

Special Use Permit #2018-0110
605 Prince Street
The Prince Street Inn

Application	General Data	
Request: Public hearing and consideration of a Special Use Permit request for an apartment hotel	Planning Commission Hearing:	February 5, 2019
	City Council Hearing:	February 23, 2019
Address: 605 Prince Street	Zone:	CD / Commercial Downtown Zone
Applicant: Billy Klipstein, LLC	Small Area Plan:	Old Town Small Area Plan

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

Staff Reviewer: Max Ewart, max.ewart@alexandriava.gov

PLANNING COMMISSION ACTION, FEBRUARY 5, 2019: On a motion made by Commissioner Wasowski and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Special Use Permit #2018-0110 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

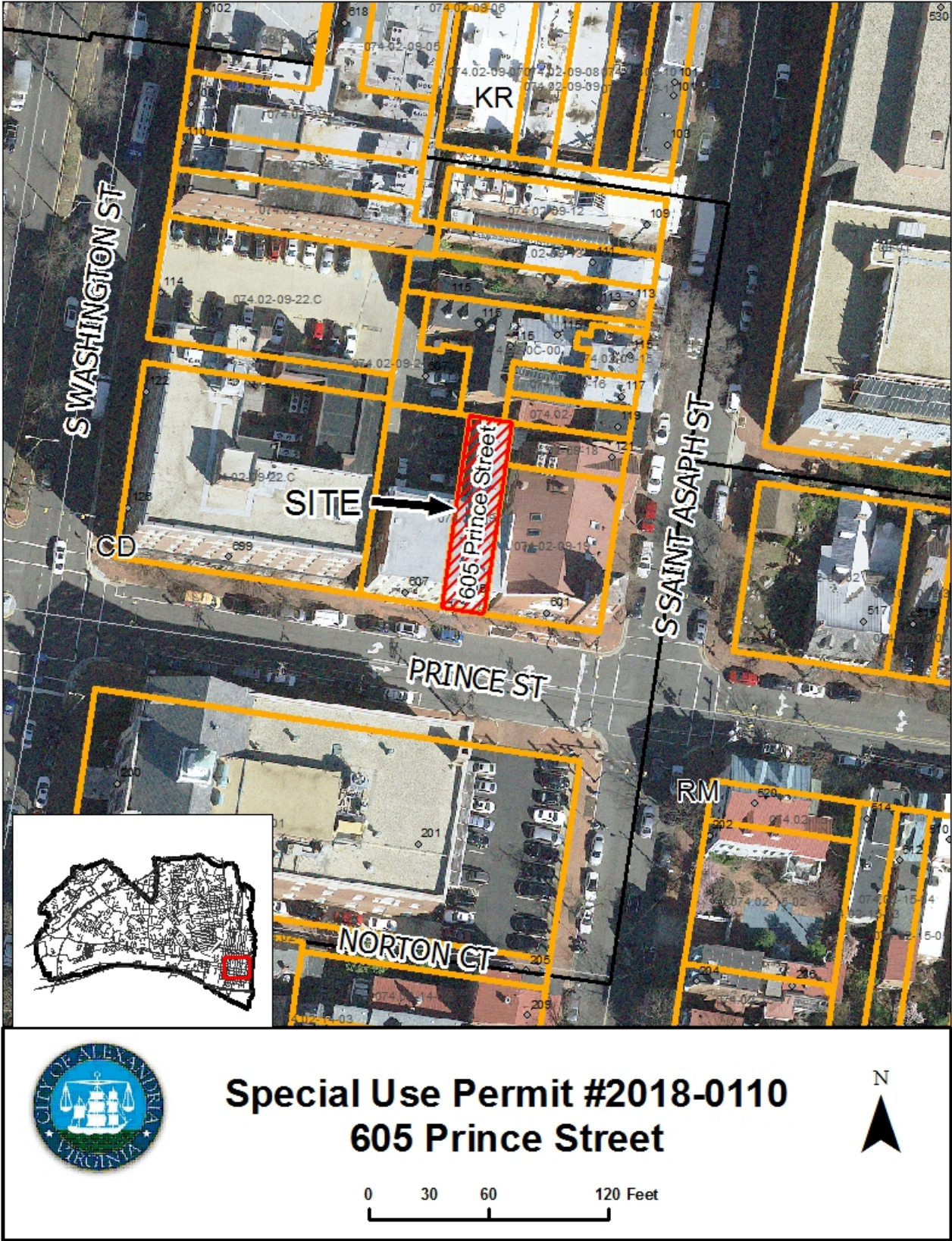
Reason: The Planning Commission agreed with the staff analysis.

