

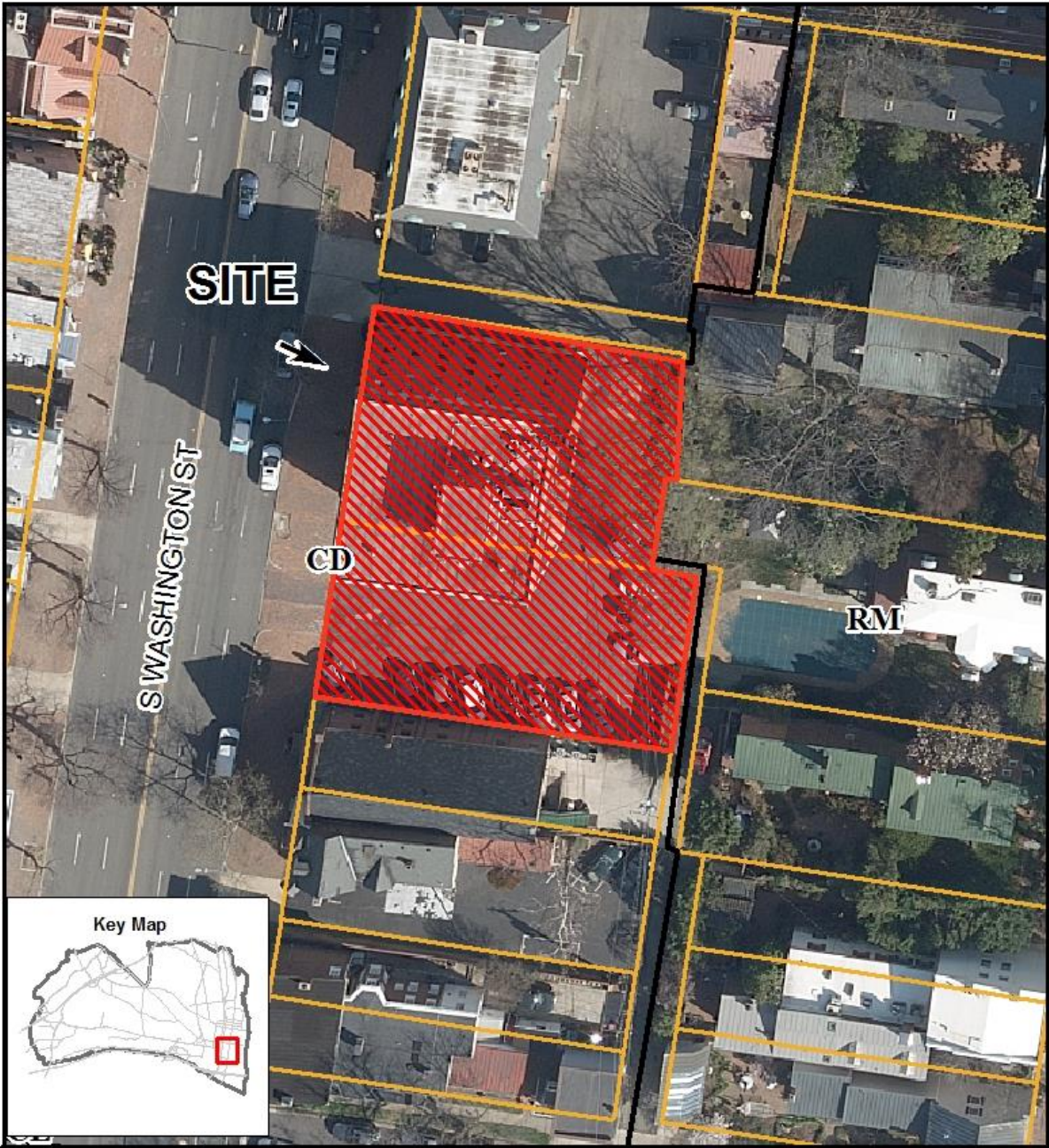
DOCKET ITEM #4
Special Use Permit #2017-0030
312 & 316 South Washington Street

Application	General Data	
Consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors.	Planning Commission Hearing:	June 6, 2017
	City Council Hearing:	June 24, 2017
Address: 312 & 316 South Washington Street	Zone:	CD – Commercial Downtown
Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney	Small Area Plan:	Old Town

Staff Recommendation:

APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Alex Dambach, AICP, alex.dambach@alexandriava.gov
Michael Swidrak, AICP, Michael.swidrak@alexandriava.gov



Special Use Permit #2017-0030
312 & 316 S. Washington Street



I. DISCUSSION

The applicant, UrbanRock Old Town, LLC, represented by M. Catherine Puskar, attorney, requests Special Use Permit approval for a parking reduction of six (6) spaces at the proposed building at 312 S. Washington Street. The applicant requires the parking reduction and modifications (discussed below) to convert a six (6)-story office building with ground-floor personal service uses into a residential building with ground-floor retail/commercial uses.

SITE DESCRIPTION

The site consists of three (3) lots in a row along S. Washington Street. Two of these lots, addressed as 312 S. Washington Street, contain a 68.5-foot-tall six (6)-story office building with ground-floor personal service uses along with an area at the rear that is used for six parking spaces. The third lot, addressed as 316 S. Washington Street, contains a parking lot currently configured with 18 spaces to the building's south. The site is two blocks south of King Street, but outside of and less than a block south of the Central Business District (CBD) boundary. This block of S. Washington Street between Duke and Wolfe Streets features a mix of office, retail, restaurant and personal service uses. The properties to the rear are residential dwellings. The site is adjacent to the BB&T bank to the north and the Beulah Baptist Church to the south. A 10-foot-wide (approximate) public alley separates the site from the bank parcel to the north. The alley is used as an entrance to the parking area on the bank site. A garage located on the residential property of 307 S. St. Asaph Street is also accessed from this public alley.



Figure 1 - Current building and parking lot.

BACKGROUND

The building was constructed in 1956 with the adjacent parking lot at 316 S. Washington Street serving the building. Tenants of the building have included small professional, medical and business offices on the upper floors, and personal service uses, currently a hair salon and dry cleaner, on the ground floor. The building is approximately 50% occupied on floors two through six. The office tenant vacancy rate has increased in the building over the years due to the building's obsolescence exacerbated by the declining regional office market. The age and construction of the building has hindered the attraction of office tenants, as it has low ceiling heights on the upper floors and layouts that are not ideal for contemporary office uses. Both the building and the parking lot parcels were purchased as one site by a new owner in 2016.

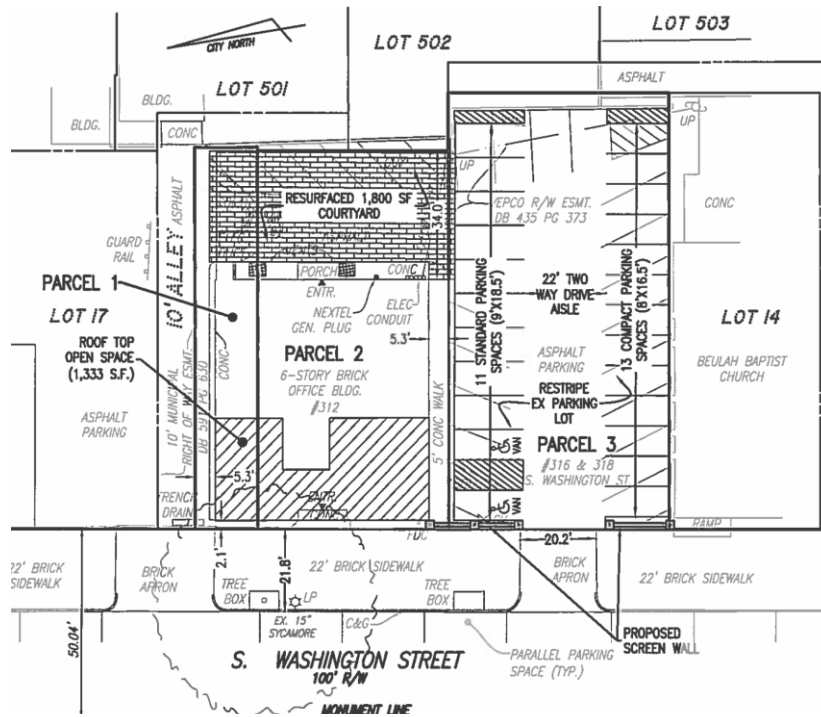


Figure 2 - Site proposal.

PROPOSAL

The applicant is asking for a Special Use Permit for a parking reduction of six (6) spaces along with modifications to residential side and rear yard setback and open space requirements. These modifications are necessary for the applicant's proposal to convert the building to a 10-unit residential building with ground-floor commercial/retail uses. The proposal utilizes the existing building lots and parking lot, which would be merged into one lot. The building would be renovated to accommodate 10 dwelling units on floors two through six. There would be five two-bedroom units and five three-bedroom units. The ground floor would contain the residential lobby and two commercial storefront spaces with approximately 2,000 square feet in total. There is approximately 1,800 square feet of land area to the rear of the building, which has been used for six parking spaces and would be converted to open space configured as a courtyard with decorative pavers.

