APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2018-0003 **Project Name:** 699 Prince Street

PROPERTY LOCATION: 114 South Washington Street

TAX MAP REFERENCE: 074.02-09-22.C **ZONE:** CD

APPLICANT:

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington, DC 20007

PROPERTY OWNER:

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington, DC 20007

SUMMARY OF PROPOSAL The Applicant requests approval for a 42-room hotel.

MODIFICATIONS REQUESTED The Applicant requests a modification for crown coverage.

SUP's REQUESTED The Applicant requests an increase in FAR to 2.5, a parking reduction for loading and off-site parking located farther than 1000 ft from the Property, valet services, a restaurant with ourdoor dining, and a Transportation Management Plan.

[ ] **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

M. Catharine Puskar, attorney
Print Name of Applicant or Agent

MCPuskar
Signature

2200 Clarendon Blvd, Suite 1300
Mailing/Street Address

703-528-4700 Telephone # 703-525-3197 Fax #

Arlington, VA 22201
City and State Zip Code

cpuskar@thelandlawyers
Email address

5/8/18 **REVISED 6/21/18**
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Development SUP # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

[x] the 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, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Please see attached.

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?

N/A

[ ] **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.

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. Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
2. Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
3. Steven Gerwirz	1666 K Street NW, Suite 250, Washington, DC	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 899 Prince Street (TMID #074.02-09-22.C) (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 Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Riegler	None	None
2. Michael Gewirz	None	None
3. Steven Gewirz	None	None

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

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

5/8/18 — Date

M Catharine Puskar — Printed Name

MC Puskar — Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

Re: Consent/Authorization to File Application for a Development Special Use Permit
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, the J. River 699 Prince Street LLC hereby consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

J. River 699 Prince Street LLC 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 Development Special Use Permit on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

Development SUP # _____

2. Narrative description. 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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Please see attached.

REVISED
June 21, 2018

114 South Washington Street (the "Property")
Statement of Justification

J. Street 699 Prince, LLC (the "Applicant") is requesting a Development Special Use Permit for the development of a four-story, 42-room hotel. As a part of this development, the Applicant is requesting special use permits for an increase in FAR to 2.5, a parking reduction for offsite parking located farther than 1,000 feet from the Property, a restaurant with outdoor dining, a reduction of one loading space, valet services, and a Tier 1 Transportation Management Plan.

The Property is located at 114 South Washington Street in Old Town, the Central Business District and the "historic core" of Washington Street in the Old and Historic Alexandria District. The site is currently occupied by a 1-story parking garage, which was approved in 1977 (SIT #77-010). The property is zoned Commercial Downtown (CD) and contains approximately 8,770 square feet (0.201 acres) of site area.

The Applicant is proposing to redevelop the site in conjunction with the renovation of the neighboring historic hotel at 699 Prince Street (Phase I/Building I). The approximately 21,415 square foot development at 114 South Washington Street has been reviewed in concept by the Board of Architectural Review (BAR Case #2018-00147) and received approval for the proposed building's height, scale, and mass, as well as the project's adherence to the Washington Street Standards. The BAR approved the demolition of the existing parking structure in BAR Case #2018-00146.

Given the Property's location in the Old and Historic Alexandria District, the Applicant has designed the building to complement the neighboring historic hotel at 699 Prince Street and in accordance with the Washington Street Standards. Additionally, the Applicant is proposing to widen the existing 10' private alley into an approximately 20' alley with an ingress/egress easement, which will allow for access to the loading space in the southeastern corner of the proposed building and the properties to the rear of the alley. The alley will also include a special paving treatment to create a pedestrian and inviting "mews" feel.

The proposed restaurant is located on the ground floor with frontage on South Washington Street. The restaurant will occupy approximately 3,558 square feet and will serve both hotel patrons and the general public.

The Applicant proposes to operate a valet for the two buildings (the proposed building – Phase II/Building II – and the existing building). Pursuant to the commercial parking standards, the total parking requirement for Building II is 9 spaces. The total parking requirement for Building I is 20 spaces. The Applicant proposes to enter into a service agreement for valet parking for up to 29 cars off-site at the Tavern Square parking garage or another location within ¼ mile of the Property. Please see the SUP for the valet service and Sheet C12.00 of the preliminary site plan for more information regarding the operation and placement of the valet service. With regard to

the loading requirement, the Applicant is providing one loading space on-site and is requesting a parking reduction for one loading space.

The proposed hotel with restaurant will activate this portion of South Washington Street, generate jobs and result in increased tax revenue that is not currently realized with the existing private parking garage. In addition, the new building with improved alley will be an attractive addition to the fabric of Old Town.

Development SUP # _____

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
Typical of a hotel of this size.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).
Typical of a hotel of this size.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Hotel	24hrs/day	7 days/week	

6. 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 City Code.

