certificate of occupancy. (T&ES)
33. Provide a Parking Management Plan prior to issuance of a certificate of occupancy. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES and shall at a minimum include the following:
 - a. General project information/summary and development point of contact.

- b. Provide information about any controlled access into the underground garage for vehicles and pedestrians.
 - c. A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - d. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - e. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - f. Information on management of spaces for monthly account permits and transient day parkers.
 - g. A description of and plan showing access control equipment and locations.
 - h. An explanation of how the garage will be managed. Include information on access for hotel guests and monthly/hourly/daily parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
 - i. Information on proposed staffing needs for peak, non-peak and overnight hours.
 - j. How rates will be determined and details of validation program if proposed. (T&ES)
34. 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 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, AICP, Division Chief – Land Use, Dept. of Planning and Zoning;

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:

- F-1 The upper level of this garage does not appear to be open to the public for hourly parking in the evenings and on weekends. This is inconsistent with Section 3 (page 2 of the parking agreement) which states the 100 parking spaces (which included both garage levels) will be made available to the public during evening hours and all day Saturday and Sunday. (T&ES)
- F-2 Stormwater Management has no comments due to no increase in impervious area. (ST&ES)
- F-3 Floodplain has no comments. Not substantial improvement to the building. (T&ES)
- F-4 This property and building are located within the 100-yr floodplain. These improvements amount to a "Substantial Improvement" as defined by City ordinance, which subject this project to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. The owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum). Substantial Improvement of the existing building with lowest floors not 1-ft above the Base Flood Elevation (BFE) of 10.2', the project will be required by ordinance to raise the lowest floor to 1-ft above the BFE, or dry floodproof a non-residential building to 1-ft above the BFE. Dry floodproofing will require a passive non-human intervention floodproofing system, Floodproofing Certification by the Architect/Engineer and an Elevation Certificate submitted to the city prior to issuing Certificate of Occupancy. (T&ES)

Comments (Required to be addressed prior to hearing):

1. A sanitary sewer adequate outfall analysis shall be completed as part of the Preliminary Site Plan in accordance with Memo to Industry 06-14 dated June 20, 2014 on New Sanitary Sewer Connection and Adequate Outfall Analysis – Updated which is available at the following web address of the City of Alexandria: (I- ROW)
<http://www.alexandriava.gov/uploadedFiles/tes/info/MemoToIndustry06-14.pdf>

Conditions (May be updated upon receipt of information requested above):

- C-1 If the land disturbance is greater than 2,500 square feet then the applicant shall submit a grading plan and meet all the requirements listed in the grading plan checklist, City Code, Article XIII Environmental Management Ordinance of the City of Alexandria, and described in various Memorandums to the Industry. If the expected land disturbance is less than 2,500 square feet then the applicant will submit Land Disturbance and Drainage Certificates along with the site plan showing topography, drainage, and grading. (T&ES)

- C-2 Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle shall be placed in the public right of way. Payment required prior to issuance of the certificate of occupancy. (T&ES)
- C-3 Install a City standard parking garage wayfinding sign at the garage entrance near S. Union Street prior to issuance of a certificate of occupancy. (T&ES)
- C-4 Provide a Parking Management Plan prior to issuance of a certificate of occupancy. The Parking Management Plan shall be approved by the Departments of P&Z and T&ES and shall at a minimum include the following:
- General project information/summary and development point of contact.
 - Provide information about any controlled access into the underground garage for vehicles and pedestrians.
 - A plan of the garage facility – including the number of lanes of traffic for entering / exiting, indicating any reversible lanes.
 - Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - Information on management of spaces for monthly account permits and transient day parkers.
 - A description of and plan showing access control equipment and locations.
 - An explanation of how the garage will be managed. Include information on access for hotel guests and monthly/hourly/daily parkers, hours of operation, and accommodation for the various users of the garage (short and long term parking, car and vanpools, bicycles, etc.).
 - Information on proposed staffing needs for peak, non-peak and overnight hours.
 - How rates will be determined and details of validation program if proposed. (T&ES)
- C-5 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- C-6 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- C-7 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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- C-8 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

- C-9 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-10 Vehicles picking up or delivering hotel guests shall not idle for more than 5 minutes at any time within the vicinity of the hotel. (T&ES)
- C-11 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 twice 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-12 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- C-13 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- C-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 in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- C-15 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 Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- C-16 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- C-17 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- C-18 If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
- C-19 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- C-20 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

- C-21 The applicant shall control cooking 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)
- C-22 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)
- C-23 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-24 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- C-25 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 twice 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-26 If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.* (T&ES)
- C-27 Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to issuance of the building permit. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan.* (T&ES)
- C-28 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- C-29 Vehicles picking up or delivering hotel guests shall not idle for more than 5 minutes at any time within the vicinity of the hotel. (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 SUP 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)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-4 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 SUP 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-5 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-6 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

No Comments.

Health:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.

- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Parks and Recreation:

No comments.

Police Department:

No comments.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0042

PROPERTY LOCATION: 115 S. Union Street

TAX MAP REFERENCE: 075.01-06-14

ZONE: CD

APPLICANT:

Name: 115 Union CMB-GME LLC

Address: c/o GME Investments LLC, 1717 18th Street, NW, Washington DC 20009

PROPOSED USE: SUP for hotel use and associated SUP for parking and loading reduction

☒ **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.

Revised 5/24/2017

M. Catharine Puskar, Agent/Attorney

mc Puskar

3/28/2017

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh PC
2200 Clarendon Blvd, Suite 1300

Signature

Date

703-528-4700

703-525-3197

Mailing/Street Address

Telephone #

Fax #

Arlington, VA

22201

cpuskar@thelandlawyers.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 115 S. Union Street, I hereby
(Property Address)
grant the applicant authorization to apply for the hotel & parking reduction use as
(use) SEE ATTACHED LETTER
described in this application.

Name: Gary Goodweather Phone: 202-437-6684
Please Print
Address: 1717 18th Street, NW, Washington DC 20009 Email: ggoodweather@gmeinvestments.com
Signature: _____ Date: _____

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.

See attached.

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permits
115 S. Union Street; Tax Map ID: 075.01-06-14 (the "Property")

Dear Mr. Moritz:

115 Union CMB-GME LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for special use permits and any related requests for the conversion of an existing office building to hotel use on the Property.

Very truly yours,

By: 

Its: Authorized Signatory

Date: 5/24/2017

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. See attached		
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 115 S. Union Street (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. See attached		
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. Bassam Yammine	None	None
2. Patrick Marr	None	None
3. Gary Goodweather	None	None

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.

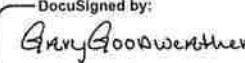
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/12/2016

