



***Development Special Use Permit #2018-0003***  
***Special Use Permit #2018-0040***  
***Special Use Permit #2018-0063***  
***Special Use Permit #2018-0064***  
***Transportation Management Plan SUP #2018-0041***  
***Encroachment #2018-0005***  
***114 S. Washington Street and 699 Prince Street***

Application	General Data	
<b>Project Name:</b> 699 Prince Street	PC Hearing	October 2, 2018
	CC Hearing	October 13, 2018
	If approved, DSUP Expiration	October 13, 2021 (3 years)
	Plan Acreage	8,770 SF (0.20 acres)
<b>Location:</b> 114 S. Washington Street and 699 Prince Street	Zone	CD - Commercial Downtown
	Proposed Uses	Hotel and Restaurant
	Gross Floor Area	24,332 SF
	Small Area Plan	Old Town
	Historic District	Old & Historic Alexandria
<b>Applicant:</b> J. River 699 Prince Street LLC, represented by M. Catharine Puskar, attorney	Small Area Plan	Old Town
	Historic District	Old & Historic Alexandria
	Green Building	Compliance with the City's Green Building Policy

Purpose of Application
Consideration of a request for a development special use permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street), special use permits for a hotel, restaurant (ground-level and rooftop) and to allow an additional mechanical penthouse (699 Prince Street), a special use permit for a restaurant (114 S. Washington Street), special use permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street), a special use permit for a transportation management plan (114 S. Washington Street), and an encroachment into the public right-of-way for a marquee sign on 699 Prince Street.
Special Use Permits and Modifications Requested:
<b>114 S. Washington Street:</b> <ul style="list-style-type: none"> <li>• Development Special Use Permit with Site Plan and Modifications, to construct a hotel</li> <li>• Special Use Permit for an increase in floor area from 1.5 to 2.5 in the CD zone</li> <li>• Special Use Permit for a restaurant in the CD zone</li> <li>• Special Use Permit for a loading reduction</li> <li>• Special Use Permit for a transportation management plan</li> </ul>

**699 Prince Street:**

- Special Use Permit for a hotel use in the CD zone
- Special Use Permit for a (ground-floor and rooftop) restaurant
- Special Use Permit for an additional mechanical penthouse
- Encroachment into the public right-of-way for a marquee sign

**114 S. Washington Street and 699 Prince Street:**

- Special Use Permit for a parking reduction to locate parking spaces off-site and for valet parking

**Staff Recommendation: APPROVAL WITH CONDITIONS**

**Staff Reviewers:**

Robert M. Kerns, AICP, Chief of Development

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**PLANNING COMMISSION ACTION, OCTOBER 2, 2018:**

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0003, Special Use Permit #2018-0064, Special Use Permit #2018-0063 as amended, Special Use Permit #2018-0040, TMP Special Use Permit #2018-0041 and Encroachment #2018-0005. The motion carried on a vote of 7 to 0.

**Reason:**

The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions as shown below:

SUP#2018-0063 Condition 22:

~~Outdoor dining in the private alley is permitted from 6:00 p.m. to 11:00 p.m. on weekdays and 7:00 a.m. to midnight Friday and Saturday.~~

Vice Chair Macek asked staff about the location of the outdoor dining on the private alley and any potential conflicts with loading trucks using the alley. The conflict is shown in the Preliminary Site Plan sheet for turning movements, which showing the path of a loading truck encroaching within the proposed area for outdoor dining. Staff confirmed that the applicant will provide updated turning movements during the Final Site Plan submissions to the City and may reduce the proposed outdoor dining area to accommodate loading trucks in the alley.

Commissioner Brown asked for staff response to the letter from Mr. Harman, specifically related to the CD zoning and neighborhood context. Staff and Vice Chair Macek responded that the CD zone is primarily commercial, and adjacent properties to the site are also zoned CD. Commissioner Brown asked staff if the project would be affected if there was a reduction in the

requested amount of floor area for 114 S. Washington Street related to the SUP for increased FAR. Staff responded that the amount of density on site is appropriate, the smaller size of the 114 S. Washington Street site does not allow for much flexibility in the placement of floor area, and the adjacent properties zoned CD are not subject to any zone transition setback from the project site. Commissioner Brown asked staff if the shadow studies show that the additional floor area allowed for 114 S. Washington Street had an adverse impact to neighboring properties. Staff responded that the shadow studies showed that most of the shadow impacts on the 113 S. St. Asaph Street are from existing buildings.

Vice Chair Macek noted his support for the project, and that issues relating to loading and vehicular ingress and egress in the alley were adequately addressed. He addressed that the proposed project is in line with its commercial zoning, and that the project will be regulated by the conditions of approval. Vice Chair Macek asked staff if conditions should be amended to clarify if live entertainment is allowed on the rooftop. Staff responded that the conditions were crafted based on recent City Council approvals for restaurants on King Street, and the noise ordinance and conditions relating to noise will manage any potential impacts, and the conditions do not need to be prescriptive on the allowed activities on the rooftop. Commissioner McMahon expressed her support for the project's use of shared parking and valet services in Old Town.

Speakers:

M. Catharine Puskar, representing the applicant, spoke in support of the project. She addressed concerns from other speakers. Ms. Puskar provided Planning Commission and staff copies of a shadow study conducted to determine the impacts on properties to the east and north, cited conditions of approval that address loading activities in the alley and the maintenance of the open loading dock and the trash room inside the building. She continued that any loading issues, including turning movement conflicts with the outdoor dining area are to be addressed during Final Site Plan, per conditions of approval. Ms. Puskar noted that the applicant interprets that the noise conditions in the staff report allow for live entertainment on the rooftop restaurant. Additionally, Ms. Puskar asked the Planning Commission to strike Condition 22 in SUP#2018-0063, which conflicts with Condition 2, which outlines the operating hours for the outdoor dining area.

Victoria Vergason, of 808 Prince Street, spoke in support of the project. Ms. Vergason stated that the proposed project will benefit the existing nearby businesses and the Old Town central business district.

Judy Noritake, of 605 Prince Street, spoke in support of the project. Ms. Noritake specifically stated her support of the rooftop restaurant ("garden") and that noise should not be a concern based on mechanical penthouses and rooftop equipment on the site and neighboring commercial properties.

Catherine Foltz, representing the Old Town Business and Professional Association, spoke in support of the project, stating that the project will help the King Street Corridor Initiative.

Charlotte Hall, representing the Alexandria Chamber of Commerce spoke in support of the project, including the rooftop restaurant space and noise-related conditions.

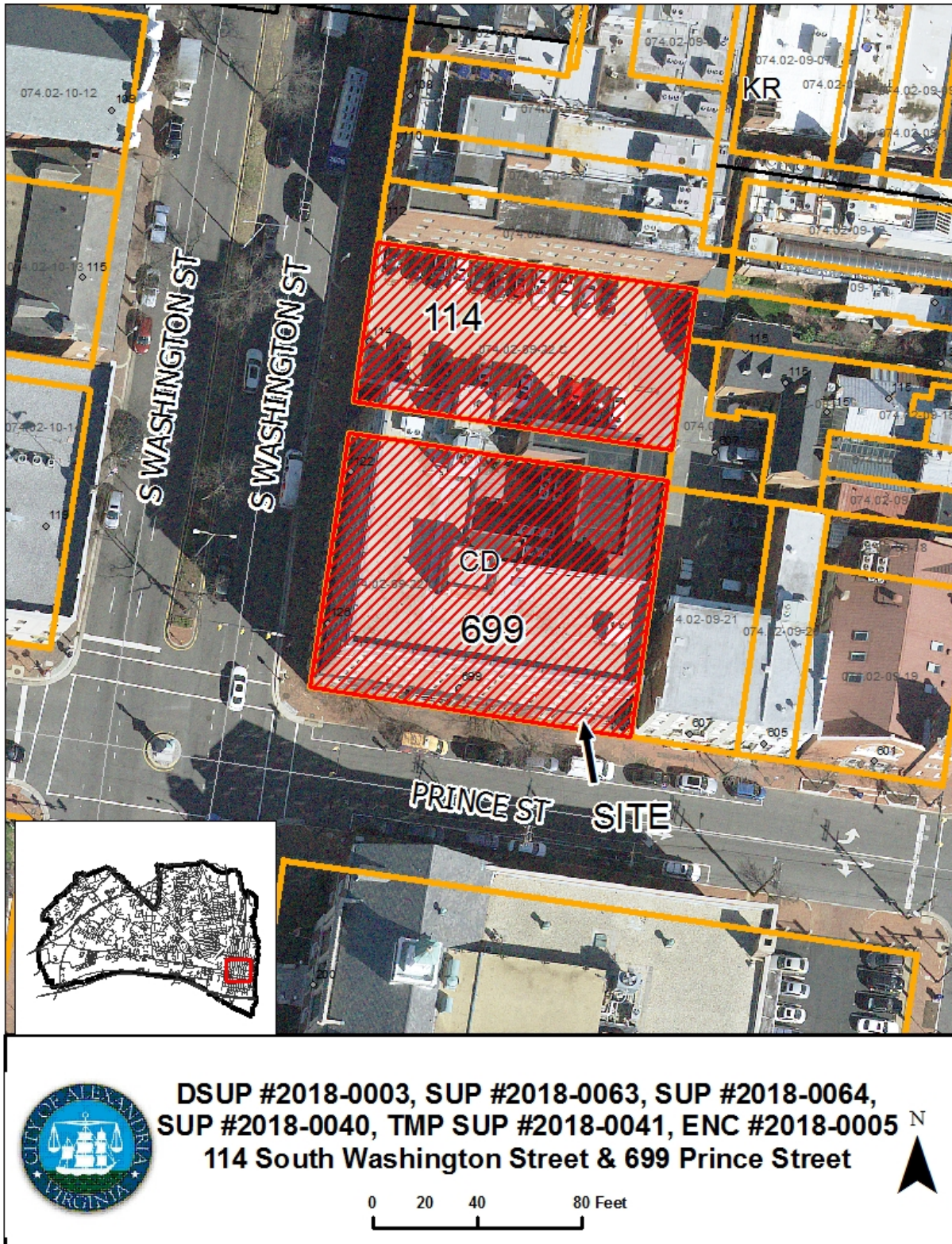
Laurie Wirth, of 115 C S. St. Asaph Street, spoke in support of the project, though stated concerns that access to the parking court through the private alley will be hindered by the location of the loading dock. Ms. Wirth additionally addressed concerns with the proximity of the outdoor dining area to the portion of the alley used for vehicular ingress and egress. The applicant responded that the trash room will be fully secured within the building, and the loading dock area will remain open and not have any doors or obstructions on the east and south sides of the building, allowing for vehicular access through the loading dock to the northern portion of the parking court.

John Harman, of 801 N. Pitt Street, expressed his concerns with the project, specifically construction impacts, the location of a 50-foot tall building adjacent to the landscaped rear yard of his rental property, 113 S. St. Asaph Street, the proposed outdoor dining in the alley and any negative impacts relating to trash and late hours from hotel and restaurant operations.

Scott Shaw, of 221 S. Pitt Street and Chair of the Alexandria Economic Development Partnership, spoke in support of the project. Mr. Shaw spoke about the economic benefits of the project.



DSUP2018-0003, SUP2018-0040, SUP2018-0063,  
SUP2018-0064 TMP SUP2018-0041, ENC2018-0005  
114 S. Washington Street and 699 Prince Street



PROJECT LOCATION MAP

## **I. SUMMARY**

### ***A. Recommendation***

Staff recommends **approval** of a Development Special Use Permit (DSUP) for the construction of a 42-unit hotel building with restaurant at 114 S. Washington Street and associated Special Use Permit (SUP) for the conversion of the existing office building at 699 Prince Street to a hotel building with 99 units with ground-floor and rooftop restaurant, subject to compliance with the staff recommendations. The proposal provides a number of benefits for the City and surrounding community, including:

- Replacement of a parking garage with a new hotel building with high-quality architecture, including compliance with the Washington Street Standards and Guidelines;
- Conversion of existing office use into its original hotel use with accessory ground-floor and rooftop restaurant;
- Addition of active uses in the Downtown Core;
- Removal of curb cut on S. Washington Street, and activation and improvement of a private alley;
- Streetscape improvements, including new brick sidewalks on portions of S. Washington Street, up to four (4) “Nostalgia” lights on S. Washington Street, a minimum of two (2) Alexandria Historic street lights<sup>1</sup> on Prince Street, and improvements to the S. Washington Street median;
- Affordable housing contribution of \$47,690;
- Capital Bikeshare contribution of \$10,000;
- Contribution of \$30,000 towards a bus shelter;
- Compliance with the City’s Green Building Policy; and a
- Public art contribution of \$7,300.

### ***B. General Project Description and Summary of Issues***

The applicant, J. River 699 Prince Street LLC, has proposed a 141-room hotel with two restaurants in two separate buildings through the conversion of the National Center for Missing and Exploited Children office building at 699 Prince Street and the construction of a four-story building on the site of a one-story parking structure at 114 S. Washington Street. The office-to-hotel and restaurant conversion (Phase I) is requested through a Special Use Permit, while the construction of the building at 114 S. Washington Street (Phase II) is subject to a Development Special Use Permit (see Detailed Project Description below).

The portion of the site that is subject to the DSUP is 8,770 square feet and includes the parcel at 114 S. Washington Street and the adjacent 10-foot-wide private alley. The applicant plans to consolidate the private alley and garage site into a single parcel with a 20-foot-wide alley. The

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<sup>1</sup> The Alexandria Historic street light is the replacement for the “Gadsby” street light that is prevalent in Old Town between Prince and Cameron Streets.

alley will have an ingress-egress easement that will accommodate loading activities, vehicular access for adjacent sites and pedestrian access. The proposed building will be four stories with a gross square footage of 24,332, including a 3,558 square foot restaurant with the potential for outdoor dining in the alley.

The existing 12,342 square foot parcel at 699 Prince Street will remain a separate parcel, and the existing building will be rehabilitated, and reconverted into a hotel building with 99 rooms and a restaurant of 3,269 gross square feet on the ground floor and approximately 3,000 square feet of space on the rooftop above the top floor. The project is subject to approval of a Certificate of Appropriateness from the Old and Historic Alexandria District (OHAD) Board of Architectural Review (BAR). Parking for the hotel will be provided at an off-site location, and valet service from Prince Street will be provided.

The proposal for the hotel development requires the following applications:

***Phase I – 699 Prince Street***

- Special Use Permit for a hotel in the CD zone and an additional mechanical penthouse;
- Special Use Permit for a ground-floor and rooftop restaurant;
- Special Use Permit for a parking reduction to locate required parking spaces off-site and for valet parking; and an
- Encroachment into the public right-of-way for a marquee sign.

***Phase II – 114 S. Washington Street***

- Development Special Use Permit for a hotel in the CD zone;
- Special Use Permit for an increase in floor area from 1.5 to 2.5;
- Special Use Permit for a restaurant in the CD zone;
- Special Use Permit for a parking reduction to locate required parking spaces off-site and for valet parking;
- Special Use Permit for a loading reduction;
- Special Use Permit for a transportation management plan; and a
- Site Plan modification for canopy coverage.

Key issues analyzed with these applications and discussed in more detail in the report include:

- Compliance with City policies, Old Town Small Area Plan and King Street Retail Strategy;
- Conformance with the Old & Historic Alexandria District (OHAD) Standards and Washington Street Standards and BAR Design Guidelines;
- Conversion of a noncomplying structure and separation of project into phases with differing mechanisms of City approval;
- Replacement of office and parking uses with uses of greater intensity (hotel and restaurant);
- Building and site design, including integration of the private alley into development site and contextual building design; and
- Parking, including location of off-site parking facilities and valet parking operations.

## **II. BACKGROUND**

### ***A. Site Context***

The project site consists of two parcels and a private alley totaling 21,112 square feet. The 699 Prince Street parcel is located at the northeast corner of Prince Street and S. Washington Street; the 114 S. Washington Street parcel is located to the north of the 699 Prince Street parcel and the private 10-foot-wide alley that sits between the parcels. The site is zoned CD – Commercial Downtown. This is a common zone for properties on Washington Street in the Downtown Core, and all adjacent parcels are zoned CD. The site is located within the boundaries of the Old Town Small Area Plan, King Street Retail Strategy, Old & Historic Alexandria District and is subject to the Washington Street Standards. Bounding the site are commercial, institutional and mixed-use buildings on S. Washington Street, and office buildings to the east of the site fronting Prince and S. St. Asaph Streets.

The existing building at 699 Prince Street (Phase I) is located on a 12,342 square foot lot and has a net floor area of 47,454 square feet. The building was originally constructed as the George Mason Hotel in 1926 before its conversion to an office building in the 1970s. The building is six stories (including a mezzanine level above the first floor) and “L”-shaped, fronting on both S. Washington and Prince Streets. Building alterations were added to the rear of the building in the 1940s and 1990s.

The 7,536 square-foot parcel at 114 S. Washington Street was the site of Trinity Methodist Church before its relocation in the 1940s to Cameron Mills Road. The one-story parking structure on the site was constructed in the late 1970s to serve as parking for the office building and is currently accessed from two curb cuts on S. Washington Street – the private alley to the south and an entrance directly into the garage.

The private alley between the two parcels provides rear access to the properties at 699 Prince Street and 114 S. Washington Street, in addition to the adjacent parcels fronting S. St. Asaph and Prince Streets. The parcel immediately to the east of the alley, 607A Prince Street, serves as a parking court for these adjacent properties. The existence of the private alley between the parcels can be traced back to at least the 1870s based on Sanborn Map research. The site slopes upward from west to east, and the alley is elevated approximately 5 feet from the driveway apron into the parking court.

### ***B. Detailed Project Description***

The applicant, J. River 699 Prince Street LLC, proposes a 141-room hotel with two restaurants through the conversion of the office building at 699 Prince Street and the redevelopment of the parking structure at 114 S. Washington Street. The project will consist of two separate buildings and remain on two separate parcels, though will function as one hotel, connected by the private alley.



## **Phase I**

The first project phase concerns the building and parcel at 699 Prince Street. The existing building will be converted from office to hotel building with 99 rooms and restaurant (on both the ground-floor and rooftop) through internal renovations and façade improvements aimed at restoring the building exterior closer to its original 1926 design. The rehabilitated building will feature an entrance on S. Washington Street for the ground-floor portion of the restaurant and an entrance on Prince Street, which will serve as the primary entrance for the hotel and the rooftop portion of the restaurant (via the hotel elevator). The Prince Street entrance will serve hotel patrons who are utilizing the valet parking service on Prince Street, with an approximately 12-foot by 12-foot marquee awning located over the entrance and the adjacent Prince Street sidewalk. The applicant has requested an Encroachment from the City to construct the marquee as part of the application package. The L-shaped building provides opportunities for above-ground open space, including outdoor courtyards located on the second and fifth floors and on the rooftop (for the restaurant).

The building is noncomplying on Washington Street for height (above 50 feet) and in the CD zone for FAR (above 2.5). The noncomplying status of the building limits its redevelopment to a building rehabilitation that does not expand floor area or height. The restoration of the building will include the reconstruction of portions of the rear of the building and the addition of a third mechanical penthouse; though neither of these building modifications add floor area or building height per the City Zoning Ordinance. The building renovation does not trigger a Development Site Plan per the Zoning Ordinance, and a Grading Plan is not triggered due to minimal ground disturbance. The request will be processed through SUPs for a hotel use and additional mechanical penthouse, and an SUP for a parking reduction and valet parking, which covers both phases.

The approval of the building conversion without a Development Special Use Permit allows for the applicant to file building permits separate from the release of the Final Site Plan for Phase II. Prior to the filing of building permits, the applicant must apply and present to the BAR for a Certificate of Appropriateness for the proposed alterations. The BAR has already approved a Permit to Demolish for partial demolition and capsulation.