Vice-Chairman Macek noted that the request was a good example of adaptive reuse. He asked staff about public notification if the building expansion was proposed in the future and it replied that a special use permit would be required to increase the floor area ratio (FAR), as the existing building represented the maximum FAR. The submission of an SUP application requires notification to the public.

Speakers:

Leslie Reiman, 121 South Saint Asaph Street, inquired if there would be an increase in the height or footprint of the building as part of the SUP request and how she would be informed if a building expansion was proposed in the future.

Catherine Puskar, attorney for the applicant, responded to the speaker, noting that a stairwell would be added for compliance with the Fire Code but that the height or building footprint would not be increased.



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Billy Klipstein, LLC, represented by M. Catherine Puskar, requests Special Use Permit approval to operate an apartment hotel at 605 Prince Street. The property is located in the CD, Commercial Downtown Zone, which provides for a mix of retail, office, hotel, residential, and civic functions. A request to operate an apartment hotel is required pursuant to Section 4-503(B) of the zoning ordinance.

Staff recommends approval of the Special Use Permit as the use is compatible with the neighborhood. Conditions have been included to mitigate potential impacts.

SITE DESCRIPTION

The subject property is one lot of record with 20 feet of frontage on Prince Street, a lot depth of approximately 85 feet, and a total lot area of 2,019 square feet. The lot is developed with a three-story building (Figure 1).

Office and institutional uses are located on the 600 block of Prince Street. To the east is the Washington-Alexandria Architecture Center, an extension center of Virginia Tech's College of Architecture and Urban Studies. To the west are offices for the Society of American Military and the former headquarters for the National Center for Missing and Exploited Children, which is slated to be redeveloped as a hotel. To the south is the United States Bankruptcy Court. Commercial uses are located to the north.

BACKGROUND

The subject property was built in 1840. The property has most recently operated as an office with an accessory residential apartment on an upper floor. There are no instances of zoning complaints at this site.



Figure 1

PROPOSAL

The applicant requests to operate a nine-room apartment hotel at 605 Prince Street which would provide a high-quality lodging option for business and leisure travelers. In the proposed layout, the hotel would contain five studio rooms with small kitchenettes and four larger guest suites with full kitchens. Guests would make reservations online and be able to check in remotely via an access code. Although there would be no front desk or 24/7 on-site staff members, guests in need of assistance from management could call, text, or use an app at any time and a staff member would be available for on-site assistance. Staff members are expected to respond to general questions within 30 minutes and to emergencies immediately. Hotel staff would be expected to be on site for a concern in 30-60 minutes depending on the nature of the emergency. The applicant would provide security via 24/7 camera monitoring and key pads to keep rooms locked and secured.

PARKING

Hotels within the enhanced transit area have a minimum requirement of 0.2 parking spaces per guest room or 1.8 spaces for nine rooms per Section 8-200(A)(5)(a) of the Zoning Ordinance. Pursuant to Section 8-100(A)(9) of the City of Alexandria Zoning Ordinance, nonresidential uses that have a minimum requirement of two spaces or less shall be exempt from providing parking spaces.

ZONING/ MASTER PLAN DESIGNATION

The proposed hotel would be located in the CD zone. Section 4-503(B) of the Zoning Ordinance allows apartment hotels in the CD zone only with Special Use Permit approval. The subject property is located within the Old Town Small Area Plan. The plan designates this lot for commercial use.

The subject building is also located in the Old and Historic District. Board of Architectural Review (BAR) approval is required for any exterior alterations proposed to buildings within the district, including signage.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a nine-room apartment hotel at 605 Prince Street. The proposal would provide a unique lodging option for tourists and business travelers in the area adjacent to the King Street corridor. Security issues should not arise as hotel staff members would be available 24/7 and would be able to accommodate patron needs through text, call, and an app used by the hotel, as stated in Condition 4.

Staff does not expect negative impacts related to parking, noise, odors or litter from the use given the small size (nine rooms) and the lack of a restaurant or conference room. Nonetheless, this report includes standard SUP conditions such as the proper disposal of trash in Condition 3 and the regular monitoring of litter in Condition 9 to ensure the hotel property remains neat and orderly. Condition 8 controls the potential for odors. As the apartment hotel does not provide guest parking, the applicant must inform its guests about alternative methods of transportation to the site and

notify them of off-street parking opportunities at nearby parking garages, as required in Conditions 5 and 6, respectively.

