

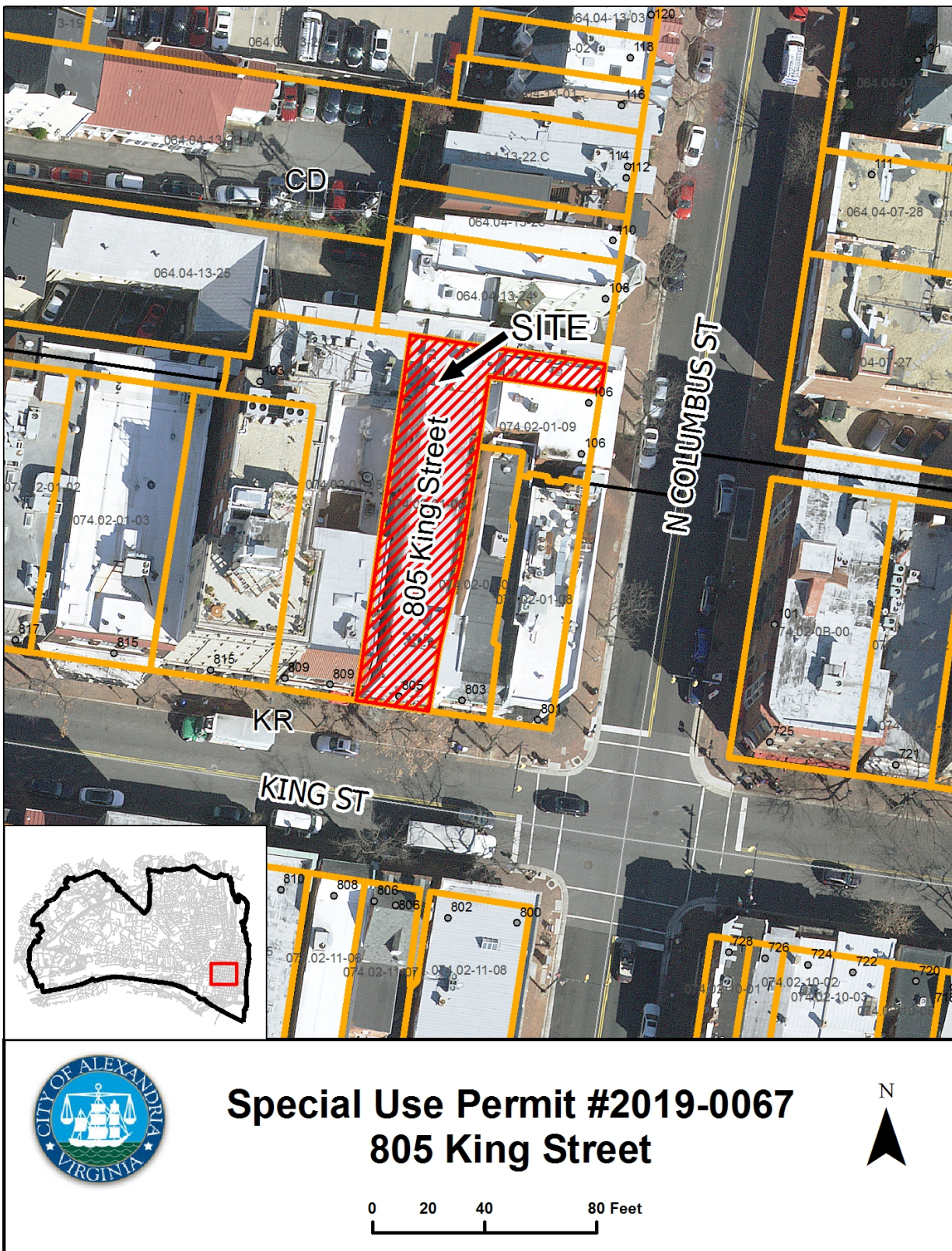
Special Use Permit #2019-0067
805 King Street
Old Town 1, LLC
Apartment Hotel and Parking Reduction

Application	General Data	
Request: Public hearing and consideration of a request for a special use permit to operate an apartment hotel with a parking reduction	Planning Commission Hearing:	October 3, 2019
	City Council Hearing:	October 19, 2019
Address: 805 King Street	Zone:	KR/King Street urban retail
Applicant: Old Town #1, LLC, represented by Robert Brant, attorneysout	Small Area Plan:	Old Town

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: Marlo J.W. Ford, AICP, marlo.ford@alexandria.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 3, 2019: On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2019-0067, as submitted. The motion carried on a vote of 7-0.



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Old Town #1 LLC, requests Special Use Permit approval to operate an apartment hotel at 805 King Street with a parking reduction for three parking spaces.

SITE DESCRIPTION

The subject property is one L-shaped lot of record with 26 feet of frontage on King Street, 10 feet of frontage on North Columbus Street, and a total lot area of 3,881 square feet. The lot is developed with a four-story building. A retail establishment is located on the first-floor tenant space with frontage on King Street. On North Columbus Street, a barber shop operates on the first floor. The office space on the upper floors is currently vacant.

The property is surrounded by primarily commercial uses, some of which include upper level residential apartments. A variety of uses are located to the east, west and south along King Street including drying cleaning businesses, home furnishing stores and several restaurants.