On the roof, a pair of roof decks and green roof areas with a total of 1,594 square feet would be created along with modifications to the mechanical penthouse to accommodate new equipment and provide access stairways. The existing parking lot at 316 S. Washington Street would be restriped to accommodate 24 parking spaces – 20 spaces for the multifamily units and four (4) spaces reserved for the commercial/retail uses.

ZONING

The site is zoned CD, or Commercial Downtown. It allows office, residential, personal service, commercial, and retail uses (up to 20,000 square feet) as permitted uses. At 68.5 feet in height,

the building is considered a noncomplying structure, as the height limit for buildings along Washington Street is 50 feet. Modifications proposed for the roof deck, green roof, and mechanical penthouse would not increase the degree of non-conformity.

A conversion of the upper floors from office to residential necessitates modifications for setbacks and open space because the Zoning Ordinance provides different standards for residential and commercial buildings in this zone. In the CD zone, the site requires a 25-foot setback from each side property line and a 68.5-foot setback from the rear property line, based on the building height. The current building does not comply to these setback requirements if the building is converted to residential use. This building also requires a rear zone transition setback of 68.5 feet, and the structure is and would remain noncomplying to that standard, and no modifications are necessary for that item.

The building does not comply with side yard requirements on either side. The building sits 5.3 feet from the lot line on the north. It does have a 64.1-foot setback on the south side, but that space would fully contain a parking lot. Because a setback area with more than 50 percent of its area used for parking cannot count towards side yard setbacks, the building requires side yard setback for the south side. The building exists with a 34.1-foot rear yard setback, so it does not comply with the rear yard requirement.

The open space requirement for this building would be 40 percent of the lot or 5,340 square feet. The proposal provides 1,800 square feet on the ground, as all other ground area is used to provide parking. There is an additional 1,594 square feet of rooftop area, which provides recreational and green space, but the total area provided with ground and rooftop space is 3,394 square feet. Working with the building's existing configuration, an open space modification is requested.

Property Address	312 and 316 S. Washington Street	
Total Site Area	13,576 square feet	
Zone	CD – Commercial Downtown	
Current Use	Office and Personal Service	
Proposed Use	Multifamily Residential and Retail	
	Permitted/Required	Provided/Proposed
FAR	1.25 multifamily / 1.5 “nonresidential”	0.35
Height	50 feet	68.5 feet
Rear & Zone Transition Setback	68.5 feet (based on 1:1 ratio)	34 feet
Side Setback	25 feet	North side: 5.3 feet South side: 64.1 feet
Open Space	40 percent	3,394 square feet (25%) Including 1,594 square feet above grade
Parking	Multifamily: 20 spaces (<i>max.</i>) Retail: 10 spaces	Multifamily: 20 spaces Retail: 4 spaces

The maximum FAR for multifamily residential buildings in the CD zone is 1.25, while “nonresidential” uses have a maximum of 1.5 FAR, or 2.5 with an SUP. This complies with FAR limits for this site based on the different uses in the building.

MASTER PLAN AND COMMUNITY PLANNING

The site is included in the Old Town Small Area Plan and the King Street Retail Strategy areas. The Old Town Small Area Plan recommends “retain[ing] the retail pattern” along Washington Street and encourages of mixed-use development and protecting buildings of architectural value. This proposal fulfills these goals and objectives. The King Street Retail Strategy advocates for the retention of ground-floor retail in and around the Central Business District (CBD). This application proposes the continuation of the ground-floor storefront spaces as active uses in a mixed-use building, which is consistent with the Retail Strategy.

BOARD OF ARCHITECTURAL REVIEW (BAR)

This site lies within the Old & Historic Alexandria District (OHAD), and any building refinements are subject to the review and approval of the BAR for OHAD. Pending the approval of this SUP, the applicant will have to obtain a Certificate of Appropriateness (COA) from the BAR. The OHAD BAR will need to vote to certify that any exterior renovations to the building and updating of building materials, including proposed changes to the windows and frames, and ground-floor storefront system will be compatible with buildings in the historic district.

II. STAFF ANALYSIS

RESIDENTIAL CONVERSIONS

The City has seen several building conversions from office to residential use in the past few years. The “by-right” allowance of residential uses in most nonresidential and mixed-use zones facilitates these conversions. Normally, no Special Use Permits or Zoning Modifications are needed for approval of the conversion. Staff in Planning and Zoning and other departments are working with Alexandria Economic Development Partnership (AEDP) to assess the office building stock in Alexandria especially in light of developing real estate trends to determine which properties are or can be made most competitive to retain as office uses in a retracting regional office market.

The findings and policy recommendations of the “Office Competitiveness” study were discussed with the Planning Commission and presented to City Council on May 9. The study has found that:

- Amenities, distance to highways and mass transit, and the time elapsed since construction or renovation are the greatest factors in determining the viability of office properties;
- Office to residential conversions have a net positive impact on the City’s General fund; and
- Allowing conversions on a case-by-case basis can bring private investment into the City

and make remaining office properties more competitive.

The building at 312 S. Washington Street is over 60 years old, has low floor-to-ceiling heights, and few amenities that make it attractive to companies and organizations seeking office space. It is not considered a property the City would consider highly viable as an office building, so staff sees the benefits in the residential conversion as proposed; mainly in an increased tax base from a renovated and modernized building and a renewed urban vitality on this block of S. Washington Street.

NONCOMPLYING STRUCTURE

The current building, constructed in the 1950s prior to the development of the current Zoning Ordinance and Washington Street Standards, is a noncomplying structure as defined in the Article XII of the Zoning Ordinance. It is noncomplying specifically for its height, which is 18.5 feet higher than the maximum allowed along Washington Street (50 feet). The building has an existing noncompliance in terms of the zone transition line setback at the rear property line, as discussed in Section 7-900 of the Zoning Ordinance.

Section 12-102 of the Zoning Ordinance discusses how property owners can make improvements to their properties. A noncomplying structure may be renovated so long as the building is not expanded or the degree of noncompliance is increased. The noncompliance of the building height and zone transition line setback may remain in their current degree of noncompliance based on the provisions of this section of the ordinance.

The conversion of floors two through six to residential, while allowed “by-right,” if the building had been built to current residential setback standards. This building, however, requires modifications because of its existing configuration which is based on usage expectations and requirements from the 1950s. The zoning modifications for setbacks and open space requirements are discussed below.

PARKING REDUCTION

The building is currently served by surface parking. The proposal removes the parking located behind the building for open space, but maintains the parking lot to the building’s south. This lot would be restriped for 24 front-in perpendicular spaces, including two (2) accessible spaces. The 10 multifamily units would have two (2) spaces per unit, while the remaining four (4) spaces are to be reserved for the proposed ground-floor commercial/retail uses.

The applicant has requested a parking reduction for the ground-floor commercial space, which requires 10 spaces, based on a formula of one (1) space per 210 square feet of ground-floor retail area. Staff is proposing this parking arrangement for anticipated retail uses or other uses where their parking requirement formula would total to 10 spaces for the ground floor commercial area. If a ground-floor occupancy required more parking, a separate approval would become necessary.

Section 8-100(A)(4) of the Zoning Ordinance details how a parking reduction Special Use Permit can be requested. This section lists four (4) criteria for which a parking reduction are

subject: (1) that providing the required parking would be “infeasible;” (2) that the applicant submits a parking management plan; (3) that City Council finds the parking reduction will not have an adverse effect on the adjoining neighborhood; and (4) that the SUP “may not reduce the number of off-street parking spaces otherwise required below the number of spaces which are provided at the time of the permit application” unless otherwise allowed in the Zoning Ordinance.

The following bullet points demonstrate how the proposal fulfills the criteria listed above:

- (1) Placing more than 24 spaces on site would further reduce the open space amenities that are required with multifamily residential use in the CD.
- (2) The applicant will provide a parking management plan per the conditions of approval.
- (3) The site is located along S. Washington Street, which is served by WMATA and DASH bus lines, and is located about two blocks from the King Street Trolley shuttle. The site has a pedestrian-oriented site configuration where nearby residents and shoppers from King Street and S. Washington Street. Unlike other retail areas also regulated by the Zoning Ordinance, parking needs would be lower at this site because many users of this commercial space would come from within walking distance.
- (4) The proposal does not reduce the number of parking spaces from what is currently on site. The restriping allows for the existing parking space count to remain.

The City is currently reviewing its commercial parking regulations, and hopes to amend the regulations in order to better reflect parking demand and encourage the use of multimodal transportation. Neighborhood-serving retail spaces with small square footages (under 5,000 square feet) that located in a walkable neighborhood tend to support non-car travel and would have diminished parking needs. The retail spaces located in 312 S. Washington Street fit into this classification.

MODIFICATIONS

The modifications that are requested with the SUP are modifications to the open space and setback requirements for multifamily residential development in the CD zone. These modifications are required for the upper floors of the building to convert to multifamily residential use.

The basis for the approval of modifications as part of Special Use Permit applications is located in Section 11-416(C) of the Zoning Ordinance. The three (3) criteria for approving modifications are: (1) that the modification is “necessary or desirable to good site development;” (2) “that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought;” and (3) “that such modification will not be detrimental to neighboring property or to the public health, safety and welfare.”