Subject to the conditions in Section III of this report, staff recommends approval of the Special Use Permit Request.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
3. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
4. The applicant shall provide 24-hour staffing and access to a 24-hour phone line to respond to guest complaints and issues that may arise at the hotel. (P&Z)
5. The applicant shall provide information about alternative forms of transportation to access the hotel, including but not limited to printed and electronic business promotional material, posting on the hotel website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
6. The applicant shall encourage hotel guests to park off-street through the provision of information about nearby garages on the hotel's website. (T&ES)
7. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
8. 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)
9. 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. (P&Z)
10. The use shall comply with the City's noise ordinance. (T&ES)
11. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which

create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Max Ewart, Urban Planner

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The site is within the Enhanced Transit Area. Therefore, the parking requirement for a 9-room hotel is a minimum of 1.8 spaces and a maximum of 3.6 spaces. Since the minimum requirement is not more than 2 spaces, the use is exempt from the parking requirement per Section 8-100(9). (T&ES)
- R-1 The applicant shall provide information about alternative forms of transportation to access the hotel, including but not limited to printed and electronic business promotional material, posting on the hotel website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-2 The applicant shall encourage hotel guests to park off-street through the provision of information about nearby garages on the hotel's website. (T&ES)
- R-3 All exterior building-mounted loudspeakers shall be prohibited. (T&ES)
- R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 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)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required.

Fire:

No comments received

Health:

- C-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.
- C-2 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.
- C-3 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.

Recreation, Parks & Cultural Activities:

No Comments Received

Police Department:

No Comments Received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 605 Prince Street

TAX MAP REFERENCE: 074-02-09-20 **ZONE:** CD

APPLICANT:

Name: Billy Klipstein LLC

Address: 1828 15th Street NW, Washington, DC 20009

PROPOSED USE: Apartment Hotel

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

REVISED 11/26/18

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

11/12/18

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.

☐ 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.

Judy and Rae Noritake
605 Prince Street
Alexandria, VA 22314

November 7, 2018

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

Re: Consent to File an Application for a Special Use Permit for an Apartment Hotel
605 Prince Street; Tax Map ID: 074-02-09-20 (the "Property")

Dear Mr. Moritz:

As the owner of the property located at 605 Prince Street, I hereby consent to the filing of a Special Use Permit application for an apartment hotel and any related requests on the Property.

Very truly yours,

JUDY AND RAE NORITAKE

By: Judy H. Guss Noritake, owner

Its: Rae F. Noritake, owner

Date: 11-8-18

Billy Klipstein LLC
1828 15th Street NW
Washington DC, 20009

November 7, 2018

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

Re: Authorization to File an Application for a Special Use Permit for an Apartment
Hotel
605 Prince Street; Tax Map ID: 074-02-09-20 (the "Property")

Dear Mr. Moritz:

Billy Klipstein LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application for an apartment hotel and any related requests on the Property.

Very truly yours,

BILLY KLIPSTEIN LLC

A handwritten signature in black ink, appearing to read "B. Safran", with a stylized flourish at the end.

By: Ben Safran

Its: Managing Member

Date: November 9, 2018

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Benjamin Safran	1828 15th ST NW Washington, DC	50%
2. Joshua Hoffman	3333 18th ST NW, Washington, DC	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 605 Prince Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Judy and Rae Noritake	605 Prince Street, Alexandria, VA	100%
2.		
3.		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Benjamin Safran	None	None
2. Joshua Hoffman	None	None
3.		

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

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

11/12/18
Date

m Catharine Puskay
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 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.

605 Prince Street
TM ID #074.02-09-20
Narrative Description

November 12, 2018

The Applicant, Billy Klipstein, LLC, requests a Special Use Permit to operate a nine-bedroom apartment hotel at 605 Prince Street in Old Town. Currently, the Applicant intends to operate the business under the name "The Prince Street Inn".

The Property is located on Prince Street between South Washington Street and South St. Asaph Street, in the Old and Historic Alexandria District. According to the City's Real Estate Records, the Property contains approximately 2,019 square feet of site area and the building was built in 1840. It is our understanding that most the Property is currently used as an office.

Unlike a conventional hotel, the Applicant intends to operate the apartment hotel without a front desk, 24/7 on-site staff members, a restaurant, or similar amenities typically associated with a hotel. Guests will be able to book rooms online and check in remotely, then access their rooms via an access code. Guests in need of assistance from the management can call at any time and a staff member can be available for on-site assistance from their base in DC. There will be on-site cleaning service to clean and turn over the rooms between stays. The Applicant also intends to provide 24/7 security for the building.