## **Phase II**

The portion of this site that is subject to approval of a Development Special Use Permit is considered Phase II of the proposal. This phase concerns the construction of a four-story, 42-room hotel building with a ground-floor restaurant. The proposal includes the consolidation of the 10-foot private alley with the 114 S. Washington Street parcel and the demolition of the existing parking structure. The entrance for the 3,558 gross-square-foot restaurant will be located on S. Washington Street, and the hotel entrance and lobby will be located in private alley. The loading dock for the site is located at the rear of this building, accessed from the alley. The building has been designed as a contemporary counterpart to the Colonial Revival building at 699 Prince Street, and is built to the eastern, western and northern property lines, with some recessed areas along the northern face of the building to allow for the addition of windows for hotel rooms. Unlike the

conversion at 699 Prince Street, the rooftop on the Phase II building will be utilized for a green roof system.

As part of Phase II, the alley located to the south of the original parcel will be consolidated with the parcel and widened to a minimum 20 feet from its current width of 10 feet. The widened alley will accommodate pedestrian access to the hotel, outdoor dining and loading activities in addition to ingress and egress for vehicles accessing the parking court to the east of the site. The asphalt alley will be replaced with brick and stone pavers to enhance pedestrian access and porosity through the site.

### **Parking**

The nature of the site produces several challenges to accommodating the required parking for the proposed uses. These challenges include the relatively small size of the parcels, the siting of the existing office building and location on Washington Street, a street that the City actively discourages new curb cuts. The applicant originally studied placing parking on one or two levels in the Phase II building, though this yielded an inefficient building layout that required the maintenance of the existing curb cut to the parking structure, which deactivates the building frontage on S. Washington Street.

With these issues in mind, the applicant has proposed locating the required parking spaces for the hotel off-site. The applicant is currently planning to park the hotel spaces at the parking garage in Tavern Square (400 block of Cameron Street) and intends that the parking for the hotel will be managed and accessed via a valet parking system. The applicant will operate valet parking from two reserved spaces on Prince Street and has submitted a valet parking SUP application with the Parking Reduction SUP.

## **III. ZONING**

The parcels at 114 S. Washington Street and 699 Prince Street are both zoned CD – Commercial Downtown. This zone allows for a range of urban commercial and residential uses as either permitted or special uses. The hotel and restaurants are special uses in the zone.

### **Zoning Noncompliance (699 Prince Street)**

As mentioned in the Background section, the historic building at 699 Prince Street is noncompliant in terms of building height and FAR in the CD zone. The CD zone allows for 50 feet in height and a maximum 2.5 FAR; the existing building is nearly 68 feet tall<sup>2</sup> and has an FAR of 3.84.

*Table 1 - Zoning*

<b>Property Address:</b>	114 S. Washington Street (Phase I) and 699 Prince Street (Phase II)
<b>Site Area:</b>	Total - 21,112 square feet (0.48 acres)

<sup>2</sup> The existing building height is measured to the top of the existing parapet. The parapet is more than 3 feet tall (it is approximately 5.5 feet tall) and therefore counts toward building height, per Section 2-154 of the Zoning Ordinance.

<b>Zone:</b>	<i>Phase I (Non-DSUP) – 12,342 square feet (0.28 acres)</i>		
<b>Current Uses:</b>	<i>Phase II (DSUP) – 8,770 square feet (0.20 acres)</i>		
<b>Proposed Uses:</b>	CD – Commercial Downtown		
	Office and Parking		
	Hotel and Restaurant		
	<b>Permitted/Required</b>	<b>Phase I Proposed</b>	<b>Phase II Proposed</b>
<b>FAR</b>	1.5 (2.5 with SUP)	3.76 <sup>3</sup>	2.5
<b>HEIGHT</b>	50 feet	67.8 feet <sup>2</sup>	50 feet
<b>OPEN SPACE</b>	Not Required	Above Ground: 6,064 SF (0.14 acres)	0 SF <sup>4</sup>
<b>PARKING</b>	Hotel: 29 spaces Restaurant: N/A <sup>5</sup>	Hotel: 29 spaces ( <i>minimum</i> ) Restaurant: 9 spaces <sup>6</sup>	
<b>LOADING</b>	2 Spaces	0 spaces <sup>7</sup>	1 space <sup>8</sup>
<b>TREE CANOPY</b>	25%	N/A <sup>9</sup>	0% <sup>10</sup>

Section 12-100 of the Zoning Ordinance outlines how noncomplying structures are identified and permitted to continue. Noncomplying structures are defined as structures “that existed prior to the effective date of any change in the zoning regulations” that renders a structure “not in compliance with the updated zoning regulations. The historic 1926 structure predates the CD zone and is allowed to remain after partial demolition and reconstruction if “there is no increase in the floor area ratio, density, height or degree of noncompliance.” The proposed conversion and renovation of the 699 Prince Street building will not add any additional building height per Zoning Ordinance regulations, and the floor area will be reduced with the partial demolition and reconstruction in the rear of the building.<sup>11</sup> Additionally, the parcel boundaries will remain as existing, and will not be reduced or combined with the adjoining lot and private alley.

<sup>3</sup> The Phase I building is noncompliant to the Zoning Ordinance in terms of height and FAR. The proposed renovation is not increasing the building height, and the FAR will be reduced from 3.84 to 3.76 with the renovation.

<sup>4</sup> The alley does not count as open space per the Zoning Ordinance, though the proposed outdoor dining area in the alley (approximately 548 square feet) will often function as open space.

<sup>5</sup> The restaurant is not required to provide parking due to its location in the Central Business District, per Article VIII of the Zoning Ordinance.

<sup>6</sup> The parking spaces are to be provided off-site. The applicant intends to provide 9 parking spaces (in addition to the 29 parking spaces for the hotel) at an off-site location with valet service, per the restaurant SUP application.

<sup>7</sup> The existing building is not required to provide loading spaces, since it was constructed before 1963 (per Article VIII of the Zoning Ordinance).

<sup>8</sup> Loading reduction requested.

<sup>9</sup> The Phase I property is not subject to the canopy coverage standards, which are reserved for site plan approvals. The applicant has shown trees in above-grade planters on the rooftop terraces, though no crown coverage calculation was provided.

<sup>10</sup> Site plan modification requested.

<sup>11</sup> A stair tower was added to the building in the late 1990s and a computer server room expansion was added to the fourth floor at the rear of the building in 2005. Staff research demonstrates that these renovations were considered to comply with zoning when the building permit was reviewed for the server room in 2005 (see BLD2005-03641).

## **IV. STAFF ANALYSIS**

### ***A. Conformance with the Old Town Small Area Plan and King Street Retail Strategy***

#### **Old Town Small Area Plan**

The site is located within the Old Town Small Area Plan boundary. The plan was adopted in 1992, and advocates for planning policies that retain the balance of residential and commercial uses and contextual development.

The proposal is compatible with the goals and objectives of the Old Town Small Area Plan. The hotel project furthers plan area goals through:

- Building design and architectural character of the buildings, which are compatible with existing development (“Encourage the design of new buildings... on a basis that is compatible with existing development”);
- The preservation of an historic structure (“Protect buildings and areas of historic and architectural value”); and
- “Encouraging the tourist potential of the historic and architectural aspects of Old Town.”

The Small Area Plan provides guidance for development along Washington Street, including retaining the “historic and memorial character” and the retail pattern along the street, and the encouragement of ground-floor active uses. The site preserves the memorial character of the street by retaining an historic Colonial Revival structure. Additionally, the construction of a separate second building and the maintenance of an historic alley enhances the street with smaller scale development. More discussion of the buildings and their relation to Washington Street can be found in the Building Design and Board of Architectural Review section below.

#### **King Street Retail Strategy**

Adopted in 2005, the King Street Retail Strategy provides a detailed assessment and blueprint for the continued health, preservation, and expansion of the retail environment on King Street and intersecting streets, including Washington and Prince Streets. The Retail Strategy was adopted in conjunction with a Master Plan Amendment that incorporated it into the Old Town Small Area Plan (MPA#2005-0002). Each chapter in the Retail Strategy covers a specific Guiding Principle such as Urban Design, Land Use, and Parking. Each chapter has detailed Planning Recommendations that are designed to implement the plan. Table 2 below illustrates how the proposed hotel project conforms to and is in the general spirit of the King Street Retail Strategy.



*Table 2 - King Street Retail Strategy Elements*

ELEMENT	GOALS/RECOMMENDATIONS	PROPOSED
<b>Sidewalks</b>	<b>Guiding Principle:</b> Require all sidewalks to be paved in brick, but allow the pattern to vary	Sidewalks along entire S. Washington Street and Prince Street frontages will be brick
	<b>Guiding Principle:</b> Require landscaped tree wells or tree grates	Applicant is maintaining and replacing street trees and widening tree wells to 4' by 10' City standard
<b>Outdoor Dining</b>	<b>Planning Recommendation:</b> Limit the length of the dining area along the sidewalk to the width of the restaurant or 30 feet whichever is less.	Applicant plans on using the private alley for its outdoor dining location, which maintains visibility from the sidewalk without limiting sidewalk width.
<b>Vital Retail Environment<sup>12</sup></b>	<b>Guiding Principle:</b> Encourage continuous retail uses along the street to support optimum market conditions and the pedestrian experience.	The proposal will convert a ground-floor office use and parking structure into active storefronts with restaurants on S. Washington Street
	<b>Guiding Principle:</b> Encouraging active uses during much of the day and the evening	The proposed hotel and restaurant uses will encourage pedestrian activity during the day and evening.

## ***B. Conformance to City Policies***

The proposed development meets several applicable City policies including:

### **Green Building Policy**

The City adopted the Green Building Policy in 2009 which established an expected standard for green building certification for new development. For non-residential developments (subject to a DSP or DSUP) such as this one, the Policy requires the project to be LEED Silver or an equivalent certification from another third-party program.

Attainment of LEED Silver or equivalent is included as part of the conditions of approval for this project, including both Phase I (covered in the Hotel SUP conditions) and Phase II (covered in the DSUP conditions). The applicant has indicated they will comply with the City's Green Building Policy for Phase II. The policy does not cover buildings that are converted without a development plan (DSP or DSUP), though staff has added a condition that requires the applicant to provide

<sup>12</sup> These principles are specifically intended for King Street, though can be considered applicable due to the location of the project site within the King Street Retail Strategy study area.

documentation or third-party verification that the Phase I rehabilitation has achieved a LEED Silver or Equivalent rating.

### **Public Art Policy**

In October 2012, the City Council adopted the Public Art Policy which established a monetary contribution requirement from development projects to go towards public art. The contribution can be used for public art on the site or a contribution to further the City's public arts efforts in the neighborhood. If the applicant elects for the monetary contribution option the policy requires a monetary contribution of \$0.30 per gross square foot of development, or approximately \$7,300 for Phase II of this project. Staff will continue to work with the applicant on the details of the public art contribution during the final site plan process.

### **Affordable Housing Policy**

The applicant will be providing a voluntary contribution of \$1.96 per square foot of new gross floor area (for Phase II) to the City's Affordable Housing Trust Fund. This equates to \$47,690 for the proposed Phase II building. This contribution is consistent with the "Developer Housing Contribution Work Group Report" accepted by the Alexandria City Council on December 14, 2013 (adjusted to 2017 dollars) and supports the goals and objectives of the City's Housing Master Plan.

## ***C. Building Design and Board of Architectural Review***

### **Building Design**

#### ***Phase I***

The hotel and restaurant project is divided into two buildings that will remain on separate parcels. Along the primary site frontage (S. Washington Street), the existing six-story building (Phase I) will remain at the corner of S. Washington and Prince Streets, one of the most prominent intersections in Alexandria with each corner featuring well-designed iconic Alexandria buildings, and the new four-story structure will be located to the north across a widened 20-foot wide alley.

The existing building at 699 Prince Street was constructed in 1926 as the George Mason Hotel, and is considered one of the best examples of Colonial Revival architecture in the City. The building is six stories on both street frontages, though the building is L-shaped, and steps back in height at the rear of the site. Additionally, the building is split between a double-height first-floor at the rear portion of the building, and a mezzanine level with additional rooms above the restaurant space at the Washington Street frontage of the building.<sup>13</sup>

The applicant has proposed to rehabilitate the two street-facing façades to more closely match the original design of the existing building, and a reconstruction of the rear portions of the building,

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<sup>13</sup> The rear of the building features a first-floor elevation that is higher than western frontage of the building, which allows for the mezzanine "half" floor. The existing building is considered six stories, or five stories plus a first-floor mezzanine level.

which are minimally seen from the public right-of-way. On the Washington Street frontage, the applicant has proposed the removal of the first-floor projecting window bays that were added when the building converted to office use, and the replacement with simpler storefront windows that resemble the original windows from the George Mason Hotel. The first-floor windows will also be replaced on Prince Street. On the rear of the building, the fourth-floor will be reconstructed to accommodate hotel rooms, and this portion of the building will be clad in brick except for portions of the eastern elevation that are essentially unseen from Prince Street.

The terraced building will also feature three rooftop open space areas accessed from the second floor, fifth floor (for hotel guests) and rooftop (for hotel guests and restaurant patrons). The rooftops combined add over 6,000 square feet of above-ground open space, and feature amenities for hotel guests and restaurant patrons, including seating and grilling areas.

## ***Phase II***

The new four-story hotel building with ground-floor restaurant has been designed to be a contemporary interpretation and architectural complement to the existing building. The building transitions the height from the six-story hotel at the corner to the three-story commercial building to the north. The building will be faced in red brick, with decorative brick patternwork and detailing, and feature double-height floor-to-ceiling space in the ground floor restaurant space with window placement and a cornice above the ground floor that recalls the proportions of the historic building. The building is contemporary, with large single-light windows along the S. Washington Street and alley facades and simple, dark-metal cornice treatments and window trim while still utilizing traditional load-bearing masonry construction, proportions and fenestration patterns.

The Phase II building features only one street frontage, though will have a high-quality, attractive elevation along the private alley. The S. Washington Street façade will turn the corner onto the private alley, with the majority of the alley featuring the same amount of glass as the primary façade. The entrance to the building for the hotel use in this building will be located on the alley, and the design encourages pedestrian use of the alley. The lobby in the Phase II building aligns with the location of the lobby in the Phase I building, and are directly accessible to each other through the alley. The loading dock for the site is located at the eastern portion of the alley elevation. In contrast to the existing Phase I building, the new building will not feature rooftop open space – the new building will have a green roof to help treat stormwater onsite.

## **Old & Historic Alexandria Board of Architectural Review (OHAD-BAR)**

The OHAD BAR reviewed a concept design for the project on April 18, 2018 and was very enthusiastic about the project. It was recommended that the architect fully study the overall circulation of the project as it relates to connecting the two buildings, fully utilizing the expanded alley space for public activity wherever possible. The BAR generally liked the angled window jambs but requested further details and a large-scale mock up at the next meeting. It was noted that these windows successfully provided a subtle differentiation between the new construction and historic punched windows in the original building. The BAR particularly liked the proposed public engagement that could be possible in a wider alley, the proposed brick detailing and the

contextual approach that referenced the scale, proportions and character defining architectural details of the original hotel.

By an informal straw poll of 6-0-1, the BAR conceptually supported the proposed height, scale, mass and general architectural character of the proposed new construction. It was requested that the applicant provide a physical sample of the proposed angled window when returning for approval of a Certificate of Appropriateness.

### **Washington Street Standards**

Due to the location of the site on Washington Street, the BAR also reviewed the proposal based on its compliance with the Washington Street Standards. The Standards are outlined in Section 10-105 (A)(3) of the Zoning Ordinance. The BAR found that the concept submission met the Washington Street Standards. A review of the proposal based on the relevant subsections of the Zoning Ordinance can be found in the Appendix.

## ***D. Site Design and Streetscape Improvements***

### **Site Layout and Circulation**

The site is located in the Downtown Core of Old Town and the Washington Street corridor, where commercial buildings are generally placed “lot line to lot line” with few areas for ground-level open space or non-vehicle circulation areas outside of the public right-of-way. The Phase I building is currently sited on nearly the entirety of its parcel, with a narrow “back of house” strip of land located behind the building along the eastern property line. The Phase II building will be sited along the extent of the eastern and western (primary) lot lines, and the majority of the northern property line. The consolidation of the 114 S. Washington Street parcel with the private alley to the south creates the only area of the site that allows for ground-level pedestrian circulation and amenity areas.

The applicant addresses the issues of an existing narrow 10-foot-wide alley and lack of ground-level open space on site by widening the alley to a minimum of 20 feet and employing a variety of paving treatments to encourage use from both vehicles and pedestrians. The western half of the alley will be paved with City-standard brick pavers adjacent to Phase II and concrete unit pavers on the portion adjacent to Phase I, with granite bands placed along the edge and between the paving treatments. The granite bands and different paving treatments aim to guide pedestrians and place outdoor dining activities to the area paved with City standard brick, while vehicle traffic (loading and vehicles accessing the parking court) will utilize the area lined with concrete pavers. The applicant has proposed camellia foundation plantings along the 699 Prince Street building wall that will be espaliered to grow up to 8 feet along the wall. The hotel lobby for 114 S. Washington Street is accessed from a portion of the alley that is approximately 80 to 90 feet from the alley entrance on S. Washington Street. The approximate 19 by 26-foot area in front of the lobby entrance is proposed to be lined with granite pavers. The rear portion of the alley (approximately

27 by 26 feet) will be lined with concrete unit pavers and serves as the area in front of the loading dock that will be located at the rear of the Phase II building.

It is the intent of the applicant that the multi-purpose alley can facilitate ingress and egress for vehicles accessing the properties to the east, loading activities for the hotel and restaurants while serving hotel and restaurant patrons for outdoor dining purposes and potentially with special events. The applicant has additionally proposed catenary lighting hung between the two buildings to enhance the urban alley aesthetic and the pedestrian and dining experience. The paving and lighting treatments aim to provide safe passage and circulation for pedestrians in the alley. Pedestrian safety in the alley is a necessity for the functionality of the hotel, which relies upon an outdoor connection between the two hotel buildings.

During the Concept and Preliminary stages of review, the applicant engaged in title research to verify ownership of the private alley. Through research of previous deeds belonging to the two site parcels and Virginia legal precedent, the applicant was able to sufficiently establish ownership of the alley. The existing alley contains an ingress-egress easement for the adjacent property owners to the east, and the applicant plans to continue this easement. Additionally, staff has added a condition that establishes an ingress-egress easement to facilitate both pedestrian and vehicle use of the alley.

### **Streetscape Amenities**

The site is located at a portion of Old Town with existing wide brick sidewalks, and since much of the street frontage is along the existing building which will incur minimal disturbance to the adjacent sidewalks, much of the existing streetscape will remain. However, the applicant is providing the following streetscape improvements:

- New brick sidewalks fronting the Phase II building and in the driveway apron to the alley;
- The expansion of all five tree pits to the City standard (4 feet by 10 feet) on sidewalks adjacent to the site;
- The retention and protection of three of the five existing street trees, and the replacement of two existing street trees with two oak trees;
- The addition of four “Nostalgia” street lights on S. Washington Street and two-to-three Historic Alexandria street lights on Prince Street;
- A \$30,000 contribution toward a DASH/WMATA Bus Shelter on S. Washington Street or in the near vicinity; and
- The planting of an oak tree in the S. Washington Street median adjacent to the site, and a maintenance agreement with the City for this portion of the planted median.

### **Open Space and Amenity Spaces**

The proposal is a commercial development, and per CD zone regulations, is not required to provide open space. As discussed in the Building Design section above, the applicant is providing above-

grade amenities on the existing 699 Prince Street building. The terraces for hotel guests are accessed from the second and fifth floors, while the rooftop open space will serve the restaurant. The terraces include areas for seating, including fire pits and a bar, and contain areas for potted plants and trees on each terrace level. In addition to the rooftop amenities, portions of the shared alley that are generally reserved for outdoor dining (approximately 550 square feet) or pedestrian access will function as open space.

### ***E. Special Use Permits***

Section 11-500 of the Zoning Ordinance gives authority to the City Council to approve Special Use Permits (SUPs), three (3) of which are included with this application. The Zoning Ordinance requires that the approval of the SUPs associated with the development application:

1. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;
2. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and
3. Will substantially conform to the master plan of the City.

A summary of each SUP requested with this application along with a rationale for approval is provided below.

