

***Special Use Permit #2017-0072***  
***801 North Fairfax Street***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request for additional building height to accommodate rooftop appurtenances associated with mechanical equipment and roof top open space.	<b>Planning Commission Hearing:</b>	September 7, 2017
	<b>City Council Hearing:</b>	September 16, 2017
<b>Address:</b> 801 N. Fairfax Street	<b>Zone:</b>	OCM(50) – Office Commercial Medium (50) Zone
<b>Applicant:</b> MFS-ABS WF LLC, MFS WF LLC, ABS WF LLC and SFLP WF LLC, represented by M. Catharine Puskar, attorney.	<b>Small Area Plan:</b>	Old Town North

**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:**

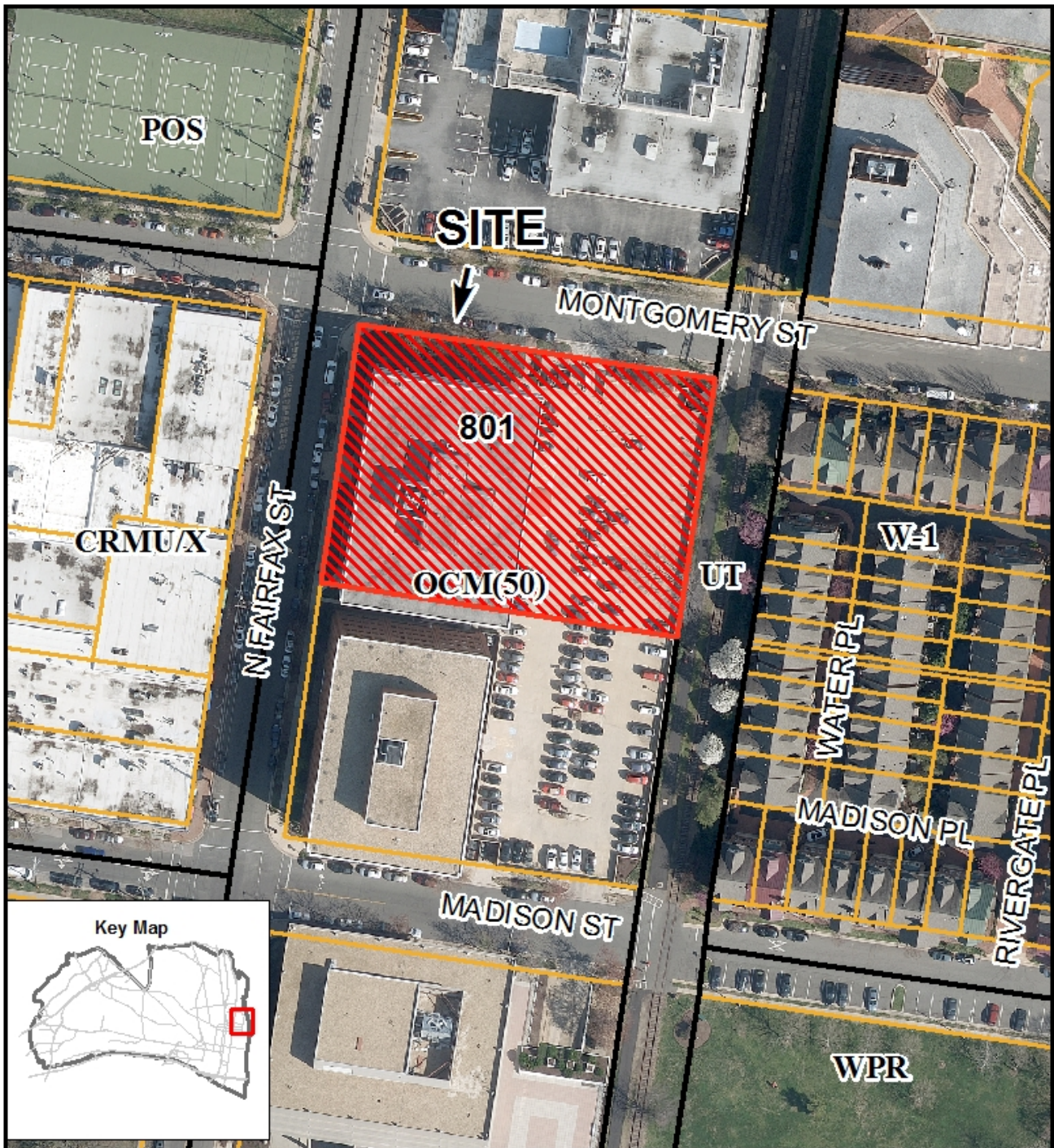
Alex Dambach, AICP, [alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)

Dirk H. Geratz, AICP, [dirk.geratz@alexandriava.gov](mailto:dirk.geratz@alexandriava.gov)

Michael Swidrak, AICP, [michael.swidrak@alexandriava.gov](mailto:michael.swidrak@alexandriava.gov)

**PLANNING COMMISSION ACTION, SEPTEMBER 7, 2017:** By unanimous consent, the Planning Commission recommended approval of the request.

Reason: The Planning Commission agreed with the staff analysis.



**Special Use Permit #2017-0072**  
**801 North Fairfax Street**



## **I. DISCUSSION**

The applicants, MFS-ABS WF LLC, MFS WF LLC, ABS WF LLC and SFLP WF LLC, represented by M. Catherine Puskar, attorney, request Special Use Permit (SUP) approval for a height increase of up to 69 feet in the OCM(50) zone for the building at 801 N. Fairfax Street. The applicant requires the height increase in order to utilize the roof of the building for above-ground open space for a conversion of the building from office use to multifamily residential use.

### **SITE DESCRIPTION**

The building is located on a property that encompasses a full city block with an area of approximately two (2) acres. It is divided into two (2) tax parcels addressed as 801 N. Fairfax Street for the site in question and as 209 Madison Street for an adjacent office building. Each tax parcel includes a building and approximately half of the lot's parking structure (which spans the eastern half of the block). The office building on the southern tax parcel, addressed as 209 Madison Street (Waterfront II), was approved to be built in 1985. The building on the site in question on the northern tax parcel (Waterfront I) is an office building with a ground-floor restaurant space. It is four (4) stories tall and was built in 1971.

The eastern half of the block contains a two-level parking structure, which was constructed along with the Waterfront II office building project in 1985 with a surface parking level and a below-grade level. It contains 292 parking spaces and is shared by each building, as it straddles both parcels. The site in question has frontages on Montgomery and N. Fairfax Streets, and the Waterfront II site fronts N. Fairfax and Madison Streets. The eastern side of both parcels faces the Mount Vernon Trail and the unused Norfolk Southern freight rail line. The site is adjacent to commercial and office uses. To the north is the Crowne Plaza Hotel; to the west is the Montgomery Center commercial complex; and to the south is the United Way Office Building. The Rivergate townhouse community is located to the east on the other side of the Mt. Vernon Trail.

### **BACKGROUND**

Waterfront I was approved for development in 1971 under Site Plan #SIT70-0037, and Waterfront II was approved for development in 1985 under Site Plan #SIT85-0016. Special Use Permit #1653 approved the establishment of a restaurant in the first floor.