B. How will the noise from patrons be controlled?
No significant noise is anticipated. Noise from patrons will be in compliance with City Code.

7. Describe any potential odors emanating from the proposed use and plans to control them:
No odors are anticipated. Trash and loading are internal to the building.

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?
Trash will be typical of a hotel of this size.

B. How much trash and garbage will be generated by the use?
Trash will be typical of a hotel of this size.

C. How often will trash be collected?
Trash will be collected as often as necessary.

D. How will you prevent littering on the property, streets and nearby properties?
Staff will monitor the area for litter.

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

[ ] Yes. [x] No.

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

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

[x] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:
Typical cleaning products associated with a hotel and restaurant will be used and will be disposed of appropriately.

Development SUP # _____

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

Staff will work to ensure the safety of residents, employees, and patrons.

ALCOHOL SALES

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

[x] Yes. **[ ] No.**

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/ or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

The Applicant is requesting both on- and off-premise alcohol sales and will comply with ABC licensing requirements.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Nine (9) parking spaces are required.

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

9 Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

The Applicant proposes to enter into a service agreement for valet parking for up to 9 spaces at an off-site garage; see attached valet plan.

Development SUP # _____

C. Where is required parking located? (check one) [ ] **on-site** [x] **off-site**

If the required parking will be located off-site, where will it be located?
Parking will be located in the Tavern Square parking garage or another garage within 1/4 mile of the Property.

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.

D. 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.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

B. How many loading spaces are available for the use?

C. Where are off-street loading facilities located?

One (1) off-street loading space will be provided on site. A parking reduction for the other required loading space is requested.

D. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7am and 11pm.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As frequently as necessary for a hotel of this size.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Yes, site access is adequate from South Washington Street.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 114 South Washington Street

TAX MAP REFERENCE: 074.02-09-22.C **ZONE:** CD

APPLICANT:

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington DC 20007

PROPOSED USE: Transportation Management SUP

☑ **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, attorney	MCPuskar	6/21/18
Print Name of Applicant or Agent	Signature	Date
2200 Clarendon Blvd, Suite 1300	703-528-4700	703-525-3197
Mailing/Street Address	Telephone #	Fax #
Arlington, VA 22201	cpuskar@thelandlawyers	
City and State Zip Code	Email address	

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

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

SUP #_____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached, I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application. SEE ATTACHED

Name:_____ Phone_____
Please Print

Address:_____ Email: _____

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 three percent.

Please 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
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2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 699 Prince Street (TMID #074.02-09-22.C) (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 Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Riegler	None	None
2. Michael Gewirz	None	None
3. Steven Gewirz	None	None

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

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

5/8/18 — Date

M Catharine Puskar — Printed Name

MC Puskar — Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

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Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

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.)

Please refer to the Valet Plan for the Applicant's plan to manage traffic created by the development.

REVISED
June 21, 2018

114 South Washington Street (the "Property")
Statement of Justification

J. Street 699 Prince, LLC (the "Applicant") is requesting a Development Special Use Permit for the development of a four-story, 42-room hotel. As a part of this development, the Applicant is requesting special use permits for an increase in FAR to 2.5, a parking reduction for offsite parking located farther than 1,000 feet from the Property, a restaurant with outdoor dining, a reduction of one loading space, valet services, and a Tier 1 Transportation Management Plan.

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Given the Property's location in the Old and Historic Alexandria District, the Applicant has designed the building to complement the neighboring historic hotel at 699 Prince Street and in accordance with the Washington Street Standards. Additionally, the Applicant is proposing to widen the existing 10' private alley into an approximately 20' alley with an ingress/egress easement, which will allow for access to the loading space in the southeastern corner of the proposed building and the properties to the rear of the alley. The alley will also include a special paving treatment to create a pedestrian and inviting "mews" feel.

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The Applicant proposes to operate a valet for the two buildings (the proposed building – Phase II/Building II – and the existing building). Pursuant to the commercial parking standards, the total parking requirement for Building II is 9 spaces. The total parking requirement for Building I is 20 spaces. The Applicant proposes to enter into a service agreement for valet parking for up to 29 cars off-site at the Tavern Square parking garage or another location within ¼ mile of the Property. Please see the SUP for the valet service and Sheet C12.00 of the preliminary site plan for more information regarding the operation and placement of the valet service. With regard to

the loading requirement, the Applicant is providing one loading space on-site and is requesting a parking reduction for one loading space.

The proposed hotel with restaurant will activate this portion of South Washington Street, generate jobs and result in increased tax revenue that is not currently realized with the existing private parking garage. In addition, the new building with improved alley will be an attractive addition to the fabric of Old Town.

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: TRANSPORTATION MANAGEMENT PLAN

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).
Number of patrons will be typical of 42-room hotel.