The proposal meets the three (3) criteria for modifications outlined above based on the following:

- (1) The building footprint of the current building is not expanding, and the modifications allow the building to exist as currently constructed with new uses.

- (2) The proposal compensates for the impacts of the setback modifications by providing increased open space and landscaping. The proposal provides rooftop and ground-floor open space amenities for residents that are a significant improvement from the existing site.
- (3) The site is located on S. Washington Street in an urbanized portion of Alexandria that generally does not allow for the setbacks and open space required for multifamily residential development. The site has existed for office and personal service use with no open space and the current setbacks – the proposal will provide site improvements that will help the site better relate to the adjacent commercial and residential properties.

Setbacks

As discussed in the Zoning subsection above, a conversion of the upper floors of the building make the site noncompliant relative to the rear and north side yard setbacks. The building footprint is not expanding, and staff supports the setback modification to the existing building. The building does not currently encroach upon required setbacks, as commercial buildings in the CD zone have no yard requirements. Reconfiguring the building to comply with setback requirements would be nearly impossible.

Open Space

The CD zone requires that multifamily developments provide 40 percent of the site area as “open and usable space.” The applicant is converting the rear parking area into a courtyard for residents, and plans to convert 1,594 square feet of the rooftop into amenity space for residents. These improvements will provide 25 percent of the site area as open space for residents, which can be considered a reasonable amount in a location at the edge of the central business district along a commercial portion of S. Washington Street with a residential arrangement for an urban, historical area.

Staff supports the modification to the open space requirement, but it also strongly encourages the applicant to decrease the amount of impervious surface on site. Staff is conditioning the applicant to find areas for plantings in the parking area. This is especially important at the front and the rear of the property lines. Plantings and/or landscaping in front of and behind the proposed brick walls that screen the parking area entrance will help the parcel blend better into the streetscape and reduce the impact of retaining a surface parking lot on Washington Street.

CONCLUSION

Staff supports the Special Use Permit application and modifications that allow the reuse of the existing building at 312 S. Washington Street. The conversion will bring the following benefits to the City:

- Increased activity in a central area of Old Town from new residents living in a walkable neighborhood and neighborhood and CBD-serving retail uses;
- Increased tax revenue from the increased utilization and improvement of an existing building; and

- A renovation and upgrading of a building with unique architectural character in the Old and Historic Alexandria District. The current building is not a historic property or compliant with the Zoning Ordinance, but represents a good example of mid-century colonial revival architecture on Washington Street.

III. STAFF RECOMMENDATION AND CONDITIONS

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

1. Provide a Parking Management Plan prior to issuance of a certificate of occupancy for the building. 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. A plan of the parking lot.
 - c. Total capacity and a breakdown of parking types (standard, compact, tandem, accessible, etc.).
 - d. Bicycle parking information (number of spaces, type of parking- racks, gated, location, etc.)
 - e. An explanation of how the lot will be managed. Include information on designating spaces for residential and non-residential parkers.
 - f. Details of appropriate signage for the retail parking indicating hours which are reserved for retail patrons. (P&Z)(T&ES)
2. One parking space may be included with the sale of the residential unit. The remaining residential spaces shall be unbundled from the sale of the unit and purchased or leased separately by the resident if desired. (T&ES)
3. Excess residential parking spaces that are not purchased or leased by a resident of the building may be made available to retail patrons or employees. (T&ES)
4. Sewer Connection fee per 5-6-25.1(a)(7) shall be paid prior to issuance of building permit. (T&ES)
5. Applicant shall be responsible for repairs to the adjacent City right-of-way if damaged during construction activity. (T&ES)
6. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
7. Building materials, finishes and architectural details shall be subject to review and approval by the Old and Historic Alexandria District Board of Architectural Review. A materials board shall be submitted as part of the Certificate of Appropriateness approval. (BAR)

8. All lots should be consolidated into one (1) lot of record. (P&Z)
9. Plant two (2) trees in the existing tree pits adjacent to the site frontage on S. Washington Street. Coordinate with P&Z and the City Arborist on the planting details prior to approval of the building permit.
 - a. The trees shall be Sycamores, London Planes, or other shade trees as defined in the City Landscape Guidelines.
 - b. The tree pit located to the north of the curb cut to the site shall be widened to 4 feet by 10 feet. Liriope or similar grasses shall be planted around the trees in each pit.
 - c. The applicant, homeowner association and/or master association are responsible for maintenance of the trees and tree pits for three (3) years after the issuance of occupancy permits. (P&Z)
10. Ground floor uses of areas designated on the plan as “commercial” shall be limited to retail, personal service uses, day care centers, private commercial schools and restaurants, as defined in the Zoning Ordinance, with the exceptions identified below:
 - a. Retail shopping establishments shall not include appliance stores, auto parts stores, and lawn and garden supply stores;
 - b. Personal service uses shall not include appliance repair and rental, contractors’ offices, laundromats, and pawnshops;
 - c. Day care centers are subject to the applicable conditions below;
 - d. Restaurants are subject to the applicable conditions below; and
 - e. Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented neighborhood-serving retail uses are allowed. (P&Z)
11. Restaurants shall be permitted with an administrative special use permit provided they comply with Section 11-513(C), (L), and (M) of the Zoning Ordinance, with the following exceptions. Restaurants that do not meet these conditions may apply for a separate special use permit.
 - a. The maximum number of indoor and outdoor seats allowed shall be determined by the Building Code.
 - b. The hours of operation for the restaurant shall be limited to between 7:00 am and 11:00 pm Sunday through Thursday, and between 7:00 am and midnight Friday and Saturday.
 - c. If entertainment is proposed consistent with the Zoning Ordinance, then it must be demonstrated by a qualified professional that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)
12. Day care centers shall be permitted with an administrative special use permit provided they comply with the criteria listed below. Day care centers that do not meet these criteria may apply for a separate special use permit.
 - a. A plan that shows drop off and pick up areas must be provided and must be reviewed to ensure that the drop off and pick up areas will create minimal impact on pedestrian

- and vehicular traffic and will be safe for the day care users. The plan must be approved by the Directors of P&Z and T&ES.
- b. Day care uses must not occupy more than 1/3 retail square footage. (P&Z) (T&ES)
13. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)
14. The building signs shall be designed to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
- a. The building signs shall be designed of high quality materials.
- b. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
15. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
16. The vehicular gate to the parking lot shall remain open from 7am to 10pm or the hours of the retail business, whichever is longer
17. The Director of Planning and Zoning shall review the administrative Special Use Permit after it has been operational for one (1) year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, AICP Division Chief, Department of Planning and Zoning
Michael Swidrak, AICP, Urban Planner

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 If the project triggers a GRADING PLAN, the plan, showing all improvements and alterations to the site, shall be required prior to any land disturbing activities and must be released prior to issuance of a building permit. (5-6-224) (T&ES)
- C-2 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet subject to the Exceptions described in Section 5-4-5. An erosion and sediment control bond shall be posted prior to release of the grading plan. (Sec.5-4-1.1) (T&ES)
- C-3 The applicant shall comply with the provisions of Article XIII Environmental Management Ordinance of the City of Alexandria, where applicable. (T&ES)
- C-4 All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc. must be City standard design. (Sec.5-2-1) (T&ES)
- C-5 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224)
- C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-7 Pay sanitary sewer connection fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-8 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-361) (T&ES)
- C-9 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)



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0030

PROPERTY LOCATION: 312 & 316 S. Washington Street

TAX MAP REFERENCE: 074.04-03-16 & -15 **ZONE:** CD

APPLICANT:

Name: UrbanRock Old Town, LLC

Address: 1155 Connecticut Avenue, N.W. #700 Washington, DC 20036

PROPOSED USE: Parking reduction with modifications to open space, minimum yard requirements, and

to allow more than 50 percent of a side yard to be used for parking.

☒ **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 5/19/17

M. Catharine Puskar

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

mcBuskar

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 312 & 316 S. Washington Street, I hereby
(Property Address)
grant the applicant authorization to apply for the parking reduction with modifications use as
(use) SEE ATTACHED LETTER
described in this application.

Name: c/o Stephen Alfandre Phone: (301) 200-1510
Please Print
Address: _____ Email: steve@urbanalfandre.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.

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 three 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 312 & 316 S. Washington St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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](#).

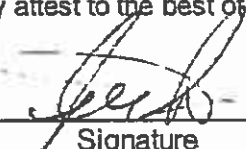
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	Not applicable
2.		
3.		

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

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

3/13/17
Date

Stephen Alfandree
Printed Name


Signature

UrbanRock Old Town, LLC

1155 Connecticut Avenue, NW | Suite 700 | Washington, DC 20036

UrbanRock Old Town, LLC
1155 Connecticut Avenue, N.W. #700
Washington, DC 20036

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

Re: Authorization and Consent to File Application for Special Use Permit for Parking
Reduction and Associated Requests
Applicant/Owner: UrbanRock Old Town, LLC
312 & 316 S. Washington St., Tax Map ID: 074.04-03-16 & -15 (the "Property")

Dear Mr. Moritz:

UrbanRock Old Town, LLC, the Applicant and owner of the above-referenced Property, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a special use permit for a parking reduction and any related requests to allow for the renovation and conversion of the existing building on the Property to residential use.