#### **FAR Increase of 1.5 to 2.5 in the CD Zone – Phase II (DSUP#2018-0003)**

The proposal for the construction of the new hotel and restaurant building at 114 S. Washington Street includes an SUP (included with the DSUP) allowing for up to 2.5 FAR in the CD zone. Without an SUP request, commercial buildings in the CD zone can only reach an FAR of 1.5. The request for an increased FAR allows the applicant to construct a four-story building with a height and massing that is compatible with adjacent buildings on S. Washington Street. As discussed above, the Phase I building is a complying structure in terms of height and FAR and is not included with this request (Phase I and Phase II will remain on separate parcels if the project is approved).

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The increase in FAR will not affect the health or safety of residents or area employees, and will allow for a building that is in scale with neighboring buildings on the block, and allows for the removal of a curb cut on S. Washington Street;
2. The new building will add activity and value to this portion of Washington Street, and the applicant will provide site and streetscape improvements that will positively impact the block; and
3. The proposed building meets the recommendations for contextual development and commercial activity in the Old Town Small Area Plan.

**Hotel and Additional Mechanical Penthouse – Phase I (SUP#2018-0064) /  
Hotel – Phase II (DSUP#2018-0003)**

***Hotel***

The hotel is proposed to be located in two buildings, though will function as a single business connected through the private alley. Phase I and Phase II require separate SUPs because the DSUP only covers Phase II, though the conditions of approval are combined for both phases. In addition, Phase I requires an SUP for an additional mechanical penthouse.

The hotel will follow hotels that have opened in the last several years or are under construction in the general Old Town area, including the Hotel Indigo on S. Union Street, the Hilton Garden Inn on Prince Street and the Hyatt Centric on the 1600 block of King Street. The location of the proposed hotel is located in the Downtown Core of Washington Street and close to lower King Street and the Waterfront. The site is located in a commercial zone that is not adjacent to any private residences.

Hotel uses in the City require SUPs due to the activity they can generate and potential impacts to the neighborhood. The location is ideal for a hotel based on its central location in Old Town, which will generate pedestrian activity on Washington and King Streets, and that it is non-adjacent to residences. The mitigation of impacts related to parking are discussed in the Parking Reduction SUP subsection below.

***Additional Mechanical Penthouse***

The Phase I building currently has two mechanical penthouses on roof. The penthouses include an elevator overrun at the central portion of the building, and a stair overrun and egress that is connected to existing mechanical appurtenances. An additional penthouse for another stair overrun allows the utilization of the rooftop by providing two means of stair egress on the rooftop, per existing building code. Section 6-403(B) of the Zoning Ordinance allows for the addition of mechanical penthouses through an SUP. The additional penthouse does not add building height (as long as it does not exceed 15 feet in height) and does not add any floor area to the building.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The hotel use is compatible with the surrounding neighborhood and will not affect the health or safety of area residents or workers;
2. The hotel use will help to add activity and reinvestment on 100 block of S. Washington Street, and the additional penthouse on 699 Prince Street will further improve that property; and
3. The addition of an active commercial use on Washington Street is consistent with the Master Plan and the utilization of the rooftop on 699 Prince Street is consistent with City policies that encourage the activation of rooftop spaces.

**Restaurant (Ground-Floor and Rooftop) – Phase I (SUP#2018-0064)**  
**Restaurant and Outdoor Dining - Phase II (SUP#2018-0063)**

The applicant has proposed a restaurant in both the Phase I and Phase II buildings. The restaurant at 114 S. Washington Street is located in the ground-floor storefront space, while the restaurant at 699 Prince Street will be located on the ground floor and the rooftop. The restaurants are subject to separate SUPs as demonstrated in the sub-header above. The restaurant for 699 Prince Street is proposed to be integrated in the hotel operations (its kitchen will serve the ground-floor restaurant, rooftop and room service for the hotel buildings) and is therefore attached to the hotel SUP for 699 Prince Street.

The restaurant proposed at 699 Prince Street will consist of both a ground-floor and rooftop component. The ground-floor restaurant space is accessed from the storefront entrance on S. Washington Street, and is approximately 3,300 square feet. The rooftop restaurant is proposed to be an extension of the ground-floor restaurant space, though will most likely be accessed separately from the lobby in the 699 Prince Street building. The rooftop space is approximately 3,000 square feet, and the applicant has proposed serving up to 150 patrons here.

The ground-floor commercial space at 114 S. Washington Street is proposed to hold an approximately 3,000 square foot restaurant. The restaurant space spans the entire S. Washington Street ground-floor frontage and will cover more than half of the ground-floor square footage of the building. The restaurant will be open to the public, similar to Hummingbird at the Hotel Indigo or Jackson 20 at the Alexandrian hotel on King Street. The restaurant has no required parking due to its location in the Central Business District (Section 8-300 of the Zoning Ordinance), though the applicant has indicated that it plans to provide several off-site spaces for restaurant patrons. The restaurant has access to the loading space at the rear of the building.

The applicant has also proposed outdoor dining in the private alley for the restaurant at 114 S. Washington Street. The area delineated for both outdoor dining and pedestrian movement in the alley is approximately 7.5 feet wide adjacent to the restaurant space in the alley. As discussed in the Site Design section of the report, this portion of the alley is paved with City Standard brick pavers to demonstrate a pedestrian-friendly zone. This area can accommodate up to 28 seats, and the outdoor dining area will be subject to the King Street Outdoor Dining Overlay Zone standards (Section 6-800 of the Zoning Ordinance) and the King Street Outdoor Dining Design Guidelines. Outdoor dining activities will also be regulated through a DSUP condition that requires the applicant to manage and maintain the alley to the satisfaction of the director of Transportation and Environmental Services (T&ES).

Staff worked with the applicant to identify hours of operation that will accommodate future restaurant tenants and that are consistent with recent SUP approvals for restaurants in the vicinity. Based on recent approvals for bars and restaurants on King Street, staff supports closing hours of 2:00 a.m. daily for the indoor and outdoor restaurant spaces in both buildings.



Regarding the proposed rooftop portion of the restaurant at 699 Prince Street, staff has worked with the applicant on conditions of approval that consider the potential impacts of a rooftop restaurant. Staff has included conditions that restrict noise to address these impacts.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The restaurants are compatible with the surrounding neighborhood and will not adversely affect the health or safety of area residents or workers, and the proposed outdoor dining and rooftop restaurant will be managed through conditions of approval;
2. The restaurants will increase activity and reinvestment on 100 block of S. Washington Street, while the outdoor dining and rooftop restaurant will be managed through City standards and conditions of approval; and
3. The addition and management of restaurants with outdoor dining in the central portion of Old Town will enhance the walkable urban character of Old Town and is consistent with the goals of the Master Plan.

#### **Parking Reduction and Valet Parking (SUP#2018-0040)**

The applicant is proposing to supply the required parking for the hotel off-site. Based on the minimum parking requirement for hotels located in the Enhanced Transit Area (0.2 parking spaces per hotel room), the applicant needs to provide a minimum of 29 parking spaces for the 141 hotel rooms and a maximum of 57 spaces. The applicant has an agreement for 30 parking spaces at the Tavern Square parking garage at 418 Cameron Street. The applicant has also indicated that nine parking spaces for the restaurants will be reserved at the same location. The restaurant uses are exempt from providing parking based on its location in the Central Business District.

The Tavern Square parking garage is located within 1,000 feet from the hotel site, based on the measurement outlined in Section 8-200(A)(7)(c) of the Zoning Ordinance, meaning that a parking reduction is not required for the hotel proposal based on the off-site parking distance. However, the applicant has submitted a parking reduction application to provide future flexibility for the location of the off-site parking in another potential Old Town garage. Additionally, the applicant has submitted a valet parking SUP application to manage the off-site parking, which will be entirely valet parking.

The applicant has requested the use of Prince Street to locate valet operations for the hotel. Staff has added a condition that allows for 40 linear feet of Prince Street (or two spaces) to be reserved for valet operations and hotel guest drop-off and pickup. The reserved valet parking area is located next to the primary hotel entrance in the 699 Prince Street building on Prince Street. Hotel valet parking is utilized by other Alexandria hotels, including the Hilton Garden Inn on Prince Street, the Lorien Hotel on King Street and the Hotel Indigo on S. Union Street. Valet operations will be managed through staff-drafted conditions of approval that are located in the Staff Recommendations section for SUP#2018-0040.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The applicant is supplying the amount of parking required by the Zoning Ordinance and is managing the off-site parking through a valet program that is regulated through conditions of approval;
2. The use of valet parking and the inclusion of dedicated valet drop-off spaces on Prince Street will increase the efficiency of parking operations and mitigate impacts to the neighborhood; and
3. The utilization of existing parking facilities that can accommodate parking needed for nearby uses is consistent with City policies and studies.

### **Loading Reduction – Phase II (DSUP#2018-0003)**

Section 8-200(B) of the Zoning Ordinance requires that uses several commercial uses, including hotels, are provided one loading space per 20,000 square feet of (net) floor area. The Phase II building is 21,415 (net) square feet and requires two loading spaces per the Zoning Ordinance. Removing the approximately 3,000 net-square-foot restaurant from the building lowers the hotel square footage below 20,000 net square feet, though the applicant is asking for a loading reduction from two spaces to one in order to allow for future flexibility between future ground-floor restaurant and the potential for retail uses in the future.<sup>14</sup> The existing (Phase I) building is exempt from providing loading spaces per Section 8-200(B)(5) of the Zoning Ordinance.

The proposed loading space is situated at the rear of the 114 S. Washington Street building, and will serve both Phase I and Phase II buildings, ensuring that all loading activities for the proposed uses will be conducted off-street. The loading space is located behind all pedestrian activity planned for the alley, though requires that the loading truck back into the parking court at 607A Prince Street to complete its turning movements. Staff has added a condition that requires the applicant acquire an easement from the property owner of 607A Prince Street to allow for loading trucks to access the property.

Based on the three criteria City Council considers in its approval of SUPs, staff supports this approval due to the following:

1. The loading space proposed still ensures that all loading activities will occur off-street, and will not adversely impact the neighborhood;
2. The loading space provided is adequate for activities on-site, and the applicant will have to confirm that loading trucks can access the neighboring property; and
3. The limiting of loading spaces in urban areas is consistent with the principle of context-sensitive design, which is outlined in the Old Town Small Area Plan.

### **Transportation Management Plan – Phase II (SUP#2018-0041)**

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<sup>14</sup> According to Section 8-200(B) of the Zoning Ordinance, retail uses in building above 2,500 square feet require loading spaces, though restaurants are not explicitly required to provide loading spaces.

According to Section 11-700 of the Zoning Ordinance, the applicant is required to participate in a Transportation Management Plan (TMP) to encourage modes of transportation other than the single occupancy vehicle (SOV). To support the TMP, the applicant has agreed to the City's standard TMP rates, (adjusted annually per the Consumer Price Index [CPI-U]) to be contributed to the City's TMP fund. The TMP is mandated for projects that trigger a DSP or DSUP, and the Phase I building is not included in the TMP program, though staff encourages the applicant to include the Phase I building in the program.

The TMP will require a coordinator to implement and oversee the TMP program for the facility. The TMP requires annual reporting and surveys. Specific elements of plan implementation are included in the conditions and allow for flexibility based on the needs and interests of the employees and guests.

### ***F. Site Plan Modification – Canopy Coverage (DSUP#2018-0003)***

As part of this DSUP, the applicant is requesting a modification to the Zoning Ordinance relating to the site plan requirement for tree canopy coverage. Pursuant to Section 11-416, the Planning Commission may approve these modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

The City's Landscape Guidelines require that projects that require a site plan (DSPs and DSUPs) provide a minimum of 25 percent of site area as tree canopy or crown coverage. Phase I is exempt from this requirement, though Phase II must comply with the crown coverage requirement. The applicant is providing no crown coverage on site and requires a site plan modification for crown coverage.

The 114 S. Washington Street site is located in an urban portion of Old Town where properties accommodate little-to-no on-site crown coverage. The Phase II proposal includes a building that is constructed close or at the adjoining property lines except for the south side property line, where the private alley that is needed for site access and pedestrian activities. The applicant is adding above-ground tree planters to the rooftop terraces of the Phase I rehabilitation, though is using the rooftop of the Phase II building for a green roof and stormwater retention.

The applicant is planning to mitigate the impact of not providing crown coverage by retaining and replacing street trees adjacent to the site and improving the street tree pits, and the addition of ground cover, maintenance and tree planting in the Washington Street median across from the site.

Based on the criteria the Planning Commission considers in reviewing site plan modifications, staff supports approval of the modification based on the following:

1. The crown coverage modification is necessary due to the urban character of the site, and tree plantings off-site (in the S. Washington Street right-of-way) are more desirable and more visible to the public;
2. The site does not feature at-grade tree plantings, though the green roof on 114 S. Washington Street and the pedestrian access in the private alley help to mitigate the lack of tree plantings; and
3. The lack of at-grade tree plantings on site is a condition that is consistent with other properties on S. Washington and Prince Streets and in the general Old Town vicinity.

## ***G. Traffic and Transportation***

### **Traffic**

As part of the DSUP application package, the applicant provided trip generation data for the Phase II development<sup>15</sup>. For the trip generation study, the applicant considered the peak hour trips for the existing use at 114 S. Washington Street (parking garage serving the adjacent 699 Prince Street office building) and the proposed hotel and restaurant building. The applicant analysis showed that the existing building generates 19 a.m. and 19 p.m. peak hour trips, while the new building and uses will generate 60 a.m. and 60 p.m. peak hour trips, when not considering “mode split” with non-SOVs (single-occupancy vehicles). Considering an assumed 30 percent of trips completed by transit, walking or biking, the applicant found only 42 a.m. and p.m. peak hour trips made by SOVs. Based on the peak hour trip data, Phase II did not trigger a full traffic study because the difference in peak hour trips generated was under 50 (41 peak hour trips).

### **Transportation**

The proposed hotel and restaurant site is centrally located and is adjacent to several transportation amenities. On the S. Washington Street blocks between Duke and King Streets are the location of northbound and southbound bus stops that serve both WMATA (10A, 10B, 10E and 11Y) and DASH (AT2, AT5, AT7 and AT8) bus lines that connect to the Metrorail, Arlington County, Washington, D.C. and Huntington in Fairfax County. The site is located less than a block from the King Street trolley on King Street, which provides free daily service between the King Street Metrorail Station and the Waterfront. The site is also close to Capital Bikeshare stations on King Street by N. Royal Street and S. Patrick Street.

As part of the conditions of approval, the applicant has agreed to provide a \$30,000 contribution for installation of a bus shelter in the site vicinity and contribute \$10,000 to a new Capital Bikeshare station in the nearby area.

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<sup>15</sup> City staff asked the applicant to provide trip generation data for the Phase I conversion, though the applicant is not required since Phase I does not trigger site plan requirements for trip generation studies as outlined in Article XI of the Zoning Ordinance.

### ***H. Encroachment (ENC#2018-0005)***

The applicant has requested approval of an encroachment for a marquee awning located over the primary hotel entrance to the existing (Phase I) building on Prince Street, adjacent to the valet parking entrance. The original George Mason Hotel had a marquee located above an entrance on S. Washington Street. The proposed encroachment area is approximately 145 square feet (11.72 feet by 12.34 feet), and the marquee extends to the back of the Prince Street curb from the property line. The applicant proposed laying granite pavers in the area of the sidewalk underneath the encroachment, however staff does not support this privatization of public space and had added a condition that requires City-standard brick sidewalks in the public right-of-way fronting the site. Staff supports the encroachment request based on its enhancement of the hotel frontage and its relation to the historic George Mason Hotel.

## **V. COMMUNITY**

The project has been presented at the OHAD BAR in April (as discussed above). The presentations at the BAR hearing were a concept review for the proposed new building at 114 S. Washington, in addition to partial demolition for 699 Prince Street and demolition for the existing building at 114 S. Washington Street.

The hotel proposal has not formally been presented to the community except for the BAR hearing, though the applicant has a record of communications with the Old Town Civic Association (OTCA) concerning the scheduling of a presentation to the group. The applicant and OTCA board members corresponded via email since several times December 2017 regarding the project and submissions to the City, though the applicant and OTCA were unable to schedule a meeting. City staff also contacted OTCA in June 2018 concerning the potential of scheduling a presentation with the applicant. Staff reached out to OTCA in September 2018 when the applicant proposed changes to the hotel SUP (SUP#2018-0064) to include the restaurant at the 699 Prince Street property.

## **VI. CONCLUSION**

Staff recommends **approval** of the Development Special Use Permit with modifications, the hotel and additional mechanical penthouse, hotel, restaurant, parking reduction and valet parking, and transportation management plan Special Use Permits, and the Encroachment, and subject to compliance with all applicable codes and the following staff recommendations.

Staff:            Robert M. Kerns, AICP, Chief of Development  
                     Gary Wagner, PLA, ASLA, Principal Planner  
                     Michael Swidrak, AICP, Urban Planner

## VII. GRAPHICS

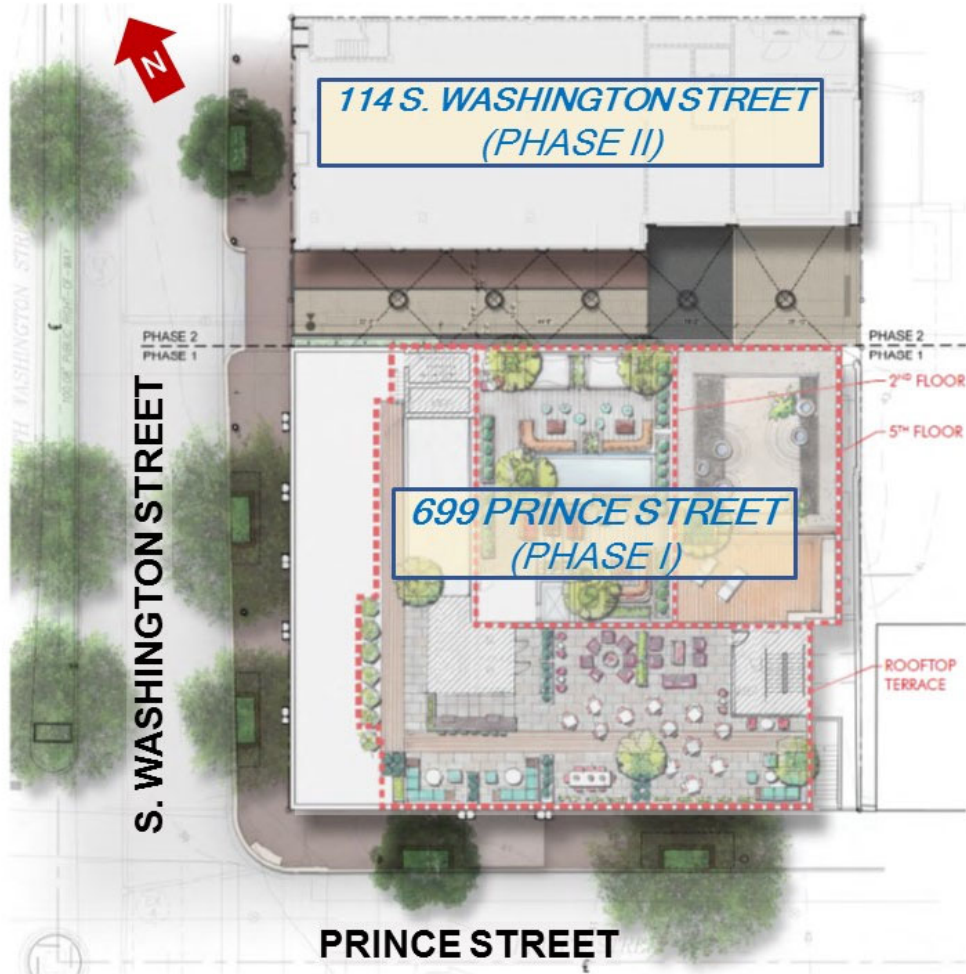


Figure 1: Site Plan





*Figure 2: View from S. Washington Street of Phase II (left)*



*Figure 3: View of Phase I (right) and Phase II (left)*



*Figure 4: View of Phase II and the internal alley*



## VIII. APPENDIX I – WASHINGTON STREET STANDARDS

### Standards to Consider for a Certificate of Appropriateness on Washington Street

In addition to the general BAR standards outlined in the Zoning Ordinance, and the Board's *Design Guidelines*, the Board must also find that the Washington Street Standards are met. A project located on Washington Street is subject to a higher level of scrutiny and design to ensure that the memorial character of the George Washington Memorial Parkway is protected and maintained based on the City's 1929 Memorandum of Agreement with the federal government. Staff notes that there is no definition of memorial character in the 1929 agreement and that this document does not reference architectural style, building size or use but the NPS staff did participate in the work group that developed the additional standards for Washington Street Standards in Sec. 10-105(A)(3) of the zoning ordinance in 2000. The most comprehensive analysis of the term to date is found in the late Peter Smith's article in the Summer 1999 *Historic Alexandria Quarterly*.

