



699 Prince Street 114 S. Washington Street

Development Special Use Permit #2018-0003

Special Use Permit #2018-0064

Special Use Permit #2018-0063

Special Use Permit #2018-0040

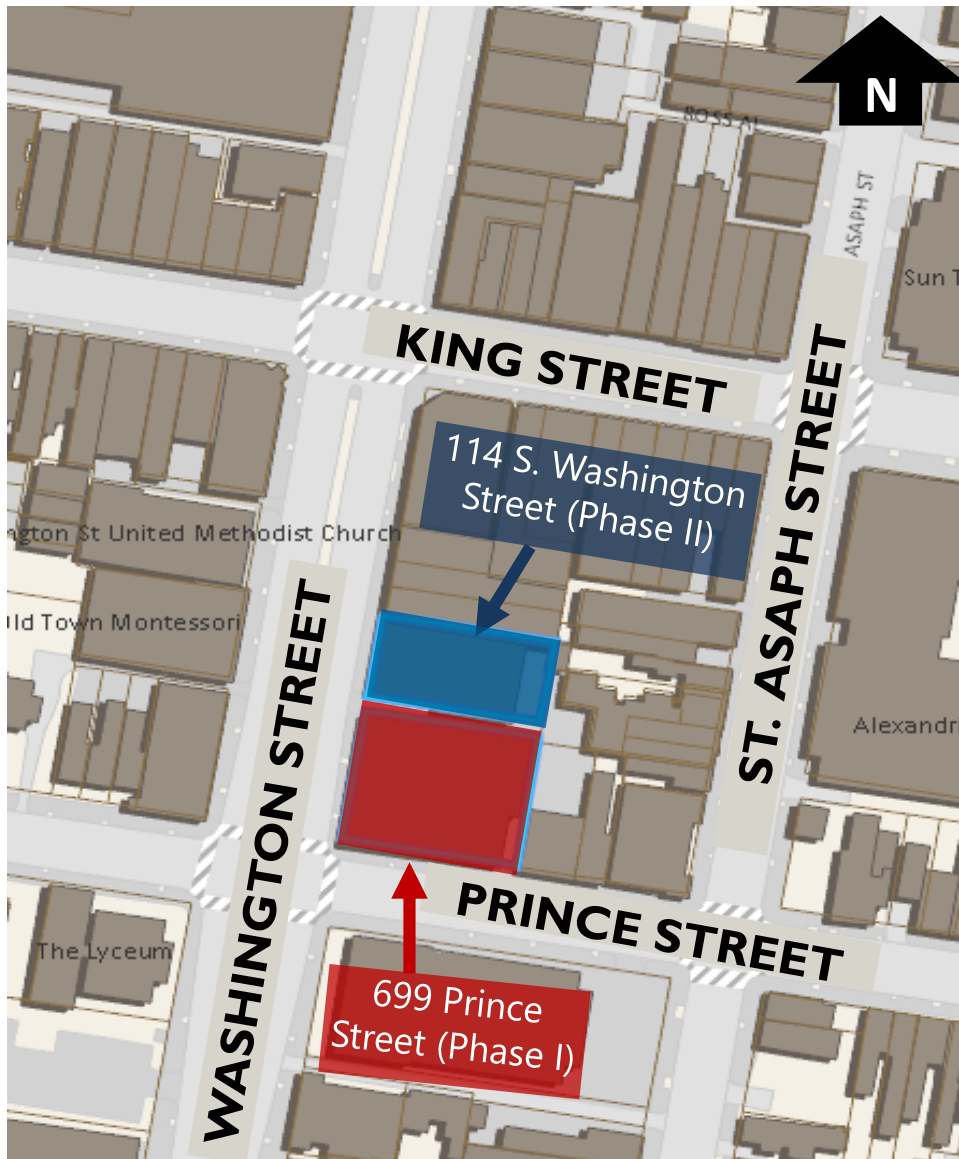
Transportation Management Plan Special Use Permit #2018-0041