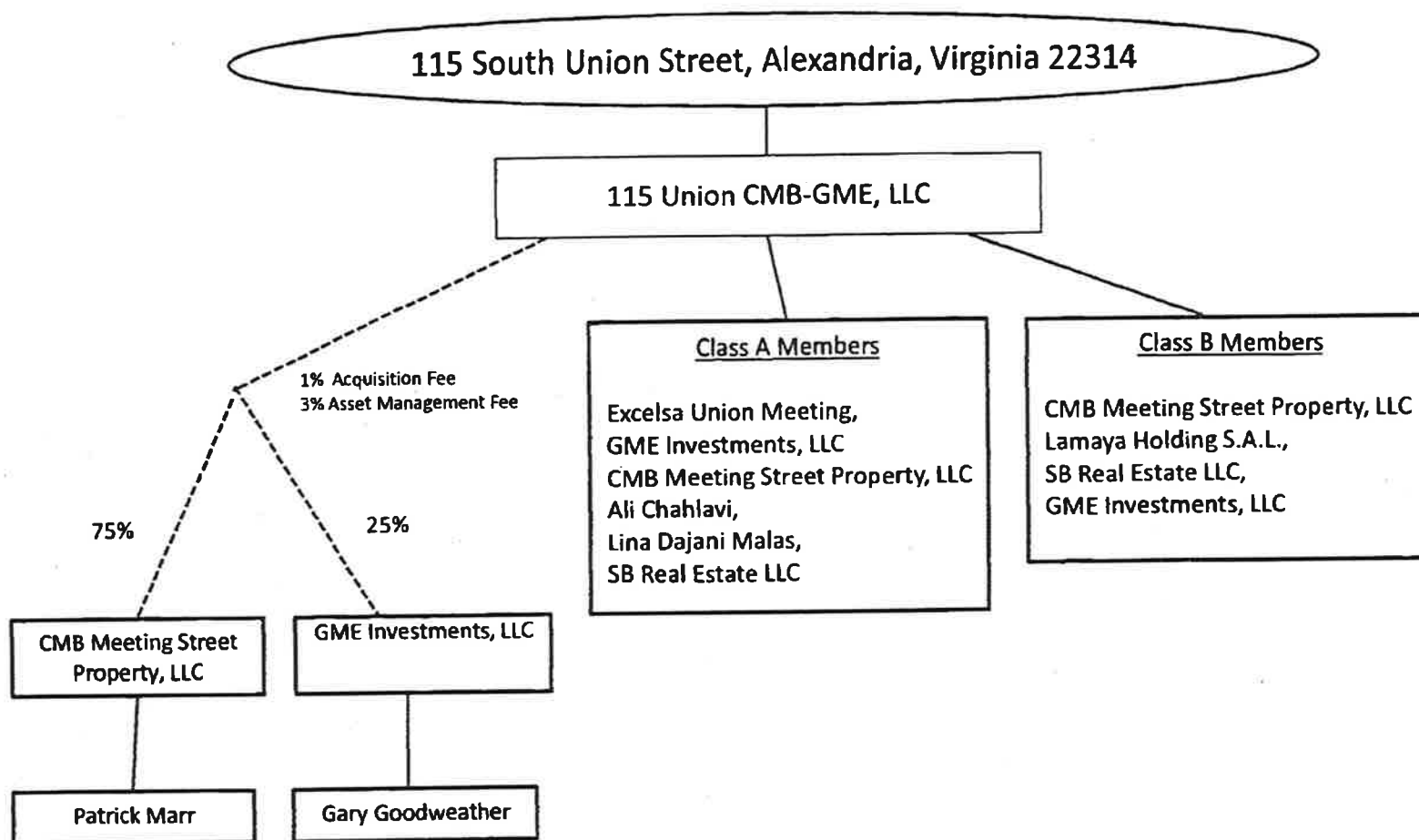
Date

Gary Goodweather

Printed Name

DocuSigned by:

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Signature



2083G753v1

Statement of Justification
115 S. Union Street
075.01-06-14

115 Union CMB-GME, LLC (the "Applicant") requests approval of special use permits ("SUP") for the property identified as Tax Map Reference 075.01-06-14 (the "Subject Property") to permit the renovation and conversion of the existing office/retail building into a hotel with a restaurant.

The Subject Property is zoned CD/Commercial Downtown, contains 19,569 sf of site area, and is currently developed with an office building including ground floor retail. The Applicant proposes to convert the building from office/retail to a 64-room boutique hotel with a restaurant on the first floor. In order to accommodate this new proposal, the Applicant is requesting SUPs for the hotel use, the restaurant, and a parking/loading reduction.

The restaurant may be operated by the hotel operator or by a private restaurant operator. The restaurant will generally serve the guests of the hotel, but will also be open to the public. The Applicant also requests 20 outdoor dining seats for the patio along the southern side of the building. These patio seats could be used for serving breakfast to hotel guests, happy hour, or other functions. Similar to the recent approval of rooftop dining at Union Street Public House, the proposed outdoor dining will close at 11pm.

The building on the Subject Property contains two levels of parking. Pursuant to Section 8-300 of the Alexandria Zoning Ordinance ("Zoning Ordinance"), the proposed restaurant is exempt from parking requirements because it is located within the Central Business District. The Applicant is proposing to manage the garage to maximize parking utilization and availability of public parking while providing a minimum of 32 spaces for hotel use at all times. The proposed 32 spaces, or 0.5 spaces per hotel room, is consistent with the ratio determined to be acceptable by hotel parking occupancy studies performed for other hotels recently approved in the City, including the nearby Indigo Hotel (DSUP#2012-0019), approved on January 25, 2014. The staff report for DSUP#2012-0019 states that a parking study revealed that "the maximum parking occupancy rate observed during the study period was 0.45 spaces per room at the Crown Plaza (901 N. Fairfax Street), with the next highest occupancy rate observed at the Holiday Inn (625 First Street) with a parking ratio of 0.40 spaces per room. The average parking occupancy rates range from a low of 0.26 spaces per room at the Embassy Suites (1900 Diagonal Road) to a high of 0.36 spaces per room at the Crowne Plaza." Therefore, the Applicant requests a 13-space parking reduction from the Zoning Ordinance requirement of 45 spaces (0.7 spaces/room).

Pursuant to the Old Town Restaurant Policy, public parking is available within the vicinity of the restaurant and has been extensively documented through the Old Town Area Parking Study. The remaining 65 spaces in the garage will be available for public use, which could include non-hotel guest patrons of the restaurant. Additionally, the Applicant proposes to manage the parking with an attendant, thereby allowing the parking to be maximized during periods of high occupancy.

Pursuant to the requirements of the Zoning Ordinance, two loading spaces are required for the proposed hotel use. However, as this is an existing building, no new dedicated loading spaces can be accommodated within the structure. The existing retailers in the building use the alley adjacent to the north side of the building for loading today and the applicant proposes to continue to use the alley for hotel/restaurant loading. While dedicated loading spaces are not provided, the alley can adequately serve the loading uses as it has traditionally served the retail in this building and the retail along King Street. The Applicant thereby requests an SUP for a two-space loading reduction.

The proposed conversion and renovation of the building will revitalize an existing underutilized building, create additional hotel amenities for visitors to Alexandria, generate additional jobs and tax revenue, and provide much needed Waterfront parking for years to come.

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).

Approximately 80 hotel guests per day

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

Hotel: Approx. 20-30 employees, max approx. 25 at any one time

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

Day:

Hotel: 24 hrs, 7 days a week

Hours:

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

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

Typical for hotel uses. Noise levels will comply with the noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

SUP # _____

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

No potential 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)

Normal types of trash and recycling from a hotel use

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

Typical amounts of trash and garbage associated with hotel uses

- C. How often will trash be collected?

Trash will be collected weekly

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

Hotel staff will monitor the property 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:

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:

Typical cleaning products associated with hotel use.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
No safety issues are anticipated, however the hotel operator will likely employ security cameras, key card access to rooms, some common areas,
back-of-house areas and/or guest corridors, and on-site security personnel.

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.

ABC license for on-premises sales will be obtained.

SUP # _____

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.
32 Other.

Existing to remain except 3 spaces removed for flood gate installation and the addition of handicap spaces. See plans and justification for additional information.

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? Loading will occur in the alley adjacent to the building

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? Loading for hotel will occur in the alley adjacent to the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7am and 11pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary to serve the hotel uses.
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?
Street access is 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?
34,245 sq. ft. (existing) + 0 sq. ft. (addition if any) = 34,245 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

SUP # _____
Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 115 Outdoors: 20 Total number proposed: 135
2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) ☒ Yes ☐ No
Beer and wine — on-premises ☒ Yes ☐ No
Beer and wine — off-premises ☐ Yes ☒ No
3. Please describe the type of food that will be served:
To be determined by future operator

4. The restaurant will offer the following service (check items that apply):
☒ table service ☒ bar ☐ carry-out ☐ delivery
5. If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? ☐ Yes ☐ No
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
☒ Yes ☐ No
If yes, please describe:
The bar may have one or two large screen televisions for patrons, with the intention that they will be placed in a location to enhance the bar area but not affect the dining room patrons.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☒ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☐ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☒ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☒ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

100 approx.	Maximum number of patron dining seats
+	35 approx. Maximum number of patron bar seats
+	Maximum number of standing patrons
=	135 Maximum number of patrons

2. 20 approx. Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - ☐ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☒ Closing after 10:00 PM but by Midnight
 - ☒ Closing after Midnight

4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☒ Balance between alcohol and food
 - ☐ Low ratio of alcohol to food

SUP # _____



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 requested parking reduction is for the two loading spaces required for the proposed hotel use and to reduce the parking ratio for the hotel to 0.5 spaces/room.

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

See statement of justification

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

See statement of justification

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.

Parking Management Plan
115 S. Union Street
075.01-06-14

The building located at 115 S. Union Street (the "Subject Property") contains two levels of parking. Pursuant to Section 8-300 of the Alexandria Zoning Ordinance ("Zoning Ordinance"), the proposed restaurant is exempt from parking requirements because it is located within the Central Business District. The Applicant is proposing to manage the garage to maximize parking utilization and availability of public parking while providing a minimum of 32 spaces for hotel use at all times. The proposed 32 spaces, or 0.5 spaces per hotel room, is consistent with the ratio determined to be acceptable by hotel parking occupancy studies performed for other hotels recently approved in the City, including the nearby Indigo Hotel (DSUP#2012-0019), approved on January 25, 2014. The staff report for DSUP#2012-0019 states that a parking study revealed that "the maximum parking occupancy rate observed during the study period was 0.45 spaces per room at the Crown Plaza (901 N. Fairfax Street), with the next highest occupancy rate observed at the Holiday Inn (625 First Street) with a parking ratio of 0.40 spaces per room. The average parking occupancy rates range from a low of 0.26 spaces per room at the Embassy Suites (1900 Diagonal Road) to a high of 0.36 spaces per room at the Crowne Plaza." Therefore, the Applicant requests a 13-space parking reduction from the Zoning Ordinance requirement of 45 spaces (0.7 spaces/room).

Pursuant to the Old Town Restaurant Policy, public parking is available within the vicinity of the restaurant and has been extensively documented through the Old Town Area Parking Study. The remaining 65 spaces in the garage will be available for public use, which could include non-hotel guest patrons of the restaurant. Additionally, the Applicant proposes to manage the parking with an attendant, thereby allowing the parking to be maximized during periods of high occupancy.