Figure 1: Proposed building

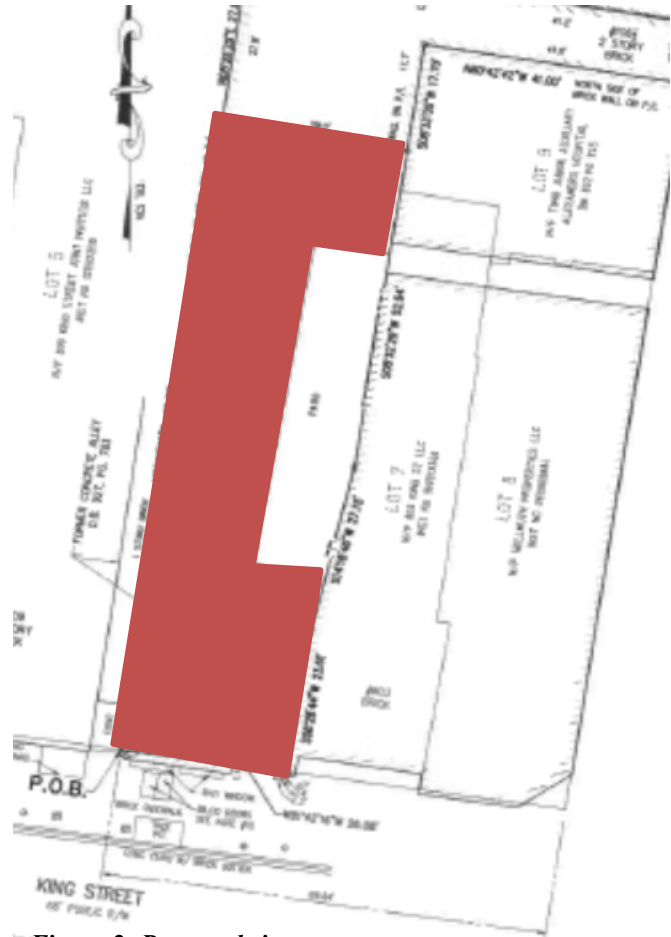


Figure 2: Proposed site

BACKGROUND

The building was constructed around 1900 and the Monticello Hotel operated at the site from approximately 1919 to 1978. The upper floors were later converted to office use. In 2013, an applicant requested SUP approval for an apartment hotel with fifteen rooms at the subject site, and the City Council approved the use through SUP #2013-0023 on June 15, 2013. In 2016, the same applicant re-applied and City Council approved SUP #2016-0027 for an apartment hotel with twelve rooms. Both special use permits' approvals are void as the applicant did not commence construction or operation of the businesses within 18 months of the SUP approvals.

PROPOSAL

The applicant proposes to operate a fifteen- room, 6,584 square foot apartment hotel at 805 King Street. The hotel would accommodate eight to fifteen guests per day. Each of the rooms would contain small kitchens and some would include large living rooms. Unlike traditional hotels, there would be no front desk staff or 24/7 on-site staff service or restaurant within the facility. The hotel guests would access the guest rooms by a keypad or with keys. Assistance for guests would be available through an "on call" 24-hour system. Although there would be no front desk staff, one employee with cleaning responsibilities would be on-site at all times and would be available to assist guests. In addition, there would be a cleaning service to clean rooms between guest stays.

The applicant also requests a three-space parking reduction as the building has no existing off-street parking. It expects that most guests would be tourists and business travelers who would travel to and from the site by public transportation and ride-sharing options.

PARKING

The proposed apartment hotel would be located within the Enhanced Transit Area. Per section 8-200 (A)(5)(a)(i) of the Zoning Ordinance the minimum parking requirement is .2 spaces per guest room. In the case of a fifteen-room apartment hotel, three spaces are required.

ZONING/ MASTER PLAN DESIGNATION

The apartment hotel would be located in the KR/King Street urban retail zone. Section 6-702(B)(2)(b) of the Zoning Ordinance allows apartment hotels on upper floors in the KR zone only with Special Use Permit approval. Section 6-702 allows the one guest room on the first floor through SUP approval as it is set back more than 65 feet from the front building wall. A lobby area on the ground floor with less than a 30 foot frontage is permitted pursuant to Section 6-702(A)(1)(a.1). The proposed apartment hotel lobby would have approximately 10 feet of frontage on King Street.

The property is located within the Old Town Small Area Plan, which designates the property for uses consistent with the KR zone.

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 fifteen-room apartment hotel at 805 King Street. The proposal would introduce a unique, smaller lodging option on King Street. The apartment hotel would offer a comfortable alternative for tourists and business travelers who are planning for an extended stay in the City. To that point, minimal impacts are anticipated since there are no restaurants and other amenities that would be found at a traditional hotel. To address any potential neighborhood impacts, staff has added standard condition language.

Staff also supports the parking reduction request. Given the nature of the existing building as built to the property lines (no on-site parking available), the close proximity of the King Street Metro, access to the King Street Trolley and buses, as well as the current trend in ride-sharing options, the parking reduction request is reasonable. For guests who choose to drive, there are several parking garages nearby to accommodate them, including the Alfred Street Garage around the corner at 117 North Alfred Street.