Encroachment #2018-0005

City Council

October 13, 2018

Project Location



Site Conditions



699 Prince Street / 114 S. Washington Street



View southward
along S.
Washington Street

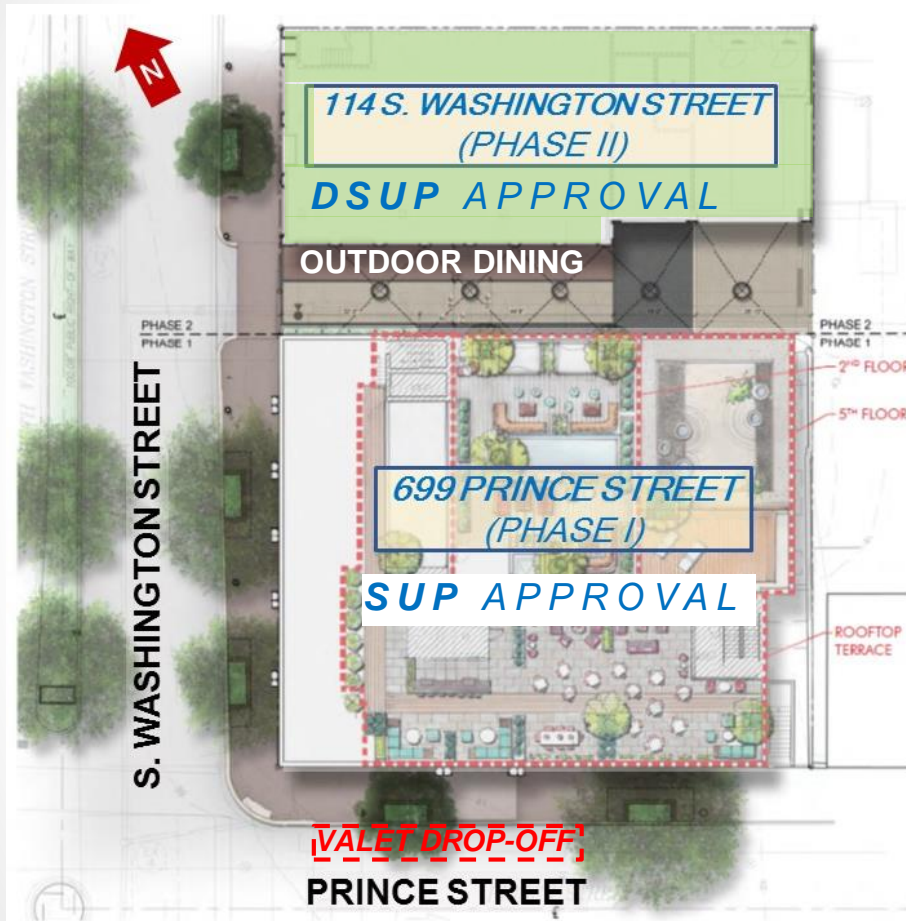


View
northeastward
along Prince
Street



View eastward into
Private Alley

Project Description



- Applicant proposes a 141-room hotel with two restaurants located in two buildings through the conversion of an existing office building and redevelopment of a one-story parking garage
- New building is processed as DSUP (114 S. Washington Street) and existing building through an SUP (699 Prince Street)
- Buildings will have high-quality design and meet the Washington Street Standards
- Proposal removes curb cut and widens private alley to 20' minimum with paving treatments
- Parking is provided off-site via valet service located on Prince Street

Building Design



699 Prince Street / 114 S. Washington Street



Building Design



699 Prince Street / 114 S. Washington Street

Compliance with Master Plan



Project complies with Old Town Small Area Plan:

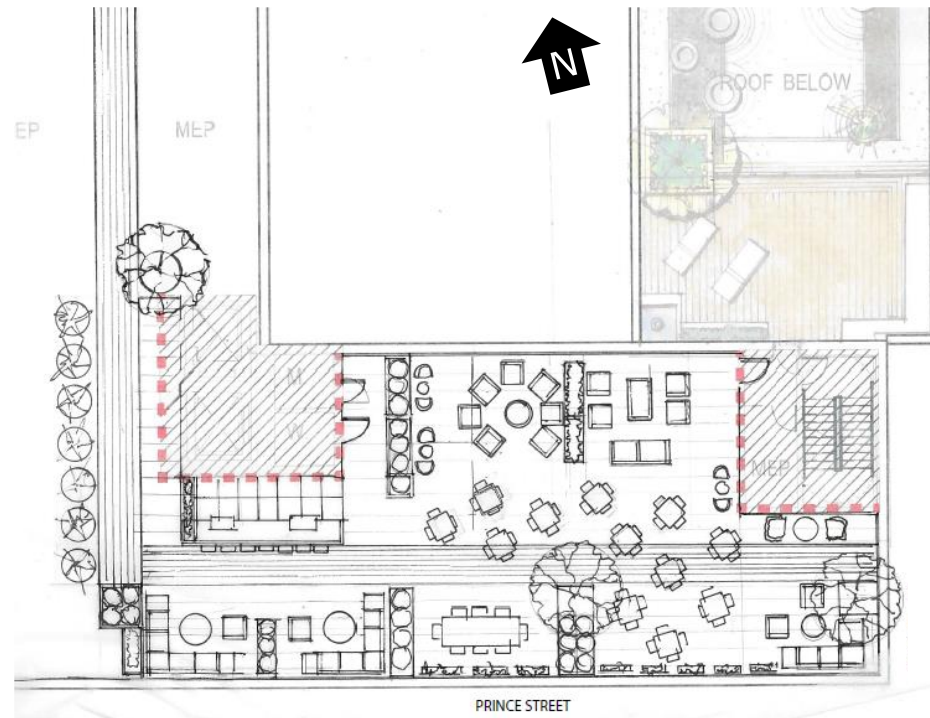
- Building design and architectural character, including compatibility with existing development
- Preservation of an historic structure
- Encouraging the “tourist potential of the historic and architectural aspects of Old Town” (pg.48)