This area of Old Town has residential zone on-street parking and paid on-street parking, both of which are time-limited except late at night. Given that there will be adequate dedicated hotel parking on-site and the provision of additional attendant-managed public parking, not only will there be no negative impact of the requested hotel parking reduction on the neighborhood, the public parking will mitigate parking impacts of other nearby uses beyond the proposed hotel and restaurant uses on the Subject Property.

Pursuant to the requirements of the Zoning Ordinance, two loading spaces are required for the proposed hotel use. However, as this is an existing building, no new dedicated loading spaces can be accommodated within the structure. The existing retailers in the building use the alley adjacent to the north side of the building for loading today and the applicant proposes to continue to use the alley for hotel/restaurant loading. While dedicated loading spaces are not provided, the alley can adequately serve the loading uses as it has traditionally served the retail in this building and the retail along King Street.

115 SOUTH UNION STREET
HOTEL CONVERSION

MARCH 8, 2017

INDEX OF DRAWINGS

- A-0 COVER SHEET/ARCHITECTURAL SITE PLAN
- A-1 FLOOR PLAN - BASEMENT PARKING LEVEL
- A-2 FLOOR PLAN - LEVEL 1
- A-3 FLOOR PLAN - LEVELS 2 & 3
- A-4 ROOF PLAN

OWNER

115 UNION CMB-GME, LLC

c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

ARCHITECT

COOPER CARRY

625 NORTH WASHINGTON STREET, SUITE 200
ALEXANDRIA, VA 22314

ZONING TABULATIONS

Existing Zone: CD / Commercial Downtown
Proposed Zone: CD / Commercial Downtown
Existing Use: Office / Retail
Proposed Use: Hotel
Site Area: 19,569 sf

BUILDING CONSTRUCTED IN ACCORDANCE WITH SP#86-038

PARKING

Existing: 100 Spaces
Remaining: 97 Spaces (3 removed)

Required Spaces* = 0.7/Guestroom and 1/8 meeting room/restaurant seats
(Section 8-200(21)) (64*0.7) = 45 spaces

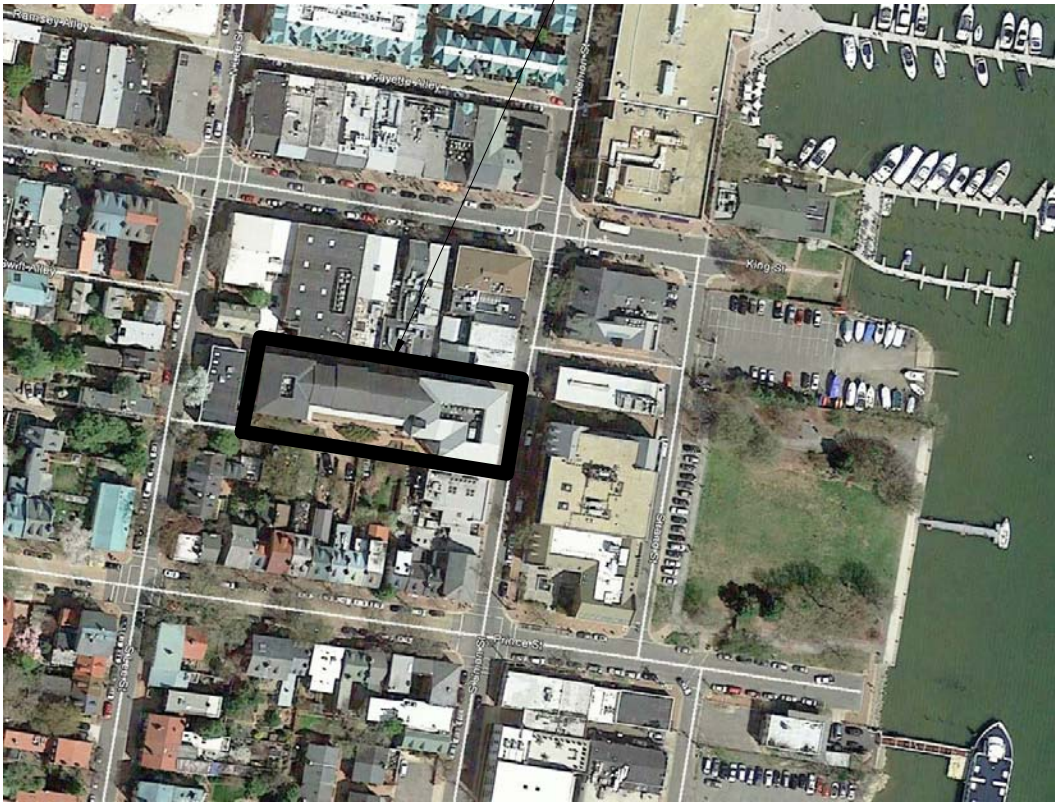
* Restaurant exempt from parking requirement since it is located in Central Business District
(Section 8-300)

Proposed: 32 - Hotel
65 surplus spaces for public use
(including 19 tandem)

RESTAURANT SEATING

115 seats @ 15sf/person
20 additional outdoor seats on Level 1 Terrace

VICINITY MAP



PROJECT SITE

EXISTING BUILDING (UNION STREET FACADE)



FLOOR LEVEL	GUESTROOM TYPE		
	QUEEN	KING	KING/QUEEN
BASEMENT	-	-	-
LEVEL 1	-	-	-
LEVEL 2	12	14	6
LEVEL 3	12	14	6
SUBTOTAL	24	28	12
TOTAL			64

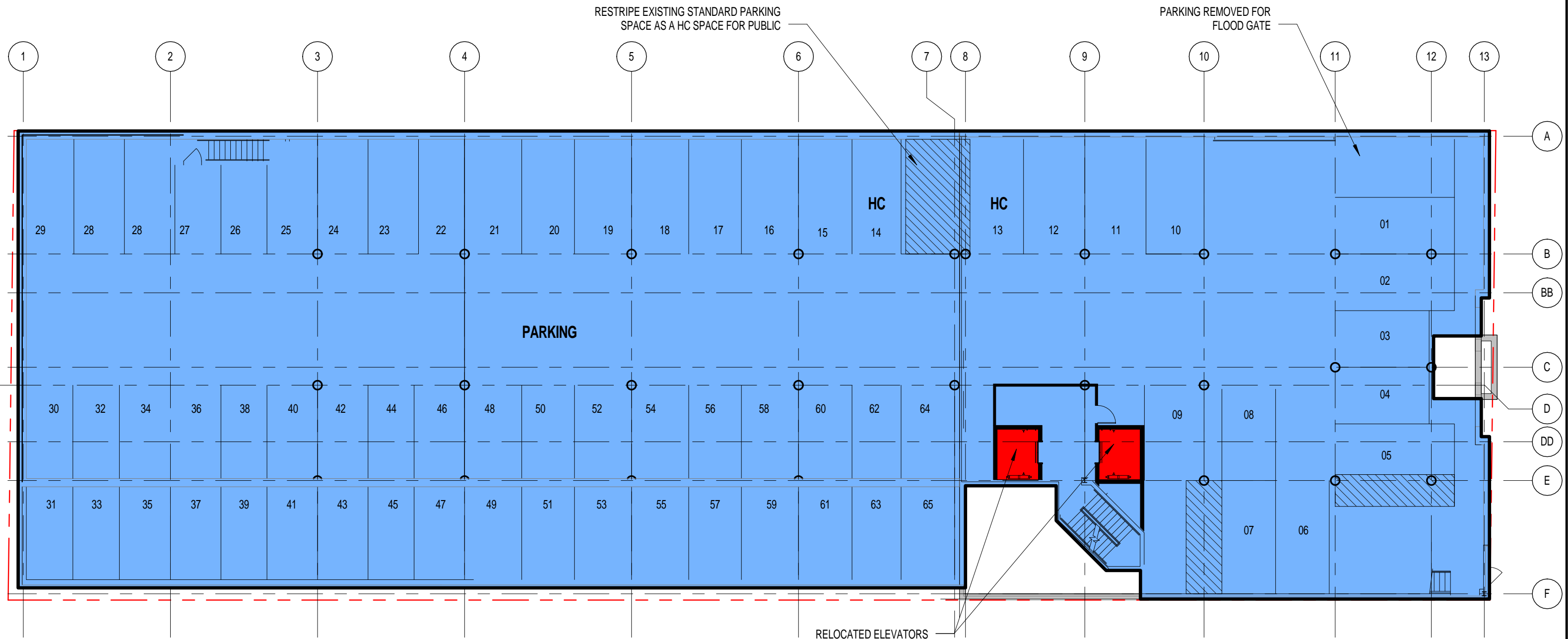
PROJECT N° 20150192 03/08/17

ARCHITECTURAL SITE PLAN SHEET: A-0

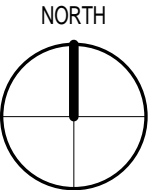
OWNER: 115 UNION CMB-GME, LLC
c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