Very truly yours,

URBANROCK OLD TOWN, LLC

By: 

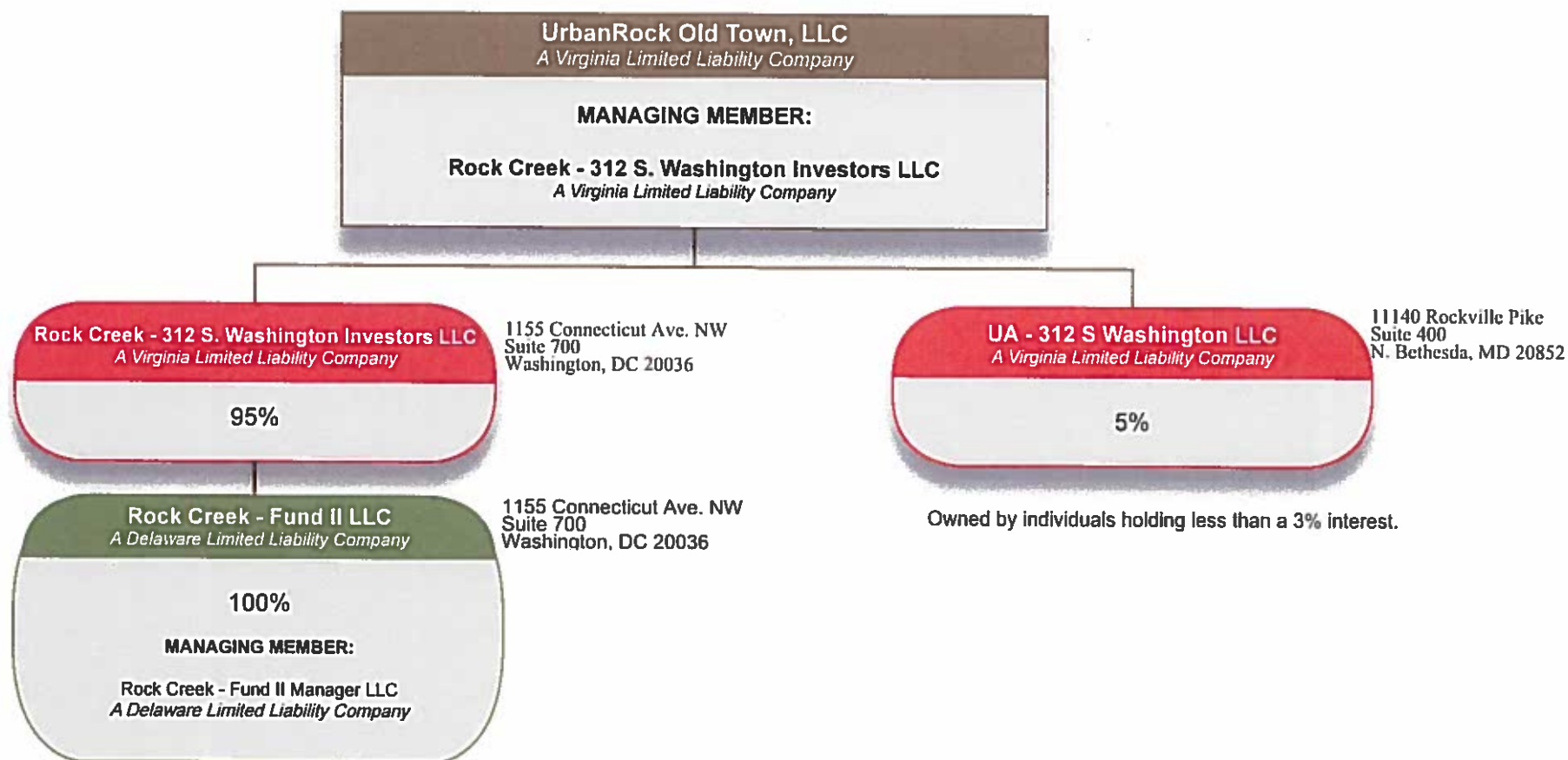
Its: Manager

Date: 3-10-2017

Ownership Structure

312 + 316 S. Washington Street
Alexandria, VA 22314

March 10, 2017



Owned by individuals holding less than a 3% interest.

Statement of Justification
312 & 316 S. Washington Street
Tax Map ID: 074.04-03-16 & -15 (the “Application Property”)

UrbanRock Old Town, LLC (the “Applicant”) requests approval of a Parking Reduction Special Use Permit, with modifications to open space and minimum yard requirements pursuant to Section 11-416(C) of the Zoning Ordinance, to allow for the renovation of the existing six-story building on the Application Property and the conversion of the existing office space on floors two through six of the building into ten (10) multifamily residential dwelling units. The Applicant is requesting a parking reduction to allow the provision of four (4) parking spaces in lieu of the ten (10) spaces required for 1,975 square feet of existing ground floor retail use in the building, which will remain following the renovations and residential conversion of the upper floors, with modifications to open space, side and rear yard requirements, and to allow more than fifty percent (50%) of a side yard to be used for parking of automobiles. All answers on the submitted application form that are associated with the retail use are provided for informational purposes only, as retail use is permitted under existing zoning, will remain as such, and is not subject to this special use permit application.

The Application Property, which consists of two individual parcels, contains approximately 13,575 square feet, and is zoned CD/Commercial Downtown. The Application Property is located on the east side of S. Washington Street south of its intersection with Duke Street. 312 S. Washington Street is developed with an existing six-story building approximately 64 feet in height that was constructed in 1956. The building includes approximately 21,813 square feet of floor area. The ground floor of the building is currently occupied by personal service establishments, including a dry cleaner and a hair salon, and floors two through six of the building are occupied by office tenants. The adjacent parcel, 316 S. Washington Street, is developed with a surface parking lot that serves the existing uses in the building. The Application property is surrounded by a mix of commercial and residential uses, including a BB&T bank to the north, a row of single family detached homes on S. St. Asaph Street to the east, a church to the south, and commercial/retail uses across S. Washington Street to the west.

The Applicant’s proposal includes interior and exterior renovations and improvements to the building that will retain the ground floor retail uses and convert the existing office space on floors two through six of the building into ten (10) multifamily dwelling units. Pursuant to Section 8-200 of the Zoning Ordinance, multifamily dwellings require one (1) parking space per bedroom, up to two (2) parking spaces per unit, and ground floor retail uses at this location require one (1) parking space per 210 square feet of floor area. Pursuant to Section 4-506, multifamily buildings require two side yards based on a 1:3 setback ratio and a minimum of 25 feet each, a rear yard based on a setback ratio of 1:1 and a minimum of 25 feet, and the provision of forty percent (40%) of the lot area as open space. Pursuant to Section 7-1005, side yards are deemed to be in compliance with the Zoning Ordinance provided that not more than fifty percent (50%) of such yard is used for parking of automobiles. The location and footprint of the existing building on the Application Property, which was constructed prior to the effective date of the Zoning Ordinance, places constraints on the Applicant’s ability to meet the current parking, minimum yard and open space requirements discussed above.

The proposed parking reduction of six (6) spaces for the ground floor retail is necessary in order to provide at-grade open space for the proposed residential units. As shown on the enclosed plans, a portion of the existing parking area located behind the building will be converted into a 1,800 square foot courtyard which will serve as open space. The existing parking area to the south of the building, which currently contains 23 parking spaces, will be resurfaced and restriped with a total of 24 standard and compact parking spaces. Twenty (20) of the spaces will be designated for the multifamily units, which meets the multifamily parking requirement set forth in Section 8-200 of the Zoning Ordinance. The four (4) remaining spaces will be designated for the ground floor retail uses. A security gate is proposed at the

entrance to the parking lot. The security gate will be open during the day to provide residents and customers of the retail uses with access to the parking lot. Between the hours of 10:00 p.m. and 7:00 a.m., the gate will remain closed to provide additional security for residents' vehicles. During these hours, the parking lot will be accessible only to residents via remote access. The proposed parking reduction for the retail uses is reasonable given the urban context of the Application Property, the highly walkable character of Old Town, and considering that the proposed restriping will result in an increase of the existing number of parking spaces. In addition, the Application Property is located less than one block outside the boundaries of the Central Business District, in which parking for retail uses is not required.

The Applicant is also requesting a modification to allow the existing yards shown on the enclosed plan in lieu of those currently required under Section 4-506 of the Zoning Ordinance. As discussed above, the building was constructed prior to the effective date of the Zoning Ordinance. The proposed renovations and improvements will not result in the expansion of the building footprint or reduction of the currently provided yards. Because the existing yards will be preserved, the requested modification will have no adverse impact on adjacent or nearby properties.