The Waterfront (I and II) property was sold to the current owner in 2014. Soon after purchase, the owner began an effort to convert the 46-year-old Waterfront I office building into a multifamily residential building and began correspondence with City staff regarding the regulations and approvals needed for a multifamily residential conversion of the building.

The property owner was able to demonstrate that floor area ratio (FAR), setbacks, parking and open space requirements could be satisfied in a "by-right" conversion from office to multifamily residential (more information is located in the Zoning subsection below). The conversion was therefore processed administratively through grading plan and building permit submissions.



City staff reviewed and released the grading plan (GRD2016-0028) in 2016, and the building permit was submitted to the City in April 2017. The building permit set provided staff with its first official review of architectural details, including building elevations and floor plans. In the review of these architectural drawings, staff identified a proposed increase in building height, based on the addition of railings, stair overruns and other additions to the rooftop. These additions are necessary for the functionality of rooftop open space, and the dedication of above-ground open space is critical for meeting the open space requirement for the site.

The building at 801 N. Fairfax Street is currently noncomplying being approximately 51 feet tall in a zone that allows 50 feet in height by right, and proposed rooftop appurtenances outside of the mechanical penthouse such as railings and access ways would increase this noncompliance. The applicant filed an SUP for additional building height in order to allow for the height of the building to increase for rooftop amenities. Building height of up to 77 feet is allowed with an SUP in the OCM(50) zone.

### PROPOSAL

The applicant is asking for SUP approval to increase the height of the building at 801 N. Fairfax Street in the OCM(50) zone. This request is based on Section 4-905(D) of the Zoning Ordinance, which states for the OCM(50) zone that “the maximum permitted height of a building is 50 feet, except that additional height up to a maximum of 77 feet may be approved with a special use permit.”

The SUP for additional height is required to render the building rooftop functional for resident open space use. The applicant proposes to add approximately six (6)-foot tall terrace partition walls, 10-foot stair walls and 8.5-foot trellis structures to the roof. The central penthouse would be divided into a mechanical area and an area for resident roof access and would include an approximately four (4)-foot guardrail above the penthouse. The proposed brick and glass exterior building materials will be extended above the roof slab to serve as an extended parapet and terrace wall. The proposed height of the building will be extended to 69 feet, measured to the top of the guardrail above the penthouse.

The roof plan submitted by the applicant includes 12 private terraces and one (1) communal terrace. The terraces are accessed via seven (7) stairwells that extend to the roof or elevators that are located in the penthouse.

### ZONING

The site is zoned OCM(50), Office Commercial Medium. It allows both commercial and residential uses. The conversion meets most area, bulk, and parking regulations. The current site (which includes both 801 N. Fairfax Street and 209 Madison Street) has an FAR of approximately 1.52, which is considered legally noncomplying to the zone regulations. The proposal reduces the floor area of 801 N. Fairfax enough that the FAR of the site will be reduced to below 1.5, bringing the site into compliance with the zone.

The conversion proposal utilizes both rooftop and ground-level open space areas. The ground-level open space is located in areas directly surrounding both 801 N. Fairfax Street and 209 Madison Street, with a small portion located at the east end of the site. The above-ground open space on the roof of 801 N. Fairfax Street would serve as a marketable amenity for the building and help to satisfy the residential open space requirement for the site.

The building is currently 51 feet in height and is considered a noncomplying structure related to height. The height limit for buildings in the OCM(50) Zone without an SUP is 50 feet. This SUP request for height increase would bring the building into compliance with the Zoning Ordinance in relation to height.

<b>Property Address</b>	801 N. Fairfax Street	
<b>Total Site Area</b>	87,170 square feet (44,045 square feet for 801 N. Fairfax / Waterfront I)	
<b>Zone</b>	OCM(50) – Office Commercial Medium (50) Zone	
<b>Current Use</b>	Office and Restaurant (Vacant)	
<b>Proposed Use</b>	Multifamily Residential	
	<b>Permitted/Required</b>	<b>Provided/Proposed</b>
<b>FAR</b>	1.5	1.5
<b>Height</b>	50 feet (77 feet with SUP)	69 feet
<b>Setbacks</b>	No yard requirements for nonresidential or multifamily uses	N. Fairfax St. (Front) – 11 feet Montgomery St. (Front) – 17 feet Mt. Vernon Trail (Side) – 105 feet
<b>Open Space</b>	17,618 square feet (40 % of residential parcel)	22,304 square feet (51% of residential parcel) (11,922 square feet above grade)
<b>Parking</b>	62 spaces	62 spaces

### MASTER PLAN AND COMMUNITY PLANNING

The site is included in the Old Town North Small Area Plan. The plan, recently adopted by City Council in June 2017, envisions the neighborhood as an increasingly pedestrian-oriented place with a variety of uses, housing types, and transportation options. More multifamily housing units in Old Town North contribute to “a range of housing opportunities for a diverse population.” Additionally, the applicant plans to widen the sidewalk fronting the building on N. Fairfax Street to six (6) feet, which aligns with the Small Area Planning principle of enhancing “the design of the public realm in a way that prioritizes the pedestrian.”

The building height increase is compatible with the Old Town North Small Area Plan (Figure 2.14: Recommended Height District Limits). The height limit for the site is 77 feet. The increase in building height of 801 N. Fairfax Street to 69 feet is in line with the plan’s principle of establishing “building heights compatible with the neighborhood.” The location of the building being adjacent to the Crowne Plaza Hotel, Canal Center, and 209 Madison Street makes it well suited for taller buildings in this portion of Old Town North.

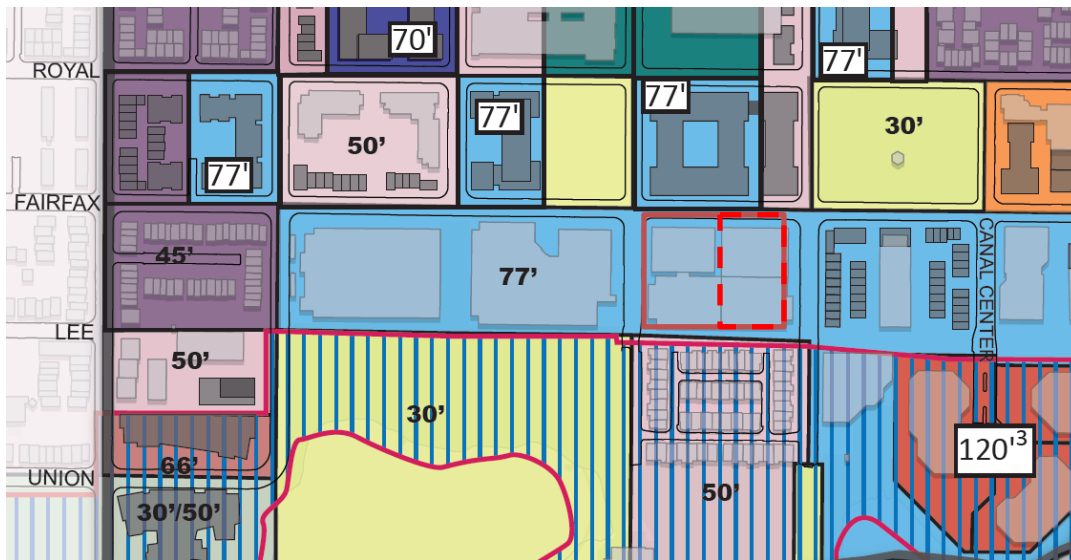


Figure 1 - Old Town North Small Area Plan Height Map (801 N. Fairfax Street shown in dotted red box)