Staff has included the additional standards for Washington Street below. Staff's comments as to how the Standards are satisfied or need further study are inserted in bold text.

### Washington Street Standards

*Alexandria Zoning Ordinance Sec. 10-105(A)(3): Additional standards—Washington Street.*

*(a) In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:*

- (1) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.*
  - i. Elements of design consistent with historic buildings which are found on the street shall be emphasized.*

**The proposed design intention references building design and characteristics, such as punched openings, brick piers and a flat roof, found on a range of buildings on Washington Street that help contribute to the proposed building's compatibility. The streetscape images of the east side of South Washington show that the fenestration is comparable to several historic buildings with respect to size, pattern and rhythm.**

- ii. New buildings and additions to existing buildings shall not, by their style, size, location or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the street.*

**The proposed building does not detract from or overwhelm any historic buildings found on Washington Street or more specifically, in the 100 block of**

**South Washington Street. This is in large part due to the width of the building, approximately 50 feet, a comfortable and compatible width that respects the varied widths of nearby historic buildings. Additionally, the new building will have a smaller width than the existing garage as the applicant proposes to enlarge the alley an additional 10 feet to make it a 20 foot wide alley. This will enhance the setting and visibility of the former George Mason Hotel building.**

- iii. *The design of new buildings and additions to existing buildings shall be complementary to historic buildings which are found on the street.*

**While additional refinement will be necessary as the design develops, the approach of a streamlined architectural style that takes cues from historic building patterns is appropriate and compatible.**

- iv. *The massing of new buildings or additions to existing buildings adjacent to historic buildings which are found on the street shall closely reflect and be proportional to the massing of the adjacent historic buildings.*

**The proposed massing is consistent with nearby historic buildings, which range in height from three to six stories and feature similar massing.**

- v. *New buildings and additions to existing buildings which are larger than historic buildings which are found on the street shall be designed to look separate and shall not give the impression of collectively being more massive than such historic buildings. This design shall be accomplished through differing historic architectural designs, facades, setbacks, roof lines and styles. Buildings should appear from the public right-of-way to have a footprint no larger than 100 feet by 80 feet. For larger projects, it is desirable that the historic pattern of mid-block alleys be preserved or replicated.*

**The proposed building has a footprint of approximately 50 feet in width by 123 feet in depth. Because of a recess along the alley elevation, the full 123 feet depth is not perceived as the massing is broken up at the rear of the alley.**

- vi. *Applications for projects over 3,000 square feet, or for projects located within 66 feet of land used or zoned for residential uses, shall include a building massing study. Such study shall include all existing and proposed buildings and building additions in the six block area as follows: the block face containing the project, the block face opposite, the two adjacent block faces to the north and the two adjacent block faces to the south.*

**The applicant has included digital massing models of the surrounding blocks illustrating that the proposed massing is generally consistent with the context of this area of South Washington Street.**

- vii. *The massing and proportions of new buildings or additions to existing buildings designed in an historic style found elsewhere in along Washington Street shall be consistent with the massing and proportions of that style.*

**The proposed massing is appropriate for historic buildings in a range of styles and is compatible with the character of Washington Street. As the design evolves, refinement of fenestration and other design details will enhance this.**

- viii. *New or untried approaches to design which result in new buildings or additions to existing buildings that have no historical basis in Alexandria or that are not consistent with an historic style in scale, massing and detailing, are not appropriate.*

**Alexandria has a strong tradition of 20<sup>th</sup>-century building types and styles throughout the historic district and on Washington Street, particularly on this block.**

- (2) *Facades of a building generally shall express the 20- to 40-foot bay width typically found on early 19th century commercial buildings characteristic of the Old and Historic Alexandria District, or the 15- to 20-foot bay width typically found on townhouses characteristic of the Old and Historic Alexandria District. Techniques to express such typical bay width shall include changes in material, articulation of the wall surfaces, changes in fenestration patterns, varying roof heights, and physical breaks, vertical as well as horizontal, within the massing.*

**The building features traditional bay widths with its storefront system on the first floor with clear delineation of bays with brick piers. The same brick piers further enhance the rhythm of the bays featuring single punched openings at the upper floors.**

- (3) *Building materials characteristic of buildings having historic architectural merit within the district shall be utilized. The texture, tone and color of such materials shall display a level of variety, quality and richness at least equal to that found abundantly in the historic setting.*

**The materials proposed include high-quality, historically-appropriate materials generally found in the district such as red brick and metal. As new construction, the BAR's policy also permits high-quality modern materials.**

- (4) *Construction shall reflect the traditional fenestration patterns found within the Old and Historic Alexandria District. Traditional solid-void relationships exhibited within the district's streetscapes (i.e., ratio of window and door openings to solid wall) shall be used in building facades, including first floor facades.*

**The proposed fenestration generally utilizes traditional solid-void relationships of “punched” windows within what appears to be a traditional load-bearing masonry construction form.**

*(5) Construction shall display a level of ornamentation, detail and use of quality materials consistent with buildings having historic architectural merit found within the district. In replicative building construction (i.e., masonry bearing wall by a veneer system), the proper thicknesses of materials shall be expressed particularly through the use of sufficient reveals around wall openings.*

**The Board’s final approval of a Certificate of Appropriateness will require that high-quality materials and appropriate detailing be used consistently throughout the project. The concept plans indicate that this will be fully met.**

- (b) No fewer than 45 days prior to filing an application for a certificate of appropriateness, an applicant who proposes construction which is subject to this section 10-105(A)(3), shall meet with the director to discuss the application of these standards to the proposed development; provided, that this requirement for a preapplication conference shall apply only to the construction of 10,000 or more square feet of gross building area, including but not limited to the area in any above-ground parking structure.*
- (c) No application for a certificate of appropriateness which is subject to this section 10-105(A)(3) shall be approved by the Old and Historic Alexandria District board of architectural review, unless it makes a written finding that the proposed construction complies with the standards in section 10-105(A)(3)(a).*
- (d) The director may appeal to city council a decision of the Old and Historic Alexandria District board of architectural review granting or denying an application for a certificate of appropriateness subject to this section 10-105(A)(3), which right of appeal shall be in addition to any other appeal provided by law.*
- (e) The standards set out in section 10-105(A)(3)(a) shall also apply in any proceedings before any other governmental or advisory board, commission or agency of the city relating to the use, development or redevelopment of land, buildings or structures within the area subject to this section 10-105(A)(3).*
- (f) To the extent that any other provisions of this ordinance are inconsistent with the provisions of this section 10-105(A)(3), the provisions of this section shall be controlling.*
- (g) The director shall adopt regulations and guidelines pertaining to the submission, review and approval or disapproval of applications subject to this section 10-105(A)(3).*
- (h) Any building or addition to an existing building which fails to comply with the provisions of this paragraph shall be presumed to be incompatible with the historic district and Washington Street standards, and the applicant shall have the burden of overcoming such presumption by clear and convincing evidence.*
- (i) The applicant for a special use permit for an increase in density above that permitted by right shall have the burden of proving that the proposed building or addition to an existing building provides clearly demonstrable benefits to the historic character of Washington Street, and, by virtue of the project's uses, architecture and site layout and design, materially advances the pedestrian-friendly environment along Washington Street.*

## **IX. STAFF RECOMMENDATIONS – 114 S. WASHINGTON STREET (DSUP2018-0003):**

2. The Final Site Plan shall be in substantial conformance with the preliminary plan dated June 21, 2018 and as amended on July 6, 2018 and September 10, 2018 and comply with the following conditions of approval.

### ***A. PEDESTRIAN/STREETSCAPE:***

3. Provide the following pedestrian improvements to the satisfaction of the Directors of P&Z and T&ES:
  - a. Complete all pedestrian improvements prior to the issuance of a certificate of occupancy permit.
  - b. All sidewalks shall be brick in the Washington Street and Prince Street rights-of-way, and new sidewalks shall comply with City standards.
  - c. Sidewalks shall be flush across all driveway crossings. The apron shall be brick to match the adjacent sidewalk.
  - d. All newly constructed curb ramps in Alexandria shall be concrete with detectable warning and shall conform to current VDOT standards.
  - e. Provide ADA accessible separated curb ramps for each direction of crossing (i.e., two ramps per corner) at the northeast corner of Prince and S. Washington Streets. Curb ramps shall be perpendicular to the street to minimize crossing distances. Any changes must be approved by the Director of T&ES.
  - f. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials so as to minimize any potential visible impacts. \*\*\* (P&Z)(T&ES)
4. Provide twelve (12) bicycle parking space(s) per Alexandria's current Bicycle Parking Standards (generally six (6) racks). Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at: [www.alexandriava.gov/bicycleparking](http://www.alexandriava.gov/bicycleparking). Details on location and type of bicycle parking shall be provided on the Final Site Plan. Bicycle parking must be installed and operational prior to first CO. \*\*\* (T&ES)

### ***B. PUBLIC ART:***

5. Per the City's Public Art Policy, adopted December 13, 2014, work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum

contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. (RP&CA)(P&Z)

- a. The next submission shall identify the location, type and goals for public art. Prior to release of the Final Site Plan, the applicant shall have selected the artist, have locations and medium finalized and provide a schedule for the art installation. The applicant is strongly encouraged to concurrently provide information on construction materials and the recommended maintenance regimen. The art shall be installed prior to the issuance of the first Certificate of Occupancy, to the satisfaction of the Directors of P&Z and/or RP&CA. (RP&CA)(P&Z) \*, \*\*\*
- b. The in-lieu contribution shall be \$.30 per gross square foot of the Phase II building, with a maximum contribution of \$75,000. The contribution shall be provided prior to the issuance of the first Certificate of Occupancy. (RP&CA)(P&Z) \*\*\*

**C. OPEN SPACE/LANDSCAPING:**

6. Develop, provide, install and maintain an integrated Landscape Plan with the Final Site Plan that is coordinated with other associated site conditions to the satisfaction of the Director of P&Z. Landscape plans shall be submitted in accordance with the City of Alexandria's Landscape Guidelines, and at a minimum shall:
  - a. Ensure positive drainage in all planted areas.
  - b. Provide detail, section, and plan drawings for plantings located above-structure and on-grade. Illustrate at-grade and sub-surface conditions, including irrigation, adjacent curb/pavement construction, edge restraint system, dimensions, drainage, and coordination with site utilities.
  - c. The location of all pole-mounted lights shall be coordinated with all trees. Light poles shall be located a minimum of ten (10) feet from the base of all trees, and the placement and height of light poles shall take into account the mature size and crown shape of all nearby trees.
  - d. All new sidewalks and driveways constructed above tree wells/trenches shall be structurally supported. Areas of uncompacted growing medium shall not be used to support sidewalks and driveways without additional structural support. Provide section details both parallel and perpendicular to the street that verify this requirement.
  - e. Identify the extents of any areas of tree wells/trenches within the sidewalk on the landscape and site plans.
  - f. Provide a plan exhibit that verifies the growing medium in street tree wells/trenches, and all planting above structure meets the requirements of the City's Landscape Guidelines for soil volume and depth. The plan shall identify all areas that are considered to qualify towards the soil requirements, with numerical values illustrating the volumes. (P&Z)
7. Develop a palette of site furnishings in consultation with staff.

- a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing and character of site furnishings to the satisfaction of the Directors of P&Z and T&ES.
  - b. Site furnishings may include benches, bicycle racks, trash and recycling receptacles, drinking fountains and other associated features. (P&Z)(T&ES)
8. The applicant shall plant an oak tree and plant groundcover in the S. Washington Street median directly across from the site to the Satisfaction of the Directors of P&Z and RP&CA and will sign a maintenance agreement with the City for this portion of the median prior to Final Site Plan release. (P&Z)(T&ES)(RP&CA)\*

***D. TREE PROTECTION AND PRESERVATION:***

9. Provide, implement and follow a tree conservation and protection program that is developed per the City of Alexandria Landscape Guidelines and to the satisfaction of the Directors of P&Z and RP&CA. A Tree Conservation and Protection Plan shall be approved by the City Arborist prior to Final Site Plan release. (P&Z)(RP&CA)
10. A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree with at least a 10-inch caliper that is not identified “to be removed” (TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. \*\*\* (P&Z)(RP&CA)

***E. BUILDING:***

11. The building design, including the quality of materials, final detailing, and fenestration shall be consistent with the elevations dated June 21, 2018, the approved Certificate of Appropriateness from the Board of Architectural Review – Old and Historic Alexandria District, and the following conditions. (P&Z)
12. Provide detailed drawings (enlarged and coordinated plan-section-elevation studies, typically at 1/4"=1'-0" scale, in color, with shadows cast at 45 degrees from both left and above to show true depth of recesses and projections) in color to evaluate the building base, entrance canopy, stoops, window and material details including the final detailing, finish and color of these elements consistent with the Certificate of Appropriateness approval during the Final Site Plan review. (P&Z)
13. Building materials, finishes, and relationships shall be subject to review and approval of a Certificate of Appropriateness by the Old and Historic Alexandria District Board of Architectural Review and Department of Planning and Zoning for

substantial conformance to the Preliminary Plan and as set forth in the associated *Guidelines for Preparations of Mock-Up Panels* Memo to Industry, effective May 16, 2013. The following submissions shall be provided to review the materials, finishes and architectural details, prior to selection of final building materials:

- a. Provide a materials board that includes all proposed materials and finishes at Final Site Plan, as part of the Certificate of Appropriateness approval. \*
  - b. The materials board shall remain with the Department of Planning and Zoning until the final certificate of occupancy, upon which all samples shall be returned to the applicant.\*\*\*
  - c. Provide drawings of a mock-up panel that depict all proposed materials, finishes, and relationships as part of the first Final Site Plan. \*
  - d. Construct an on-site, mock-up panel of proposed materials, finishes, and relationships for review and approval prior to final selection of building materials. The mock-up panel shall be constructed and approved prior to vertical (above-grade) construction and prior to ordering final building materials. \*\*
  - e. The mock-up panel shall be located such that it shall remain on-site, or on a directly adjacent site in full view of the project site and must receive direct sunlight in the same location through the duration of construction until the first certificate of occupancy. \*\*\* (P&Z)
  - f. \*\*\* (P&Z)(BAR)
14. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver or Equivalent to the satisfaction of the Directors of P&Z, and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification.\*
  - b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. \*\*\*
  - c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
  - d. Provide documentation of certification within two (2) years of obtaining a final certificate of occupancy.
  - e. Failure to achieve LEED Silver (or equivalent) for the project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staff's release of Final Site Plan will apply. (P&Z)(T&ES)



15. The applicant shall work with the City for recycling and/or reuse of the existing building materials as part of the demolition process, including leftover, unused, and/or discarded building materials. (T&ES)(P&Z)
16. Energy Star labeled appliances shall be installed in all units. (T&ES)
17. In order to provide a more sustainable use of natural resources, the applicant shall use EPA-labeled WaterSense or equivalent low flow fixtures. In addition, the applicant is encouraged to explore the possibilities of adopting water reduction strategies (i.e., use of gray water system on-site) and other measures that could reduce the consumption of potable water on this site. A list of applicable mechanisms can be found at <http://www.epa.gov/WaterSense>. (T&ES)

***F. RETAIL USES:***

18. Ensure the following for the ground-floor restaurant/commercial areas to the satisfaction of the Director of P&Z:
  - a. Provide a minimum 15 feet floor to floor height consistent with the Preliminary Plan.
  - b. All retail entrances along S. Washington Street shall be required to be operable entrances. This requirement shall be included as part of the lease for each tenant.
  - c. The placement or construction of items that block the visibility of the interior of the store from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. This requirement shall be included as part of the lease for each tenant. (P&Z)

***G. SIGNAGE:***

19. Design and develop a coordinated sign plan, which includes a color palette, for all proposed commercial signage. The plan shall be included as part of the Final Site Plan and shall coordinate the location, scale, massing and character of all proposed signage to the satisfaction of the Director of P&Z.\*
  - a. Commercial signs shall employ variety and creativity of design. Tenant designers shall bring a sculptural and dimensional quality to their signs.
  - b. Highlight the identity of individual business tenants through signage and storefront design. Coordinate signage with the building design and with individual storefront designs, including but not limited to integration with any proposed awnings, canopies, etc.

- c. Pedestrian-oriented signs (e.g. projecting signs, window signs, etc.) are encouraged. Tenants with main storefront entrances on Street(s) shall incorporate a projecting or under-canopy sign.
  - d. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances.
20. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
21. Install a temporary informational sign as required by Section 11-303(D) of the Zoning Ordinance on the site prior to the approval of the Final Site Plan for the project. The sign shall be displayed until construction is complete or replaced with a temporary sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.\* (P&Z)(T&ES)

#### ***H. HOUSING:***

22. A voluntary contribution of \$47,690 to the Housing Trust Fund would be consistent with the conclusions of the Developer's Housing Contribution Work Group accepted by The Alexandria City Council in December 2013.

#### ***I. TRANSPORTATION MANAGEMENT PLAN:***

23. According to Article XI, Section 11-700 of the City's Zoning Ordinance, a Transportation Management Plan is required to implement Transportation Demand Management (TDM) strategies to discourage single occupancy vehicle (SOV) travel and encourage residents and employees to take public transportation, walk, bike or share a ride. (T&ES)
24. A TMP Coordinator shall be designated for the entire project prior to release of the first certificate of occupancy. The name, location, email and telephone number of the coordinator will be provided to the City at the time, as well as any changes occurring subsequently. This person will be responsible for assisting the City in implementing and facilitating the TMP on site. The coordinator must provide City staff access to the property and tenants/residents in order to implement TDM measures such as surveys, mailings and hosting events to inform residents and tenants about benefits and alternatives to SOV travel. \*\*\* (T&ES)
25. The TMP shall be required to make a monetary payment twice per year to the Citywide TDM Fund. TMP funds shall be deposited to the Citywide TDM Fund on January 15 and July 15 of each year. The annual base assessment rate for this development shall be \$84.076 per residential unit, \$0.210 per square foot of retail space, \$0.263 per square foot of commercial space, \$42.038 per hotel room and \$0.105 per square foot of industrial/warehouse. The base assessment rate will be

adjusted on an annual basis on July 1 of each year in accordance with the Consumers Price Index (CPI-U) as reported by the United States Department of Labor, Bureau of Labor Statistics. The base assessment rate in effect at the time of the project's first certificate of occupancy permit (CO) is the applicable rate when TMP reporting begins. (T&ES)

26. As set forth in section 11-711(B) in the Ordinance, civil penalties shall be assessed to the governing entity for lack of timely compliance with the conditions of this TMP SUP. If after assessment of three civil penalties, any use continues to fail to comply with a condition of its approved TMP, the property may be subject to increased review and reporting requirements, and may be subject to a staff recommendation for action by the City Council to revoke the TMP SUP pursuant to section 11-205 of the Ordinance. (T&ES)
27. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office. (T&ES)

***J. BUS STOPS AND BUS SHELTERS:***

28. The applicant shall provide a contribution of \$30,000 for the installation of a bus shelter to the satisfaction of the Director of T&ES prior to the release of the certificate of occupancy. (T&ES)\*\*\*

***K. SITE PLAN:***

29. Per Section 11-418 of the Zoning Ordinance, the Development Special Use Permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after initial approval and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z)
30. Submit the plat of consolidation and all applicable easements prior to the Final Site Plan submission. The plat(s) shall be approved prior to or concurrently with the release of the Final Site Plan.\* (P&Z)(T&ES)
31. The plat shall be recorded and a copy of the recorded plat, dedications and deeds shall be submitted with the first request for a building permit.\*\* (P&Z)(T&ES)
32. Provide documentation that the 16-foot by 32-foot easement requested for loading activities directly to the east of the alley has been granted by the property owner of 607A Prince Street.\* (P&Z)(T&ES)

33. Coordinate location of site utilities with other site conditions to the satisfaction of the Directors of P&Z and T&ES. These items include:
  - a. Location of site utilities including above grade service openings and required clearances for items such as transformers, telephone, HVAC units and cable boxes.
  - b. Minimize conflicts with plantings, pedestrian areas and major view sheds.
  - c. Do not locate above grade utilities in dedicated open space areas and tree wells.
  - d. If applicable, all utilities shall be screened from the public ROW to the satisfaction of the Director of P&Z. (P&Z)(T&ES)(BAR)
34. Provide a lighting plan with the Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of T&ES and/or P&Z in consultation with the Chief of Police and shall include the following:
  - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information.
  - b. Determine if existing lighting meets minimum standards within the City right-of-way adjacent to the site. If lighting does not meet minimum standards, additional lighting shall be provided to achieve City standards or to the satisfaction of the Director of T&ES.
  - c. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
  - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s) and security lighting.
  - e. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way. Show existing and proposed street lights and site lights.
  - f. Photometric site lighting plan shall be coordinated with architectural/building mounted lights, site lighting, street trees and street lights to minimize light spill into adjacent residential areas.
  - g. If site lights are included in the photometric plan to comply with City's lighting standards then these lights shall be put on photovoltaic switches.
  - h. Provide location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
  - i. Detail information indicating proposed light pole and footing in relationship to adjacent grade or pavement. All light pole foundations shall be concealed from view.
  - j. The lighting for the areas not covered by the City of Alexandria's standards shall be designed to the satisfaction of Directors of T&ES and P&Z.