The Applicant is also requesting a modification of the 40% open space requirement. Given the size of the existing building footprint and the parking requirement generated by the proposed retail and residential uses, it is not feasible to provide both the required open space and parking. The Applicant proposes to provide 1,800 square feet of at-grade open space in the proposed courtyard located in the rear of the building, and 1,594 square feet of rooftop open space, for a total of 3,394 square feet of open space. The provided open space represents 25% percent of the total lot area, which is compatible with the open space requirement of the CRMU-X zone that is commonly utilized for similar mixed-use projects. The proposed courtyard will replace an existing paved parking area and drive aisle, resulting in the addition of 1,800 square feet of at-grade open space where none exists today.

Finally, the Applicant is requesting a modification of the provisions of Section 7-1005. Upon consolidation of the individual parcels that comprise the Application Property, the existing parking lot will occupy more than 50% of the side yard. As discussed above, the Applicant proposes to restripe and utilize this existing parking lot for the retail and proposed residential uses. The continued use of the parking lot will have no adverse impacts on adjacent or surrounding uses.

The requested parking reduction is reasonable given the urban context of the Application Property, its proximity to transit options and the Central Business District, and the fact that the proposed restriping will result in an increase of the number of existing parking spaces. The requested modification to open space is reasonable considering that there is no existing open space on the Application Property today, and the proposed residential conversion will result in the addition of 3,394 square feet of at-grade and rooftop open space. In addition, the proposed improvements will retain the currently provided yards. The Applicant's proposal will result in the aesthetic enhancement of a sixty year old building at a prominent location on S. Washington Street. Notwithstanding what is shown on the conceptual elevations submitted in conjunction with this application, the final architectural appearance of the building is subject to review and approval by the Board of Architectural review.

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: Parking reduction with modifications.

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 25 - 50 patrons per day for the ground floor retail uses.

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

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

Approximately 3 - 4 employees for the ground floor retail uses.

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

Day:

Monday - Sunday

Hours:

7:00 a.m. - 10:00 p.m.

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

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

Noise levels will be in compliance with the City's noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

REVISED

SUP # _____

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

N/A

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)
Trash and garbage typically associated with residential and retail uses.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Approximately 15-20 bags per week.
- C. How often will trash be collected?
2-3 times per week.
- D. How will you prevent littering on the property, streets and nearby properties?
Employees of the ground floor retail uses and building 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. N/A

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

Not applicable because this is a residential use.

REVISED

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. N/A

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

Not applicable because this is a residential use.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Adequate site lighting will be provided.

ALCOHOL SALES

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

☐ Yes ☐ No N/A

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.

Not applicable because this is a residential use.

REVISED

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

11 Standard spaces
13 Compact spaces
2 Handicapped accessible spaces
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- 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? None required

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

REVISED

SUP # _____

- B. Where are off-street loading facilities located? None required.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Not applicable because this is a residential use.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not applicable because this is a residential 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?
18,972 sq. ft. (existing) + _____ sq. ft. (addition if any) = 18,972 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 # _____



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 Applicant requests a parking reduction to allow the provision of four (4) parking spaces in lieu of the ten (10) spaces required for 1,975 square feet of ground floor retail use in the existing building located at 312 S. Washington Street. The Applicant proposes to renovate and convert floors 2 - 6 of the building into ten (10) multifamily residential dwelling units. The ground floor retail will remain. The Applicant proposes to provide a total of twenty four (24) parking spaces for the retail and residential uses. Twenty (20) of the spaces will be designated for use by residents of the multifamily units, and the remaining four (4) spaces will be designated for the ground floor retail uses.

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

See attached statement of justification.

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

See attached 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. See attached statement of justification.

1. ZONE OF SITE: CD

2. USE: EXISTING RETAIL/OFFICE PROPOSED MIXED USE RETAIL/RESIDENTIAL
3. PARCEL 1 AREA: 1,682 S.F. MINIMUM LOT AREA: 1,245 S.F./UNIT
PARCEL 2 AREA: 5,100 S.F. REQUIRED LOT AREA: 12,450 S.F.
PARCEL 3 AREA: 6,794 S.F.
TOTAL LOT AREA: 13,576 S.F.

4. NUMBER OF DWELLING UNITS:
- | | |
|------------|-----------|
| 2-BEDROOM: | <u>5</u> |
| 3-BEDROOM: | <u>5</u> |
| TOTAL: | <u>10</u> |

5. UNITS PER ACRE: ALLOWED: 35 PROPOSED: 32

6. FLOOR AREA: SEE ARCHITECTURAL PLANS

7. FLOOR AREA RATIO: SEE ARCHITECTURAL PLANS

8. OPEN SPACE:
- | | |
|-----------|---------------------------------------|
| REQUIRED: | 5,430 S.F. (40.0%) |
| PROPOSED: | 1,800 S.F. (13.3% GROUND LEVEL) |
| | <u>1,594 S.F. (11.7% ABOVE GRADE)</u> |
| TOTAL: | 3,394 S.F. (25.0%) |

9. HEIGHT: PERMITTED: 50.00'
 PROVIDED: 68.15'
 *EXISTING NON-COMPLYING STRUCTURE

10. YARDS: REQUIRED: PROVIDED:
- FRONT: 0.0' FRONT: 2.1'
- SIDE (NORTH): 1:3 HEIGHT RATIO (21.3') SIDE (NORTH): 5.3'
- SIDE (SOUTH): 1:3 HEIGHT RATIO (21.3') SIDE (SOUTH): 64.1'
- REAR: 1:1 HEIGHT RATIO (70.0') REAR: 34.0'

11. FRONTAGE: REQUIRED: 50' PROVIDED: 60.7'

12. PARKING TABULATION:
- | | | |
|------------------|--|-----------|
| <u>REQUIRED:</u> | RESIDENTIAL | |
| | 1.0 SPACE/BEDROOM = 1.0 X 20: | 20 SPACES |
| | TOTAL RESIDENTIAL PARKING SPACES REQUIRED: | 20 SPACES |
| | RETAIL | |
| | 1.0 SPACE/210 SF (1,975/210): | 10 SPACES |
| | TOTAL RETAIL PARKING SPACES REQUIRED: | 10 SPACES |
| | TOTAL PARKING SPACES REQUIRED: | 30 SPACES |

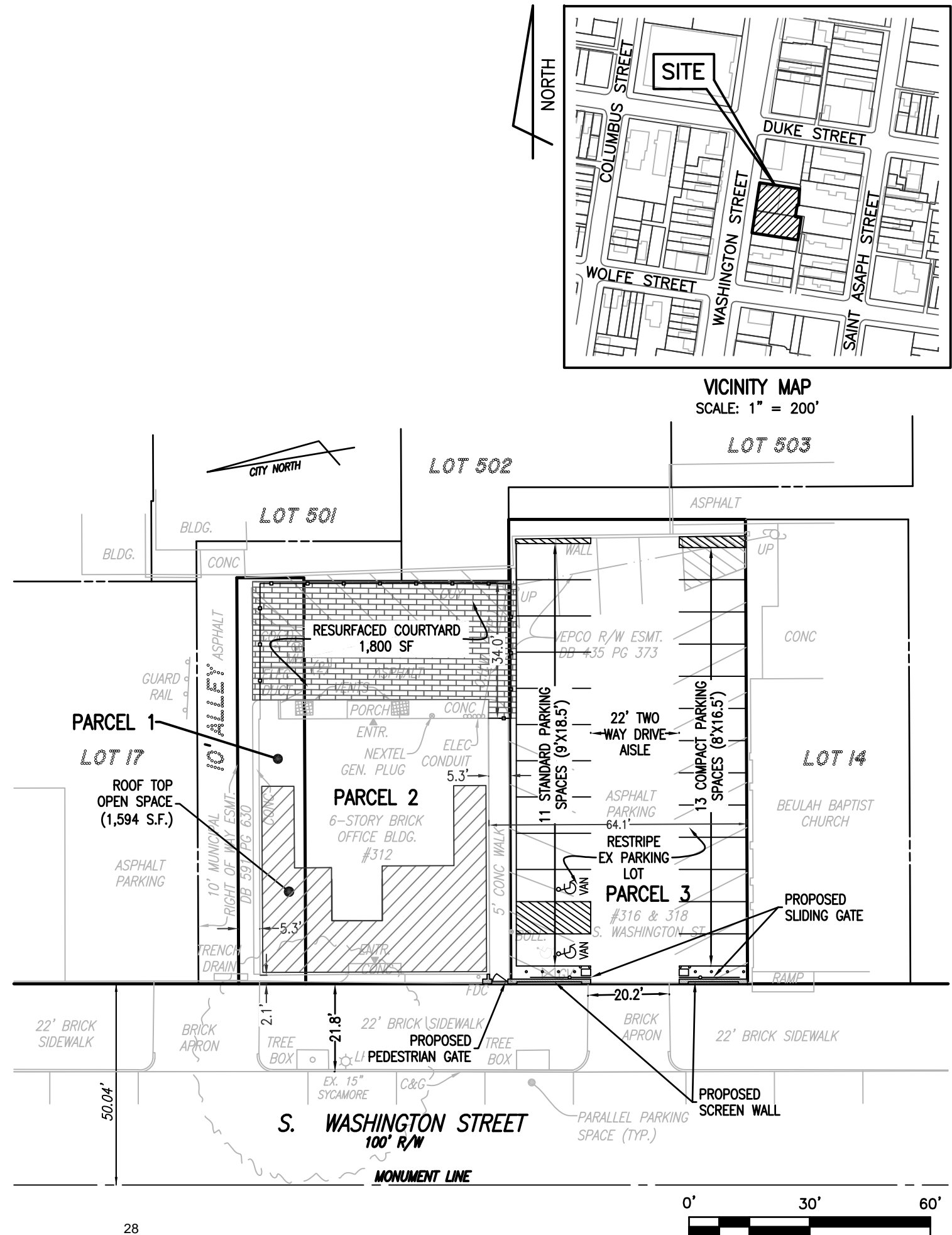
- | | | |
|------------------|---------------------------------------|------------------|
| PROVIDED: | RESIDENTIAL | |
| | STANDARD PARKING SPACES (9' X 18.5'): | 7 SPACES |
| | COMPACT PARKING SPACES (8' X 16.5'): | 12 SPACES (60%) |
| | <u>VAN ACCESSIBLE PARKING SPACES:</u> | <u>1 SPACES</u> |
| | <u>SUBTOTAL:</u> | <u>20 SPACES</u> |