## II. STAFF ANALYSIS

### RESIDENTIAL CONVERSIONS

In the past few years, the City has received several proposals for building conversions from office to multifamily residential use. These proposals have included The Oronoco (601 N. Fairfax Street) in Old Town North, which was converted in 2014. The City, along with the Alexandria Economic Development Partnership (AEDP), studied the City's "Office Competitiveness," including the current and potential impacts of office-to-residential conversions on the City tax base. Findings were presented to City Council this past May with the conclusion that:

- Office-to-residential conversions increase real estate investment in the City and remove excess office space from the local market
- Conversions help to better utilize existing buildings that have high vacancy rates
- Allowing conversions on a case-by-case basis can make remaining office properties more competitive

According to the Washington Business Journal, the office space at 801 N. Fairfax was approximately 62-percent leased in 2014. The adjacent office building at 209 Madison Street was 74-percent leased at this time.<sup>1</sup> The proposed residential conversion would help to fully utilize a building that has vacancy issues. It will also encourage the property owners to increase office tenancy in 209 Madison Street.

<sup>1</sup> [https://www.bizjournals.com/washington/breaking\\_ground/2014/07/finmarc-buys-two-in-active-alexandria-office.html](https://www.bizjournals.com/washington/breaking_ground/2014/07/finmarc-buys-two-in-active-alexandria-office.html)

## HEIGHT

The building is a noncomplying structure in relation to height according to Section 12-100 of the Zoning Ordinance. As discussed in the Proposal and Zoning subsections above, the building at 801 N. Fairfax Street is currently above the allowed height in the OCM(50) zone (51 feet with a maximum height of 50 feet), and is proposing to bring the height of the building into compliance with the zone through this SUP request. Section 4-905(D) allows building heights to increase to 77 feet, and the proposal from the applicant raises the building height to 69 feet, measured at the top of the guardrail above the penthouse. Staff supports the height increase based on the SUP criteria listed in Section 11-504(A) of the Zoning Ordinance. The approved SUP:

1. *Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;*

The increased building height and utilization of the rooftop open space will have no adverse effects on the health and safety of adjacent residents and employees.

2. *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and*

The impacts of the increased building height will be contained within the building and lot and will not adversely impact neighboring properties. The addition of railings to the perimeter of the roof would be minimally perceptible to the general public, and the additional stair towers would be positioned near the center of the roof, where they would generally be outside the line of sight for people standing on the adjacent sidewalks.

3. *Will substantially conform to the master plan of the city.*

The SUP request conforms to recommended building height limits in the recently adopted Old Town North Small Area Plan.

## OPEN SPACE

The primary function of the building height SUP request is to utilize the roof of 801 N. Fairfax Street for resident open space. The rooftop open space nearly doubles the amount of open space available to potential residents on site, and serves as a functional amenity for residents while helping to satisfy the open space requirement of the building when it is converted to residential use. The bulk and area standards for the OCM(50) zone allow for above-ground areas to count toward residential open space requirements if it is determined that “such space functions as open space for residents to the same extent that ground level open space would.” The rooftop open space will provide residents with gathering space and private terraces that serve similar functions to yards or common areas at grade. Staff supports the SUP in relation to increasing building height in order to allow for the utilization of the rooftop for open space.

### COMMUNITY

The applicant team presented to the North Old Town Independent Citizens' Association (NOTICE) at its August 14<sup>th</sup> board meeting. Additionally, neighboring residences and property owners have been noticed regarding the height increase SUP request.

### CONCLUSION

Staff supports the special use permit application that will help facilitate the reuse of the existing building at 801 N. Fairfax Street. The height increase SUP and the related residential conversion will bring the following benefits to the City:

- Increased tax revenue from the full utilization and improvement of an existing building;
- More Old Town North neighborhood residents who will patronize nearby retail, restaurant and cultural uses; and
- An upgrade in landscaping, sidewalks and architecture that will improve N. Fairfax Street, one of the most active corridors in Old Town North.



### III. STAFF RECOMMENDATION AND CONDITIONS

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

1. The approved Special Use Permit must be consistent with the approved grading plan (GRD2016-0028) for the site. (P&Z)
2. The design and materials of the rooftop must be consistent with those submitted with the Special Use Permit applications. (P&Z)
3. Rooftop lighting should minimize glare onto adjacent properties. (P&Z)
4. No rooftop amenities or enclosures shall add any floor area to the building, as defined in the Zoning Ordinance. (P&Z)
5. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
6. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
7. A minor amendment to the grading plan is required, and it shall be approved and released prior to submitting building permits. (T&ES)

STAFF: Alex Dambach, AICP, Chief of Land Use Services  
Dirk H. Geratz, AICP, Principal Planner  
Michael Swidrak, AICP, Urban Planner

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Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, operation shall be commenced 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 T&ES does not have any comments on this request for height increase. However, we do have a concern about the possible use of amplified sound equipment in the communal terrace area. (T&ES)
- F-2 I-ROW, Storm, Transportation Planning and Traffic Engineering have no comments.
- R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
- R-2 A minor amendment to the grading plan is required, and it shall be approved and released prior to submitting building permits. (T&ES)
- 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](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- 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)

##### Code Enforcement:

No comments received.

##### Fire:

- C-1 No comments or concerns

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



## APPLICATION

# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 801 N. Fairfax Street

**TAX MAP REFERENCE:** 055.03-02-01.S1 **ZONE:** OCM(50)

**APPLICANT:**

Name: MFS-ABS WF LLC AND MFS WF LLC, ABS WF LLC AND SFLP WF LLC

Address: C/O Finmarc Management LLC, 7200 Wisconsin Ave, Suite 1100, Bethesda MD 20814

**PROPOSED USE:** SUP for additional height to accommodate proposed rooftop structures associated with new rooftop open space.

☒ **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.

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

MC Puskar

Signature

6/29/2017

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 801 N. Fairfax Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the SUP for additional height use as  
(use)  
described in this application.

Name: Marc Solomon

Phone: 301-915-9460

Please Print

Address: 7200 Wisconsin Avenue, Suite 1100, Bethesda, MD 20814

Email: msolomon@finmarc.com

Signature: \_\_\_\_\_  
SEE ATTACHED LETTER

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.