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:	Hours:
24 hrs/day 7 days a week	

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

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

B. How will the noise be controlled?
N/A

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)

N/A

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

C. How often will trash be collected?

N/A

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

N/A

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:

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:

N/A

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

N/A

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.

SUP #_____

PARKING AND ACCESS REQUIREMENTS

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

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

Parking for this 42-room hotel and the neighboring 99-room hotel will be off-site and managed by a valet. Please see the attached Valet Plan.

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?

Parking will be located in the Tavern Square parking garage or another garage with 1/4 mile of the Property.

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? 1

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200_____
Does the application meet the requirement? [ ] Yes [ ] No

SUP #_____

B. Where are off-street loading facilities located? One (1) space is provided and internal to the building. A parking reduction for one (1) loading space is requested.

C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur from 7AM to 11PM.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As frequently as necessary.

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?

7,536 sq. ft. (existing) + 13,879 sq. ft. (addition if any) = 21.415 sq. ft. (total)

19. The proposed use is located in: *(check one)*
[✓] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 114 South Washington Street

TAX MAP REFERENCE: 074.02-09-22.C **ZONE:** CD

APPLICANT:

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington DC 20007

PROPOSED USE: The Applicant requests approval for an approximately 3,558 square foot restaurant with outdoor dining.

☑ **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, attorney	MC Puskar	6/21/18
Print Name of Applicant or Agent	Signature	Date
2200 Clarendon Blvd, Suite 1300	703-528-4700	703-525-3197
Mailing/Street Address	Telephone #	Fax #
Arlington, VA 22201	cpuskar@thelandlawyers	
City and State Zip Code	Email address	

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

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

SUP #_____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached., I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name:_____ Phone_____
Please Print

Address:_____ Email: _____

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. Please refer to the preliminary site plan for 114 S Washington Street (DSUP 2018-0003**

[ ] **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 three percent.

Please 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. Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
2. Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
3. Steven Gerwirz	1666 K Street NW, Suite 250, Washington, DC	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 699 Prince Street (TMID #074.02-09-22.C) (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 Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Riegler	None	None
2. Michael Gewirz	None	None
3. Steven Gewirz	None	None

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

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

5/8/18 m Catharine Pinskar mCPinskar

Date Printed Name Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

Re: Consent/Authorization to File Application for a Development Special Use Permit
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, the J. River 699 Prince Street LLC hereby consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

J. River 699 Prince Street LLC 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 Development Special Use Permit on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

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.)

Please see attached.

REVISED
June 21, 2018

114 South Washington Street (the "Property")
Statement of Justification

J. Street 699 Prince, LLC (the "Applicant") is requesting a Development Special Use Permit for the development of a four-story, 42-room hotel. As a part of this development, the Applicant is requesting special use permits for an increase in FAR to 2.5, a parking reduction for offsite parking located farther than 1,000 feet from the Property, a restaurant with outdoor dining, a reduction of one loading space, valet services, and a Tier 1 Transportation Management Plan.

The Property is located at 114 South Washington Street in Old Town, the Central Business District and the "historic core" of Washington Street in the Old and Historic Alexandria District. The site is currently occupied by a 1-story parking garage, which was approved in 1977 (SIT #77-010). The property is zoned Commercial Downtown (CD) and contains approximately 8,770 square feet (0.201 acres) of site area.

The Applicant is proposing to redevelop the site in conjunction with the renovation of the neighboring historic hotel at 699 Prince Street (Phase I/Building I). The approximately 21,415 square foot development at 114 South Washington Street has been reviewed in concept by the Board of Architectural Review (BAR Case #2018-00147) and received approval for the proposed building's height, scale, and mass, as well as the project's adherence to the Washington Street Standards. The BAR approved the demolition of the existing parking structure in BAR Case #2018-00146.

Given the Property's location in the Old and Historic Alexandria District, the Applicant has designed the building to complement the neighboring historic hotel at 699 Prince Street and in accordance with the Washington Street Standards. Additionally, the Applicant is proposing to widen the existing 10' private alley into an approximately 20' alley with an ingress/egress easement, which will allow for access to the loading space in the southeastern corner of the proposed building and the properties to the rear of the alley. The alley will also include a special paving treatment to create a pedestrian and inviting "mews" feel.

The proposed restaurant is located on the ground floor with frontage on South Washington Street. The restaurant will occupy approximately 3,558 square feet and will serve both hotel patrons and the general public.

The Applicant proposes to operate a valet for the two buildings (the proposed building – Phase II/Building II – and the existing building). Pursuant to the commercial parking standards, the total parking requirement for Building II is 9 spaces. The total parking requirement for Building I is 20 spaces. The Applicant proposes to enter into a service agreement for valet parking for up to 29 cars off-site at the Tavern Square parking garage or another location within ¼ mile of the Property. Please see the SUP for the valet service and Sheet C12.00 of the preliminary site plan for more information regarding the operation and placement of the valet service. With regard to

the loading requirement, the Applicant is providing one loading space on-site and is requesting a parking reduction for one loading space.