115 SOUTH UNION STREET
ALEXANDRIA, VA





PARKING SPACES: 65 EXISTING TO REMAIN*
2 REMOVED
* 1 TO ACCOMMODATE RELOCATED ELEVATORS
* 1 TO ACCOMMODATE ADDED FLOOD GATE



PROJECT N° 20150192 | 03/08/17

FLOOR PLAN - BASEMENT PARKING

SHEET: A-1

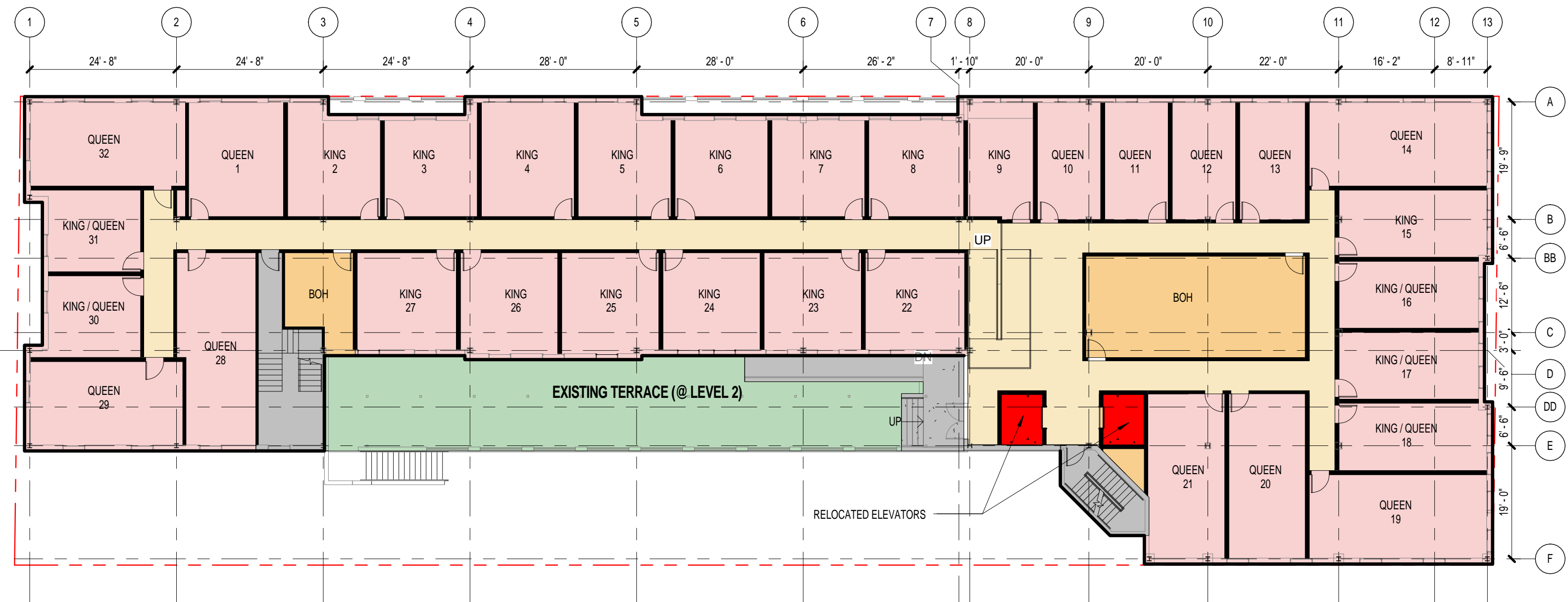
OWNER: 115 UNION CMB-GME, LLC
c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

115 SOUTH UNION STREET
ALEXANDRIA, VA

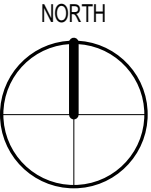




PARKING SPACES: 32 EXISTING TO REMAIN
* 1 REMOVED TO ACCOMMODATE HC PARKING



LEVEL	NUMBER OF GUESTROOMS
2	32
3	32
TOTAL	64



PROJECT N° 20150192 03/08/17

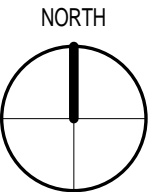
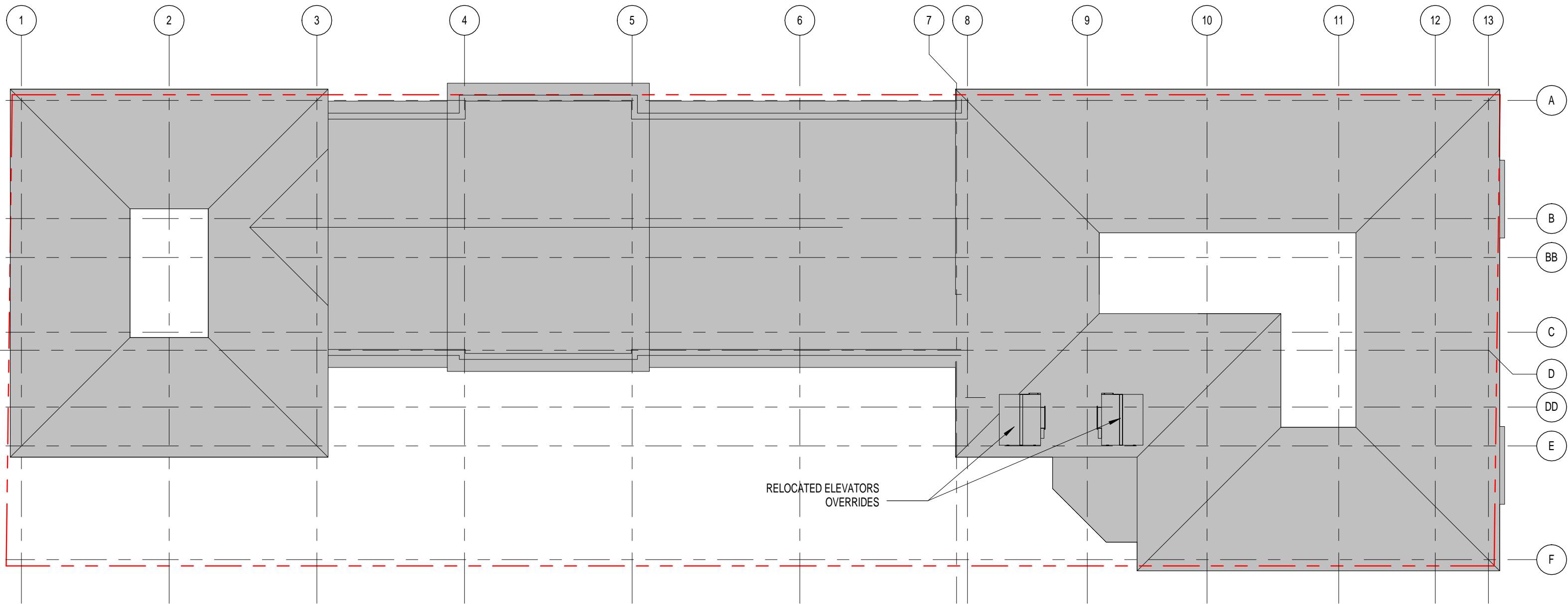
FLOOR PLANS - LEVELS 2 & 3

SHEET: A-3

OWNER: 115 UNION CMB-GME, LLC
c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

115 SOUTH UNION STREET
ALEXANDRIA, VA





PROJECT N° 20150192 | 03/08/17

ROOF PLAN SHEET: A-5

OWNER: 115 UNION CMB-GME, LLC
c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

115 SOUTH UNION STREET
ALEXANDRIA, VA





APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0043

PROPERTY LOCATION: 115 S. Union Street

TAX MAP REFERENCE: 075.01-06-14 **ZONE:** CD

APPLICANT:

Name: 115 Union CMB-GME LLC

Address: c/o GME Investments LLC, 1717 18th Street, NW, Washington DC 20009

PROPOSED USE: SUP for restaurant associated with proposed hotel

☒ **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.

Revised 5/24/2017

M. Catharine Puskar, Agent/Attorney

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh PC
2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

3/28/2017

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 115 S. Union Street, I hereby
(Property Address)
grant the applicant authorization to apply for the restaurant use as
(use) SEE ATTACHED LETTER
described in this application.

Name: Gary Goodweather

Phone: 202-437-6684

Please Print
Address: 1717 18th Street, NW, Washington DC 20009

Email: ggoodweather@gmeinvestments.com

Signature: _____

Date: _____

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.

See attached.

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permits
115 S. Union Street; Tax Map ID: 075.01-06-14 (the "Property")

Dear Mr. Moritz:

115 Union CMB-GME LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for special use permits and any related requests for the conversion of an existing office building to hotel use on the Property.