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

III. RECOMMENDED CONDITIONS

Staff recommends the re-approval subject to compliance with all applicable code and ordinance 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 a 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 require its employees who drive to use off-street parking. (T&ES)
5. 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 for information on establishing an employee transportation benefits program. (T &ES)
6. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
7. 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 for more information about available resources. (T&ES)
8. The applicant shall encourage patrons to park off-street through the provisions of information about nearby garage on advertising and on the hotel's website (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 once 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)
10. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be wasted into the streets, alleys or storm sewers. (T&ES)
11. The applicant shall control 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)

12. 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)
13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am (T&ES)
14. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line (T&ES)
15. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and the new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, AICP, Land Use Services Division Chief
Ann Horowitz, Principal Planner
Marlo J.W. Ford, AICP, Planner III

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:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 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 for information on establishing an employee transportation benefits program. (T &ES)
- R-3 The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)
- R-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 for more information about available resources. (T&ES)
- R-5 The applicant shall encourage patrons to park off-street through the provisions of information about nearby garage on advertising and on the hotel's website (T&ES)
- R-6 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 once 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)
- R-7 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be wasted into the streets, alleys or storm sewers. (T&ES)
- R-8 The applicant shall control 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)
- R-9 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)
- R-10 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am (T&ES)

- R-11 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line (T &ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) from 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, for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42 – Collections by Private collectors. © 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 am from May 1, through September 30) if the collection area is less than 500 feet from residential area. (T&ES)

Code Enforcement:

- C-1 This is a change in use and a building permit plan review is required.
- F-1 It is recommended that the applicant contact the permit center to schedule a building code consultation before approval.

Fire:

- C-1 This appears to be a change in use that will require fire sprinkler and a fire alarm system.

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 provided

Police Department:

No comments provided



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 805 King Street

TAX MAP REFERENCE: 074.02-01-06 **ZONE:** KR

APPLICANT:

Name: Old Town 1, LLC

Address: 1616 Camden Rd #210, Charlotte, NC 28203

PROPOSED USE: Apartment Hotel and Parking Reduction

☒ **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.

Robert Brant, attorney/agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA

City and State

22201

Zip Code

[Signature]
Signature

703-528-4700

Telephone #

703-525-3197

Fax #

rbrant@thelandlawyers.com

Email address

7/10/19
Date

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.

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. See attached.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 805 King 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. See attached.		
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. Jason Tompkins	None	NA
2. Sam Judd	None	NA
3. Terry Brown	None	NA

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.

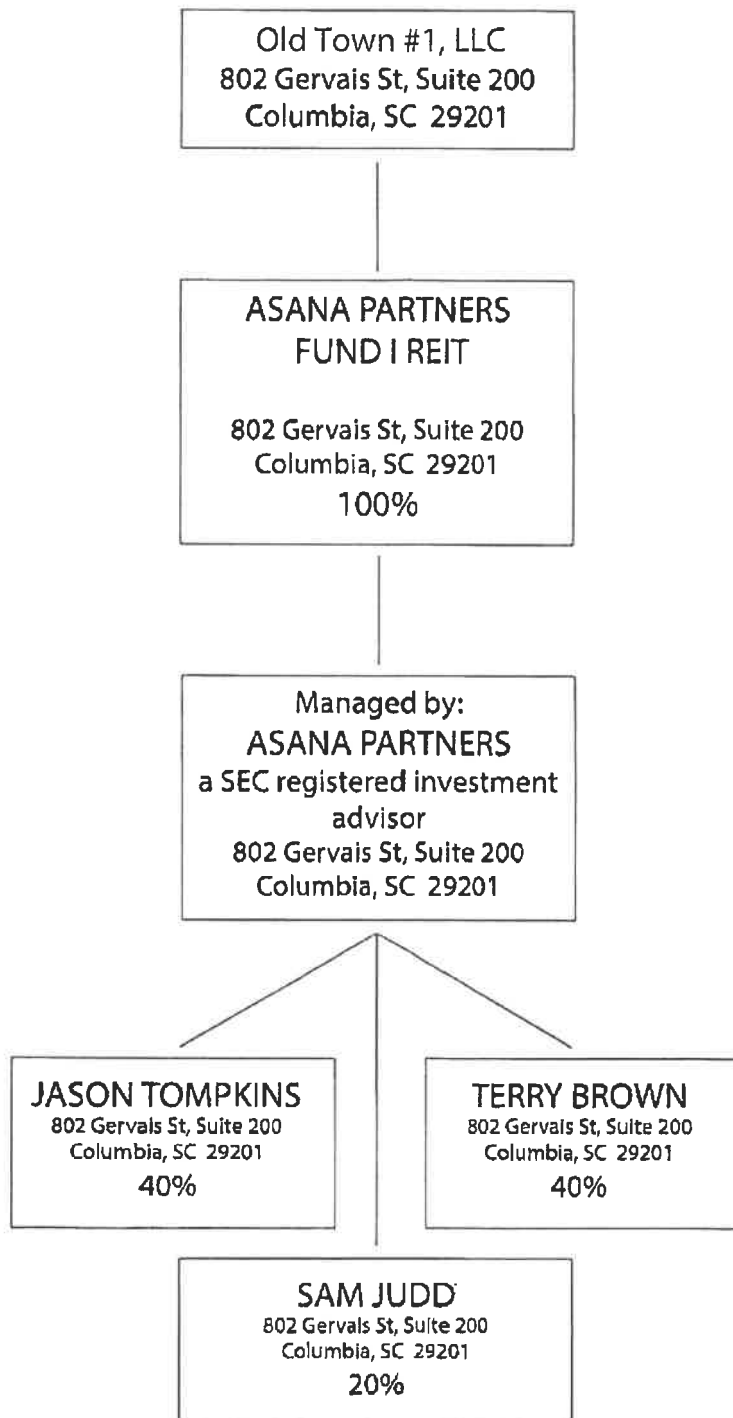
7/9/2019

Reed Kracke

Date

Printed Name


Signature



Old Town #1 LLC
1616 Camden Road, Suite 210
Charlotte, NC 28203

July 1, 2019

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

Re: Consent and Authorization to File an Application for a Special Use Permit for an
Apartment Hotel
805 King Street; Tax Map ID: 074-02-01-06 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, Old Town #1 LLC hereby consents to the filing of a Special Use Permit application for an apartment hotel on the Property and any related requests.