The proposed hotel with restaurant will activate this portion of South Washington Street, generate jobs and result in increased tax revenue that is not currently realized with the existing private parking garage. In addition, the new building with improved alley will be an attractive addition to the fabric of Old Town.

SUP #_____

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one)*:

[✓] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[ ] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

TBD

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

TBD

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

Day:	Hours:
6AM-2AM Daily	

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 City Code.

B. How will the noise be controlled?

No significant noise is anticipated. Noise from patrons will be in compliance with City Code

SUP #_____

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

No odors are anticipated. Trash and loading are internal to the building.

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 will be typical of a restaurant of this size.

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

Trash will be typical of a restaurant of this size.

C. How often will trash be collected?

Trash will be collected as often as necessary.

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

Staff will monitor the area for litter.

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

[ ] Yes. [✓] No.

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

SUP #_____

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

[✓] Yes. [ ] No.

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

Typical cleaning products associated with a hotel and restaurant will be used and will be disposed of appropriately.

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

Staff will work to ensure the safety of residents, employees, and patrons.

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.

The Applicant is requesting both on- and off-premise alcohol sales and will comply with ABC licensing requirements.

SUP #_____

PARKING AND ACCESS REQUIREMENTS

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

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

The Applicant proposes to enter into a service agreement for valet parking for up to 9 spaces at an off-site garage; see attached valet plan.

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?

Parking will be located in the Tavern Square parking garage or another garage within 1/4 mile of the Property.

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? 1

Planning and Zoning Staff Only

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

Does the application meet the requirement?

[ ] Yes [ ] No

SUP #_____

B. Where are off-street loading facilities located? One (1) off-street loading space will be provided on site. A parking reduction for the other required loading space is requested.

C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will occur between 7am and 11pm.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As frequently as necessary for a restaurant of this size.

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

Yes, site access is adequate from South Washington Street.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [ ] Yes [✓] No
The proposed use will be located in a building that will be constructed as a part of DSUP 2018-0003.
Do you propose to construct an addition to the building? [ ] Yes [✓] No

How large will the addition be? 0 square feet.

18. What will the total area occupied by the proposed use be? **The proposed restaurant with outdoor dining will occupy approximately 3,558 SF of the 21,415 SF proposed building at 114 S Washington Street.**

_____ 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

SUP # _____

Admin Use Permit # _____

SUPPLEMENTAL APPLICATION

RESTAURANT

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

1. How many seats are proposed?

   Indoors: _____ Outdoors: _____ Total number proposed: **TBD.**

2. Will the restaurant offer any of the following?

   Alcoholic beverages (**SUP only**) ✓ Yes _____ No

   Beer and wine — on-premises ✓ Yes _____ No

   Beer and wine — off-premises ✓ Yes _____ No

3. Please describe the type of food that will be served:

   The type of food will be finalized once the applicant has identified a restaurateur.

4. The restaurant will offer the following service (check items that apply):

   ✓ table service ✓ bar ✓ carry-out TBD delivery

5. If delivery service is proposed, how many vehicles do you anticipate? To be determined.

   Will delivery drivers use their own vehicles? _____ Yes _____ No TBD

   Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

   _____ Yes _____ No TBD

   If yes, please describe:

   To be determined when the Applicant identifies a restaurateur.

SUP # _____

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)

_____ 100%
_____ 75-99%
_____ 50-74%
_____ 1-49%
_____ No parking can be accommodated off-street

The proposed restaurant is in the CBD and is exempt from parking requirements. However, there are public street parking spaces and public garages in close proximity to the Property.

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)

_____ All
_____ 75-99%
_____ 50-74%
_____ 1-49%
_____ None

Due to the property's location in the Enhance Transit Zone and CBD, it is anticipated that many patrons and employees will use public transit, bike, or walk to the restaurant.

3. What is the estimated peak evening impact upon neighborhoods? (check one)

__✓__ No parking impact predicted
_____ Less than 20 additional cars in neighborhood
_____ 20-40 additional cars
_____ More than 40 additional cars

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

The hotel and restaurant operator will be responsible for maintaining cleanliness on the property.

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

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

_____ Maximum number of patron dining seats
\+ _____ Maximum number of patron bar seats
\+ _____ Maximum number of standing patrons
= **TBD.** Maximum number of patrons

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

The number of employees will be reasonable for a restaurant of this size.