Very truly yours,

By: 

Its: Authorized Signatory

Date: 5/24/2017

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. See attached		
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 115 S. Union Street (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. See attached		
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 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. Bassam Yammine	None	None
2. Patrick Marr	None	None
3. Gary Goodweather	None	None

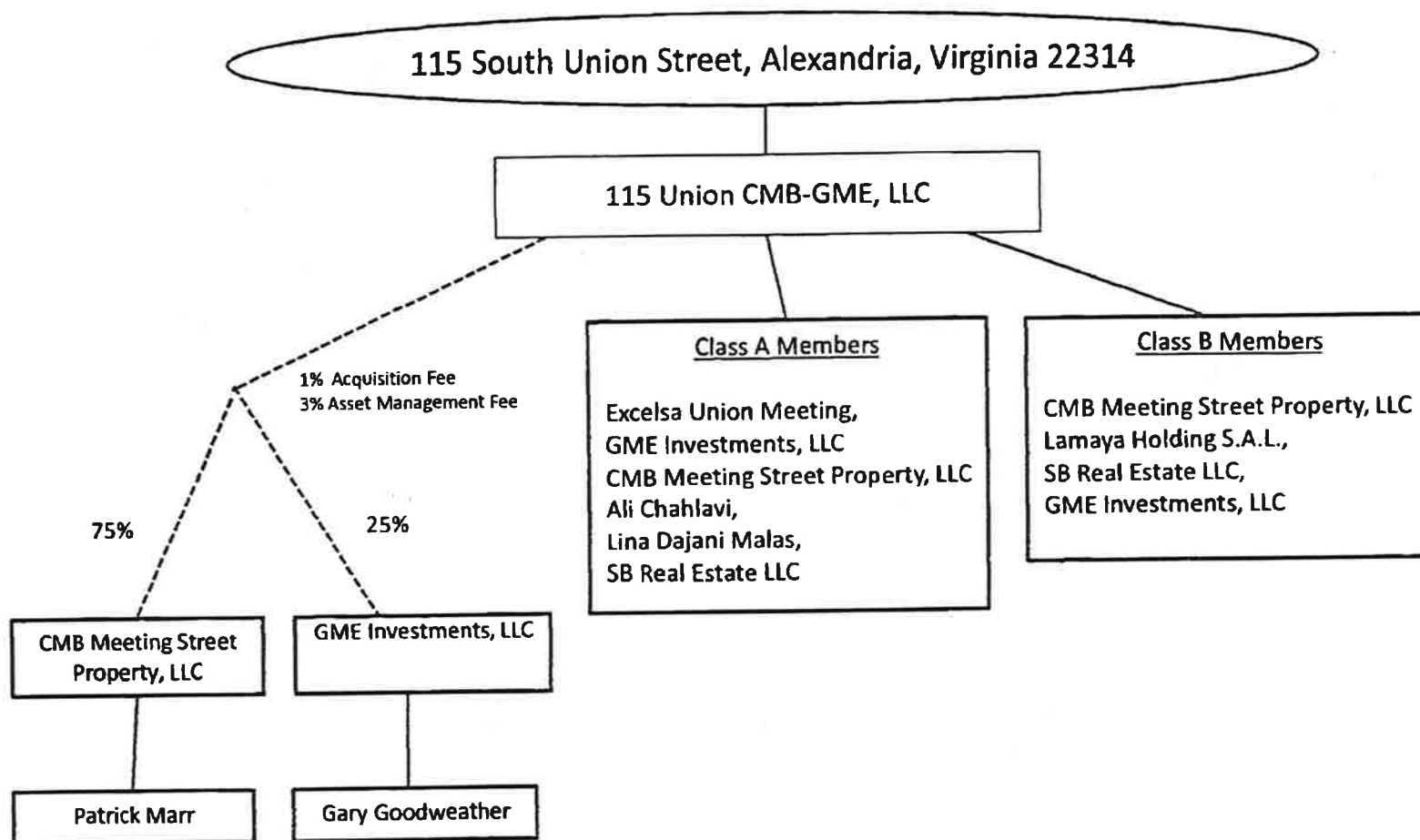
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

9/12/2016
Date

Gary Goodweather
Printed Name

DocuSigned by:
Gary Goodweather
6A41FC6A49AF496...
Signature



20836753v1

Statement of Justification
115 S. Union Street
075.01-06-14

115 Union CMB-GME, LLC (the "Applicant") requests approval of special use permits ("SUP") for the property identified as Tax Map Reference 075.01-06-14 (the "Subject Property") to permit the renovation and conversion of the existing office/retail building into a hotel with a restaurant.

The Subject Property is zoned CD/Commercial Downtown, contains 19,569 sf of site area, and is currently developed with an office building including ground floor retail. The Applicant proposes to convert the building from office/retail to a 64-room boutique hotel with a restaurant on the first floor. In order to accommodate this new proposal, the Applicant is requesting SUPs for the hotel use, the restaurant, and a parking/loading reduction.

The restaurant may be operated by the hotel operator or by a private restaurant operator. The restaurant will generally serve the guests of the hotel, but will also be open to the public. The Applicant also requests 20 outdoor dining seats for the patio along the southern side of the building. These patio seats could be used for serving breakfast to hotel guests, happy hour, or other functions. Similar to the recent approval of rooftop dining at Union Street Public House, the proposed outdoor dining will close at 11pm.

The building on the Subject Property contains two levels of parking. Pursuant to Section 8-300 of the Alexandria Zoning Ordinance ("Zoning Ordinance"), the proposed restaurant is exempt from parking requirements because it is located within the Central Business District. The Applicant is proposing to manage the garage to maximize parking utilization and availability of public parking while providing a minimum of 32 spaces for hotel use at all times. The proposed 32 spaces, or 0.5 spaces per hotel room, is consistent with the ratio determined to be acceptable by hotel parking occupancy studies performed for other hotels recently approved in the City, including the nearby Indigo Hotel (DSUP#2012-0019), approved on January 25, 2014. The staff report for DSUP#2012-0019 states that a parking study revealed that "the maximum parking occupancy rate observed during the study period was 0.45 spaces per room at the Crown Plaza (901 N. Fairfax Street), with the next highest occupancy rate observed at the Holiday Inn (625 First Street) with a parking ratio of 0.40 spaces per room. The average parking occupancy rates range from a low of 0.26 spaces per room at the Embassy Suites (1900 Diagonal Road) to a high of 0.36 spaces per room at the Crowne Plaza." Therefore, the Applicant requests a 13-space parking reduction from the Zoning Ordinance requirement of 45 spaces (0.7 spaces/room).

Pursuant to the Old Town Restaurant Policy, public parking is available within the vicinity of the restaurant and has been extensively documented through the Old Town Area Parking Study. The remaining 65 spaces in the garage will be available for public use, which could include non-hotel guest patrons of the restaurant. Additionally, the Applicant proposes to manage the parking with an attendant, thereby allowing the parking to be maximized during periods of high occupancy.

Pursuant to the requirements of the Zoning Ordinance, two loading spaces are required for the proposed hotel use. However, as this is an existing building, no new dedicated loading spaces can be accommodated within the structure. The existing retailers in the building use the alley adjacent to the north side of the building for loading today and the applicant proposes to continue to use the alley for hotel/restaurant loading. While dedicated loading spaces are not provided, the alley can adequately serve the loading uses as it has traditionally served the retail in this building and the retail along King Street. The Applicant thereby requests an SUP for a two-space loading reduction.

The proposed conversion and renovation of the building will revitalize an existing underutilized building, create additional hotel amenities for visitors to Alexandria, generate additional jobs and tax revenue, and provide much needed Waterfront parking for years to come.

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).

150 to 200 patrons per day
Maximum number of indoor patrons at any one time: 115
Maximum number of outdoor patrons at any one time: 20

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

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

Approx. 20-25 employees
Max approx. 20 at any one time

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

Day:

Indoor: 5am-12am Sun-Thurs, 5am-1am Fri-Sat

Hours:

Outdoor: 7am-11pm

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

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

Typical for restaurant uses. Noise levels will comply with the noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

SUP # _____

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

No potential 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)

Normal types of trash and recycling from a restaurant use

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

Typical amounts of trash and garbage associated with restaurant uses

- C. How often will trash be collected?

Trash will be collected weekly

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

Staff will monitor the property 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:

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:

Typical cleaning products associated with restaurant use and will be disposed
of appropriately.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
No safety issues are anticipated.

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.

ABC license for on-premises sales will be obtained.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

0 _____ Standard spaces
0 _____ Compact spaces
0 _____ Handicapped accessible spaces.
0 _____ Other.

Restaurant exempt from parking requirements per Sec. 8-300
(Central Business District)

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

No parking is required

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

No required loading spaces
per Sec. 8-300

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? Loading will occur in the alley adjacent to the building

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? Loading for restaurant will occur in the alley adjacent
to the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7am and 11pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary to serve the restaurant use.
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?
Street access is 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?
1,750 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1,750 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: Within new proposed hotel

End of Application

SUP # _____
Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?
Indoors: 115 Outdoors: 20 Total number proposed: 135

2. Will the restaurant offer any of the following?
Alcoholic beverages (**SUP only**) ☒ Yes ☐ No
Beer and wine — on-premises ☒ Yes ☐ No
Beer and wine — off-premises ☐ Yes ☒ No

3. Please describe the type of food that will be served:
To be determined by future operator

4. The restaurant will offer the following service (check items that apply):
☒ table service ☒ bar ☐ carry-out ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A
Will delivery drivers use their own vehicles? ☐ Yes ☐ No
Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
☒ Yes ☐ No
If yes, please describe:
The bar may have one or two large screen televisions for patrons, with the intention
that they will be placed in a location to enhance the bar area but not affect the dining
room patrons.