- k. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
  - l. Light fixtures for open canopies shall be recessed into the ceiling for any areas that can be seen from the public ROW.
  - m. Upon installation of all exterior light fixtures for the site/building, the applicant shall provide photographs of the site demonstrating compliance with this condition.
  - n. Full cut-off lighting shall be used at the development site to prevent light spill onto adjacent properties.
  - o. Replace the existing street lights along N. Washington Street with nostalgia type lights per the requirements of the National Park Service, as shown on the Preliminary Plan. The lights shall be put on a separate meter that will be installed by the applicant and owned by the City of Alexandria subsequent to the dedication of the lights to the City. Therefore, the plan must provide a location for installation of a pedestal meter in the site plan that must be approved by the Board of Architectural Review.
  - p. Place Alexandria Historic Street Lights on the Prince Street frontage of the Phase I building based on the City of Alexandria Lighting Standards, photometric plan and review by the BAR for the Certificate of Appropriateness. (P&Z)(T&ES)(Police)(BAR) (Code)
35. Provide a unit numbering plan for each floor of a multi-unit building with the first Final Site Plan submission. The unit numbers should comply with a scheme of 100 level numbers on the first floor, 200 level numbers on the second floor, and 300 level numbers for third floor and continue in this scheme for the remaining floors. Indicate unit's use (i.e.: Residential, Retail, Office) if known. (P&Z)
36. Provide a georeferenced CAD file in .dwg format [insert elements needed] of the dimension plan of this project. This information will be used to compile a master CAD reference to ensure all [elements/layers] are correctly located and will connect.\* (P&Z)(DPI)
37. Prior to release of the final site plan, the Applicant shall provide evidence of a private ingress/egress easement over the private alley for the benefit of properties located along the 600 block of Prince Street and 100 block of S. St. Asaph Street that have parking access through the private alley. The easement shall be recorded prior to the release of the building permit. (P&Z)(T&ES)\*
38. The private alley providing access to abutting property owners shall be managed and maintained to the satisfaction of the Director of T&ES. A maintenance agreement shall be approved and recorded prior to release of the Site Plan.\* (T&ES)

***L. ENCROACHMENT (ENC2018-0005):***

39. Pursuant to section 5-2-29(h)(2) of the City Code: “The owner or any successor in interest shall remove the encroachment if the City determines that the encroachment interferes with public access or is otherwise inconsistent with the public welfare. In such case, the City shall provide the owner or successor in interest with written notice of the need to remove the encroachment at least 10 days prior to the date on which the removal must be completed. If the owner or successor in interest cannot be found or fails to remove the encroachment within the time specified, the City shall have the right to remove the encroachment, at the expense of the owner or successor, and shall not be liable for any loss or damage to the encroaching structure that may occur as a result of the removal.”
40. The encroachment ordinance shall be approved prior to the release of the Final Site Plan. \* (T&ES)(P&Z)

***M. CONSTRUCTION MANAGEMENT:***

41. Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the Final Site Plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan.\* (T&ES)
42. Submit a separate construction management plan to the Directors of P&Z, T&ES and Code Administration prior to Final Site Plan release. The plan shall:
  - a. No street lights shall be removed without authorization from the City of Alexandria.
  - b. If street lights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights.
  - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
  - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction;
  - e. Include a plan for temporary pedestrian circulation;
  - f. Include the location and size of proposed construction trailers, if any;
  - g. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
  - h. 14. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)

43. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18, or to the satisfaction of the Director of T&ES throughout the construction of the project. The plan for maintenance of pedestrian access shall be included in the Construction Management Plan for approval by T&ES.
44. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street, and the applicant shall be responsible for ensuring that all contractors use the off-street parking provided. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to Final Site Plan release. This plan shall:
  - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
  - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
  - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. \* (P&Z)(T&ES)
45. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18, or to the satisfaction of the Director of T&ES throughout the construction of the project. The plan for maintenance of bicycle access shall be included in the Construction Management Plan for approval by T&ES. (T&ES)
46. No major construction staging shall be allowed within the public right-of-way on Prince Street and S. Washington Street. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. \*\* (T&ES)
47. Any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, tie-backs etc., must be approved by the Director of T&ES as a part of the Sheeting and Shoring Permit. (T&ES)
48. A "Certified Land Disturber" (CLD) shall be named in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities. If the CLD

changes during the project, that change must be noted in a letter to the Division Chief. A note to this effect shall be placed on the Phase I Erosion and Sediment Control sheets on the site plan. (T&ES)

49. Prior to commencing clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified a minimum of 14 calendar days prior to the meeting date, and the meeting must be held before any permits are issued. (P&Z)(T&ES)
50. Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the project planner in the Department of Planning & Zoning to review the scope of installation procedures and processes. This is in addition to the pre-construction meeting required above. (P&Z)
51. Identify a person who will serve as a liaison to the community throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site and shall be placed on the project sign, to the satisfaction of the Directors of P&Z, and/or T&ES. (P&Z)(T&ES)
52. Implement a waste and refuse control program during the construction phase of this development. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. All wastes shall be properly disposed offsite in accordance with all applicable federal, state and local laws. Provide information on the program in construction management plan. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions herein. (T&ES)
53. Temporary construction and/or on-site sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a final certificate of occupancy permit. \*\*\* (P&Z) (Code)
54. Submit a wall check prior to the commencement of construction of the first floor above grade framing for the building(s). The wall check shall include the building footprint, as depicted in the released Final Site Plan, the top-of-slab elevation and



the first-floor elevation. The wall check shall be prepared and sealed by a registered engineer or surveyor and submitted to Planning & Zoning. Approval of the wall check by Planning & Zoning is required prior to commencement of framing. (P&Z)

55. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the Department of Transportation and Environmental Services Site Plan Coordinator prior to requesting a certificate of occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note which states that the height was calculated based on all applicable provisions of the Zoning Ordinance. \*\*\* (P&Z) (T&ES)
56. If there are outstanding performance, completion or other bonds for the benefit of the City in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met and the bond(s) released by the City. (T&ES)

***N. WASTEWATER / SANITARY SEWERS:***

57. Discharge from pool(s) shall be connected to the sanitary sewer. (T&ES)
58. The project lies within the Combined Sewer System (CSS) area district, therefore, stormwater management and compliance with the state stormwater quality and quantity requirements and the City's Alexandria Water Quality Volume Default shall be coordinated with the City's CSS Management Policy. (T&ES)
59. This project lies within the Combined Sanitary Sewer (CSS) area; therefore, the applicant shall be required to comply with the CSS Management Policy requirements set forth in Memo to Industry 07-14, effective July 1, 2014. With respect to the stormwater requirement, the applicant is proposing a green roof to help mitigate stormwater impacts on combined sewer discharges. Staff has determined that the size of the proposed green roof would meet 46 percent of their CSS stormwater requirement (Option B of Memo to Industry 07-14), such that the applicant shall be required to contribute based on a formula of \$200,000 per acre x 0.20-acre site x (1-0.46), which results in a contribution of \$21,600. With respect to the CSS sanitary requirement, the applicant shall contribute based on a formula of \$1.50 x 66,530 Gallons (net peak wastewater flow), which results in a contribution of \$99,795. Thus, the total combined sewer contribution shall be \$121,395. However, if the applicant is able to fully meet the requirements of

Option B of the CSS Policy, the above sanitary and stormwater contributions will be waived. (T&ES)

60. The sewer connection fee must be paid prior to release of the site plan.\* (T&ES)
61. If a commercial kitchen is constructed then the kitchen facility shall be provided with an oil & grease separator and the discharge from the separator shall be connected to a sanitary sewer.\* (T&ES)
62. Submit two originals of the Oil and Grease separator Maintenance Agreement with the City prior to the release of the Final Site Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to site plan release.\* (T&ES)

***O. SOLID WASTE:***

63. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid per block face dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.\* (T&ES)
64. Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid per block face dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES)

***P. STREETS / TRAFFIC:***

65. If the City's existing public infrastructure is damaged during construction, or patch work required for utility installation then the applicant shall be responsible for construction / installation or repair of the same as per the City of Alexandria standards and specifications and to the satisfaction of Director, Transportation and Environmental Services. (T&ES)
66. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff to document existing conditions prior to any land disturbing activities. (T&ES)

- 67. Mark all private street signs that intersect a public street with a fluorescent green strip to notify the plowing crews, both City and contractor, that they are not to plow those streets. (T&ES)
- 68. Traffic studies and multi-modal transportation studies shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES)
- 69. Show turning movements of the largest delivery vehicle projected to use the loading dock. Turning movements shall meet AASHTO vehicular guidelines and shall be to the satisfaction of the Director of T&ES. (T&ES)

***Q. UTILITIES:***

- 70. Locate all private utilities without a franchise agreement outside of the public right-of-way and public utility easements. (T&ES)
- 71. No transformer and switch gears shall be located in the public right of way. (T&ES)

***R. SOILS:***

- 72. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES)

***S. WATERSHED, WETLANDS, & RPAs:***

- 73. The stormwater collection system is located within the Potomac River watershed. All on-site stormwater curb inlets and public curb inlets within 50 feet of the property line shall be duly marked using standard City markers, or to the satisfaction of the Director of T&ES. (T&ES)
- 74. Provide Environmental Site Assessment Notes that describe the presence or absence of any RPAs; buffers; intermittent streams; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and wetlands. If applicable, delineate the individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, in a method approved by the Director of Transportation and Environmental Services. When applicable, the Environmental Site Assessment shall also clearly describe, map or explain intermittent streams and associated buffer; highly erodible and highly permeable soils; steep slopes greater than 15 percent in grade; known areas of contamination; springs, seeps or related features; and a listing of all wetlands permits required by law. (T&ES)

***T. STORMWATER MANAGEMENT:***

75. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: 1) state phosphorus removal requirement and 2) Alexandria Water Quality Volume Default. Compliance with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES)
76. Provide BMP narrative and complete pre and post development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES)
77. The cistern must be connected to the hydrodynamic through a separate sewer pipe installed in the alley. The existing CSO pipe located in the alley cannot be used to connect the cistern and hydrodynamic device. (T&ES)
78. All stormwater Best Management Practices (BMPs) must be designed to comply with the most recent standards and specifications published in the Virginia Stormwater BMP Clearinghouse. Provide complete design details for all BMPs. This includes site specific plan views, cross sections, planting plans, and complete design calculations for each BMP. (T&ES)
79. Provide a BMP table with a separate listing for each individual BMP that includes the name of the practice, total area treated (acres), pervious area treated (acres), impervious area treated (acres), phosphorous removal efficiency (percentage), phosphorous removed by the practice (lbs), and latitude and longitude in decimal degrees (T&ES)
80. All BMPs must be accessible for regular maintenance and inspections. The final building design must include access points and accessibility for the green roof and any other BMPs. (T&ES)
81. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:

- a. Constructed and installed as designed and in accordance with the released Final Site Plan.
  - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. \*\*\*\* (T&ES)
82. Submit two (2) originals of the stormwater quality BMP and Stormwater Detention Facilities Maintenance Agreement to include the BMP Schedule and Guidelines Addendum with the City to be reviewed as part of the Final #2 Plan. The agreement must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the Final Site Plan.\* (T&ES)
83. The Applicant shall be responsible for maintaining stormwater Best Management Practices (BMPs) until activation master association for the mix of uses and owners for the development, or until sale to a private owner. Prior to transferring maintenance responsibility for the BMPs to the master association or private owner, the Applicant shall execute a maintenance service contract with a qualified private contractor for a minimum of three (3) years and transfer the contract to the master association or private owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the maintenance contract shall be submitted to the City. \*\*\*\*(T&ES)
84. The Developer shall furnish the owners with an Owner's Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES)
85. Submit a copy of the Operation and Maintenance Manual to the T&ES Stormwater Management Division on digital media prior to release of the performance bond. \*\*\*\*(T&ES)
86. Prior to release of the performance bond, the Applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that any existing stormwater management facilities adjacent to the project and associated conveyance systems were not adversely affected by construction operations. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance measures performed. \*\*\*\*(T&ES)
87. Prior to the release of the performance bond, the Applicant is required to submit construction record drawings for permanent stormwater management facilities to the City. The drawings must be appropriately signed and sealed by a professional

registered in the Commonwealth of Virginia and certify that the stormwater management facilities have been constructed in accordance with the approved plan.  
\*\*\*\* (T&ES)

***U. CONTAMINATED LAND:***

88. Indicate whether or not there is any known soil and groundwater contamination present on the plan. The applicant must submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES)
89. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall take place until the following has been submitted and approved by the Director of T&ES:
  - a. Submit a Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
  - b. Submit a Risk Assessment indicating any risks associated with the contamination.
  - c. Submit a Remediation Plan detailing how any contaminated soils and/or groundwater will be dealt with, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by 2 feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
  - d. Submit a Health and Safety Plan indicating measures to be taken during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. [Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. The determination whether air monitoring is needed must be adequately addressed in the Health and Safety Plan submitted for review.
  - e. The applicant shall screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes the following SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221&1222 (Bituminous Coal).

- f. Applicant shall submit three (3) electronic and two (2) hard copies of the above. The remediation plan must be included in the Final Site Plan. \* (T&ES)
- 90. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the Applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Office of Environmental Quality. Should unanticipated conditions warrant, construction within the impacted area shall be stopped until the appropriate environmental reports identified in a. through f. above are submitted and approved at the discretion of the Director of Transportation and Environmental Services. This shall be included as a note on the Final Site Plan. (T&ES)
- 91. If warranted by a Site Characterization report, design and install a vapor barrier and ventilation system for buildings and parking areas in order to prevent the migration or accumulation of methane or other gases, or conduct a study and provide a report signed by a professional engineer showing that such measures are not required to the satisfaction of Directors of T&ES and Code Administration. [The installed vapor barrier and ventilation system must include a passive ventilation system that can be converted to an active ventilation system if warranted.] (T&ES)

***V. NOISE:***

- 92. No vehicles associated with this project shall be permitted to idle for more than 10 minutes when parked. This includes a prohibition on idling for longer than 10 minutes in the loading dock area. The applicant shall post of minimum of two no idling for greater than 10 minutes signs in the loading dock area in plain view. (T&ES)

***W. AIR POLLUTION:***

- 93. If fireplaces are utilized in the development, the Applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES)
- 94. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 95. No material may be disposed of by venting into the atmosphere. (T&ES)
- 96. No paint or coatings shall be applied outside the paint spray booth. (T&ES)
- 97. The applicant shall control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a

nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

***X. CONTRIBUTIONS:***

98. Contribute \$10,000 towards the Capital Bikeshare fund prior to the release of the Final Site Plan. All checks shall be made payable to the City of Alexandria and submitted to the Department of P&Z with a cover letter citing the project name, contribution amount, and the condition being fulfilled. (P&Z)

***Y. ARCHAEOLOGY:***

99. To insure that important information about Alexandria's past is not lost as a result of this development project, the developer shall hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. (Archaeology)
100. Hire an archaeological consultant to conduct the archaeological investigations. Complete an Archaeological Evaluation and Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, shall be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)
101. The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Resource Management Plan is in place to recover significant resources in concert with construction activities.\*(Archaeology)
102. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)



103. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
104. It is illegal to disturb human remains without proper authorization. If graves are discovered on this property and need to be removed, the applicant is responsible for obtaining the necessary permits, including the Virginia Department of Historic Resources burial removal permit. (Archaeology)
105. Given the constraints of the open space for this project, interpretation, if necessary, will be limited to historic signage. Historic signage will be required only if the background history and/or the archaeological findings rise to the level of significance, as determined by the Office of Historic Alexandria/Alexandria Archaeology. If historic signage is warranted, the applicant shall hire a professional consultant to work with staff to create text and graphics for signage-- subject to approval by the Office of Historic Alexandria/Alexandria Archaeology - prior to the release of the Certificates of Occupancy (Archaeology)
106. Certificates of Occupancy shall not be issued until the historic signage (if necessary) is finalized, and the final archaeological report has been received and approved by the City Archaeologist.\*\*\* (Archaeology)

## ***CITY DEPARTMENT CODE COMMENTS***

Legend: C - Code Requirement R - Recommendation S - Suggestion F – Finding  
**Planning and Zoning**

- R - 1. For all first-floor bays with a street-facing door providing their primary access, please coordinate with the Geographic Information Systems (GIS) Division for address assignments at tenant fit out. These uses are not permitted to use the primary building address as their address. Please contact the Addressing Coordinator in the GIS Division (703-746-3823) as each new tenant is determined, and an appropriate address based on the location of the primary entrance door of the new space will be assigned.
- C - 1 As-built documents for all landscape and irrigation installations are required to be submitted with the Site as-built and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines, Section III A & B. \*\*\*\* (P&Z) (T&ES)
- C - 2 Tree conservation and protection plans shall identify all trees to be removed, and all trees to be protected / preserved. Construction methods to reduce disturbance within driplines shall also be identified. An on-site inspection of existing conditions shall be held with the

City Arborist and Natural Resources Division Staff prior to the preparation of the Tree Conservation and Protection Plan.