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)

_____ Closing by 8:00 PM
_____ Closing after 8:00 PM but by 10:00 PM
_____ Closing after 10:00 PM but by Midnight
__✓__ Closing after Midnight

4. Alcohol Consumption (check one)

_____ High ratio of alcohol to food
__✓__ Balance between alcohol and food
_____ Low ratio of alcohol to food

SUP # _____

APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant requests a parking reduction for off-site parking located farther than 1,000 feet from the Property, and for one (1) loading space.

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

Please see attached.

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

Please see attached.

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

_____ Yes. ___✓___ No.

The Applicant is providing the required number of parking spaces for the proposed use.

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.

The Valet Plan is the Parking Management Plan associated with this request.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

The Applicant is providing the required number of parking spaces but they will be located slightly farther than 1,000 feet from the Property. The proposed valet parking will ensure that there is no negative impact on the surrounding neighbors.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 699 Prince Street

TAX MAP REFERENCE: 074.02-09-22.C **ZONE:** CD

APPLICANT:

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington, DC 20007

PROPOSED USE: **The Applicant requests approval for the conversion of an existing office building to a 99-room hotel with ground floor retail, a parking reduction for off-site parking located farther than 1000 feet from the Property, valet services, an additional mechanical penthouse, and an encroachment for a marquee.**

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.

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M. Catharine Puskar, attorney	MCPuskar	5/8/18
Print Name of Applicant or Agent	Signature	Date
2200 Clarendon Blvd, Suite 1300	703-528-4700	703-525-3197
Mailing/Street Address	Telephone #	Fax #
Arlington, VA 22201	cpuskar@thelandlawyers	
City and State Zip Code	Email address	

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

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

SUP #_____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached., I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name:_____ Phone_____
Please Print
Address:_____ Email: _____

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 three percent.

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Use additional sheets if necessary

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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. Kevin Riegler	None	None
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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.

5/8/18 — Date

M Catharine Puskar — Printed Name

MC Puskar — Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

Re: Consent/Authorization to File Application for a Development Special Use Permit
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, the J. River 699 Prince Street LLC hereby consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

J. River 699 Prince Street LLC 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 Development Special Use Permit on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

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.)

Please see attached.

699 Prince Street (the "Property")
Statement of Justification

REVISED
June 21, 2018

J. Street 699 Prince, LLC (the "Applicant") is requesting a Special Use Permit for the conversion of an existing office building to a 99 room hotel with ground floor retail. As a part of this renovation, the Applicant is requesting an SUP for a hotel with retail, a parking reduction for parking located farther than 1,000 feet from the Property, valet services, an additional mechanical penthouse, and an encroachment for a marquee.

The Property is located at 699 Prince Street in Old Town, the Central Business District and the "historic core" of Washington Street in the Old and Historic Alexandria District. By way of background, the existing six-story building was constructed in 1926 as the George Mason Hotel, and subsequently converted into an office building. The proposed conversion represents a return to the building's original use.

The Applicant is proposing to renovate the site in conjunction with the redevelopment of the property at 114 South Washington Street (Phase II/Building II). On April 18th, the Board of Architectural Review approved BAR Case #2018-00114 for partial demolition and encapsulation associated with the existing building. The Applicant will obtain a Certificate of Appropriateness for exterior design details and signage following approval of the Use Permit and Encroachment applications.

The Applicant proposes to operate a valet service for the renovated hotel building as well as the new building to be constructed at 114 S. Washington St. Pursuant to the commercial parking standards, the total parking requirement for Building I is 20 spaces. The Applicant proposes to enter into a service agreement for valet parking for up to 29 cars off-site at the Tavern Square parking garage or another location within ¼ mile of the Property. Please see the SUP for the valet service and Sheet C12.00 of the preliminary site plan for more information regarding the operation and placement of the valet service. Pursuant to Section 8-300(B)(5), the existing building is exempt from the loading space requirement.

The proposed hotel will contribute to the active streetscape on South Washington Street and will return the historic building to its intended use. Additionally, the Applicant is proposing to add amenity space to the roof, which will offer unparalleled views of the City and the Potomac River. The Applicant has taken care to preserve and embrace the existing historic elements of the Property, and the hotel will allow visitors and tourists in Alexandria to experience the historic fabric of the City first hand.

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: additional mechanical penthouse.

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).
The number of patrons will be consistent with a hotel of this size.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
Employees/staff will be consistent with a hotel of this size.

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

Day:	Hours:
24 hours/day; 7 days/week	

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 City Code

B. How will the noise be controlled?

No significant noise is anticipated. Noise from patrons will be in compliance with City Code.

SUP #_____

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

No odors are anticipated. Trash and loading are shared with Phase II/Building II.

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)

Typical of a hotel and retail.

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

Typical of a hotel and retail.

C. How often will trash be collected?

As often as necessary.

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

Staff will monitor the area for litter.