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

SUP # _____

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
☐ 100%
☐ 75-99%
☐ 50-74%
☐ 1-49%
☒ No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
☐ All
☐ 75-99%
☐ 50-74%
☐ 1-49%
☒ None
3. What is the estimated peak evening impact upon neighborhoods? (check one)
☒ No parking impact predicted
☐ Less than 20 additional cars in neighborhood
☐ 20-40 additional cars
☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

	<u>100 approx.</u>	Maximum number of patron dining seats
+	<u>35 approx.</u>	Maximum number of patron bar seats
+	_____	Maximum number of standing patrons
=	<u>135</u>	Maximum number of patrons
2. 20 approx. Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
☐ Closing by 8:00 PM
☐ Closing after 8:00 PM but by 10:00 PM
☒ Closing after 10:00 PM but by Midnight
☒ Closing after Midnight
4. Alcohol Consumption (check one)
☐ High ratio of alcohol to food
☒ Balance between alcohol and food
☐ Low ratio of alcohol to food

115 SOUTH UNION STREET
HOTEL CONVERSION

MARCH 8, 2017

INDEX OF DRAWINGS

- A-0 COVER SHEET/ARCHITECTURAL SITE PLAN
- A-1 FLOOR PLAN - BASEMENT PARKING LEVEL
- A-2 FLOOR PLAN - LEVEL 1
- A-3 FLOOR PLAN - LEVELS 2 & 3
- A-4 ROOF PLAN

OWNER

115 UNION CMB-GME, LLC

c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

ARCHITECT

COOPER CARRY

625 NORTH WASHINGTON STREET, SUITE 200
ALEXANDRIA, VA 22314

ZONING TABULATIONS

Existing Zone: CD / Commercial Downtown
Proposed Zone: CD / Commercial Downtown
Existing Use: Office / Retail
Proposed Use: Hotel
Site Area: 19,569 sf

BUILDING CONSTRUCTED IN ACCORDANCE WITH SP#86-038

PARKING

Existing: 100 Spaces
Remaining: 97 Spaces (3 removed)

Required Spaces* = 0.7/Guestroom and 1/8 meeting room/restaurant seats
(Section 8-200(21)) (64*0.7) = 45 spaces

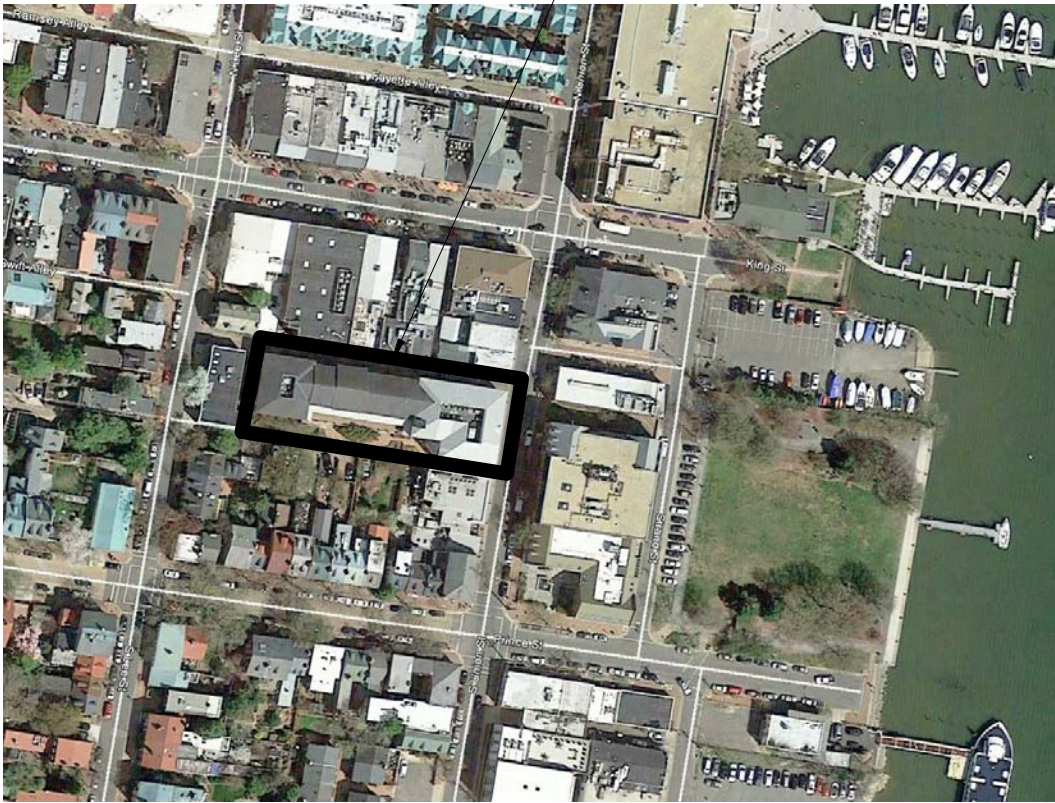
* Restaurant exempt from parking requirement since it is located in Central Business District
(Section 8-300)

Proposed: 32 - Hotel
65 surplus spaces for public use
(including 19 tandem)

RESTAURANT SEATING

115 seats @ 15sf/person
20 additional outdoor seats on Level 1 Terrace

VICINITY MAP

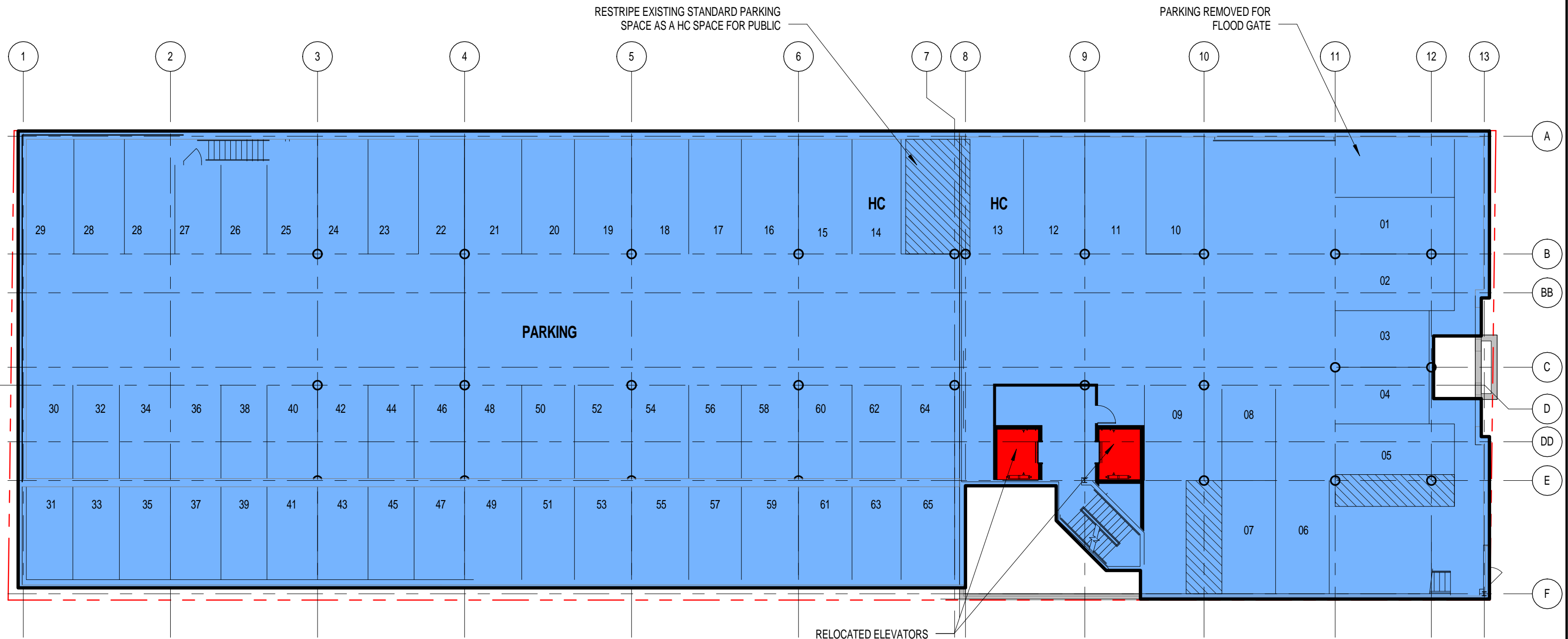


PROJECT SITE

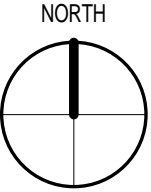
EXISTING BUILDING (UNION STREET FACADE)