- C - 3 The landscape elements of this development shall be subject to the Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Release of Performance and Maintenance Bonds are subject to inspections by City staff per City Code requirements. A final inspection for landscaping is also required three (3) years after completion. \*\*\*\* (P&Z) (T&ES)
- C - 4 No permits shall be issued prior to the release of the Certificate of Appropriateness from the Board of Architectural Review. (BAR)

**Transportation and Environmental Services**

- F - 1. Since the record drawings, maps, and other documents of the City of Alexandria, State, and Federal agencies show the true north pointing upwards, therefore, the Site Plan shall show the true north arrow pointing upward as is customary; however, for the sake of putting the plan together and/or ease of understanding, the project north arrow pointing upward, preferably east, or west may be shown provided it is consistently shown in the same direction on all the sheets with no exception at all. The north arrow shall show the source of meridian. The project north arrow pointing downward will not be acceptable even if, it is shown consistently on all the sheets. (T&ES)
- F - 1. The Final Site Plan must be prepared per the requirements of Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at the City's following web address:  
  
<http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf>
- F - 2. The plan shall show sanitary and storm sewer, and water line in plan and profile in the first final submission and cross reference the sheets on which the plan and profile is shown, if plan and profile is not shown on the same sheet. Clearly label the sanitary and storm sewer, or water line plans and profiles. Provide existing and proposed grade elevations along with the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES)
- F - 3. The Plan shall include a dimension plan with all proposed features fully dimensioned and the property line clearly shown. (T&ES)
- F - 4. Include all symbols, abbreviations, and line types in the legend. (T&ES)
- F - 5. All storm sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter for storm sewers shall be 18" in the public Right of

Way (ROW) and the minimum size storm sewer catch basin lead is 15". The acceptable pipe materials will be Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, AWWA C-151 (ANSI A21.51) Class 52 may be used if approved by the Director of T&ES. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes will be acceptable. The acceptable minimum and maximum velocities will be 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES)

- F - 6. All sanitary sewers shall be constructed to the City of Alexandria standards and specifications. Minimum diameter of sanitary sewers shall be 10 inches in the public Right of Way and sanitary lateral 6 inches for all commercial and institutional developments; however, a 4-inch sanitary lateral will be acceptable for single family residences. The acceptable pipe materials will be Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12 inch or larger diameters); Class III may be acceptable on private properties. The acceptable minimum and maximum velocities will be 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured "Y" or "T" or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured "Y" or "T", or else install a manhole. (T&ES)
- F - 7. Lateral Separation of Sewers and Water Mains: A horizontal separation of 10 feet (edge to edge) shall be provided between a storm or sanitary sewer and a water line; however, if this horizontal separation cannot be achieved then the sewer and water main shall be installed in separate trenches and the bottom of the water main shall be at least 18 inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 and pressure tested in place without leakage prior to installation. (T&ES)
- F - 8. Crossing Water Main Over and Under a Sanitary or Storm Sewer: When a water main over crosses or under crosses a sanitary / storm sewer then the vertical separation between the bottom of one (i.e., sanitary / storm sewer or water main) to the top of the other (water main or sanitary / storm sewer) shall be at least 18 inches for sanitary sewer and 12 inches for storm sewer; however, if this cannot be achieved then both the water main and the sanitary / storm sewer shall be constructed of Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10 feet on each side of the point of crossing. A section of water main pipe shall be centered at the point of crossing and the pipes shall be pressure tested in place without leakage prior to installation. Sewers crossing over the water main shall have adequate structural support (concrete pier support and/or concrete encasement) to prevent damage to the water main. Sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance shall be encased in concrete. (T&ES)

- F - 9. No water main pipe shall pass through or come in contact with any part of sanitary / storm sewer manhole. Manholes shall be placed at least 10 feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, the manhole shall be of watertight construction and tested in place. (T&ES)
- F - 10. Crossing Existing or Proposed Utilities: Underground telephone, cable T.V., gas, and electrical duct banks shall be crossed maintaining a minimum of 12 inches of separation or clearance with water main, sanitary, or storm sewers. If this separation cannot be achieved, then the sewer pipe material shall be Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for a distance of 10 feet on each side of the point of crossing and pressure tested in place without leakage prior to installation. Sanitary / storm sewers and water main crossing over the utilities shall have adequate structural support (pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES)
- F - 11. Show the drainage divide areas on the grading plan or on a sheet showing reasonable information on topography along with the structures where each sub-area drains. (T&ES)
- F - 12. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) [Include this condition on all plans.]
- F - 13. All the existing and proposed public and private utilities and easements shall be shown on the plan and a descriptive narration of various utilities shall be provided. (T&ES)
- F - 14. A Maintenance of Traffic Plan shall be provided within the Construction Management Plan and shall replicate the existing vehicular and pedestrian routes as nearly as practical. Pedestrian and bike access shall be maintained adjacent to the site per Memo to Industry #04-18 or to the satisfaction of the Director of T&ES. These sheets are to be provided as "Information Only." (T&ES)
- F - 15. The following notes shall be included on all Maintenance of Traffic Plan Sheets: (T&ES)
- a. The prepared drawings shall include a statement "FOR INFORMATION ONLY" on all MOT Sheets.
  - b. Sidewalk closures are subject to separate approval from Transportation and Environmental Services (T&ES) at the time of permit application. Pedestrian access must be maintained for the duration of the project. Per Memo to Industry #04-18, pedestrians shall not be diverted across the street without the approval from the Director of Transportation and Environmental Services or his designee.
  - c. Contractor shall apply for all necessary permits for uses of the City Right of Way and shall submit MOT Plans with the T&ES Application for final approval at that time. \*
- F - 16. Add complete streets tabulation to the cover sheet with the Final 1 submission. (T&ES)

- F - 17. The City does not require a noise study for a hotel development. However, should this hotel be converted to a residential condominium in the future, the owner shall conduct a noise study and execute resulting building modifications as identified in that study (T&ES)
- C - 1 Per the requirements of the City of Alexandria Zoning Ordinance Article XI, the applicant shall complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site. If the existing storm system is determined to be inadequate, then the applicant shall design and build on-site or off-site improvements to discharge to an adequate outfall; even if the post development stormwater flow from the site is reduced from the pre-development flow. The Plan shall demonstrate to the satisfaction of the Director of T&ES that a non-erosive stormwater outfall is present. (T&ES)
- C - 2 Per the requirements of the City of Alexandria Zoning Ordinance (AZO) Article XIII, Environmental Management Ordinance, the applicant shall comply with the stormwater quality and quantity requirements and provide channel protection and flood protection in accordance with these requirements. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of the Zoning Ordinance shall be met. If the project site lies within the Braddock-West watershed or known flooding area, then the applicant shall provide an additional 10 percent storage of the pre-development flows in this watershed to meet detention requirements. (T&ES)
- C - 3 Per the requirements of Article 13-114 (f) of the AZO, all stormwater designs that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems shall be signed and sealed by a professional engineer, registered in the Commonwealth of Virginia. The design of storm sewer shall include the adequate outfall, inlet, and hydraulic grade line (HGL) analyses that shall be completed to the satisfaction of the Director of T&ES. Provide appropriate reference and/or source used to complete these analyses. (T&ES)
- C - 4 The proposed development shall conform to all requirements and restrictions set forth in Section 6-300 (Flood plain District) of Article VI (Special and Overlay Zones) of the City of Alexandria Zoning Ordinance. (T&ES)
- C - 5 If it is determined that the site is not in compliance with Section 13-1-3 of the City Code, then the applicant shall make additional improvements to adjust lighting levels to the satisfaction of the Director of T&ES to comply with the Code. (T&ES)
- C - 6 Location of customer utility services and installation of transmission, distribution and main lines in the public rights of way by any public service company shall be governed by franchise agreement with the City in accordance with Title 5, Chapter 3, Section 5-3-2 and Section 5-3-3, respectively. The transformers, switch gears, and boxes shall be located outside of the public right of way. (T&ES)

- C - 7 (a) Per the requirements of Section 5-3-2, Article A, Chapter 3 of the City of Alexandria Code, all new customer utility services, extensions of existing customer utility services and existing overhead customer utility services supplied by any existing overhead facilities which are relocated underground shall, after October 15, 1971 be installed below the surface of the ground except otherwise exempted by the City Code and to the satisfaction of the Director, Department of Transportation and Environmental Services. (b) Per the requirements of Section 5-3-3, Article A, Chapter 3 of the City of Alexandria Code, all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to be used to transmit or distribute any service such as electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam or petroleum, whether or not on the streets, alleys, or other public places of the City shall, after October 15, 1971, be installed below the surface of the ground or below the surface in the case of bridges and elevated highways except otherwise exempted by the City Code and to the satisfaction of Director, Department of Transportation and Environmental Services. (T&ES)
- C - 8 Flow from downspouts, foundation drains, and sump pumps shall be discharged to the storm sewer per the requirements of Memorandum to Industry 05-14 that is available on the City of Alexandria's web site. The downspouts and sump pump discharges shall be piped to the storm sewer outfall, where applicable after treating for water quality as per the requirements of Article XIII of Alexandria Zoning Ordinance (AZO). (T&ES)
- C - 9 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse / recycling receptacles shall be placed at the City Right-of-Way. (T&ES)
- C - 10 Per the requirements of Title 4, Chapter 2, Article B, Section 4-2-21, Appendix A, Section A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access: provide a total turning radius of 25 feet to the satisfaction of Directors of T&ES and Office of Building and Fire Code Administration and show turning movements of standard vehicles in the parking lot as per the latest AASHTO vehicular guidelines. (T&ES)
- C - 11 The applicant shall provide required storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The plan shall show the turning movements of the collection trucks and the trucks shall not back up to collect trash or recycling. The City's storage space guidelines are available online at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by contacting the City's Solid Waste Division at 703-746-4410, or via email at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov). (T&ES)
- C - 12 The applicant shall be responsible to deliver all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. A note to that effect shall be included on the plan. The developer

further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES)

- C - 13 The applicants shall submit a Recycling Implementation Plan (RIP) form to the Solid Waste Division, as outlined in Article H of Title 5 (Ordinance Number 4438), which requires all commercial properties to recycle. Instructions for how to obtain a RIP form can be found at: [www.alexandriava.gov/solidwaste](http://www.alexandriava.gov/solidwaste) or by calling the Solid Waste Division at 703.746.4410 or by e-mailing [CommercialRecycling@alexandriava.gov](mailto:CommercialRecycling@alexandriava.gov). (T&ES)
- C - 14 All private streets and alleys shall comply with the City's Minimum Standards for Private Streets and Alleys and with the City's Complete Streets Guidelines.. (T&ES)
- C - 15 Bond for the public improvements must be posted prior to release of the site plan.\* (T&ES)
- C - 16 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.\* (T&ES)
- C - 17 Provide a phased erosion and sediment control plan consistent with grading and construction plan. The erosion and sediment controls shall be confined to the owner's property. Extension of erosion and sediment controls in the public right of way, if required, must be approved as part of the Construction Management Plan. (T&ES)
- C - 18 Per the Memorandum to Industry, dated July 20, 2005, the applicant is advised regarding a requirement that applicants provide as-built sewer data as part of the final as-built process. Upon consultation with engineering firms, it has been determined that initial site survey work and plans will need to be prepared using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Control points/Benchmarks which were used to establish these coordinates should be referenced on the plans. To insure that this requirement is achieved, the applicant is requested to prepare plans in this format including initial site survey work if necessary. (T&ES)
- C - 19 The thickness of sub-base, base, and wearing course shall be designed using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Values of California Bearing Ratios used in the design shall be determined by field and/or laboratory tests. An alternate pavement section for Emergency Vehicle Easements (EVE) to support H-20 loading designed using California Bearing Ratio (CBR) determined through geotechnical investigation and using Virginia Department of Transportation (VDOT) method (Vaswani Method) and standard material specifications designed to the satisfaction of the Director of Transportation and Environmental Services (T&ES) will be acceptable. (T&ES)
- C - 20 All pedestrian, traffic, and way finding signage shall be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), latest edition to the satisfaction of the Director of T&ES. (T&ES)

- C - 21 No overhangs (decks, bays, columns, post or other obstructions) shall protrude into public Right of Ways, public easements, and pedestrian or vehicular travelways unless otherwise permitted by the City Code. (T&ES)
- C - 22 All driveway entrances, curbing, etc. in the public ROW or abutting public ROW shall meet City design standards and with the City's Complete Streets Guidelines. (T&ES)
- C - 23 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 24 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 25 All construction activities must comply with the Alexandria Noise Control Code Title 11, Chapter 5, Section 11-5-4(b)(15), which permits construction activities to occur between the following hours:
- a. Monday Through Friday from 7 AM To 6 PM and
  - b. Saturdays from 9 AM to 6 PM.
  - c. No construction activities are permitted on Sundays and holidays.  
Section 11-5-4(b)(19) further restricts the Pile Driving to the following hours :
  - d. Monday Through Friday from 9 AM To 6 PM and
  - e. Saturdays from 10 AM To 4 PM
  - f. No pile driving is permitted on Sundays and holidays.  
Section 11-5-109 restricts work in the right of way for excavation to the following:
  - g. Monday through Saturday 7 AM to 5 pm
  - h. No excavation in the right of way is permitted on Sundays. (T&ES)
- C - 26 The applicant shall comply with the Article XIII of the City of Alexandria Zoning Ordinance, which includes requirements for stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default and stormwater quantity management. (T&ES)
- C - 27 The applicant shall comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. (T&ES)
- C - 28 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources shall be in place for all project construction and mitigation work prior to release of the Final Site Plan. This includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan (SWPPP)\_for land disturbing activities equal to or greater than one acre. See memo to industry 08-14 which can be found on-line here: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. \*(T&ES)



**VAWC Comments**

1. *VAWC has no comments.*

**AlexRenew Comments**

1. Ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
2. The Applicant shall coordinate with the City of Alexandria T&ES to ensure that planned flow capacity does not exceed City of Alexandria allotted AlexRenew plant capacity, nor exceed capacity in AlexRenew Potomac Interceptor during wet and average flow conditions.
3. Dewatering and other construction related discharge limits could be regulated by AlexRenew Pretreatment. Engineer/Owner is required to contact Alexandria Renew Enterprises (AlexRenew) Pre-Treatment Coordinator at (703) 549-3382.

**Fire Department**

- F - 1. All new fire hydrants on private property shall be City owned and maintained with the appropriate easements granted to the City for access, inspection, testing, maintenance and service.

**Code Administration (Building Code)**

- F - 2. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact the Code Administration Office, Plan Review Supervisor at 703-746-4200.
- C - 1 New construction or alterations to existing structures must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C - 2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) total floor area per floor; e) height of structure f) non-separated or separated mixed use g) fire protection system requirements.
- C - 3 A soils report must be submitted with the building permit application for all new and existing building structures.
- C - 4 The most restrictive type of construction shall apply to the structure for height and area limitations for non-separated uses.
- C - 5 Where required per the current edition Virginia Uniform Statewide Building Code exits, parking, and facilities shall be accessible for persons with disabilities.

- C - 6 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the Department of Code Administration that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C - 7 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C - 8 A wall location plat prepared by a land surveyor is required to be submitted to the Department of Code Administration prior to any building framing inspection.

**Police**

Landscape Recommendations

- R - 1. The proposed shrubbery should have a natural growth height of no more than 2 ½ to 3 feet with a maximum height of 36 inches when it matures and should not hinder the unobstructed view of patrolling law enforcement vehicles.

Miscellaneous

- R - 2. It is recommended that the buildings have an address number which is contrasting in color to the background, at least 3 inches high, reflective, and visible from the street placed on the front and back of each home. It is strongly suggested that no brass or gold colored numbers are used. This aids in a timely response from emergency personnel should they be needed.
- R - 3. It is recommended that all of the ground floor level windows be equipped with a device or hardware that allows windows to be secured in a partially open position. This is to negate a “breaking and entering” when the windows are open for air.

**Archaeology**

- F - 1. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Asterisks denote the following:

- \* Condition must be fulfilled prior to release of the Final Site Plan
- \*\* Condition must be fulfilled prior to release of the building permit

- \*\*\* Condition must be fulfilled prior to release of the certificate of occupancy  
\*\*\*\* Condition must be fulfilled prior to release of the bond

**X. STAFF RECOMMENDATIONS (DSUP2018-0003 AND  
SUP2018-0064):**

**DSUP2018-0003**

HOTEL SPECIAL USE PERMIT (114 S. WASHINGTON STREET)

**SUP2018-0064**

HOTEL AND RESTAURANT SPECIAL USE PERMIT (699 PRINCE  
STREET)

1. The building at 699 Prince Street (Phase I) shall incorporate green building measures such that the rehabilitation meets the standards for LEED Silver or Equivalent certification. If third-party certification is not pursued, the applicant shall prepare a report, signed by a certified green building professional, verifying that the building was rehabilitated to the LEED Silver or Equivalent standard. The report can utilize the LEED Silver or an Equivalent checklist to demonstrate compliance. This report shall be submitted prior to issuance of the certificate of occupancy for that phase, to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)\*\*\*
2. The hours of operation for the indoor and rooftop restaurant shall be limited to between 6:00 a.m. and 2:00 a.m. daily. For indoor seating, meals ordered before 2:00 a.m. may be served, but no new patrons shall be admitted, and no alcoholic beverages shall be served, and all patrons must leave by 3:00 a.m. The rooftop restaurant shall be closed and cleared of all customers by the end of the hours of operation. (P&Z)
3. The maximum number of patrons allowed for the ground-floor restaurant is 130 and for the rooftop restaurant is 150. (P&Z)
4. Limited live entertainment shall be permitted in the ground-floor restaurant. (P&Z)(T&ES)
5. On and off-premises alcohol sales are permitted subject to applicable Virginia ABC licenses. (P&Z)
6. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
7. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a

nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)

8. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
10. All loading shall occur off-street, utilizing the 114 S. Washington Street building's loading dock. Loading schedules shall be coordinated to facilitate off-street loading and minimize idling by waiting vehicles. The trash room door shall be closed except during loading and unloading and the loading area shall be kept clean.
  - a. Temporary loading activities are allowed on Prince Street for Phase I while Phase II is under construction. (P&Z)
11. Outdoor games must be subordinate to the rooftop restaurant use of 699 Prince Street. (P&Z)
12. The use must comply with the city's noise ordinance. No amplified sounds shall be audible at the property line after 9:00 p.m. (T&ES)
13. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
14. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
15. If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
16. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)(T&ES)
17. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

18. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for six (6) months, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

### **City Code Requirements**

1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

### **Health Department Comments**

#### Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.

3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. A Food Protection Manager shall be on-duty during all operating hours.
5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

#### Hotel/Motels

8. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
9. Construction plans shall be submitted to the Health Department located at 4480 King Street and the Multi-Agency Permit Center. Construction plans shall be submitted and approved by the Health Department prior to construction. There is a \$40.00 plan review fee payable to the Alexandria Health Department.
10. Construction plans shall comply with State Code 35.1, Hotels, Restaurants, Summer Camps and Campgrounds. Construction plans shall include equipment specification sheets including hot water information.

#### Aquatic Facilities

11. An Alexandria Health Department Permit is required for each regulated facility, including swimming pools, wading pools, spas, waterparks, interactive water features and water activity pools. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Electrical inspection, Permit Application and Fee are required.
12. Construction plans and Fee shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be

submitted and approved by the Health Department prior to construction. There is a plan review fee per body of water payable to the City of Alexandria.

13. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 11, The Aquatic Health Ordinance. Pump curves, hydraulic calculations, equipment specifications, site plans, and piping plans shall be submitted.
14. The filter room shall be located so that the pool operator does not have to leave the pool enclosure, it opens onto pool deck, and so pool operator has a full line of sight when inside room.
15. The bathhouse shall be located to open onto the pool deck with patrons being required to enter and pass through bathhouse prior to accessing pool.
16. A direct dial, hard-wired telephone shall be provided within the swimming pool area.
17. All regulated aquatic facilities shall have a pool operator on-duty. Pool operators must be on-site during all operating hours except for spas and interactive water features. At least one certified lifeguard shall be on-duty during all operating hours for aquatic facilities with the exception of spas and interactive water features. Additional lifeguards may be required due to the configuration of the facility and/or use of the facility.