Old Town #1 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,

OLD TOWN #1 LLC

By:



Its: Reed Kracke
Managing Director
Asana Partners

Date: 2019-07-10

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 blank 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.

805 King Street
TM ID# 074.02-01-06
Narrative Description

July 10, 2019

The Applicant, Old Town 1, LLC, requests a Special use Permit to operate a fifteen (15) room apartment hotel at 805 King Street in Old Town and a parking reduction of three (3) spaces.

By way of background, an apartment hotel use was approved in 2013 (SUP #2013-0023) for fifteen (15) rooms. This approval expired and a new Special Use Permit for an apartment hotel was approved in 2016 (SUP #2016-0027) for twelve (12) rooms. The requested use is consistent with the prior approvals.

The Property is located on King Street between North Columbus Street and North Alfred Street, in the Old and Historic Alexandria District. According to the City's Real Estate Records, the Property contains approximately 3,881 square feet of site area and the building was built in 1900. The Property is currently used as an office building with ground floor retail. However, the office space is currently vacant and, despite marketing efforts, the Applicant has been unable to attract office tenants.

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. Guests in need of assistance from the management can call at any time and a staff member can be available for assistance. There will be a cleaning service to clean and turn over the rooms between stays.

The proposed use will occupy approximately 6,584 gross square feet on the first through fourth floors. The proposed apartment hotel rooms range in size from approximately 225 square feet to 527 square feet. All rooms contain small kitchens and some rooms contain larger living rooms. The rooms will be accessed from a lobby on King Street. Additionally, a ground-level courtyard will be accessible to both the apartment hotel guests and the ground floor retail space. Please see attached for the proposed floor plan of the Property.

The Property is located within the Enhanced Transit Area and the parking requirement is 0.2 spaces per hotel room, or three (3) spaces for fifteen (15) rooms. Additionally, per Section 8-200B.5., no loading space is required. Due to site constraints, it is not possible to provide on-site parking, as the existing building was built to the property lines. Therefore the Applicant requests a parking reduction of the three (3) required spaces. The Applicant expects that the vast majority of guests will use public transit or ride-sharing services to get to the Property. In addition, the Property is easily accessible by Metro, close to Reagan Airport, and located in a walkable neighborhood. For these reasons, a parking reduction is appropriate.

The Applicant looks forward to converting vacant office space on King Street into a vibrant commercial use. The location in the heart of Old Town and blocks from the waterfront offers guests a unique place to stay when traveling for longer visits or business trips. The proposed apartment hotel will provide tourists and business travelers the opportunity to experience Alexandria and patronize the local restaurants and shops.

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 8-15 guests per day.**B.** How many employees, staff and other personnel do you expect?

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

Off-site staff members will be available by phone. Periodic cleaning staff will be on-site to clean rooms between guests.**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 fifteen 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 that the approximate trash generation will be similar to the existing office and retail uses.
-

- C. How often will trash be collected?
As often as necessary.
-

- D. How will you prevent littering on the property, streets and nearby properties?
On-site cleaning staff 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:

- 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?
The Applicant proposes to restrict access to the guest rooms by a key pad or access keys. A remote 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.

PARKING AND ACCESS REQUIREMENTS

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

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

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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?

NA

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 8-200 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? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

- B. Where are off-street loading facilities located? No change from existing retail and office use;
deliveries will be unloaded from the rear alley, as necessary.
- C. During what hours of the day do you expect loading/unloading operations to occur?
Loading and unloading will not occur between 11PM and 7AM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Large deliveries that require trucks will be infrequent given the small size of the proposed 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 King Street and Columbus 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?

6,584 sq. ft. (existing) + _____ sq. ft. (addition if any) = 6,584 sq. ft. (total)

1st floor = 424 sf (1 unit)
 2nd floor = 2,880 sf
 3rd floor = 1,640 sf
 4th floor = 1,640 sf

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

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

End of Application



APPLICATION - 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 reduction of three (3) spaces.

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

The Applicant proposes to open a 15-room apartment hotel on the Property. The expected guests will be business travelers who are likely to exclusively use ride-sharing services or public transportation to get around the area and are unlikely to drive or require parking.

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

Due to site constraints, it is not possible to provide parking on-site, as the existing building was built to the property lines. The Applicant will encourage guests to use public transportation to get to and from the Property in order to reduce the impact on the surrounding neighborhood.

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

____ Yes. ☒ No. NA - there are no existing parking spaces available.

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.