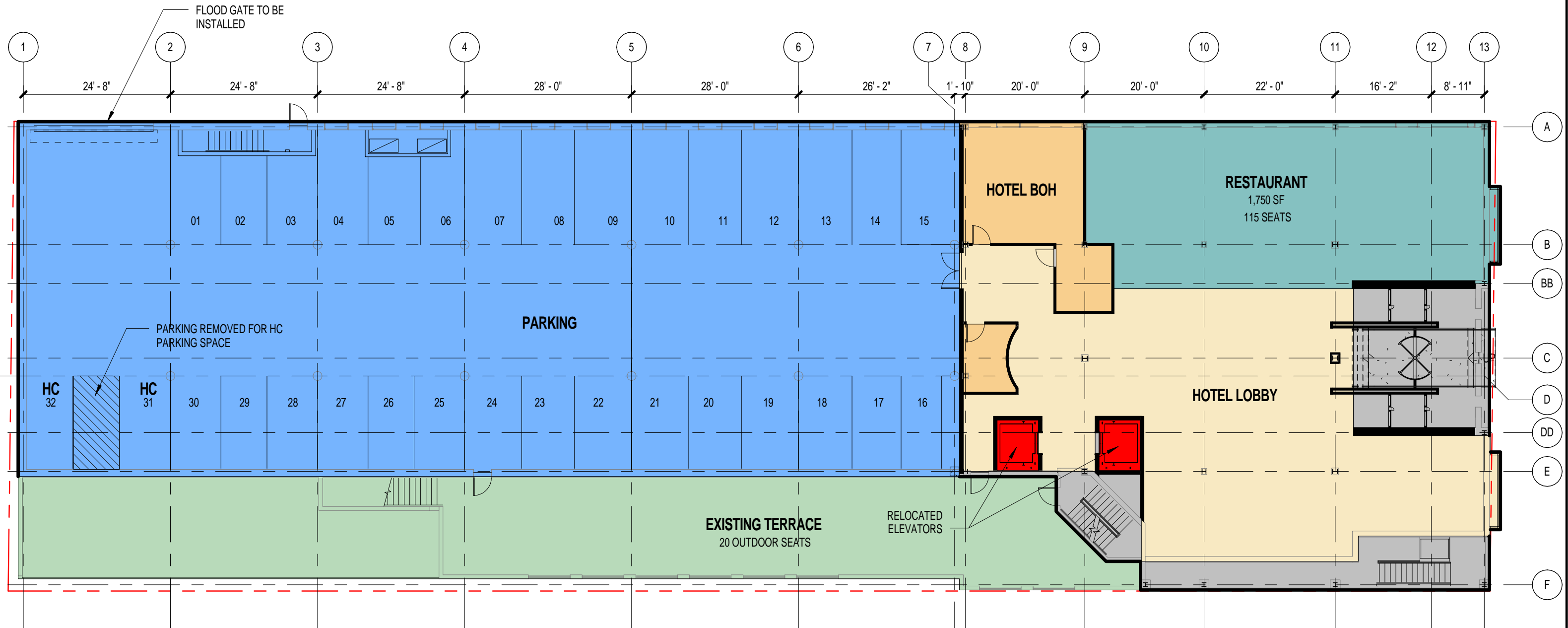


FLOOR LEVEL	GUESTROOM TYPE		
	QUEEN	KING	KING/QUEEN
BASEMENT	-	-	-
LEVEL 1	-	-	-
LEVEL 2	12	14	6
LEVEL 3	12	14	6
SUBTOTAL	24	28	12
TOTAL			64

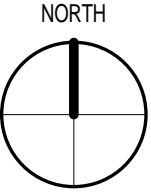


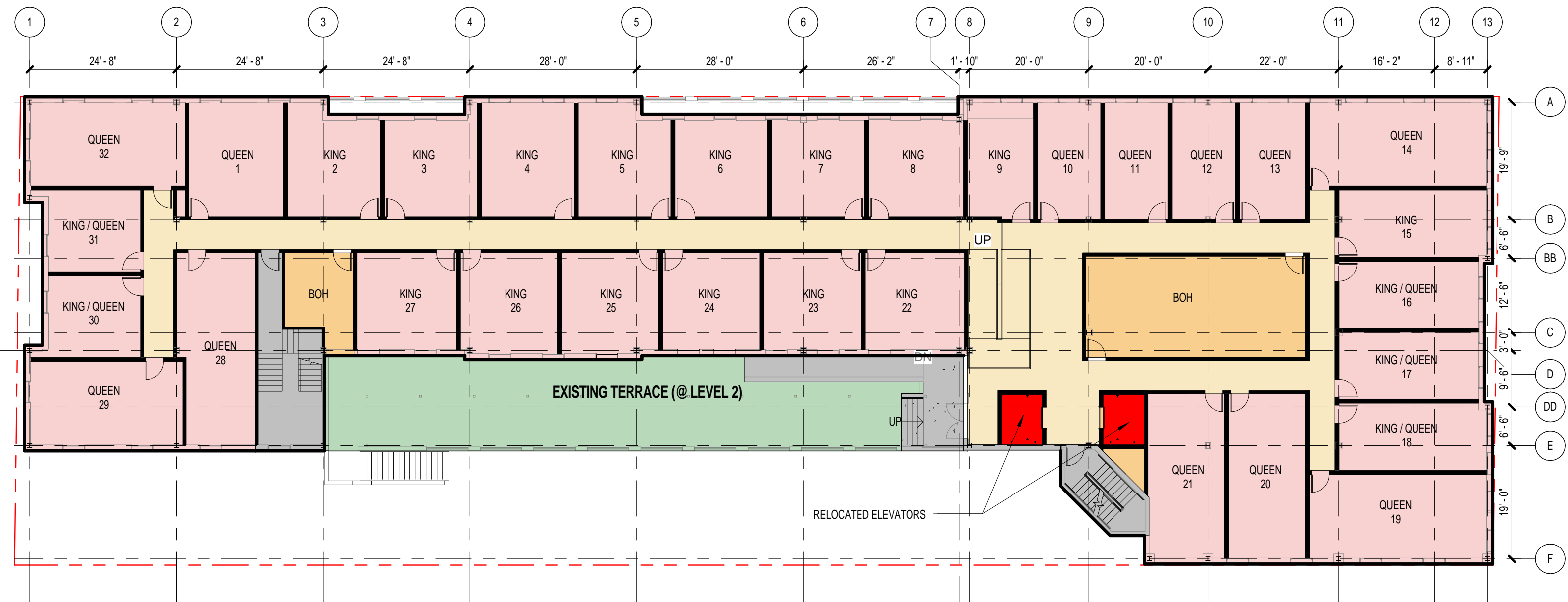
PARKING SPACES: 65 EXISTING TO REMAIN*
2 REMOVED
* 1 TO ACCOMMODATE RELOCATED ELEVATORS
* 1 TO ACCOMMODATE ADDED FLOOD GATE