Project complies with King Street Retail Strategy:

- Reconstruction of brick sidewalks in front of 114 S. Washington Street
- The location of outdoor dining in the private alley, maintaining a clear pedestrian path on S. Washington Street
- The replacement of ground-level parking and office uses with active restaurant uses

Restaurants

- Restaurant in 114 S. Washington Street located on ground-floor with outdoor dining in private alley
- Restaurant in 699 Prince Street located on ground-floor and rooftop
- Conditions allow for 130 patrons in each ground-floor restaurant, 28 seats in the outdoor dining area and up to 150 patrons in the rooftop restaurant
- Staff conditions regulate hours and noise based on recent City approvals for restaurants on King Street



Rooftop Restaurant Exhibit

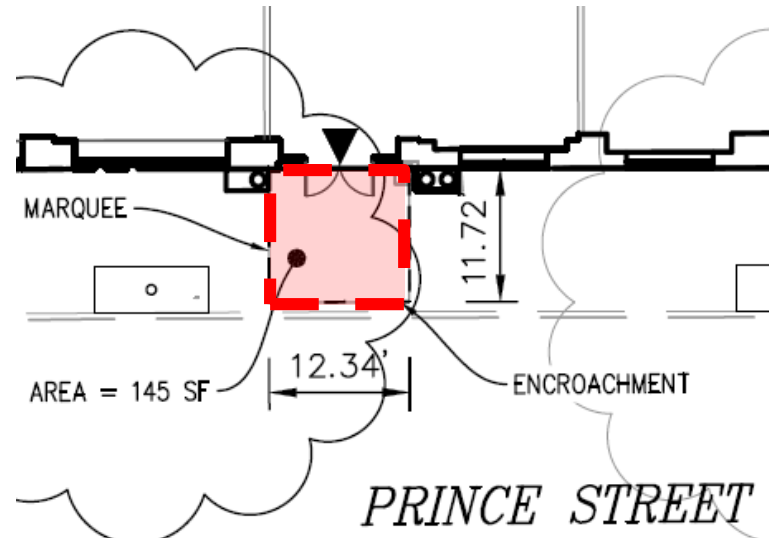


Parking

- Required hotel parking will be located off-site
- Proposed parking location is Tavern Square
- Applicant requested Parking Reduction SUP to allow for future flexibility in off-site parking location
- All parking will be served through valet parking
- Valet service will be located along 40 feet of Prince Street in front of the 699 Prince St
- Parking Reduction and Valet Parking SUPs managed through conditions of approval

Encroachment

- Applicant requests an encroachment for marquee overhang on Prince Street
- The approximately 145 square foot marquee serves entrance for 699 Prince Street hotel building
- Staff supports marquee encroachment for its enhancement of hotel entrance, relation to historic hotel and functionality in service to hotel patrons utilizing valet parking



Name shown for illustrative purposes only



Project Benefits

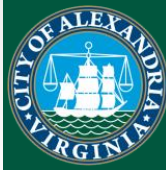
- Enhanced streetscape improvements including:
 - New brick sidewalks in front of 114 S. Washington Street
 - Installation of Nostalgia street lights on S. Washington Street and Alexandria Historic street lights on Prince Street
 - Improvement of the median in S. Washington Street
 - Removal of a curb cut on S. Washington Street
 - \$30,000 contribution for a bus shelter
- LEED Silver (or equivalent) for 114 S. Washington Street and incorporation of green building elements in rehabilitation of 699 Prince Street
- A contribution to the City's Housing Trust Fund (approximately \$47,690)
- A public art contribution of \$7,300
- A Capital Bikeshare contribution of \$10,000



Community

- Applicant presented to the Board of Architectural Review (BAR) in April for Concept Review and Permits to Demolish
- The BAR conceptually supported the proposed height, scale, mass and general architectural character of the proposed new construction
- The applicant reached out to Old Town Civic Association with project information and to solicit feedback on the proposal
- Staff provided a project update at the Federation of Civic Associations at its September meeting

Conclusion



699 Prince Street / 114 S. Washington Street

Project Phases and Applications

PHASE I - 699 Prince Street (SUP Approval)

- **SUP#2018-0064** - Hotel, Restaurant (Ground-Floor and Rooftop) and Additional Mechanical Penthouse
- **SUP#2018-0040** - Parking Reduction and Valet Parking
- **ENC#2018-0005** - Encroachment for Marquee Sign on Prince Street

PHASE II - 114 S. Washington Street (DSUP Approval)

- **DSUP#2018-0003** - Hotel Development
 - ***Loading Reduction SUP** included with DSUP application*
 - ***Site Plan Modification** requested for Crown Coverage Reduction*
- **SUP#2018-0063** – Restaurant (Ground-Floor with Outdoor Dining)
- **SUP#2018-0040** - Parking Reduction and Valet Parking
- **SUP#2018-0041** – Transportation Management Plan