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

1. THE SUBJECT PROPERTY IS IDENTIFIED ON CITY OF ALEXANDRIA, VIRGINIA ASSESSMENT MAP AS TAX MAP BLOCK LOT NUMBER 074-02-01-06 AND IS ZONED KR.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO 5155190041E, FOR THE CITY OF ALEXANDRIA, VIRGINIA, DATED JULY 2011.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS 83 BASED ON A FIELD RUN GPS SURVEY.
4. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, ITEM 16)
5. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NOR WAS THERE ANY EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. (TABLE A, ITEM 17)
6. THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
7. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:250,147 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR.
8. THE UNRECORDED DEEDS CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
9. THE SUBJECT PROPERTY DOES NOT HAVE DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET.
10. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
11. OTHER BOUNDARIES OF THE SUBJECT PROPERTY WITH THE SUBJECT'S ADJACENT BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS GORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
12. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
13. THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
14. THIS SURVEY HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKIA VIRGINIA, LLC FOR THE RECORD OR TO THE PARTY OR PARTIES THAT ARE NOT LOCATABLE, AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.
15. "SILOED" DOORS ARE WITHIN KING STREET, BUT APPEAR TO SERVE SUBJECT PROPERTY.
16. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
17. THERE IS NO OBSERVABLE EVIDENCE OF PARTY WALLS ALONG THE PERIMETER OF THE SUBJECT PROPERTY. (TABLE A, ITEM 10(c))

PARCEL FOUR

BEGINNING AT A POINT ON THE NORTH SIDE OF KING STREET 69.84 FEET WEST OF COLUMBUS STREET AND AT WEST WALL OF BUILDING HEREBY CONVEYED; THENCE NORTHWARD ALONG WEST SIDE OF BRICK WALL OF #805-807 KING STREET 103.75 FEET TO A POINT 70 FEET FROM COLUMBUS STREET; THENCE EASTWARD ALONG THE NORTH WALL OF #805-807 KING STREET AND PARALLEL TO KING STREET 29 FEET TO A BRICK WALL 41 FEET FROM COLUMBUS STREET; THENCE SOUTHWARD PARALLEL TO COLUMBUS STREET 23.60 FEET TO KING STREET; THENCE WESTWARD ALONG KING STREET 28.08 FEET TO THE BEGINNING; AND BEGINNING AT A POINT ON THE WEST SIDE OF COLUMBUS STREET 120.93 FEET NORTH OF KING STREET; THENCE WESTWARD ALONG THE WEST WALL OF SAID BRICK WALL 41 FEET TO THE POINT OF BEGINNING; THENCE EASTWARD ALONG THE NORTH SIDE OF KING STREET; THENCE SOUTHWARD ALONG SAID BRICK WALL PARALLEL TO COLUMBUS STREET 17.70 FEET; THENCE WESTWARD PARALLEL TO KING STREET AND ALONG THE NORTH WALL OF #805-807 KING STREET 29 FEET TO THE NORTHWEST CORNER OF SAID #805-807 KING STREET; THENCE NORTHWARD PARALLEL TO COLUMBUS STREET 27.80 FEET TO THE NORTH SIDE OF SAID BRICK WALL; THENCE EASTWARD PARALLEL TO KING STREET 29 FEET; THENCE EASTWARD ALONG THE NORTH SIDE OF SAID BRICK WALL 41 FEET TO COLUMBUS STREET; THENCE SOUTHWARD ALONG COLUMBUS STREET 10 FEET TO THE BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT TO THE ALLEY LOCATED ON PROPERTY KNOWN AS 809 KING STREET, ALEXANDRIA, VIRGINIA, AS SET FORTH IN THE DEED WITH PLAT ATTACHED THERETO RECORDED IN DEED BOOK 927 AT PAGE NUMBER 783 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

IT BEING THE SAME PROPERTY CONVEYED TO PMA PROPERTIES, 805, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 805 KING, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 19, 2013 AND RECORDED JUNE 20, 2013 AS INSTRUMENT NO. 130014986.

PARCEL FOUR 4,111 SQ.FT. OR 0.09438 AC

TITLE COMMITMENT PROVIDED BY BRIDGE TRUST TITLE GROUP, AGENT FOR CHICAGO TITLE INSURANCE COMPANY
REFERENCE NO. 091051377 WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2016 HAS BEEN INCORPORATED INTO THIS
SURVEY.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - PART II, EXCEPTIONS AND APPEAR TO AFFECT THE SUBJECT PROPERTY:

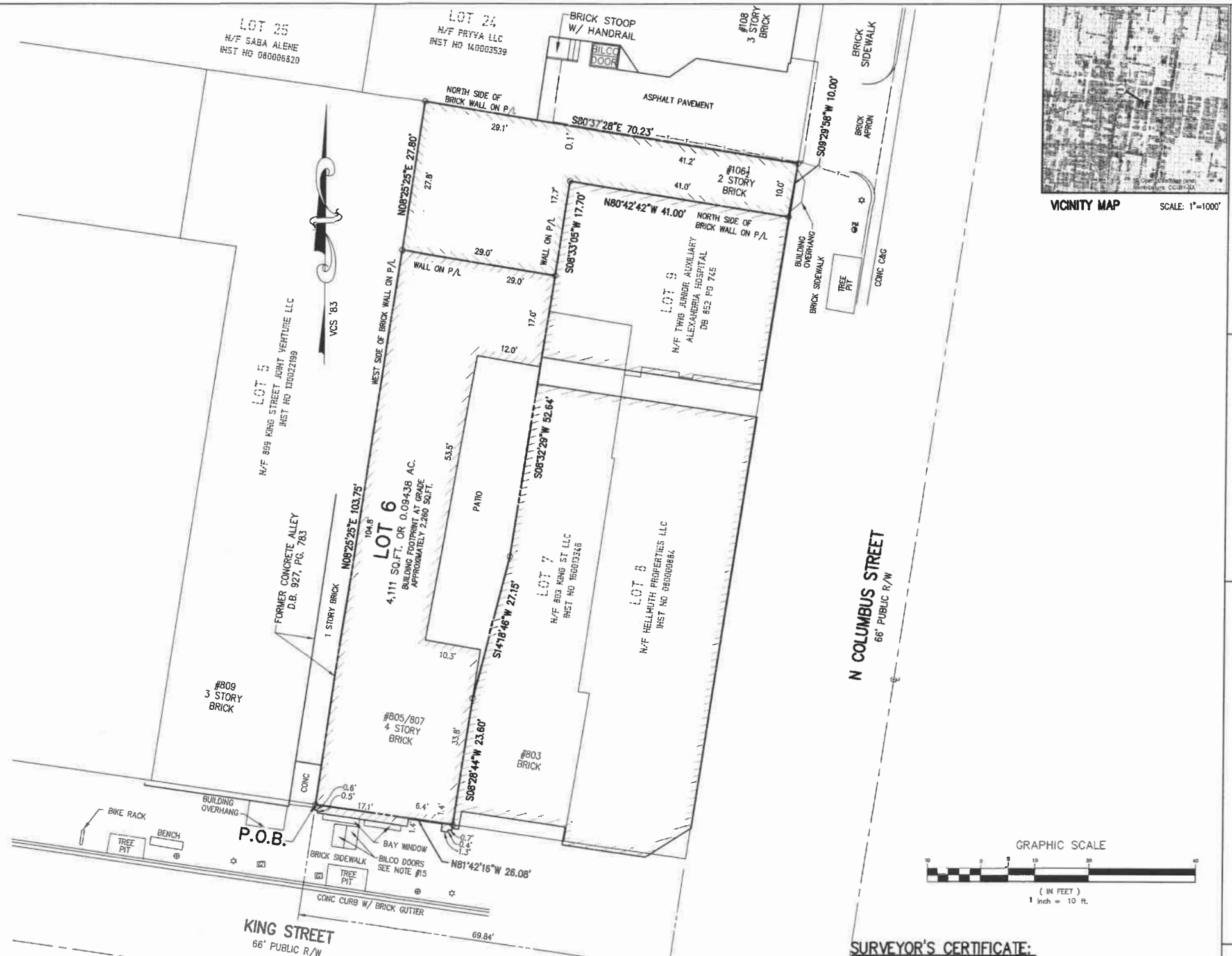
PARCEL FOUR

ITEM 11 NON-EXCLUSIVE EASEMENT TO THE ALLEY LOCATED ON THE PROPERTY KNOWN AS 809 KING STREET, ALEXANDRIA AS SET FORTH IN THE DEED WITH PLAT ATTACHED THERETO RECORDED IN DEED BOOK 927 AT PAGE 783. (SHOWN HEREON, BUILDING CONSTRUCTED OVER ALLEY)

[illegible]

UTILITY COMPANY		PLAN # / SHEET #
TELEPHONE.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME NO FACILITIES 10/13/2016
GAS.....	WASHINGTON GAS	NO RESPONSE AT THIS TIME
ELECTRIC.....	DOMINION VIRGINIA POWER	NO RESPONSE AT THIS TIME
CABLE TV.....	COMCAST	NO RESPONSE AT THIS TIME
WATER AND SEWER...	FAIRFAX SEWER VIRGINIA AMERICAN WATER	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME
MISS UTILITY		TICKET #

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.



TO: ASANA PARTNERS, LP
OLD TOWN #1, LLC
BRIDGE TRUST TITLE GROUP
CHICAGO TITLE INSURANCE COMPANY

I, J. THOMAS HARDING, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE BOUNDARY SURVEY SHOWN HEREON IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS AND IS NOW IN THE NAME OF PMA PROPERTIES, 805, LLC, AS ACQUIRED IN INSTRUMENT #130014988, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10(a), 13, 14, 16 & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2016.

10/8/2016

J. THOMAS HARDING
LICENSED LAND SURVEYOR
VA#1836
EMAIL ADDRESS: HARDING@vika.com

COMMONWEALTH OF VIRGINIA
J THOMAS HARDING
Lic. No. 1836
LAND SURVEYOR

DATE OF PLAT OR MAP

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

V I K A

V I K A VIRGINIA LLC
8190 GREENSBORO DRIVE, SUITE 200 ■ T'NSONS, VIRGINIA 22102
(703) 442-7600 ■ FAX (703) 761-2787
W W W . V I K A . C O M