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**MFS-ABS WF LLC,  
MFS WF LLC,  
ABS WF LLC,  
SFLP WF LLC  
C/O Finmarc Management, Inc.  
7200 Wisconsin Ave.  
Suite 1100  
Bethesda, Md. 20815  
301-915-9460**

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

Re: Consent to File Application for Special Use Permit  
801 N. Fairfax Street; Tax Map ID: 055.03-02-01.S1 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, MFS-ABS WF LLC AND MFS WF LLC  
ABS WF LLC AND SFLP WF LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C.  
to act as agent on its behalf for the filing and representation of a special use permit application  
and any related requests for additional building height on the Property.

Very truly yours,

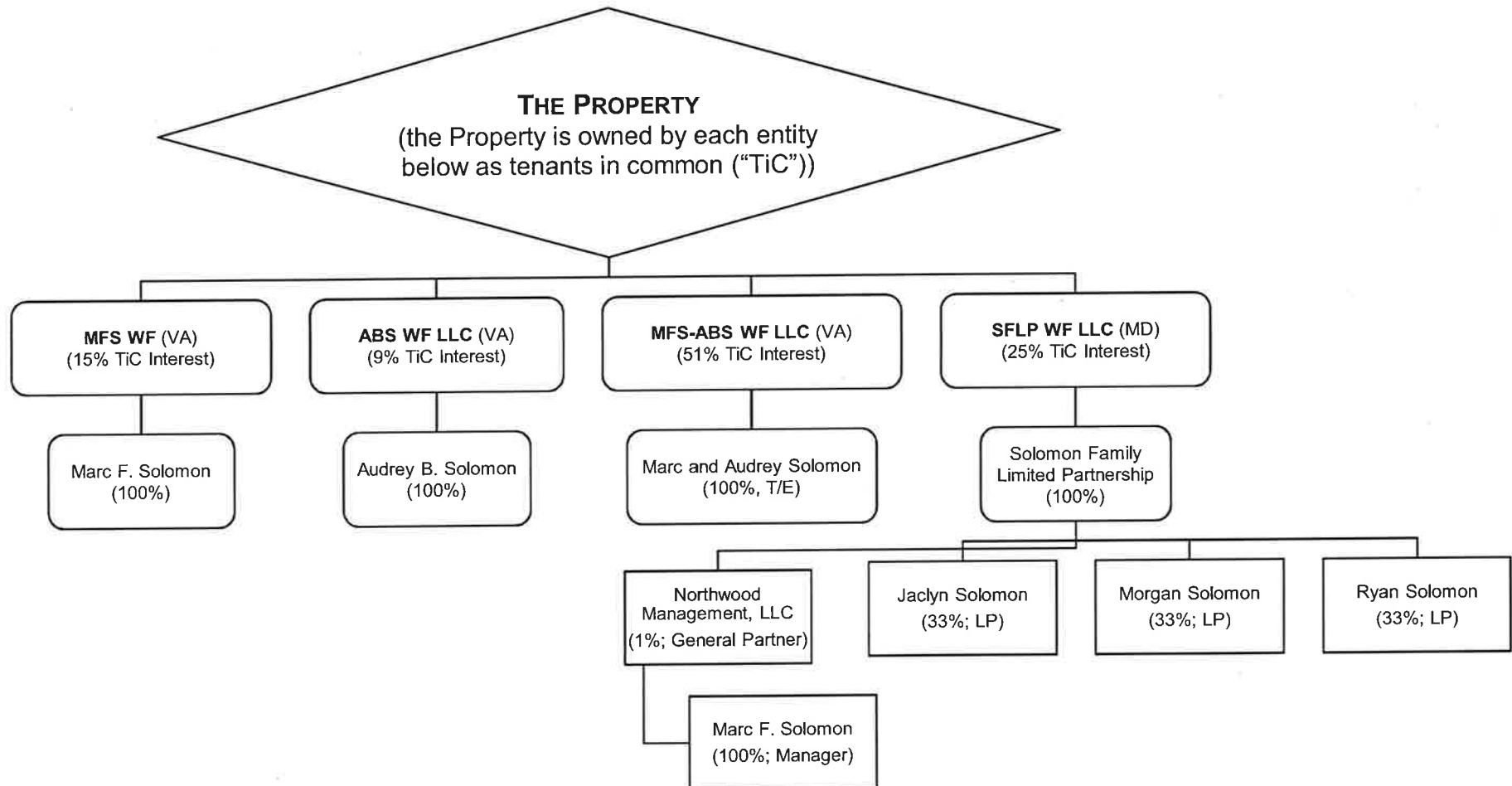
By: 

Its: Manager

Date: 6/9/17

# Organizational Chart

## Waterfront I 801 North Fairfax Street, Alexandria, Virginia (the "Property")



1. The Manager of each of MFS WF LLC, MFS-ABS WF LLC and SFLP WF LLC is Marc F. Solomon
2. The Manager of ABS WF LLC is Audrey B. Solomon

## 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.	MFS-ABS WF LLC AND MFS WF LLC		
2.	ABS WF LLC AND SFLP WF LLC		
3.	SEE ATTACHED		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 801 N. Fairfax Street (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.	SAME AS ABOVE		
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		
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.

6/7/2017

Date

Marc Solomon

Printed Name

  
Signature

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

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

**[✓] Yes.** Provide proof of current City business license

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

N/A

### NARRATIVE DESCRIPTION

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

**See attached**

Blank lined paper for writing.

Statement of Justification  
801 N. Fairfax Street  
TM ID #055.03-02-1.S1

MFS-ABS WF LLC, MFS WF LLC, ABS WF LLC & SFLP WF LLC (the “Applicant”) requests approval of a special use permit (“SUP”) for the property identified as Tax Map Reference #055.03-02-1.S1 (the “Subject Property”) to permit additional height to accommodate proposed rooftop structures associated with the permitted office to residential conversion of the building.

The Subject Property is zoned OCM(50) and is permitted up to 50’ in building height or up to 77’ feet with approval of a special use permit. The request for additional height is consistent with the height map included in both the existing and proposed Old Town North Small Area Plans, which indicate 77’ as the permitted height on the Subject Property.

The existing building main roof deck is 50’11” in height. Pursuant to Section 6-403 of the Zoning Ordinance, the existing 14’ elevator/mechanical penthouse is not included in the calculation of building height. However, any additional elements provided on the roof, with the exception of a 3’ parapet, count toward the calculation of building height.

As part of the residential conversion of the building, the Applicant is providing rooftop open space to meet the residential open space requirements and to provide amenity space for the residents of the building. The Applicant proposes to construct seven stair towers, decorative trellises, and separation walls for the 12 individual terraces and communal space proposed for the rooftop. These elements vary in height, but are below the height of the existing 14’ penthouse. The Applicant will also be adding new HVAC units to the roof of the existing elevator/mechanical penthouse, which requires a new 42” guardrail to be installed along the roof of the penthouse in order to meet Building Code. The new elevator overrun required for the renovation will exceed the existing 14’ penthouse height, but will be below the height of the 42” guardrail. The total height of the new structures above the main roof, including the guardrail on the penthouse roof, is 17’-8”. The Applicant requests additional height for contingency as the exact location of existing structural elements of the building, such as beams and/or concrete thickness for slope roofs, as well as insulation and roofing material will not be confirmed until construction commences. With this request, the total height of the building would be 69’.