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

[✓] Yes. [ ] No.

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

Typical cleaning products associated with a hotel and restaurant will be used and will be disposed of appropriately.

SUP #_____

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

[ ] Yes. [✓] No.

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

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

Staff will work to ensure safety on the property.

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.

There is no existing ABC license.
The Applicant is proposing alcohol sales, consistent with the operation of a hotel.

SUP #_____

PARKING AND ACCESS REQUIREMENTS

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

0 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
20 Other. **The Applicant proposes to enter into a valet service agreement for up to 20 spaces at an off-site garage; see attached valet plan.**

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?

Tavern Square parking garage or another location within 1/4 mile of the Property

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? 1

Pursuant to Section 8-200(B)(5) no loading space is required. **However, loading/ unloading and trash pickup will occur within the loading space provided at Building II.**

Planning and Zoning Staff Only

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

Does the application meet the requirement?

[ ] Yes [ ] No

SUP #_____

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?
Loading/unloading will occur between 7AM and 11PM.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
As often as necessary.

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.

The Applicant proposes a slight decrease in the total floor area of the existing building, with some minor demolitions and additions. Please refer to BAR case #2018-00114 for the approved demolitions. Please see proposed floor plans for additions.

18. What will the total area occupied by the proposed use be?

47,454 sq. ft. (existing) + (-395) sq. ft. (addition if any) = 47,059 sq. ft. (total)

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

[✓] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

APPLICATION

ENCROACHMENT

ENC# _____

PROPERTY LOCATION: 699 Prince Street

TAX MAP REFERENCE: #074.02-09-22.C ZONE: CD

APPLICANT

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 20007

PROPERTY OWNER

Name: J. Street 699 Prince, LLC

Address: 1010 Wisconsin Ave, NW, Suite 600, Washington, DC 2007

PROPOSED USE: Hotel with ground floor retail.

Philadelphia Indemnity Insurance Co.

INSURANCE CARRIER (copy attached) _____ POLICY # PHPK1798643

A certificate of general liability insurance in the amount of $1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☑ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ THE UNDERSIGNED lso attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent

_____
Signature

2200 Clarendon Blvd, Suite 1300
Mailing/Street Address

703-528-4700 Telephone # 703-525-3197 Fax #

Arlington, VA 22201
City and State Zip Code

cpuskar@thelandlawyers.com
Email address

4.7.07 QDUHRDC 5.10.07
Date

Application Received: _____ Date and Fee Paid: $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL: _____

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. Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
2. Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
3. Steven Gerwirz	1666 K Street NW, Suite 250, Washington, DC	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 699 Prince Street (TMID #074.02-09-22.C) (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 Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Riegler	None	None
2. Michael Gewirz	None	None
3. Steven Gewirz	None	None

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

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

5/8/18 — Date

m catharine puskar — Printed Name

mc Puskar — Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

Re: Consent/Authorization to File Application for a Development Special Use Permit
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, the J. River 699 Prince Street LLC hereby consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

J. River 699 Prince Street LLC 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 Development Special Use Permit on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

JRIVER6-01 MICHAELGUSMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/16/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Stacey Reid
NFP Property & Casualty Services, Inc. 707 Westchester Avenue Suite 201 White Plains, NY 10604	PHONE (A/C, No, Ext): (301) 581-7323 FAX (A/C, No): (301) 214-7001 E-MAIL ADDRESS: stacey.reid@nfp.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Philadelphia Indemnity Insurance Company — 18058
INSURED J. River 699 Prince Street LLC 1010 Wisconsin Avenue, NW Ste 600 Washington, DC 20007	INSURER B :
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			PHPK1798643	03/30/2018	03/30/2019	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Alexandria is listed as a certificate holder.

CERTIFICATE HOLDER

City of Alexandria
301 King Street
Alexandria, VA 22314

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Stuart B Wilkins

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APPROVED
SPECIAL USE PERMIT NO. 2018-0003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group Ltd.

ENCROACHMENT EXHIBIT

699 PRINCE STREET

DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
6/21/18
PROFESSIONAL ENGINEER

PLAN STATUS	
05/08/18	PRELIM. SITE PLAN SUB
06/21/18	VERIFICATION SUBMISSION

DATE	DESCRIPTION

KJB DESIGN	KJB DRAWN	STL CHKD

SCALE H: 1" = 20'
V:

JOB No. 140005-01-001

DATE : MAY 2018

FILE No. 140005-D-PR-001

SHEET C16.00

Cad file name : I:\140005 - 699 Prince Street\Engineering\Engineering Prod\PSSet\140005-D-SIT-LNDG - 699 Prince Street Engineering Prod\PSSet\140005-D-PR-001-ENC-ENCROACHMENT EXHIBIT.dwg

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 for off-site parking located farther than 1,000 feet from the Property.