PARCEL FOUR
PMA PROPERTIES, 805, L.L.C.
805 KING STREET
INSTRUMENT # 30014988
CITY OF ALEXANDRIA, VIRGINIA

ALTA/NSPS
LAND TITLE SURVEY

VIKA REVISIONS

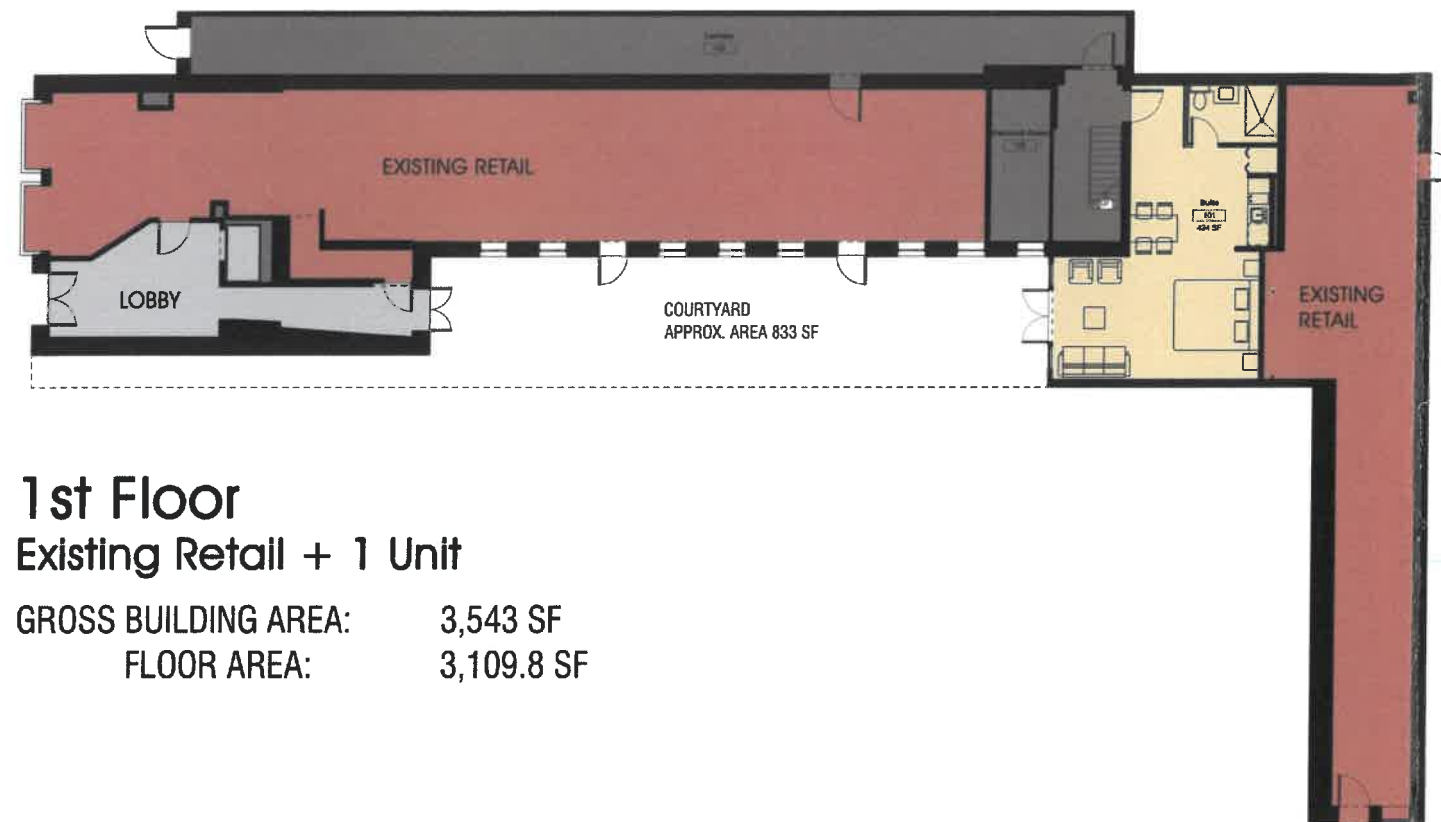
ADDRESS COMMENTS NOVEMBER 2, 2016	
ADDRESS COMMENTS DECEMBER 2, 2016	

DATE: OCTOBER 8, 2016	
ES.	DWN.
FEJ	TEM

SCALE: $1'' = 10'$

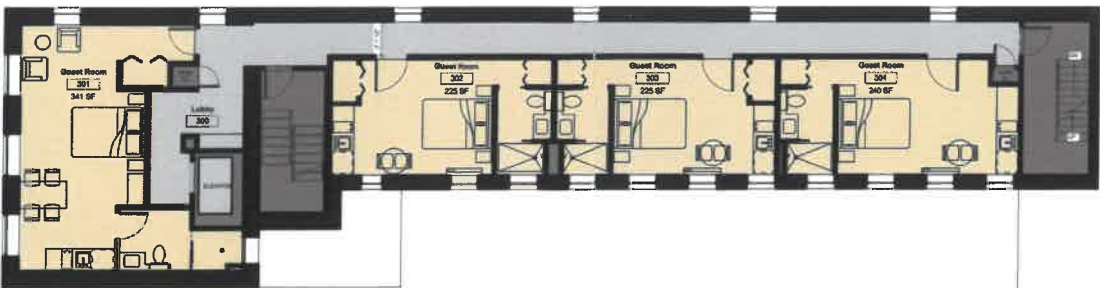
PROJECT/FILE NO.
WV 7881 A.004

SHEET NO. 1 OF 1