The proposed additional height is consistent with the height recommendations of the Old Town North Small Area Plan and the OCM(50) zone and will allow the Applicant to provide high-quality rooftop open space for the new residential tenants as part of the conversion of an underperforming office building into residential use.



**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).

Typical for residential use

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

N/A

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

Day:

24-7-365

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 residential uses. Noise levels will comply with the noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

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

No potential odors are anticipated.

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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)

N/A

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

N/A

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- C. How often will trash be collected?

N/A

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

N/A

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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:

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- 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:

Cleaning supplies as typical for residential uses may be stored on the property.

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

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## ALCOHOL SALES

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

☐ Yes      ☒ No

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

N/A

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**PARKING AND ACCESS REQUIREMENTS**

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

\_\_\_\_\_ N/A  
 \_\_\_\_\_ Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B.** Where is required parking located? (*check one*)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

---

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C.** If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

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

- A.** How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?  
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

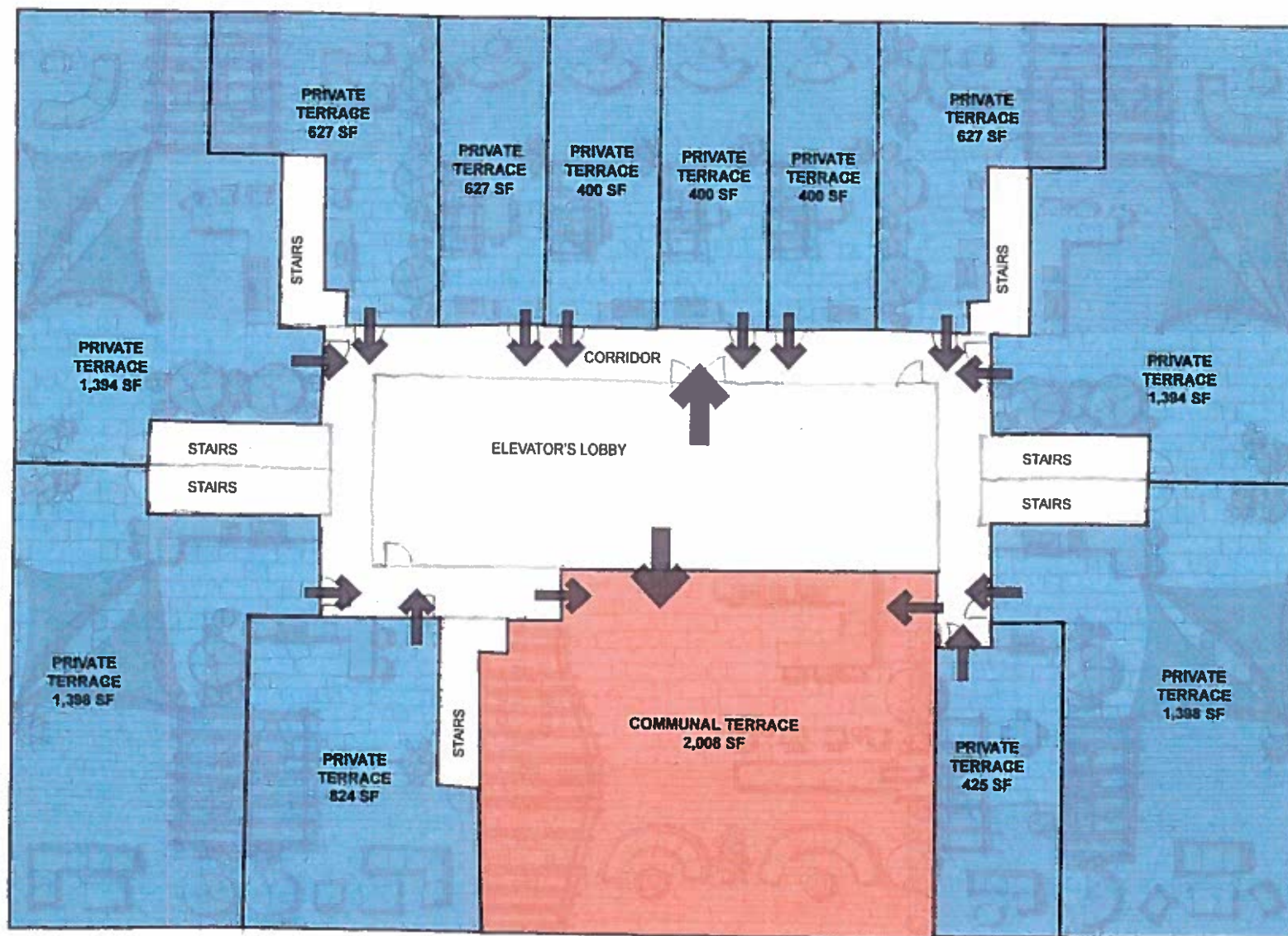
## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☒ Yes ☐ No
- How large will the addition be? \_\_\_\_\_ square feet. 18'1" additional height requested
18. What will the total area occupied by the proposed use be?
- \_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ 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