The Applicant is proposing a mix of hotel room types from small studio rooms with small kitchenettes to larger suites with a living room space and full kitchens. In the proposed layout, the proposed hotel contains five (5) studio rooms and four (4) larger guest suites, for a total of nine (9) rooms. The Applicant intends to outfit the rooms with elegant fixtures, provide a high-end guest experience, and accentuate the Property's unique location in historic Old Town. Please see attached for the proposed floor plan of the Property and a design sample with images representative of the quality of the proposed design.

Pursuant to the new parking regulations for commercial businesses, the Applicant is not required to provide parking. The Property is located in the Enhanced Transit Area and the parking requirement is 0.2 spaces per hotel room, or 1.8 spaces for nine (9) rooms. Per Section 8-100 A. 9., nonresidential uses are not required to provide parking if the requirement amounts to fewer than two (2) spaces. Additionally, per Section 8-300 B. 5., no loading space is required.

The Applicant is excited to offer a high-quality guest experience, primarily catering to business travelers and guests seeking a unique stay in Old Town. The Property is easily accessible by Metro, close to Reagan Airport, and located in a walkable neighborhood, just blocks from the waterfront and King Street's restaurant and shopping options.

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).

The apartment hotel will accommodate approximately 9-18 guests per day.**B.** How many employees, staff and other personnel do you expect?

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

The Applicant is proposing to employ one part-time employee/cleaning staff member.Other staff members will be available by phone and can assist guests in person if need be.**6.** Please describe the proposed hours and days of operation of the proposed use:

Day:

24 hours/day daily

Hours:

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

The noise impacts from this use will be minimal. No entertainment or music production is proposed and the doors will be kept closed.

B. How will the noise be controlled?

Noise levels will comply with the City of Alexandria's Noise Ordinance.

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

As this is a small, boutique use in a commercial district, potential odors will be minimal. ~~There is no associated food service operation proposed as part of this business.~~

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 generated by the nine apartment hotel units will include minimal food waste and paper products.

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

The Applicant expects approximately 64 gallons of trash per week from the proposed use.

- C. How often will trash be collected?

The units will be equipped with small trash cans which will be emptied by cleaning staff regularly. Trash from the units will be stored in bins at the rear of the Property and collected once a week, or more, if necessary, by a private trash collection service.

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

The part-time cleaning staff member will monitor the Property for litter.

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

[] Yes.

[✓] No.

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

SUP # _____

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

☒ Yes. ☐ No.

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

Cleaning materials will be used on the Property and disposed of in accordance
~~with local, state, and federal regulations~~

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Security cameras with a 24/7 hotline will provide remote monitoring, and the
~~Applicant is also proposing to restrict access to the Property by a key pad or~~
access keys. The staff member will be available to address any issues.

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.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

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

The Applicant is proposing an apartment hotel with nine (9) units. Per the parking requirements for hotels in the Central Business District, 0.2 spaces/unit are required. Since the parking requirement is fewer than two (2) spaces, no parking is required.

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?

N/A - no parking is required.

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? 0 _____

Pursuant to Section 8-300 B. 5., no loading space is required.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? N/A
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading will not occur between the hours of 11PM and 7AM.
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Due to the small size of the proposed use and the availability of storage space in the basement, the Applicant does not expect frequent supply deliveries. Loading will occur on Prince Street, similar to the existing loading for the office use.
-

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

Yes, street access is adequate on Prince Street.

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?