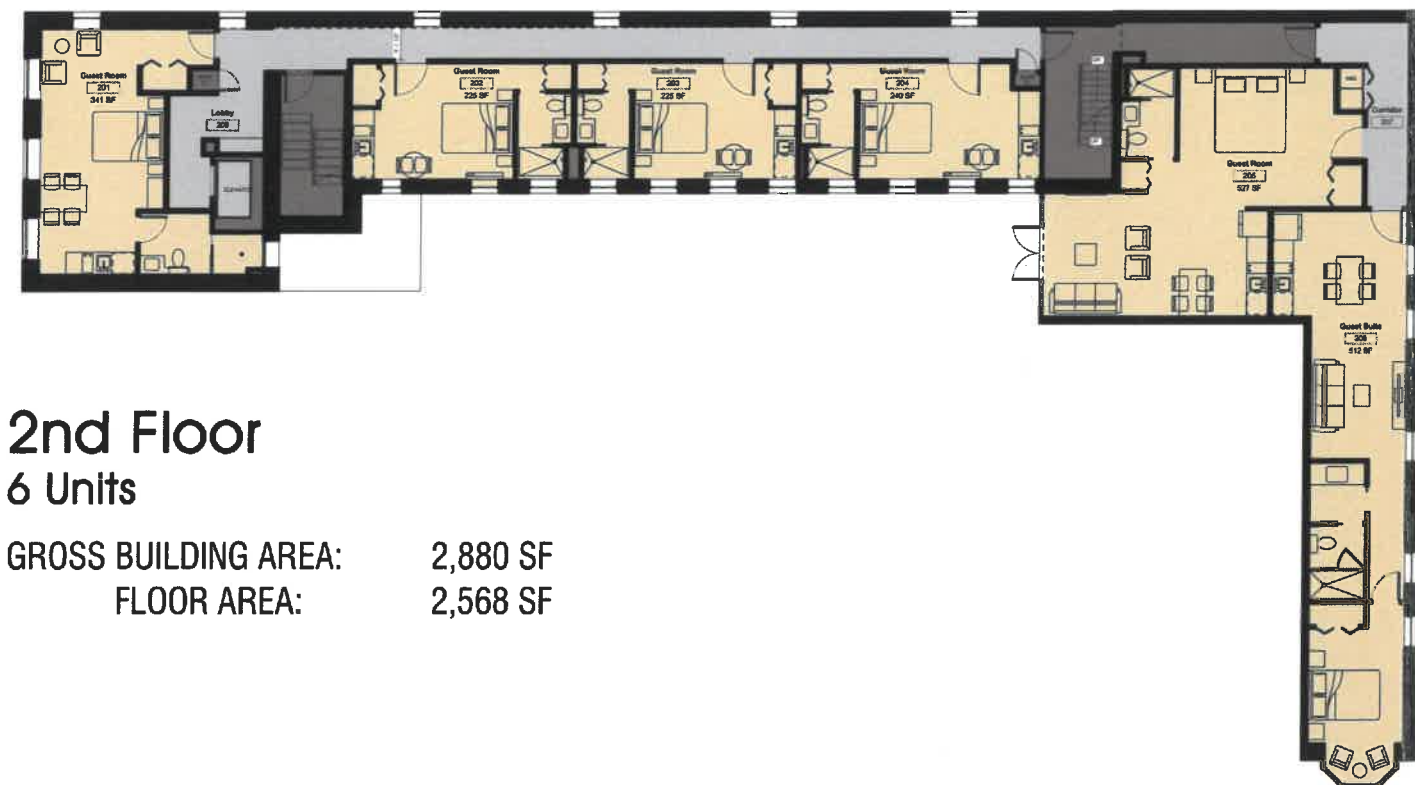
1st Floor Existing Retail + 1 Unit

GROSS BUILDING AREA: 3,543 SF
FLOOR AREA: 3,109.8 SF



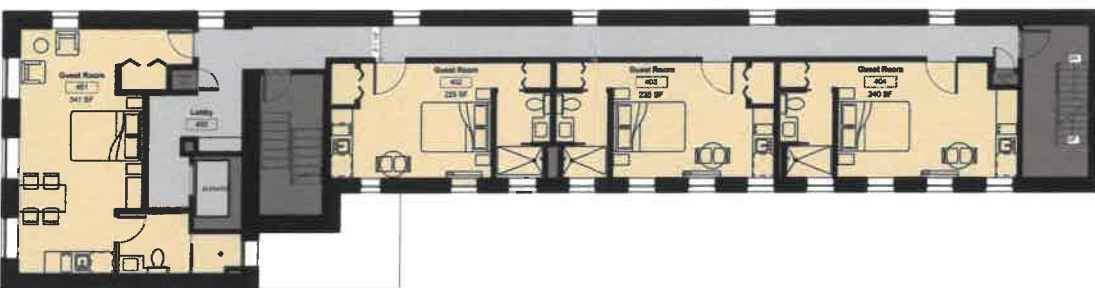
3rd Floor 4 Units

GROSS BUILDING AREA: 1,640 SF
FLOOR AREA: 1,328 SF



2nd Floor 6 Units

GROSS BUILDING AREA: 2,880 SF
FLOOR AREA: 2,568 SF



4th Floor 4 Units

GROSS BUILDING AREA: 1,640 SF
FLOOR AREA: 1,328 SF

BUILDING TOTAL
GROSS BUILDING AREA: 9,703.0 SF
FLOOR AREA: 8,415.3 SF