- | | |
|---------------------------------------|-----------------|
| RETAIL | |
| STANDARD PARKING SPACES (9' X 18.5'): | 2 SPACES |
| COMPACT PARKING SPACES (8' X 16.5'): | 1 SPACES (25%) |
| <u>VAN ACCESSIBLE PARKING SPACES:</u> | <u>1 SPACES</u> |
| SUBTOTAL: | 4 SPACES |

- TOTAL PARKING SPACES PROVIDED: 24 SPACES****

****A PARKING REDUCTION FROM 10 TO 4 SPACES
FOR THE RETAIL USE IS REQUESTED.**

13. LOADING SPACES: REQUIRED: 0 PROVIDED: 0



312 S. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: TJD
SCALE: 1" = 30'
DATE: MAY 2017

SHEET 1

FILE: 15-130



* APPROXIMATE EXISTING HEIGHT FROM FIRST FLOOR (FINISH FLOOR) BASED ON ORIGINAL PERMIT DRAWINGS

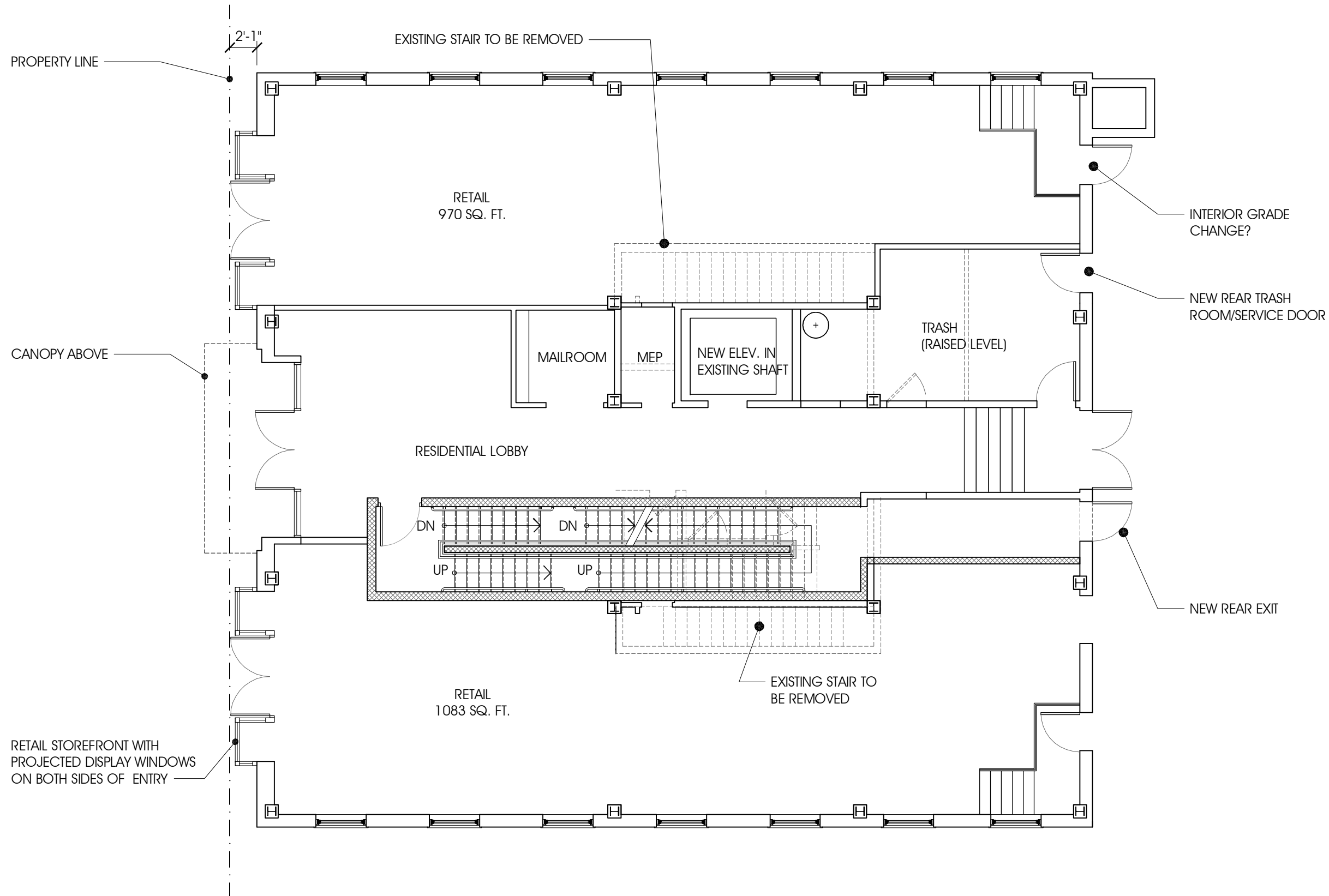
NOTE: ALL WINDOWS AND TRIM ABOVE
FIRST FLOOR TO BE PAINTED DARK GRAY

ILLUSTRATIVE ELEVATION - FINAL DESIGN SUBJECT TO BAR APPROVAL

S. WASHINGTON STREET (WEST) ELEVATION - MATERIALS COLOR

312 S. Washington Street
16.013

RUST | ORLING
ARCHITECTURE

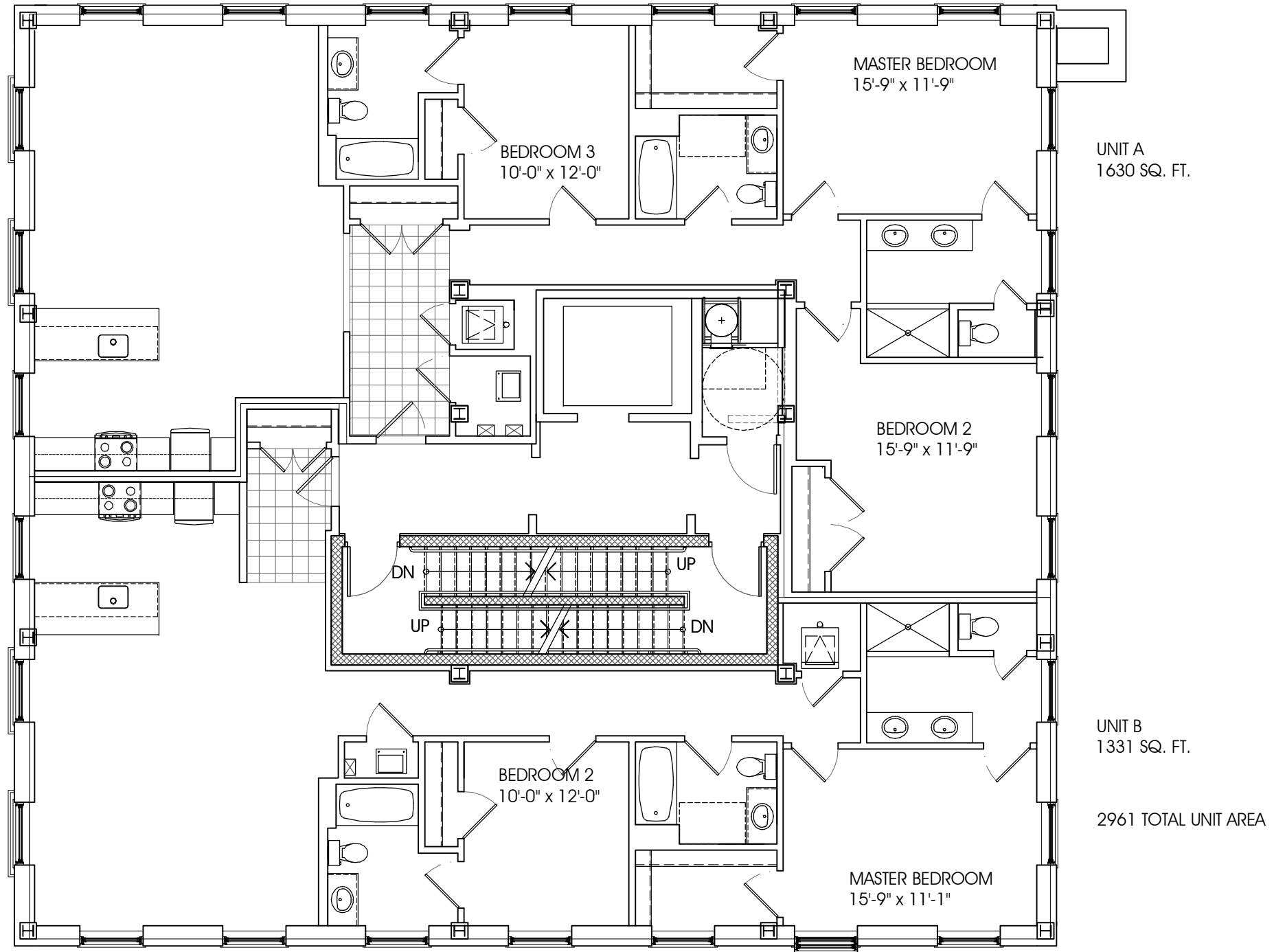


March 13, 2017
A2

GROUND FLOOR
312 S. Washington Street
16.013

1/8"=1'-0"