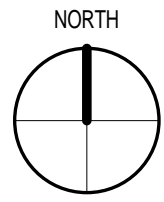


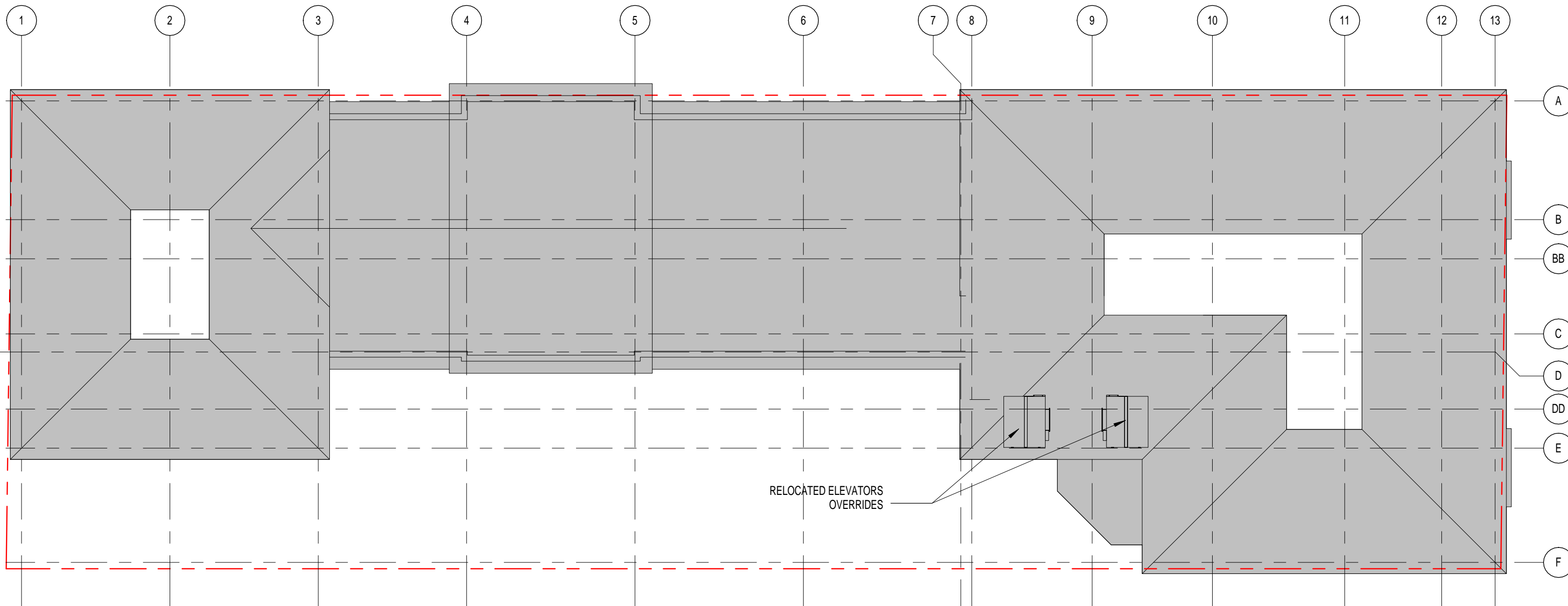
PARKING SPACES: 32 EXISTING TO REMAIN
* 1 REMOVED TO ACCOMMODATE HC PARKING





LEVEL	NUMBER OF GUESTROOMS
2	32
3	32
TOTAL	64





PROJECT N° 20150192 | 03/08/17

ROOF PLAN

SHEET: A-5

OWNER: 115 UNION CMB-GME, LLC
c/o GME INVESTMENTS LLC
1717 18TH STREET, NW
WASHINGTON, DC 20009

115 SOUTH UNION STREET
ALEXANDRIA, VA



June 6th Docket Proposal 115 S, Union Street SAY NO!

Cheryl Amyx <camyx115@comcast.net>

Fri 5/5/2017 9:28 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Justin Wilson <justin.wilson@alexandriava.gov>;

Dear Planning Commission and Justin,

As a resident of Prince Street, I recently came aware of the proposal submitted to rezone 115 S. Union Street into a hotel and restaurant.

I will not be in town on June 6th to appear in person, but respectfully request that my voice and those of my neighbors on the 100 block of Prince Street be heard.

The proposal to rezone the court and offices into a hotel and restaurant, is unacceptable to the residences of our historic street. We already have to cope with restaurant noise and trucks blocking S. Union Street delivering goods to local restaurants. The noise, parking and lack of privacy would be a complete travesty to our lifestyle. Our house backs up to the terrace proposed as a restaurant/ and out-door dining on Wales Ave. Wales Ave is already a thoroughfare and is often blocked to home owners due to restaurant trucks and deliveries. To have people hanging out till late hours in essentially the back porch of the residences of the 100 block would be beyond comprehension and restrict our quality of life.

The residences on Prince Street pay an inordinate amount of money in taxes. We deserve the right to privacy and a decent living existence in this city. Our block is being squeezed more than any other in the City. We need to be heard.

The Waterfront plan never proposed additional hotel in this quadrant. Allowing Special Use Permit #2017-42 and #2017-43 to proceed would be a legal nightmare for the City.

Please, do not approve this request. It does not follow the proposed City plan and infringes upon the our quality of life.

Please let me know that you received my plea.

Cheryl Amyx
115 Prince Street
Alexandria VA 22314
703-898-2785

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 26, 2017
TO: THE HONORABLE MAYOR AND MEMBERS OF COUNCIL
FROM: MARK B. JINKS, CITY MANAGER *m/j*
SUBJECT: 115 SOUTH UNION STREET PUBLIC PARKING EXTENSION

The following memorandum is provided as an information and not an action item for the Planning Commission. It's a companion item to the 115 South Union Street SUP#2017-0042 and SUP#2017-0043. City Council action on this public parking extension agreement is scheduled for June 24, 2017.

Background:

In September 2014, 115 S. Union Street, a 30,000-square foot office and retail building was purchased by a small investment company (115 Union CMB-GME, LLC) with the intention to keep the building operating in its current state- as an office building with ground floor retail. In the summer of 2015, the major office tenant occupying the building began a regional search for new office space. Ultimately, they chose a location in Crystal City, citing lack of public transit and the obsolete floorplates as part of the rationale for vacating 115 S. Union Street, effective 2016.

The building ownership determined that achievable market rents would not support the required financial investment needed to modernize and improve the existing office space, and to reconfigure the awkward retail space. They began to look at alternative uses for the building (*pictured below*) including residential and hotel. The owners prepared multiple sets of plans showing various numbers of residential units, and prepared pro formas for each scenario.

115 S. Union Street
current conditions
retail space= 100% vacant,
office space= 80% vacant
Publicly accessible parking-
agreement expires in 2027



Options Considered by Property Owner:

- Office renovation and re-let
- Conversion to 15-unit apartment building, with retail
- Conversion to boutique hotel with restaurant

A review of these scenarios and evaluation of each projects economics shows that the boutique hotel and restaurant proposal achieves planning and business district priorities and creates the most valuable asset (measured by estimated future real estate assessment and tax revenues). Encouraged by AEDP staff, the building owners reached out to possible hotel partners to explore the financial viability of a 64-room boutique hotel with small food service/restaurant, based on City priorities to retain commercial uses.

In addition to a very positive fiscal impact to the City, this redevelopment is an opportunity to:

- Extend and amend an existing public parking agreement to maintain publicly accessible parking (approximately 65 spaces if hotel is at full occupancy) for an additional 20-year term through 2047. The balance of the spaces (approximately 32 at full hotel occupancy) would be used by the hotel for guest parking, which is daily, transient, parking.
- Continue the commercial use of this asset, which is surrounded by restaurants, office and retail space.
- Adapt an existing obsolete office building to a higher and better use.
- Provide boutique hotel room inventory to our core tourism district and help meet higher demand generated by the National Science Foundation.
- Decrease the daily single occupancy vehicle trip generation compared to its prior office use.

Background on the Existing Parking Agreement:

- The current agreement that provides publicly accessible parking expires in 2027 and by-right development (office renovation or residential conversion) will result in no opportunity for negotiations to maintain this public parking asset.
- The City provided \$200,000 (\$438,000 in today's dollars) in 1987 to establish the current public use parking arrangement, which expires in 2027.
- It is proposed that the City provide \$70,000 per year for ten years (a net present value of \$446,000) to provide approximately 65 spaces of public parking available seven days a week until 2047. This equals to less than \$1 per space per day over the 20-year time period.

Next Steps:

- Planning Commission to consider land use approvals for the project at their June 6, 2017 meeting followed by City Council on June 24, 2017. These land use actions are separate from this parking agreement and Planning Commission does not take action on this agreement.
- If the Planning Commission recommends land use approvals and City Council concurs, on June 24, 2017, Council will consider a request to authorize the City Manager to execute an amended public parking agreement, subject to the terms attached, with the building ownership.

Attachment: Proposed Term Sheet, 115 S. Union Street Hotel Conversion

Proposed Term Sheet 115 S. Union Street Hotel Conversion

Property: 115 South Union Street, Alexandria, VA 22314-An existing 29,717 square foot office building located in the Old Town Small Area plan.

Ownership: 115 UNION CMB-GME LLC

Proposed Project: A 64 key boutique hotel with a 135 seat full service restaurant and bar.

Approvals: All terms contained herein are subject to Ownership receiving all appropriate approvals and permitting from the City of Alexandria for the Proposed Project including, but not limited to, Special Use Permits, Building Permits, and Certificate of Occupancy. Notwithstanding, the payment described in this term sheet is subject to final approval by the City Council of Alexandria.

Commencement Date: January 1st of the calendar year following Ownership's receipt of a Certificate of Occupancy allowing the proposed use of the Proposed Project.

Payment: Annual payment subject to annual appropriation by City Council of **seventy thousand dollars (\$70,000.00)** per calendar year.

Term: **Ten (10)** calendar years following the Commencement Date.

Capital Investment: Ownership shall invest no less than 90% of the projected \$8.95 million dollars in improvements to the Property to complete the Proposed Project. Improvements shall include both hard and soft costs.

Quality of Flag: Ownership shall guarantee with reasonable certainty that the Proposed Project will be marketed and operated by a first class hospitality group offering similar levels of service and quality to other Hotels in the immediate vicinity of the Proposed Project.

Public Parking: Ownership agrees to amend the current public parking agreement with the City of Alexandria, extending the Term from its current expiration in 2027 through December 31, 2047. This amended agreement shall designate that any existing parking spaces in excess of those required for the hotel use will be available to the public for paid hourly, daily, and monthly transient parking seven days a week. Staff estimates that at full hotel occupancy, sixty-five (65) spaces will be open to the public per this agreement.

Outside Date: Ownership must have building permits in hand and be actively improving the Property within twenty four (24) months of the later of approval of, i) this Incentive, ii) Special Use Permit, iii) or Board of Architectural Review approval if applicable.

Disclaimer: This term sheet in no way constitutes an agreement between the City of Alexandria and Ownership, at any time prior to full approval by the City Council of Alexandria either party may discontinue these discussions with no recourse by the other party.