JANUARY 6, 2016

# 801 NORTH FAIRFAX STREET ROOF TOP (PRIVATE VS PUBLIC AREAS)



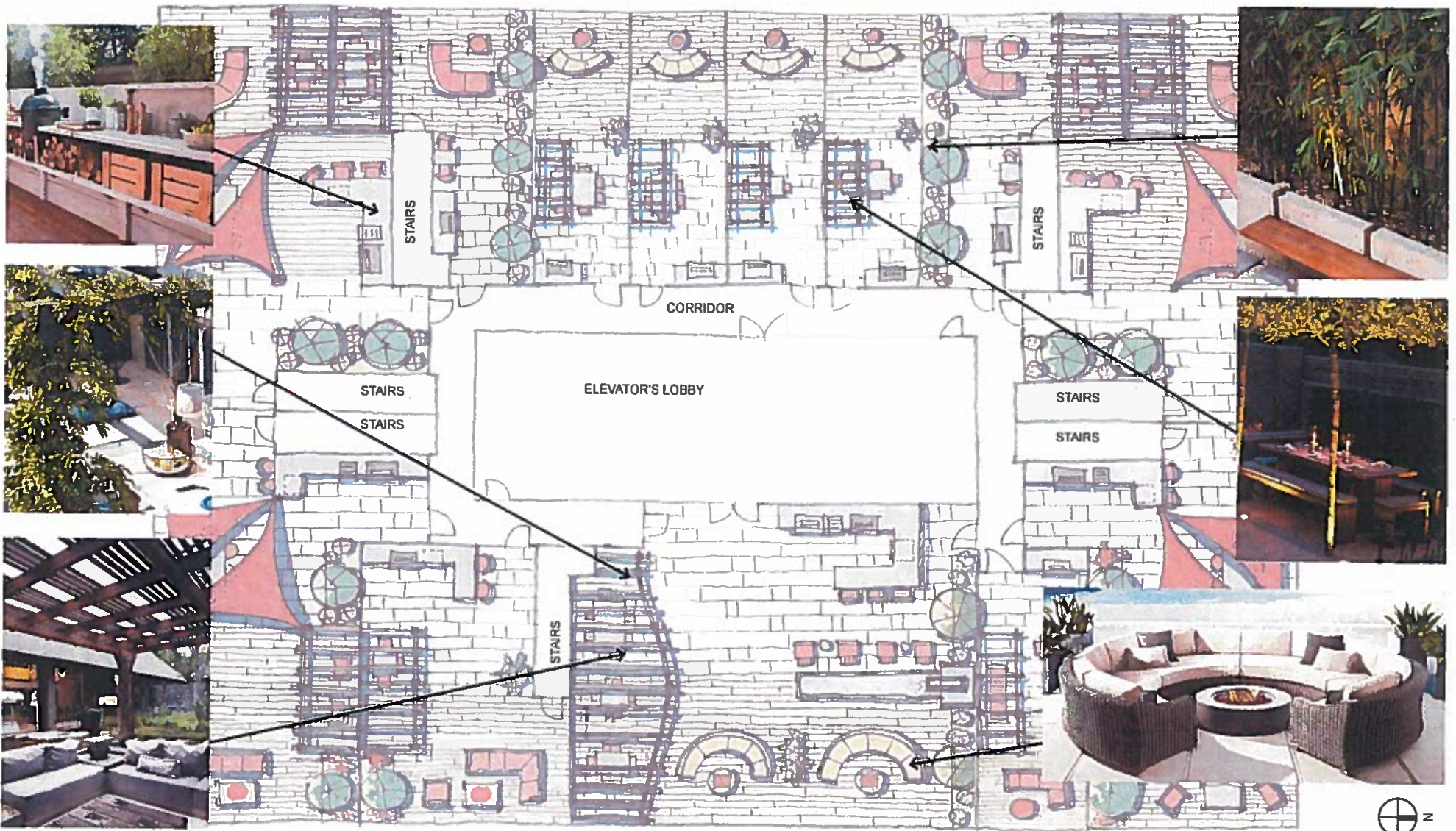
**TEG**  
the elsen group





teg  
the eisen group





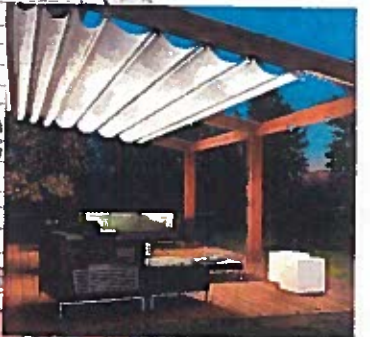
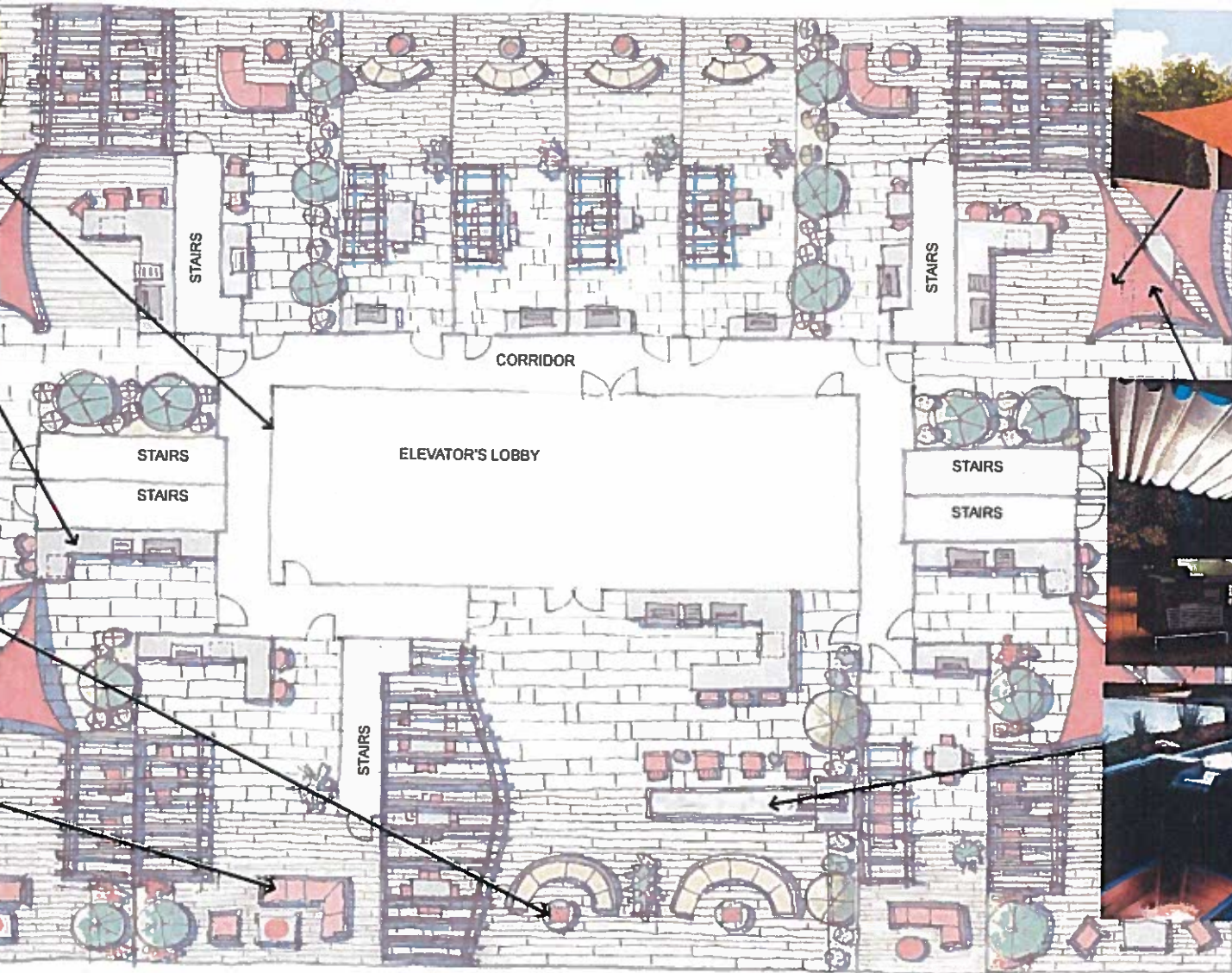
JANUARY 6, 2016