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

Please see attached.

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

Please see attached.

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

_____ Yes. ___✓___ No.

The Applicant is providing the required number of parking spaces for the proposed use.

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.

The Valet Plan is the Parking Management Plan associated with this request.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

The Applicant is providing the required number of parking spaces but they will be located slightly farther than 1,000 feet from the Property. The proposed valet parking will ensure that there is no negative impact on the surrounding neighbors.

SUP #

VALET PARKING

Zoning Ordinance Section 11-513(N)

Qualify for Administrative Review?

The property is in the CD zone, which permits valet as an administrative special use permit.

Will the proposed valet parking be located in the King Street Overlay zone? ☐ Yes ☐ No

If yes, the business qualifies for administrative review. If no, speak to P&Z staff about the full SUP process.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

VALET PARKING PLAN

Please see attached.

☑ **Please provide a copy of the plan with your application.**

A detailed plan must be submitted showing and explaining all components of the valet parking, including at least the following:

- **(a)** **The location of the drop off area as well as the location for the parked vehicles to be stored;**
- **(b)** **The proposed days and hours of operation of the valet parking plan;**
- **(c)** **The number of spaces available at the vehicle storage site, which must be of sufficient capacity for the use or uses from which vehicles will be valeted;**
- **(d)** **Adequate assurance that the owner and operator of the vehicle storage site is agreeable to the proposed valet plan;**
- **(e)** **The size and design of the drop off site and identification of any on street parking spaces that will be lost during the period that the valet parking plan is in effect, such spaces to be kept to a minimum;**
- **(f)** **Demonstration that the location of the drop off site will not interfere with traffic, remaining parking, bus stops, or transit passengers or pedestrians;**
- **(g)** **The proposed graphics for the drop off site, including signage and uniformed staff, with sufficient visibility but designed to be compatible with the streetscape as determined by the director;**
- **(h)** **The proposed number of attendants, which must be sufficient to adequately staff the operation; and**
- **(i)** **If the proposed valet plan includes more than one business, the identity of the party or entity responsible for compliance with the approved valet parking plan.**

LOCATION OF STORED VEHICLES

☑ **Vehicles may not be parked or temporarily stored by an attendant on streets or sidewalks.**

Where will the parked vehicles be stored?

SHARED PARKING PROGRAM

☑ **No structures are permitted in conjunction with a valet parking program, unless associated with a shared parking program among several businesses, and only after the design is reviewed for comment by the Old and Historic Alexandria District Board of Architectural Review. Please review Section 11-513 (N) of the Zoning Ordinance for more detail.**

Are any structures proposed as part of the valet parking program?

☑ **If so, please include a detailed description and plan for the structure with your application. Attach a separate sheet, if necessary.**

Is the program part of a shared parking program with other businesses?

☑ **If so, please describe the program and identify the other businesses to be included. Attach a separate sheet.**

Complete the Administrative Special Use Permit Application on the following pages.

SUP #

Administrative Special Use Permit Application

PROPERTY LOCATION: 114 South Washington Street and 699 Prince Street

ZONE: CD TAX MAP REFERENCE: 074.02-09-22.C

APPLICANT'S INFORMATION:

Applicant: J. Street 699 Prince, LLC Business/Trade Name: _____

Address: 1010 Wisconsin Avenue NW, Suite 600, Washington DC 20007

Phone: 703-528-4700 (Attorney/Agent) Email: cpuskar@thelandlawyers.com (Attorney)

PROPOSED USE:

- ☐ Day Care Center
- ☐ Light Auto Repair
- ☐ Overnight Pet Boarding
- ☐ Outdoor Garden Center
- ☐ Catering Business
- ☑ Valet Parking
- ☐ Restaurant
- ☐ Outdoor Dining (exclude King Street Retail
- ☐ Live Theater
- ☐ Outdoor Food and Crafts Market Center
- ☐ Outdoor Display
- ☐ Massage Establishment

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.
Signature: mc Puskar

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

SUP #

PROPERTY OWNER'S AUTHORIZATION Please see attached.

As the property owner, I hereby grant the applicant use of _____

(property address), for the purposes of operating a _____(use)

business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name:_____ Phone:_____

Address:_____ Email: _____

Signature:_____ Date: _____

1. The applicant is the (check one):

[X] 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 and the percent of ownership.

Please see attached.

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 N/A

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

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. Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
2. Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
3. Steven Gerwirz	1666 K Street NW, Suite 250, Washington, DC	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 699 Prince Street (TMID #074.02-09-22.C) (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 Applicant		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Kevin Riegler	None	None
2. Michael Gewirz	None	None
3. Steven Gewirz	None	None

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

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

5/8/18 — Date

m Catharine Puskar — Printed Name

mCPuskar — Signature

May 7, 2018

J. River 699 Prince Street LLC
1010 Wisconsin Avenue, NW, Suite 600
Washington, DC 20007

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

Re: Consent/Authorization to File Application for a Development Special Use Permit
699 Prince Street TM ID: 074.02-09-22.C (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, the J. River 699 Prince Street LLC hereby consents to the filing of an application for a Development Special Use Permit and any related requests on the Property.