_____ 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: _____

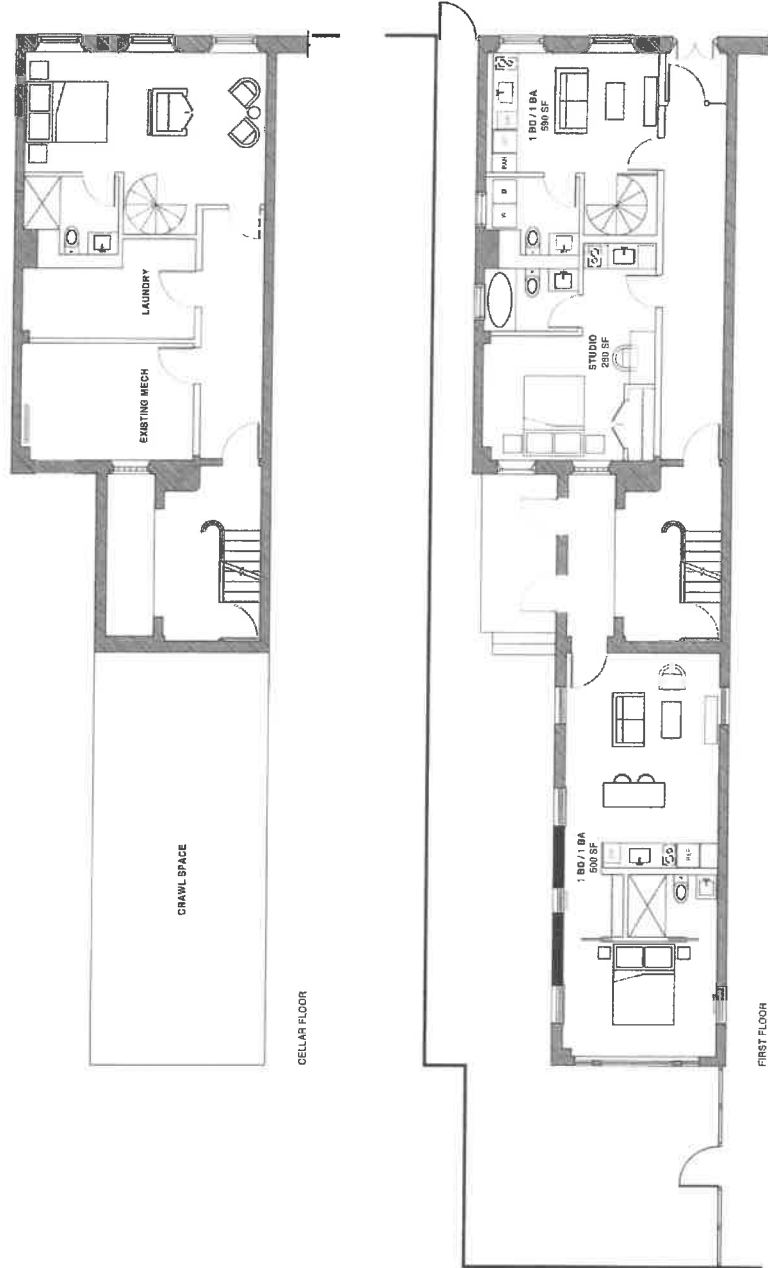
End of Application

Design sample from unit portfolio (1/2)



Design sample from unit portfolio (2/2)

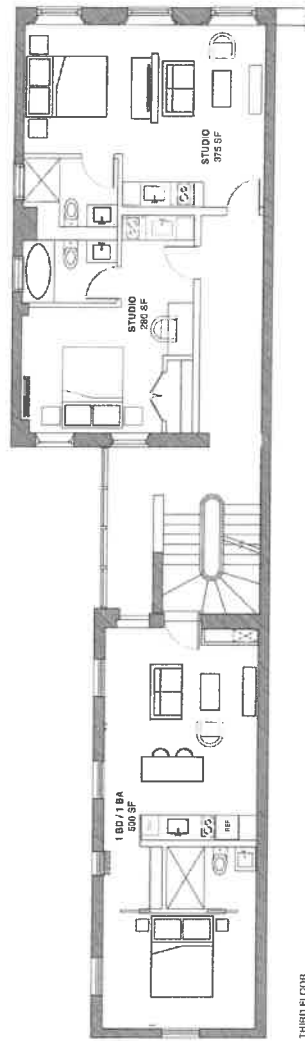
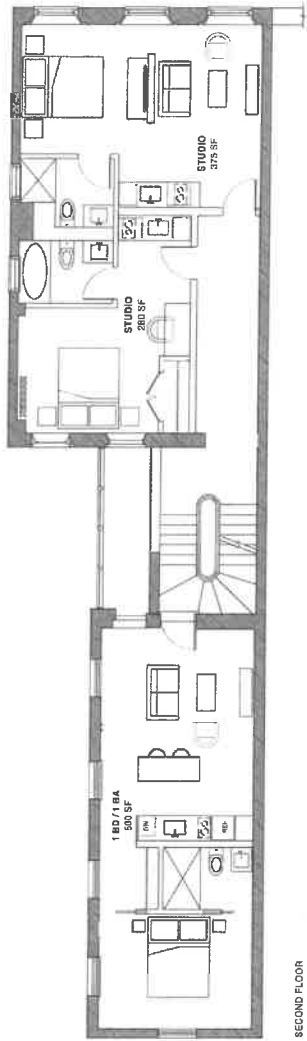




605 PRINCE STREET

OPTION B

SCALE: 1/8" = 1'-0"



605 PRINCE STREET

OPTION B

SCALE: 1/8" = 1'-0"



City of Alexandria, Virginia 605 Prince Street



Legend

- Tax Map Index
- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes



1: 1,128



188.1 0 94.04 188.1 Feet

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

THIS MAP IS NOT TO BE USED FOR NAVIGATION