# 801 NORTH FAIRFAX STREET ROOF TOP IMAGES-1



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JANUARY 6, 2016

# 801 NORTH FAIRFAX STREET ROOF TOP IMAGES-2





March 22, 2016



801 NORTH FAIRFAX STREET  
ROOFTOP - OPTION 1





March 22, 2016

**801 NORTH FAIRFAX STREET  
ROOFTOP - OPTION 1**

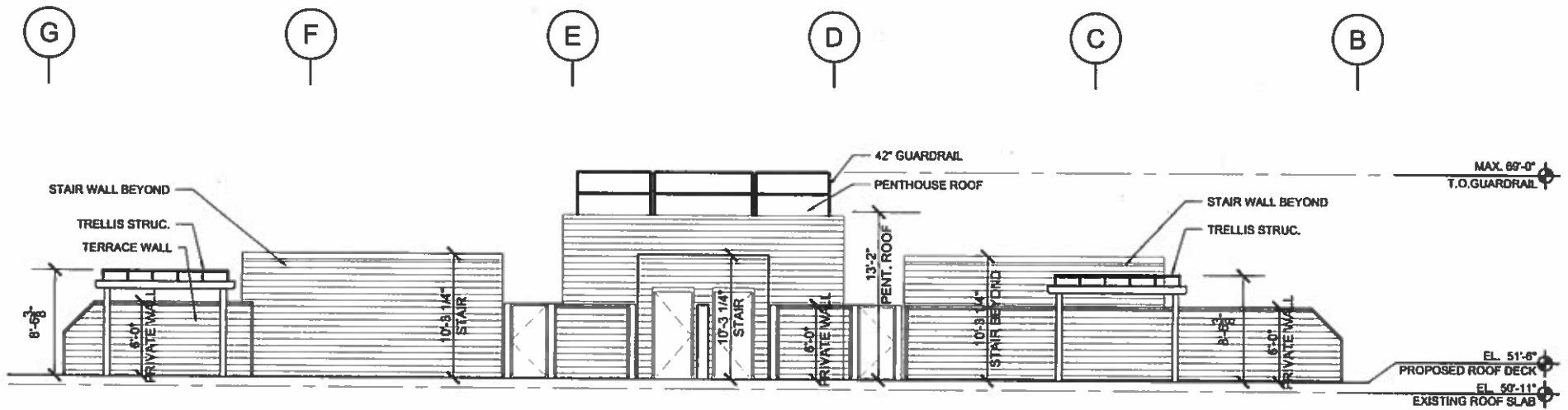


March 22, 2016

**801 NORTH FAIRFAX STREET  
ROOFTOP - OPTION 1**

**TEG**  
the elsen group  
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS

P:\Projects\14-120 801 N. Fairfax St\Architecture\CAASR\Permit Issue SK-4.dwg

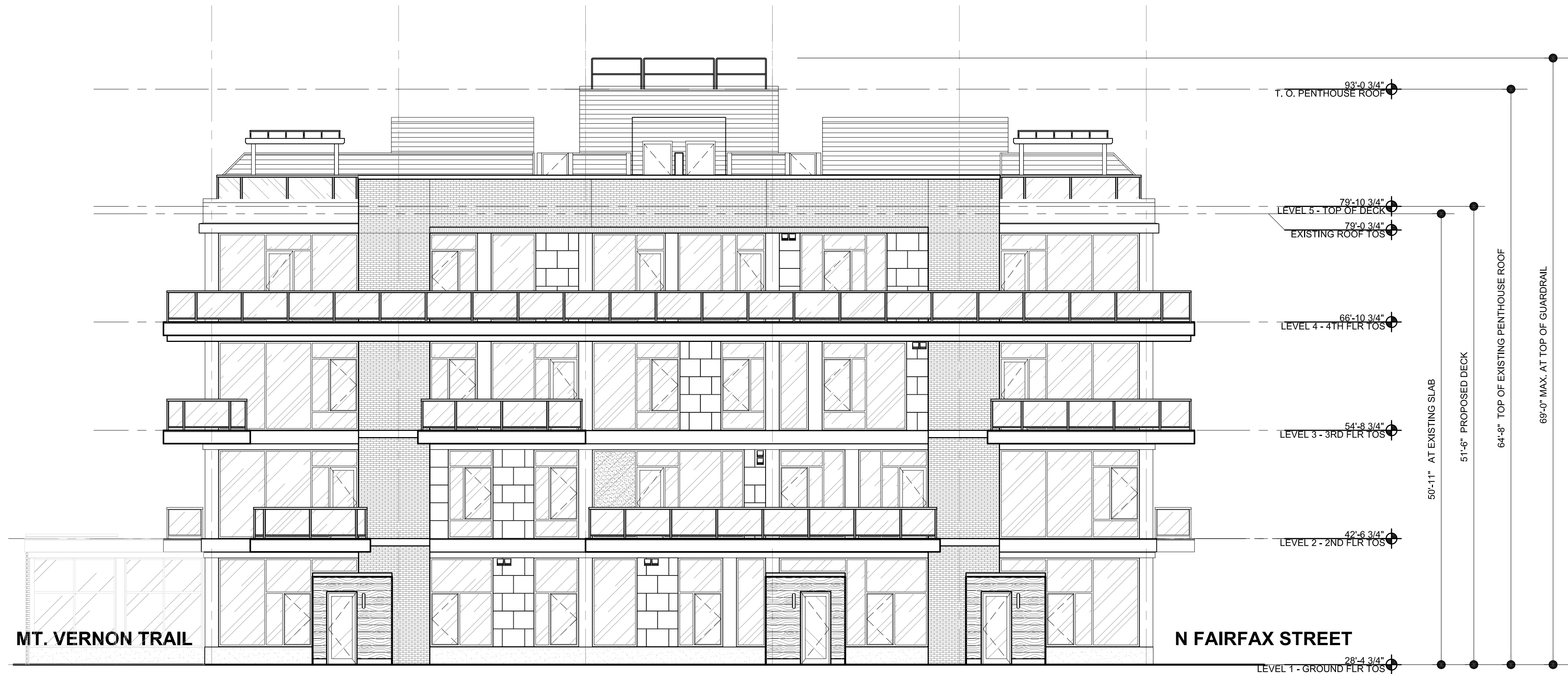


PROJECT NAME: 801 N. FAIRFAX ST.  
 PROJECT NUMBER: 14-120  
 DRAWING NAME: SOUTH ELEVATION  
 DATE: 6-14-2017  
 ISSUE UNDER/AS: PERMIT RESPONSE  
 SCALE: 1/8" = 1'-0"