**XI. STAFF RECOMMENDATIONS (DSUP2018-0003 and SUP2018-0040):**

**PARKING AND LOADING REDUCTION AND VALET PARKING  
SPECIAL USE PERMITS  
114 S. WASHINGTON STREET AND 699 PRINCE STREET**

1. The applicant shall maintain an up-to-date parking agreement for off-site parking for no less than the minimum number of off-street parking spaces required by the Zoning Ordinance for the hotel use. The location of the off-site valet parking shall be located no further than 1,500 feet from the nearest corner of the subject parcels to the nearest corner of the parcel that is the location of the off-site parking. Evidence of the parking agreement shall be provided upon request by the City as needed. (P&Z) (T&ES)
2. The applicant shall require its employees who drive to use off-street parking. (T&ES)
3. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
4. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
5. The applicant shall encourage patrons to park off-street through the provision of information on the hotel, restaurant, and retail website(s) about valet parking available at the site and the location of nearby garages. (T&ES)
6. Forty (40) feet of parking space on Prince Street shall be available for loading and/or valet operations. All other on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the Final Site Plan. Changes to on-street parking restrictions after Final Site Plan approval may be considered through the Traffic and Parking Board process. (P&Z)(T&ES)
7. The valet parking shall be reviewed as-needed by the Directors of P&Z and T&ES to determine compliance with the conditions herein and all applicable codes and ordinances. As part of these reviews, the Directors may require the operator to adjust the features of the program. (P&Z)(T&ES)



8. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively. Double-parking, staging within the right-of-way, and storage of vehicles in locations other than designated facilities shall be considered indicators of inadequate staff to meet vehicle volumes. If any of the above conditions are observed, the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition. (P&Z)(T&ES)
9. The valet parking operator shall record the number of vehicles entering and exiting using the valet per day, keep an ongoing electronic log in a tabular format to show daily drive-in rates, and make the log available to the City upon request for data collection and compliance review. The log will be requested for review each July 1 and shall cover a period of no less than one calendar year. (P&Z)(T&ES)

**XII. STAFF RECOMMENDATIONS (SUP2018-0063):**  
**RESTAURANT AND OUTDOOR DINING SPECIAL USE PERMITS**  
**114 S. WASHINGTON STREET**

1. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
2. The hours of operation for the indoor restaurant and outdoor dining shall be limited to between 6:00 a.m. and 2:00 a.m. daily. For indoor seating, meals ordered before 2:00 a.m. may be served, but no new patrons shall be admitted, and no alcoholic beverages shall be served, and all patrons must leave by 3:00 a.m. The outdoor dining area shall be closed and cleared of all customers by the end of the hours of operation. The outdoor seating area shall not include advertising signage. (P&Z)
3. A maximum of 28 seats are allowed in the outdoor dining area(s). The maximum number of seats for the restaurant is 130. (P&Z) (T&ES)
4. Limited live entertainment shall be permitted in the restaurant. No live entertainment shall be permitted in the outdoor dining area. (P&Z)(T&ES)
5. On and off-premises alcohol sales are permitted subject to applicable Virginia ABC licenses. (P&Z)
6. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
7. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
8. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES)
10. All loading shall occur off-street, utilizing the building's loading dock. Loading schedules shall be coordinated to facilitate off-street loading and minimize idling by waiting vehicles. The loading dock door shall be closed except during loading and unloading. (P&Z)

11. The use must comply with the city's noise ordinance. No amplified sounds shall be audible at the property line after 9:00 p.m. (T&ES)
12. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
13. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
14. If used cooking oil is stored outside, the lid of the used cooking oil drum shall be kept securely closed (using a bung) when not receiving used oil. The drum shall be placed on secondary containment and situated under cover to prevent rainwater from falling on it. (T&ES)
15. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)(T&ES)
16. The applicant shall require its employees who drive to use off-street parking. (T&ES)
17. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
18. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
19. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
21. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one (1) year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented

violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

22. **CONDITION DELETED BY THE PLANNING COMMISSION:** ~~Outdoor dining in the private alley is permitted from 6:00 p.m. to 11:00 p.m. on weekdays and 7:00 a.m. to midnight Friday and Saturday.~~
23. The design of the outdoor dining area shall comply with the King Street Outdoor Dining Design Guidelines.
24. The outdoor dining shall be reviewed as-needed by the Directors of P&Z and T&ES to determine compliance with the conditions herein and all applicable codes and ordinances. As part of these reviews, the Directors may require the operator to adjust the features of the program, including the addition of signage, limitation of the outdoor dining area or other measures that ensure the safety of dining patrons and vehicle ingress and egress. (P&Z)(T&ES)

#### **City Code Requirements:**

1. The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
2. The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

#### **Health Department Comments:**

##### Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
2. Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria- fee must be paid separate from any other departmental fees.
3. Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. A Food Protection Manager shall be on-duty during all operating hours.
5. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
6. In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
7. Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.
8. Bar sections located within an open-air dining area will be limited in preparation activities. The bar section shall be placed in a location that reduces the potential adulteration of beverages served at the establishment. To the maximum extent possible, the location shall be free from dust, dirt, vermin, animals, birds, overhead leakage, or other contamination. Overhead protection shall be provided that fully extends over all beverages, condiments, utensil holding facilities and equipment associated with the bar section. All food, other than beverages, shall be prepared inside an approved, fully enclosed food establishment.
25. No food preparation shall take place in the outdoor dining area. If the facility intends to have food preparation outdoors then the submission of construction plans and a plan review process are required.



## 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 outdoor 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

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers

Email address

5/8/18

Date

**REVISED 6/21/18**

#### 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)**

☒ 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.

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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
<sup>1</sup> Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
<sup>2</sup> Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
<sup>3</sup> 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 B99 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
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

mcPuskas  
Signature



**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.

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**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.

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

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

**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.

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B. How will the noise from patrons be controlled?

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

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**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.

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**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. ☒ No.

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

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**10. 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.

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**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?**

☒ **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.**

- C. 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.

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.

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





## 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

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

McPuskar

Signature

6/21/18

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers

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) SEE ATTACHED  
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.

Please see attached.

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## 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
<sup>1</sup> Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
<sup>2</sup> Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
<sup>3</sup> 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
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<sup>1</sup> Kevin Riegler	None	None
<sup>2</sup> Michael Gewirz	None	None
<sup>3</sup> 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 Puskas      mcPuskas  
Date                      Printed Name                      Signature

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

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

☐ **Yes.** Provide proof of current City business license

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

**N/A**

## NARRATIVE DESCRIPTION

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

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

4

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.

**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:

Hours:

_____	_____
_____	_____
_____	_____
_____	_____

**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

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

N/A

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- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

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

N/A

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- C. How often will trash be collected?

N/A

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

N/A

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

[ ] Yes. [ ] No. N/A

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

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

☐ Yes.      ☐ No.      N/A

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

N/A

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

N/A

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## ALCOHOL SALES

**13.**

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

☐ Yes      ☐ No      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.

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**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

- 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

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



## 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

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

mcPuskar

Signature

6/21/18

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers

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

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## 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
<sup>1</sup> Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
<sup>2</sup> Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
<sup>3</sup> 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
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<sup>1</sup> Kevin Riegler	None	None
<sup>2</sup> Michael Gewirz	None	None
<sup>3</sup> 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 Puskas      mcPuskas  
 Date                      Printed Name                      Signature

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

☐ **Yes.** Provide proof of current City business license

**N/A**

**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.)**

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.



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.

**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:

6AM-2AM Daily

Hours:

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**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

- 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.

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- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Trash will be typical of a restaurant of this size.

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

Trash will be typical of a restaurant of this size.

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- C. How often will trash be collected?

Trash will be collected as often as necessary.

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

Staff will monitor the area for litter.

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

☐ Yes. ☒ No.

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

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

☒ Yes.      ☐ No.

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

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.

**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.**

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

- B. Where is required parking located? *(check one)*
- ☐ on-site  
☒ off-site

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

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

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

- 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

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 # \_\_\_\_\_  
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 ( <b>SUP only</b> )	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
Beer and wine — on-premises	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
Beer and wine — off-premises	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> 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.  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

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

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

**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.  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



# 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?** The Applicant is providing the required number of

\_\_\_\_\_ Yes.

\_\_\_\_\_ ☒ No.

**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 a restaurant, rooftop (outdoor) dining, 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.

[ **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

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

*McPuskar*

Signature

703-528-4700

Telephone #

cpuskar@thelandlawyers

Email address

703-525-3197

Fax #

**REVISED 6/21/18**

**REVISED  
8/30/18**

**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.

Please see attached.

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## 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
<sup>1</sup> Kevin Riegler	1010 Wisconsin Ave NW, Suite 800, Washington DC	50%
<sup>2</sup> Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
<sup>3</sup> 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
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
<sup>1</sup> Kevin Riegler	None	None
<sup>2</sup> Michael Gewirz	None	None
<sup>3</sup> 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 Pnskar      mcPnskar  
 Date                      Printed Name                      Signature

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

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

☐ **Yes.** Provide proof of current City business license

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

N/A

## NARRATIVE DESCRIPTION

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

Please see attached.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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

August 30, 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, a restaurant with rooftop (outdoor) dining, 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 18<sup>th</sup>, 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 DSUP #2018-0003 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 restaurant and rooftop (outdoor) dining at 699 Prince Street are integral components of the hotel and critical to its success. The ground floor full-service restaurant will occupy the southwest corner of the building with frontage on S. Washington Street and Prince Street and will accommodate up to 150 patrons, including hotel guests and the general public. The restaurant will serve breakfast, lunch, and dinner and will also include a bar. The proposed hours of operation are 7:00 AM – 2:00 AM daily, and the Applicant requests approval to include TVs, music piped through speakers and live entertainment, both acoustic and amplified.

The rooftop dining area will accommodate up to 150 patrons, seated and standing, including hotel guests and the general public, with occasional private events, and will offer a more limited food menu of light bites/small plates. The main kitchen on the ground floor will serve both the ground floor restaurant and the rooftop, with a warming oven and gas grill on the roof for limited



food preparation. The proposed hours of operation are 7:00 AM – 2:00 AM. The Applicant requests approval to include TVs, music piped through speakers and live entertainment, both acoustic and amplified. In addition, the Applicant requests flexibility to include outdoor games as an accessory use to the restaurant.

The historic George Mason hotel, which originally occupied the site from 1929 – 1971, was the premiere hotel in Alexandria and had a ballroom that was “the” place to hold major social events in Alexandria. The Applicant plans to return 699 Prince Street to its former glory, albeit with modernized, updated interior design, cuisine, and amenities. The new hotel will be sought out by residents and tourists alike, once again making it the social hub of Old Town and “the” place to be.

The conversion of 699 Prince Street from an office back to a hotel and the construction of a new hotel building at 114 S. Washington Street represent a significant investment in the Central Business District, which is the commercial heart of Old Town, Alexandria. In order for the hotel to be successful and competitive with hotel offerings in neighboring jurisdictions, it needs to be able to maximize utilization of the restaurants and its unique rooftop amenity space. The rooftop dining space is located more than 60 feet above grade and surrounded by a 5 foot tall parapet. This, and the hotel’s location on S. Washington Street, the highly traveled, major commercial north-south thoroughfare through Old Town, will contain the sound and not negatively impact the surrounding neighborhood. Alexandria should not overlook this opportunity to achieve a major historic renovation of this landmark building and should celebrate the significant positive economic impact it will have not only through the 141-room hotel itself, but also through the additional revenue generated from hotel guests shopping and dining in the area.

**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/restaurants 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; Approximately 40  
employees per day will operate the restaurant spaces.

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

Day:

Hotel: \_\_\_\_\_

Hours:

24 hours/day; 7 days/week

Ground floor restaurant:

7:00 AM - 2:00 AM

Rooftop restaurant

7:00 AM - 2:00 AM

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

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

Mechanical equipment on the roof is housed in penthouses and will  
produce minimal noise above what is typical for a building of this size.  
The Applicant will comply with the Noise Ordinance

- B. How will the noise be controlled?

For the restaurant on the ground floor, the live entertainment will be  
contained indoors. For the rooftop space, the live entertainment will be  
located more than 60' above grade and surrounded by a 5' parapet, as  
well as located on a major north-south thoroughfare (S. Washington  
Street).

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, and the door to the trash room will remain closed except during loading and unloading.

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9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical of a hotel and restaurant.

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

Typical of a hotel and restaurant.

---

- 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.

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

[ ] Yes.

☒ No.

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

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

☒ Yes.      ☐ No.

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

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

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?  
Staff will work to ensure safety on the property.

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## ALCOHOL SALES

**13.**

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

☒ Yes      ☐ No

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

The Applicant proposes to serve beer, wine, and liquor. The Applicant will  
obtain the appropriate ABC licenses.

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**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

- B. Where are off-street loading facilities located? Loading and unloading will occur in Building II at 114 South Washington Street after it is constructed.
- 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

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: 150

Outdoors: 150

Total number proposed: 300

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) ☒ Yes ☐ No

Beer and wine — on-premises ☒ Yes ☐ No

Beer and wine — off-premises ☒ Yes ☐ No

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

To be determined when the Applicant and hotel operator identify a restaurateur. The ground floor restaurant will be full-service (breakfast, lunch and dinner). On the rooftop, the Applicant is proposing a limited menu with small plates and grilled options.

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? TBD

Will delivery drivers use their own vehicles? ☐ Yes ☐ No

Where will delivery vehicles be parked when not in use?

TBD

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

☒ Yes ☐ No

If yes, please describe:

The Applicant requests large screen TVs, live bands (amplified and acoustic), speakers, and accessory outdoor games for both the indoor and rooftop areas of the restaurant.

**Parking impacts.** Please answer the following:

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

<input type="checkbox"/> 100%	
<input type="checkbox"/> 75-99%	The proposed restaurant is the CBD and is exempt from parking requirements. However, there are public garages in close proximity to the Property and the Applicant is offering a valet service.
<input type="checkbox"/> 50-74%	
<input type="checkbox"/> 1-49%	
<input type="checkbox"/> No parking can be accommodated off-street	
  
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 

<input type="checkbox"/> All	
<input type="checkbox"/> 75-99%	Due to the Property's location in the Enhanced Transit Zone and CBD, it is anticipated that many patrons and employees will use public transit, bike, or walk to the restaurant.
<input type="checkbox"/> 50-74%	
<input type="checkbox"/> 1-49%	
<input type="checkbox"/> None	
  
3. What is the estimated peak evening impact upon neighborhoods? (check one)
 

<input checked="" type="checkbox"/> No parking impact predicted	
<input type="checkbox"/> Less than 20 additional cars in neighborhood	
<input type="checkbox"/> 20-40 additional cars	
<input type="checkbox"/> More than 40 additional cars	

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

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

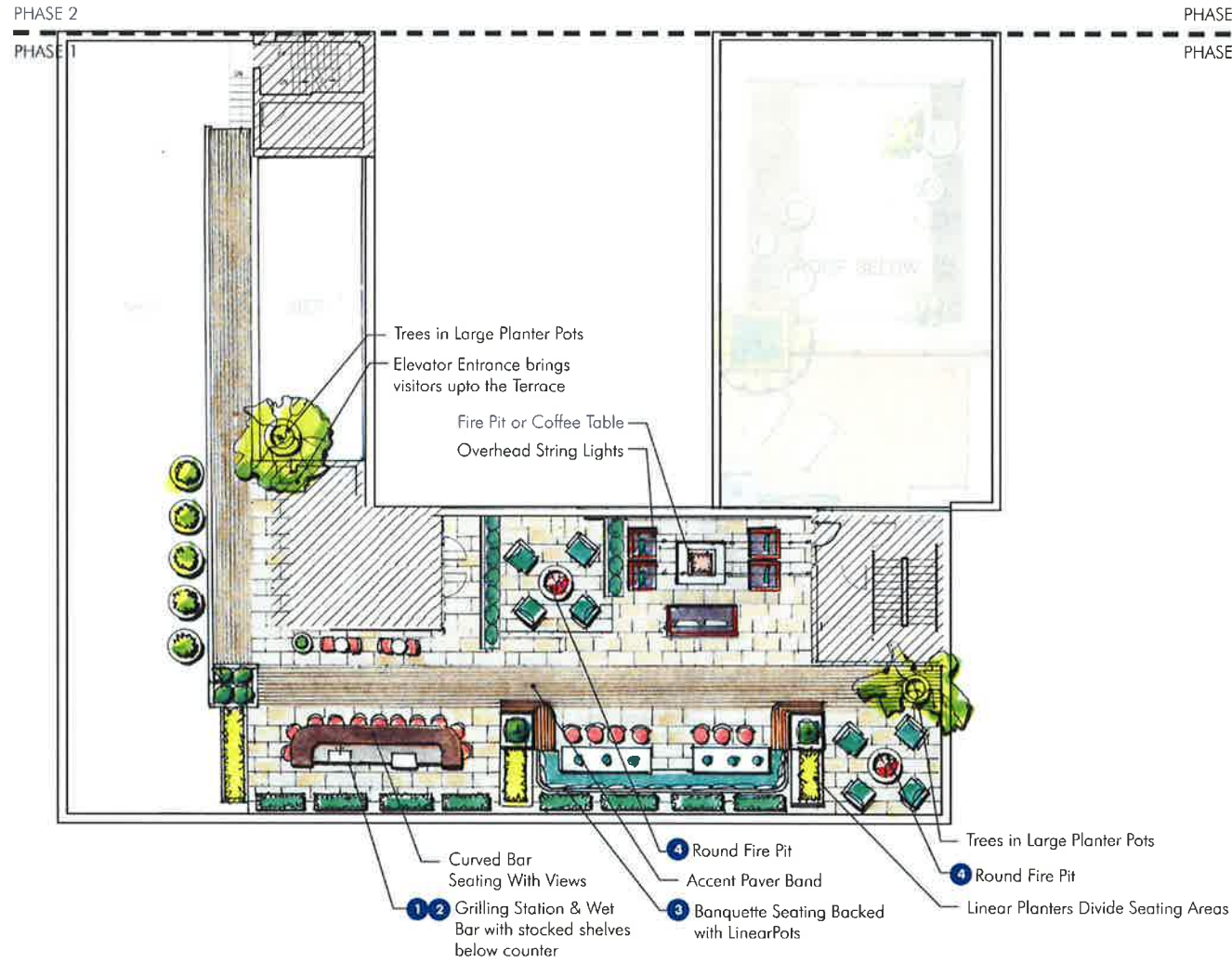
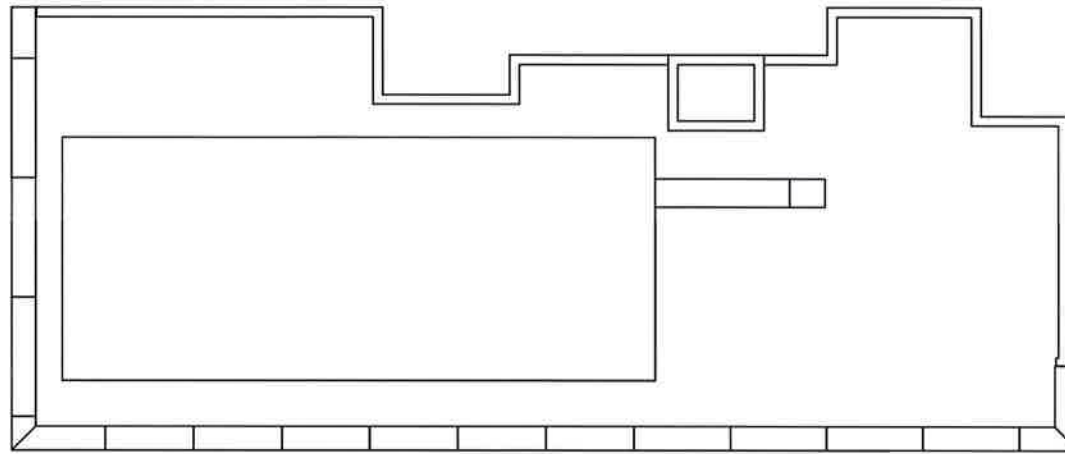
1. Maximum number of patrons shall be determined by adding the following:
 

	<u>TBD</u>	Maximum number of patron dining seats	The Applicant is proposing 150 seats in the ground floor restaurant and a maximum capacity of 150 patrons (seating and standing) on the roof.
+	<u>TBD</u>	Maximum number of patron bar seats	
+	<u>TBD</u>	Maximum number of standing patrons	
=	<u>300</u>	Maximum number of patrons	
  
2. 40 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 

<input type="checkbox"/> Closing by 8:00 PM	
<input type="checkbox"/> Closing after 8:00 PM but by 10:00 PM	
<input type="checkbox"/> Closing after 10:00 PM but by Midnight	
<input checked="" type="checkbox"/> Closing after Midnight	
  
4. Alcohol Consumption (check one)
 

<input type="checkbox"/> High ratio of alcohol to food	
<input checked="" type="checkbox"/> Balance between alcohol and food	
<input type="checkbox"/> Low ratio of alcohol to food	





**NOTE:** RENDERINGS ARE ILLUSTRATIVE ONLY AND MAY BE MODIFIED. FINAL MATERIAL SELECTIONS, FURNISHINGS, AND LOCATION TO BE DETERMINED AT BUILDING PERMIT.