RUST | ORLING
ARCHITECTURE

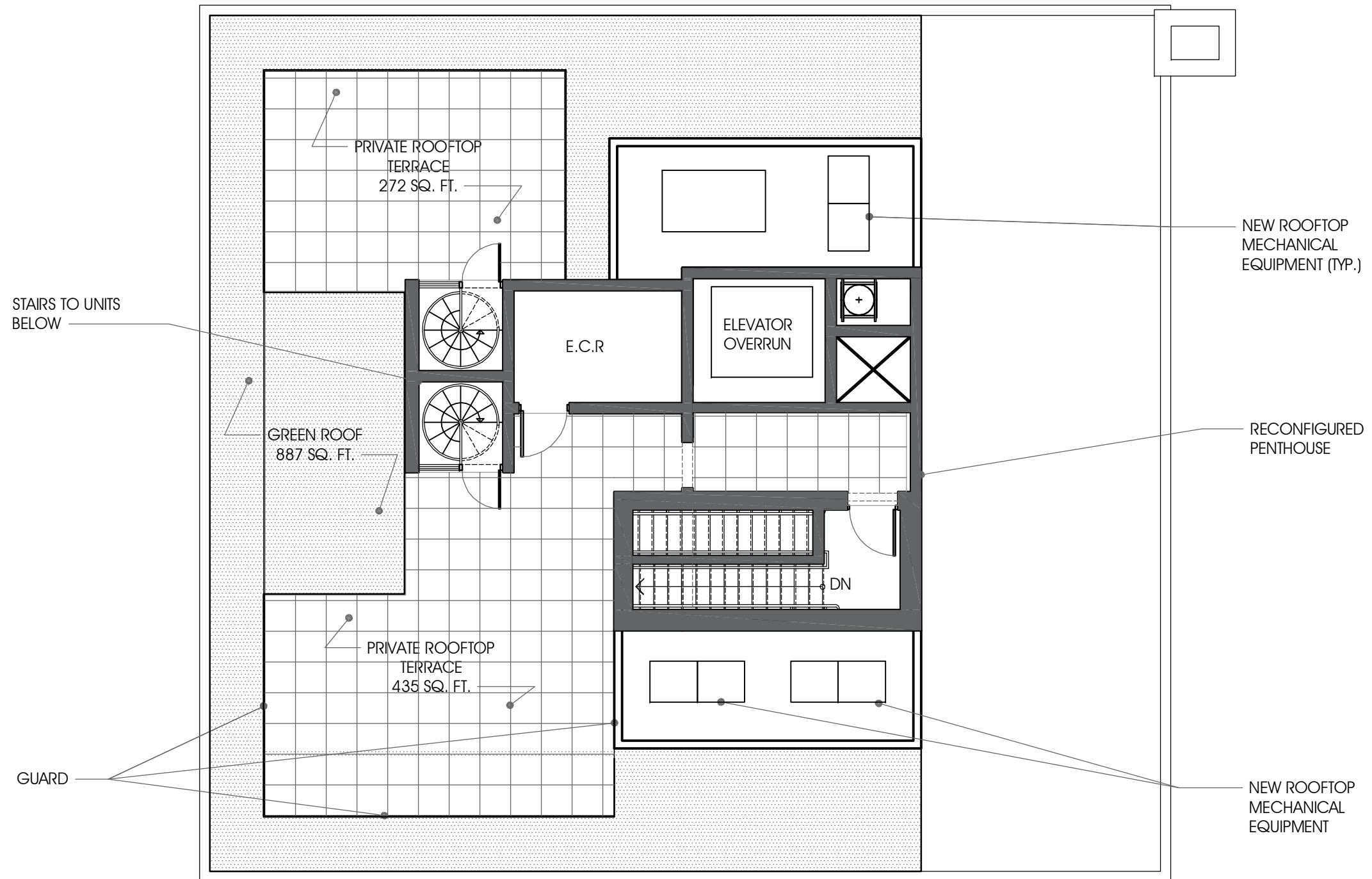


March 13, 2017
A3

TYPICAL RESIDENTIAL FLOOR
312 S. Washington Street
16.013

1/8"=1'-0"

RUST | ORLING
ARCHITECTURE

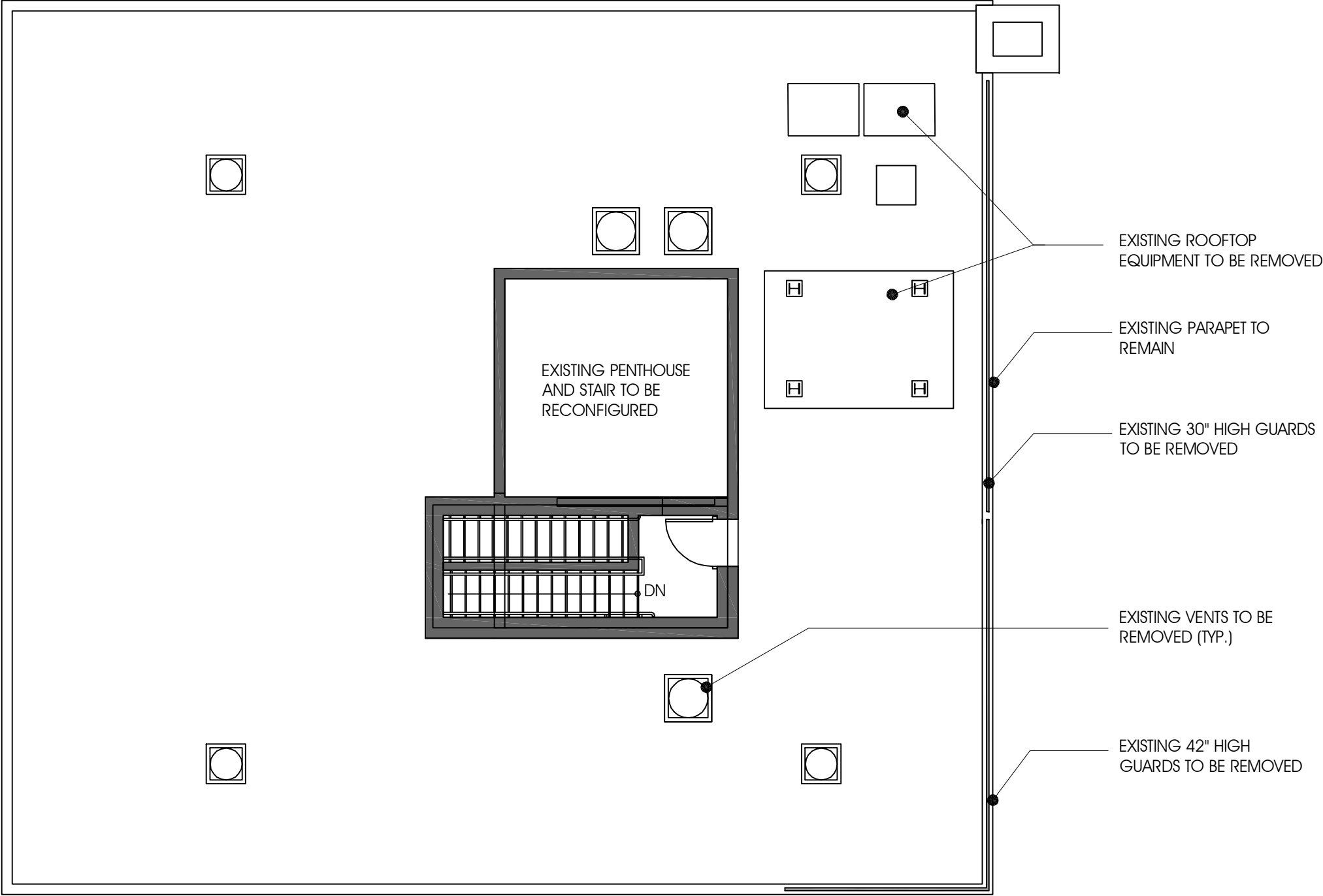


May 18, 2017
A4

PROPOSED ROOF PLAN
312 S. Washington Street
16.013

1/8"=1'-0"