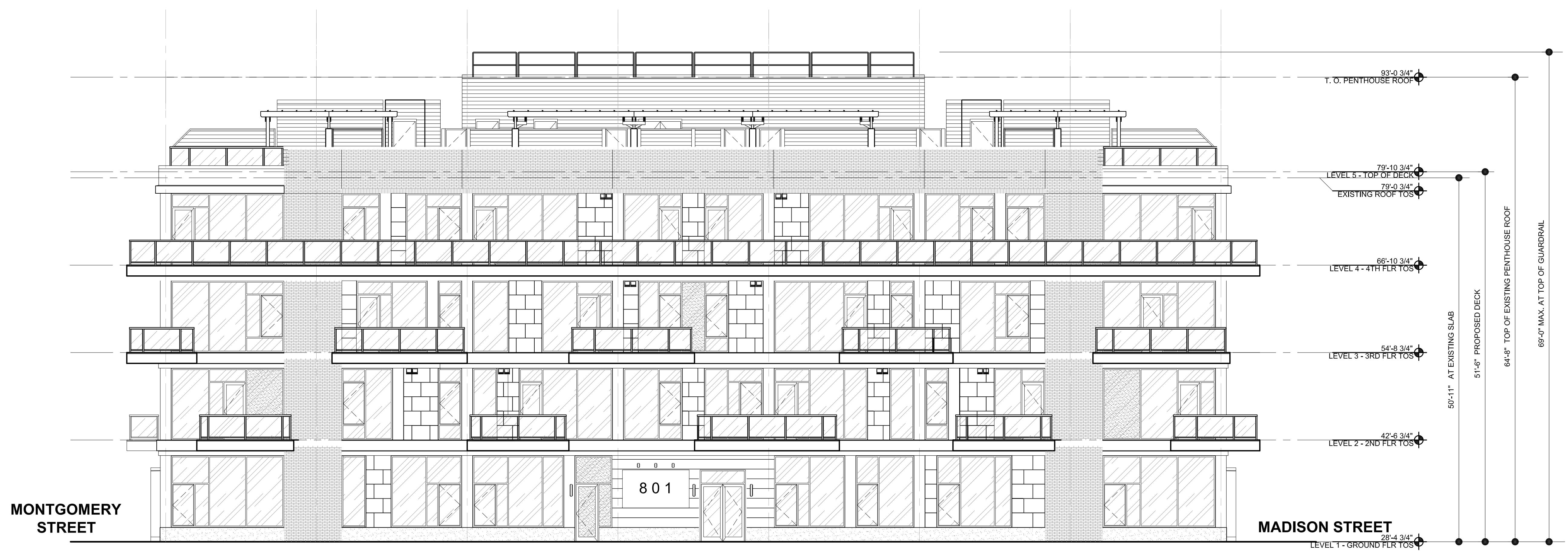
ASK NO:

SK-4






2 EXTERIOR NORTH ELEVATION- MONTGOMERY STREET  
SCALE: 1/8"=1'-0"



1 EXTERIOR WEST ELEVATION- NORTH FAIRFAX STREET  
SCALE: 1/8"=1'-0"

ARCHITECT AND PLANNER



the eisen group

economics • architecture • design • interiors

623 H ST NW - 2nd FLOOR  
WASHINGTON, DC 20001  
202.595.1900

OWNER AND DEVELOPER:

FINMARC MANAGEMENT, INC

7200 WISCONSIN AVENUE,  
SUITE 1100  
BETHESDA, MD 20814

SEAL:

PROJECT:

801 N FAIRFAX

LOCATION:

801 N. FAIRFAX ST.  
ALEXANDRIA,  
VIRGINIA, 22314

SCALE: AS NOTED

DATE: APRIL 18, 2017

PROJECT #: 14-120

REVISIONS: PERMIT DRAWINGS

DRAWING TITLE:

EXTERIOR ELEVATIONS - NORTH  
(MONTGOMERY) & WEST (N. FAIRFAX  
ST)

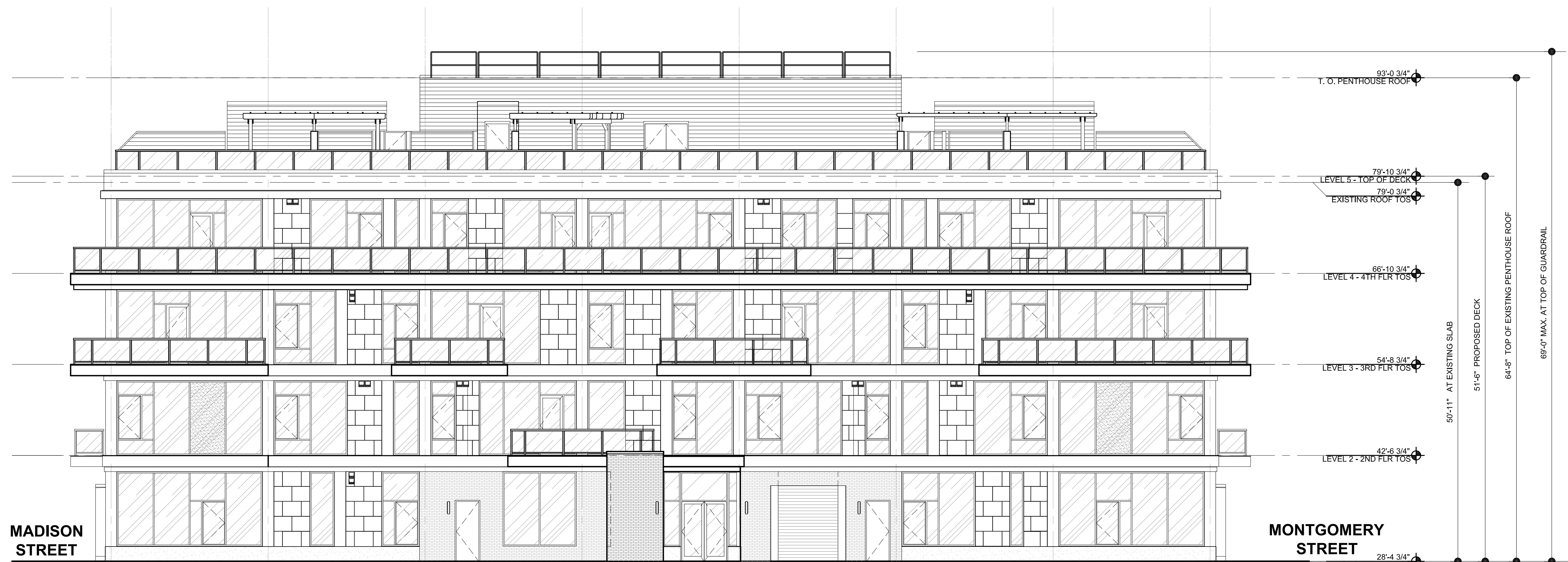
SHEET TITLE:

A-301





2  
A-302  
EXTERIOR SOUTH ELEVATION- MADISON STREET  
SCALE: 1/8"=1'-0"



1  
A-302  
EXTERIOR EAST ELEVATION- MT. VERNON TRAIL  
SCALE: 1/8"=1'-0"

ARCHITECT AND PLANNER



623 H ST NW - 2nd FLOOR  
WASHINGTON, DC 20001  
202.595.1900

OWNER AND DEVELOPER:

**FINMARC MANAGEMENT, INC**

7200 WISCONSIN AVENUE,  
SUITE 1100  
BETHESDA, MD 20814

SEAL:

PROJECT:  
**801 N FAIRFAX**

LOCATION:  
**801 N. FAIRFAX ST.  
ALEXANDRIA,  
VIRGINIA, 22314**

SCALE: AS NOTED

DATE: APRIL 18, 2017

PROJECT #: 14-120

REVISIONS: PERMIT DRAWINGS

DRAWING TITLE:

EXTERIOR ELEVATIONS - SOUTH  
(MADISON ST) & EAST (MT. VERNON)

SHEET TITLE:

**A-302**