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



# 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 I so 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

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

703-528-4700

703-525-3197

Telephone #

Fax #

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.

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Name	Address	Percent of Ownership
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

m Puskas  
Signature



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).

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

## 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	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK1798643	03/30/2018	03/30/2019	EACH OCCURRENCE	\$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 4,000,000
							PRODUCTS - COMP/OP AGG	\$ 4,000,000
								\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E.L. EACH ACCIDENT	\$
							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.

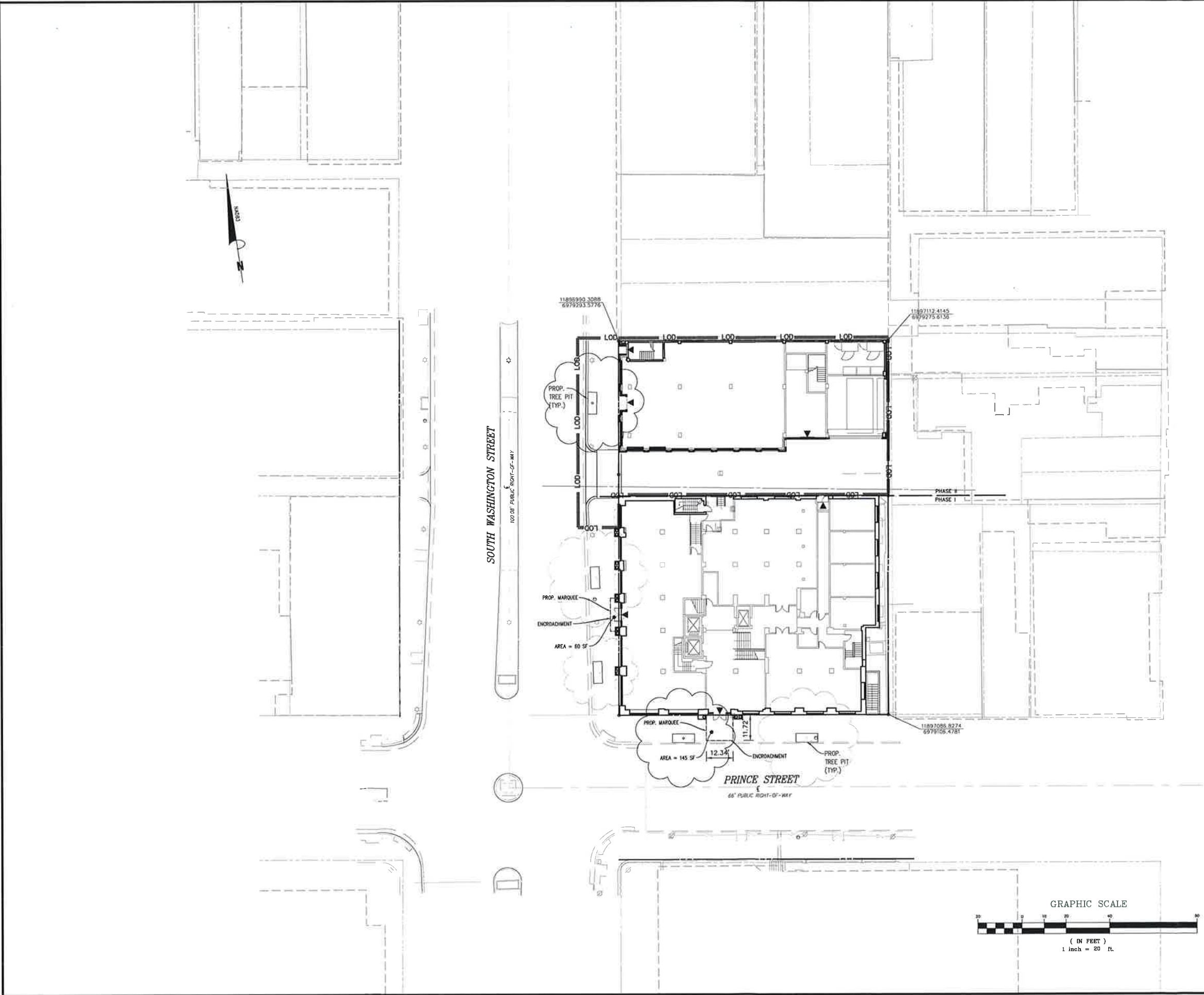
## CERTIFICATE HOLDER

## CANCELLATION

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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



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

DIRECTOR	DATE
KJB	

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



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

DATE	DESCRIPTION
KJB	KJB
DESIGN	DRAWN
SCALE	H: 1" = 20'
	V: _____
JOB No.	140005-01-001
DATE :	MAY 2018
FILE No.	140005-D-PR-001

SHEET C16.00

ENCROACHMENT EXHIBIT  
**699 PRINCE STREET**  
DEVELOPMENT PRELIMINARY SITE PLAN  
CITY OF ALEXANDRIA  
VIRGINIA

Bowman Consulting Group, Ltd.  
14023 Thunderbolt Place  
Suite 200  
Chantilly, Virginia 20151  
Phone: (703) 464-1000  
Fax: (703) 481-8720  
www.bowmanconsulting.com  
© Bowman Consulting Group Ltd.

**Bowman**  
CONSULTING

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



## 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?** The Applicant is providing the required number of

\_\_\_\_\_ Yes. ☒ No. **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.**



**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&amp;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:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Day Care Center  
Light Auto Repair  
Overnight Pet Boarding  
Outdoor Garden Center  
Catering Business  
Valet Parking

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

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 Guskar

### 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 interior 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):

☒ 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
<sup>1</sup> Kevin Riegler	1010 Wisconsin Ave NW, Suite 600, Washington DC	50%
<sup>2</sup> Michael Gewirz	1666 K Street NW, Suite 250, Washington, DC	25%
<sup>3</sup> 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
<sup>1</sup> Same as Applicant		
<sup>2</sup>		
<sup>3</sup>		

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

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

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

mcPuskas  
Signature

## 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

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 of 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.

## 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

mcPuskar

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: 703-528-4700Email: cpuskar@tnlandlawyers.comFax: 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.*

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

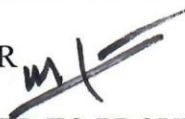
## City of Alexandria, Virginia

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### MEMORANDUM

**DATE:** SEPTEMBER 26, 2018

**TO:** CHAIR AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** MARK B. JINKS, CITY MANAGER 

**SUBJECT:** DRAFT MEMORANDUM RELATED TO PROVIDING A FINANCIAL INCENTIVE FOR THE CONVERSION OF 699 PRINCE STREET BACK INTO A HOTEL

---

Since the Planning Commission has a number of land use decisions docketed in regard to converting 699 Prince Street back into a hotel, City and Alexandria Economic Development Partnership staff wanted to make the Planning Commission aware of a related financial incentive proposal that City Council will be considering on October 13<sup>th</sup> contingent upon approval by the Planning Commission and City Council of the land use items related to 699 Prince Street (and 114 South Washington Street). While this financial incentive proposal does not fall under the staff purview of the Planning Commission, staff wanted you and the public to be aware of the proposal. A draft of the proposed recommendation for City Council is attached.

Attachment

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** OCTOBER XX, 2018

**TO:** THE HONORABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** MARK B. JINKS, CITY MANAGER

**SUBJECT:** PROPOSED FINANCIAL INCENTIVE FOR THE PROPOSED 699 PRINCE STREET HOTEL (NOT A PUBLIC HEARING ITEM)

**ISSUE:** Provision of a financial incentive related to the conversion of 699 Prince Street back into a hotel.

**RECOMMENDATION:** Allocate \$375,000 from the City's Alexandria Investment Fund to be paired with \$375,000 in Alexandria Economic Development Partnership (AEDP) funds set aside for economic development incentive purposes in order to provide a \$750,000 one-time grant to incent the conversion and redevelopment of 699 Prince Street back into a hotel.

**BACKGROUND:** On March 30, 2018 the National Center for Missing and Exploited Children (NCMEC) sold their existing 66,000 SF headquarters office building and adjacent garage to J River 699 Prince Street LLC, doing business as CAS Riegler. CAS Riegler was chosen from a handful of bidders who responded to NCMEC's building sale RFP and was the only bidder who intended to keep the building use commercial. Later this year, NCMEC is scheduled to vacate the building and move to leased office space at 333 John Carlyle Street in the Carlyle neighborhood.

Over the summer, the new building ownership worked to finalize their hotel pro forma, including the identification of a boutique hotel operator, to assure the project was financially sound and could attract investment and financing. Concurrent with that process, the project was updated to reflect better known costs which when totaled raised significant challenges in being able to secure financing for the project. The all-in development costs are estimated at \$54 million which is over \$400,000 per room. As a result, the developer approached the City and the AEDP to discuss financial incentives to assure that the hotel conversion project can proceed.

### **699 Prince Street existing conditions**

- retail space- currently used as internal office
- office space- owner occupied (NCMEC)
- under new ownership, the building is now returned to taxable status after more than 20





CAS Riegler has identified Aparium Hotel Group as a partner in the development of a new 135-room boutique hotel with food service/restaurant in the historic George Mason Hotel at the corner of Prince Street and South Washington Street. “Aparium was founded in 2011 by a Chicago hospitality executive and entrepreneur and a luxury hotel veteran. The company brings C-suite service and accommodations to underserved—yet distinct and important—cities while maintaining and celebrating the unadulterated character of each. Driven by the belief that all hospitality experiences should be fueled by the poetics of their surroundings, Aparium was born with an intense focus on unearthing the amazing moments unique to every city. ([www.aparium.com](http://www.aparium.com))”

After evaluating the return to the City, staff believes the boutique hotel and restaurant proposal provides significant fiscal return to the City, achieves planning and business district priorities and creates the most valuable highest and best asset (measured by real estate assessment). The financial evaluation clearly demonstrated need.

Staff is recommending the award of an Alexandria Investment Fund grant totaling \$750,000, half of which (\$325,000) is from City funds set aside for economic development purposes. The remaining \$325,000 will be funded from Industrial Development Authority bond fees, which AEDP receives.

The Alexandria Investment Fund, or AIF, was established by City Council as part of the FY 2017 budget process for the purpose of providing the City and AEDP a tool to attract and retain job creating and revenue generating businesses. All grants awarded from the AIF are performance-based requiring companies to meet specific performance milestones before grant funds are distributed. If a company fails to meet the required milestones, funds will be “clawed back.” The AIF is funded through a combination of City General Fund monies and AEDP related Industrial Development Authority bond fee earnings.

As noted above, prior to recommending this grant, AEDP, City staff and an outside expert on real estate development economics conducted due diligence on the company’s financial projections. A Performance Agreement will be developed, which will outline specific requirements that must be satisfied for the \$750,000 Alexandria Investment Fund grant to be disbursed to CAS Riegler. The Performance Agreement will be between AEDP and CAS Riegler, and funds will be disbursed to the company after they are transferred from the City and the Industrial Development Authority to AEDP.

In addition to the fiscal return to the City, retaining this building as a commercial use achieves the following goals:

- a. Continues the commercial use of this asset, which is located on a main gateway to Old Town, and is surrounded by other commercial uses to include office and retail space.
- b. Provides boutique hotel room inventory to our core tourism district.
- c. Historic preservation of one of the City’s first hotels.
- d. Adaptive reuse of an existing building to a higher and better use.
- e. Conversion to hotel use decreases the daily single occupancy vehicle trip generation.
- f. Provides additional hotel room nights to help meet National Science Foundation increased demand for hotel room nights.

**FISCAL IMPACT:** The projected net fiscal impact to the City for a boutique hotel is 528% greater than an alternative residential conversion which is the likely outcome if the hotel project cannot be financed.

Project Return on Investment (“ROI”) to the City is modeled as follows:

	<b>Taxes Generated</b>	<b>Incentive</b>	<b>Net</b>	<b>Incentive as % of Taxes Generated</b>
5 year ROI	\$8,680,232	\$750,000	\$7,930,232	9%
10 year ROI	\$17,360,461	\$750,000	\$16,610,464	4%
15 year ROI	\$26,040,697	\$750,000	\$25,290,697	3%
20 year ROI	\$34,720,929	\$750,000	\$33,970,929	2%

The City’s investment would be fully recovered in the first year of hotel operation-anticipated to be 2020. This would be the quickest ROI of any project the City and AEDP have provided a financial incentive for.

**STAFF:**

Stephanie Landrum, President & CEO, AEDP



#

October 1, 2018

Planning Commission Members  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: 699 Prince Street Hotel

Dear Members of the Planning Commission:

The Old Town Business and Professional Association is very supportive of the application to convert the present building at 699 Prince Street back to its original function as a hotel. We are excited that the rooftop bar will have views of the Potomac River and that the ground level includes an outdoor café. Additionally, we are excited that it will create jobs and tax revenue for the city.

Thank you for your consideration.

Sincerely,

Catherine Foltz

Catherine Foltz  
President, Old Town Business and Professional Association  
P. O. Box 1294  
Alexandria, VA 22314

#

October 1, 2018

Dear Planning Commission Members,

I am writing to you today in support of the proposed restoration of the historic George Mason Hotel (along with the construction of a new adjacent hotel building) on the corner of Washington and Prince Streets. I am both a resident (who lives two blocks away on Prince Street) as well as a commercial business owner with two stores located centrally in Old Town on King Street, The Hour and The Modern Home Bar.

The 699 Prince Street Hotel is exactly the kind of boutique hotel South Washington Street needs. The size of the proposed hotel is the right scale, and the activation of the street façade along that corner is long overdue. The high-end hotel will draw tourists looking for an urban feel and will help bring more activity to the central part of Old Town. Our retail stores and restaurants in this part of town will likely see many benefits with this new hotel addition as there will be more foot traffic in the area. More pedestrians on the mid-town streets means more generation of sales for our businesses and sales tax revenues for our city's coffers (which, in turn, will help curtail future tax increases for us residents).

The addition of a roof top terrace is one that I am particularly excited about as water views and rooftop dining are not easy to come by in my neighborhood!

I hope you join me in embracing this new hotel project for our town and push forward its progress.

Sincerely,

Victoria Vergason

Owner, The Hour

Owner, The Modern Home Bar

Resident of Prince Street



9/30/18

Commissioners,

I am writing to voice my support for the proposed restoration of the George Mason Hotel at 699 Prince Street. I am writing as an Alexandria resident, business owner, and Vice President of the Old Town Business Association.

The King Street Corridor Initiative has increased Visit Alexandria's marketing budget, and this will give Visit Alexandria a new talking point. A new boutique hotel with an activated rooftop terrace should create quite a buzz. This will help draw tourists from the regional market and beyond. More tourism equals increased tax revenue.

Activating Middle King has long been a priority of the Old Town business community. Two new restaurants, one with outdoor café seating, one a rooftop terrace with river views, will bring new life to Middle King Street.

This project will create jobs and increase tax revenue while restoring an historic building in a high visibility intersection. This high-end boutique hotel is a definite upgrade from the current office building. This is exactly what we need in Old Town and I hope you all will agree.

Sincerely,

Trae Lamond

# Prince Street Hotel Support

Teal Dye <teal@lotusblooms.com>

Tue 10/2/2018 12:35 PM

To: PlanComm <PlanComm@alexandriava.gov>;

Hello,

I am reaching out to voice my support of the proposal of a new hotel at 699 Prince Street. As a small business owner on King Street, I strongly believe that having a unique, high-end hotel in the heart of our business district will benefit our business tremendously. We have found that the demographic of people who seek out boutique style hotels tend to be people who are interested in the small town, small business experience that makes Alexandria what it is. As such, they tend to be people who are interested in the exploring the city sites, learning the history, and are more likely to shop at small businesses, as opposed to big-box brands. This is exactly what we'd like to see brought to the city!

Thank you in advance for your time. Please feel free to contact me with any questions.

**-Teal Dye**  
**Lotus Blooms**

Please know that I only work out of the store on occasion. The most efficient way to contact me is to email. Please schedule an alternative meeting if email is not your preferred method.

1017 King Street  
Alexandria, Virginia, 22314

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Subscribe to our [Weekly Emails](#) to learn about our workshops, new products, and more!

# STATEMENT OF JOHN HARMAN

#4  
Speaker  
provided  
@hearing

## ALEXANDRIA PLANNING COMMISSION 10/2/18

My name is John Harman. I have been owner and sometime resident of 113 South Saint Asaph Street since March 3, 1975. The properties at 113 and 115 South Saint Asaph Street, which abut the property at 114 South Washington Street, were designated by the Historic Alexandria Architectural Significance Map of 1972 as "Essential to Future", i.e. highest priority. The properties were owned by William Jennings Lee and George Mason. I would like first to point out that, contrary to the fundamental error in the Staff Report, made initially on page 6 and repeated on page 17, the site is located in a mixed-use CD zone and is adjacent to residences: most notably two in my property and others on the upper floors of surrounding townhouses.

As a long-term resident and owner in Old Town Alexandria and thus a long-term custodian of historic properties, I have striven to maintain the physical condition and preserve the value of 113 South Saint Asaph Street: this includes a deep garden in the rear. Many of you may not be aware that this garden comprises a unique oasis of greenery in this section of Old Town. It would be negatively impacted by construction of a 50 foot building on the rear property line at 114 South Washington, depriving it of direct sunlight and ventilation. In fact, the open space and green roof as well as other features of the developer's plan hardly offset the harm done to this approximately 1200 square feet of natural greenery.

The attached flounder house with its deep garden and garage are rented to produce income which goes to maintain the property. They have value because of their historical significance and location. While the developer has offered to provide off-site parking during construction, the value of this rental property will be diminished during construction by not being able to offer garage parking immediately adjacent to the residence.

Finally, there are the long-term operational impacts of the development on my property. First, the noise and smell of the garbage area directly adjacent to my residential property would certainly be negative, especially during times from 7 am until 11 pm when trucks are being loaded. Second, there is concern with the noise created by a one hundred fifty person exterior rooftop dining area with TV, live entertainment, and special events, open until 3am, as described on pages 115 and 116 of the Staff Report. Finally, there is the activity foreseen for the alley: while the presence of crowds may cut either way with respect to safety and security, it certainly will produce noise, and the vehicle access to adjacent properties provided by the developer is very likely to be compromised by the crowds and the traffic of taxis, Uber and Lyft vehicles and private cars, as well as delivery and garbage trucks using the alley.

# WINTER SOLSTICE

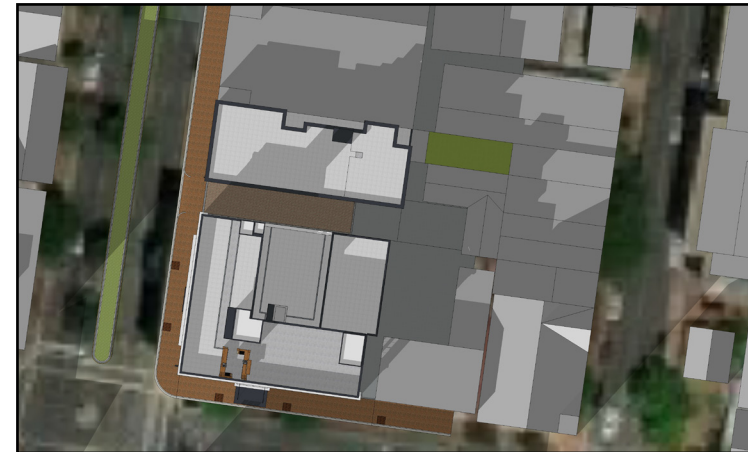
## PROPOSED MASSING



9 AM



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## EXISTING MASSING



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# EQUINOX

## PROPOSED MASSING



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## EXISTING MASSING



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# SUMMER SOLSTICE

## PROPOSED MASSING



9 AM



12 PM



3 PM



6 PM

## EXISTING MASSING



9 AM



12 PM



3 PM



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