J. River 699 Prince Street LLC 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 Development Special Use Permit on the Property and any related requests.

Very Truly Yours,

J. River 699 Prince Street LLC

By: _____

Its: Manager

Date: 5/7/18

SUP#

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Please see attached.

3. Please describe the proposed hours of operation:

Days	Hours
Sunday-Thursday	6AM-12AM
Friday-Saturday	6AM-2AM

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. 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).

The valet will serve both the 99-room existing building and the 42-room proposed hotel. Use will be typical for a 141-room hotel, with peak utilization on Thursday, Friday, and Saturday evenings as well as Sunday mornings.

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

1-3 valet attendants at any any given time based on demand.

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

29 Standard and compact spaces

_____ Handicapped accessible spaces

_____ Other

SUP #

B. Please give the number of:

Parking spaces on-site _____

Parking spaces off-site 29

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

The valet spaces will be off-site parking spaces are located within the Tavern Square parking garage or at another location within 1/4 mile of the Property.

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

A. How many loading spaces are available for the use?

Three (3) on-street valet loading spaces will be available on Prince Street directly in front if the main entrance to the hotel at 699 Prince Street.

B. Where are off-street loading spaces located?

Three (3) valet loading spaces will be on Prince Street.

C. During what hours of the day do you expect loading/unloading operations to occur?

The valet will operate between 6AM-12AM on Sunday-Thursday and 6AM-2AM on Friday and Saturday.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Valet service will be based upon demand and adjusted as necessary for peak periods.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

Cleaning products typical of hotel uses will be used on the Property and disposed of accordingly.

SUP #

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial:____ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial:____ 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
Print Name of Applicant or Representative

REVISED 6/21/18

MC Puskar
Signature

5/8/18
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone: 703-528-4700

Email: cpuskar@thlandlawyers.com

Fax: 703-525-3197

699 Prince and 114 South Washington Street - Valet and Parking Management Plan
Standards for Administrative Approval – Valet

1) The location of the drop off area as well as the location for the parked vehicles to be stored;
Please see Sheet C12.00 for the proposed drop off location on Prince Street. The valet will park the vehicles in the Tavern Square parking garage or another location within ¼ mile of the Property. The Tavern Square parking garage is leased and managed by SP+ Parking.

(2) The proposed days and hours of operation of the valet parking plan;
The valet service will be provided Sunday – Thursday, 6 am – midnight and Saturday and Sunday 6 am – midnight. These hours may be adjusted according to demand.

(3) The number of spaces available at the vehicle storage site, which shall be of sufficient capacity for the use or uses from which vehicles will be valeted;
The garage will accommodate up to 29 cars from the valet service, which represents the parking requirement for the proposed hotel.

(4) Adequate assurance that the owner and operator of the vehicle storage site is agreeable to the proposed valet plan;
The proposed valet provider, SP+ Parking, also manages the Tavern Square parking garage and is working with the Applicant on the details of the proposed valet plan based on their experience at the Hay Adams and St. Regis hotels in DC, which are also historic hotels with no on-site parking.

(5) The size and design of the drop off site and identification of any on street parking spaces that will be lost during the period that the valet parking plan is in effect, such spaces to be kept to a minimum;
Please see Sheet C12.00 for the size and design of the parking drop off site. The Applicant is proposing to eliminate on street parking spaces to accommodate the valet zone.

(6) Demonstration that the location of the drop off site will not interfere with traffic, remaining parking, bus stops, or transit passengers or pedestrians;
The proposed valet drop off location on Prince Street adjacent to the hotel will remove existing on street parking spaces, but will not interfere with traffic, bus stops, transit passengers or pedestrians as there will be room for vehicles to pull into the 3 space zone for drop off and pick up of vehicles or patrons.

(7) The proposed graphics for the drop off site, including signage and uniformed staff, with sufficient visibility but designed to be compatible with the streetscape as determined by the director;
This information will be provided at Final Site Plan, to the satisfaction of the director.

(8) The proposed number of attendants, which shall be sufficient to adequately staff the operation; and
One (1) to Three (3) attendants will be available from 6AM-12AM Sunday-Thursday and from 6AM-2AM on Friday and Saturday. This schedule is subject to change depending on demand.

(9) If the proposed valet plan includes more than one business, the identity of the party or entity responsible for compliance with the approved valet parking plan.
The hotel operator will be responsible for compliance with the approved valet parking plan.