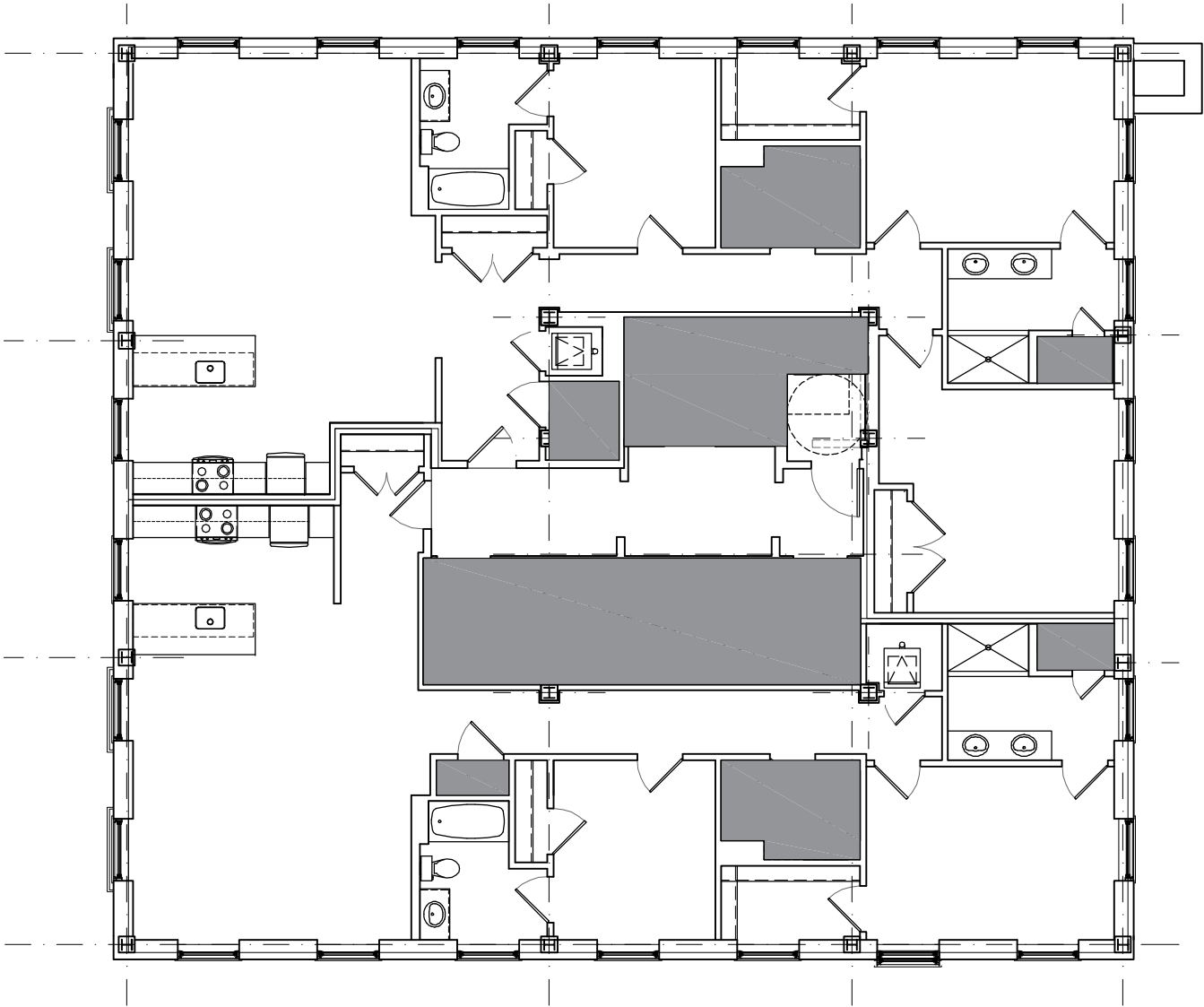
RUST | ORLING
ARCHITECTURE



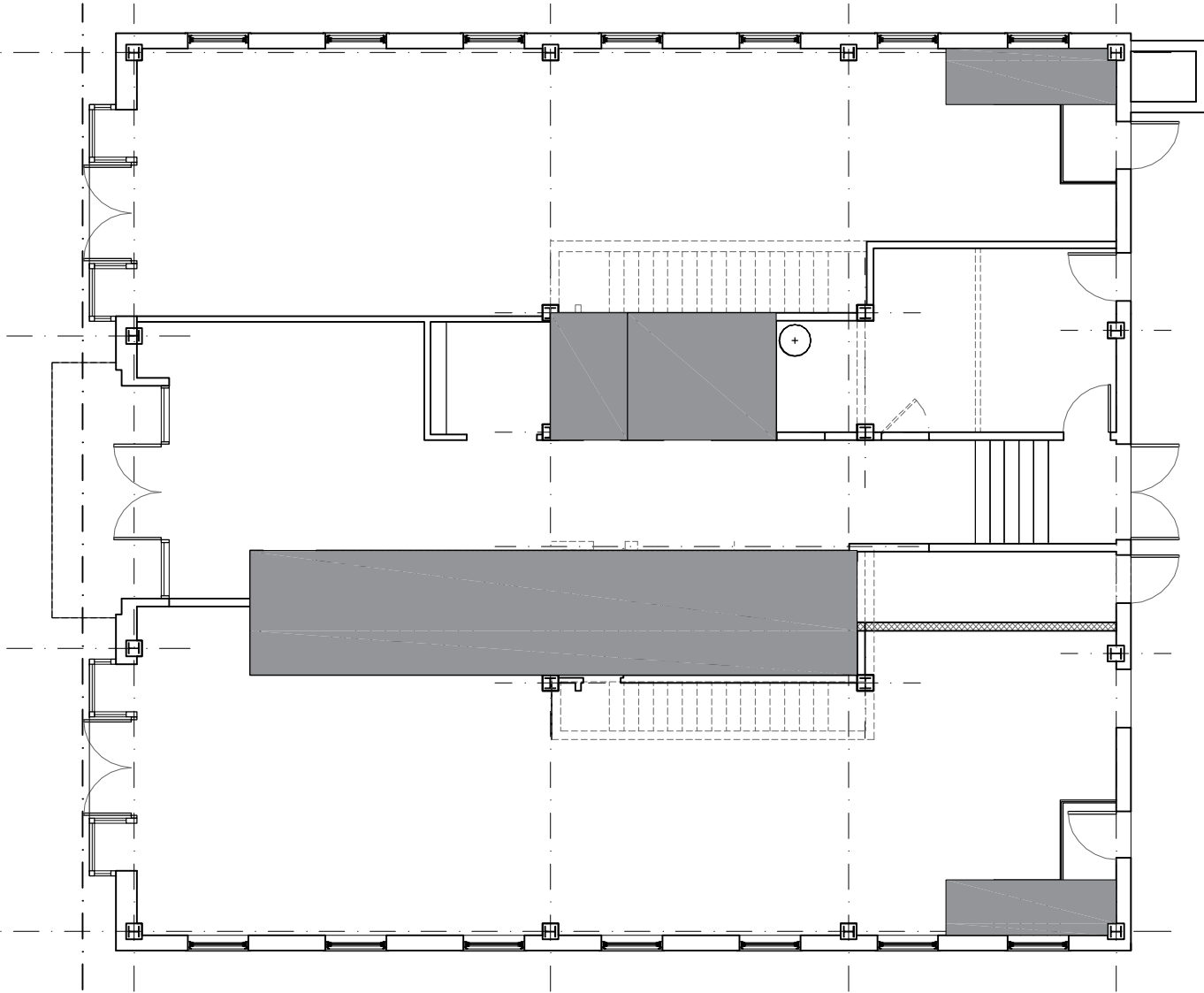
FAR DEDUCTIONS	
SHAFTS, STAIRS, ELEVATOR	
MECHANICAL	
CEILINGS <7'-6"	

Building Statistics				
Use Group	Floor Area		Number of Units	
	Gross Floor Area (gsf)	Net Floor Area (nsf)	2BR	3BR
Residential	19,760	16,997	5	5
Retail	2,053	1,975		
Total:	21,813	18,972	Total:	10

Residential Floor Area (sf)				
	Ground	Typical	Total	
Gross	1,732	3,606	19,760	
Deductions	413	470	2,763	FAR
Net	1,319	3,136	16,997	1.25
Retail Floor Area (sf)				
	Ground	Typical	Total	
Gross	2,053		2,053	
Deductions	78		78	FAR
Net	1,975	0	1,975	0.15
Total FAR				1.40
Total Floor Area (sf)				18,972



TYPICAL RESIDENTIAL FLOOR



GROUND FLOOR

March 13, 2017
A5

FLOOR AREA STATISTICS
312 S. Washington Street
16.013

3/32"=1'-0"