

DOCKET ITEM #3
Special Use Permit #2020-00004
919 Prince Street
The Joey Pizzano Memorial Fund BEST Center

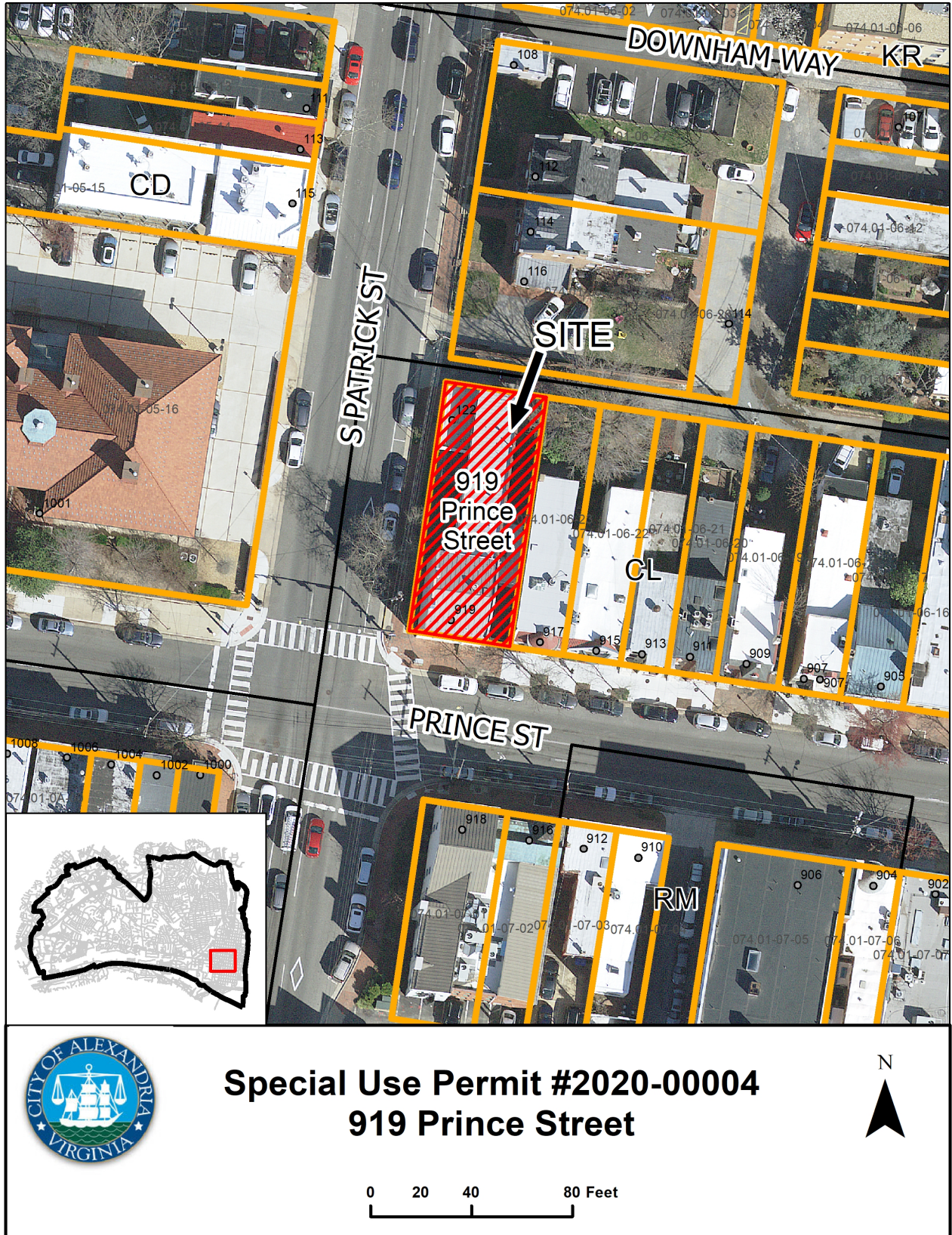
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public Hearing and consideration of a request for a Special Use Permit for a social service use and a parking reduction for two accessory apartments	Planning Commission Hearing:	June 2, 2020
	City Council Hearing:	June 20, 2020
Address: 919 Prince Street	Zone:	CL (Commercial Low)
Applicant: The Joey Pizzano Memorial Fund, Inc., represented by Robert D. Brant, attorney	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 Reviewers: Ray Roakes, raymond.roakes@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, The Joey Pizzano Memorial Fund, Inc., requests Special Use Permit approval to operate a social service use focused on providing adults with disabilities the training and resources they need to advance their personal and employment goals. The application also requests a parking reduction for two by-right one-bedroom accessory apartment units on the second and third floors of the building. Staff recommends approval subject to the conditions included in this staff report as well as to all applicable codes and ordinances.



SITE DESCRIPTION

The subject property is comprised of one rectangular corner lot of record with a total of 40 feet of frontage on Prince Street and 100 feet of frontage on South Patrick Street, 40 feet of depth, and a total lot area of 4,000 square feet. The site is developed with a three-story building along Prince Street with two-story and one-story rear wings along South Patrick Street. The structure currently includes office uses. The applicant would fully occupy the building with access provided both from Prince Street and South Patrick Street for the social service use and access from Prince Street for the accessory residential units.

Commercial and residential uses exist along both Prince Street and South Patrick Street near the subject property. The subject property is directly adjacent to commercial uses to the south, north, and east. The Washington-Alexandria Architecture Center of Virginia Tech is located to the west and residential apartments are located to the northwest.

Background

The subject building was constructed in the early 1900's and is 5,008 square feet in total floor area. Although it was likely constructed for residential use, in recent history, the property has been used as commercial offices.

PROPOSAL

The applicant, The Joey Pizzano Memorial Fund, Inc., proposes operating a not-for-profit social service use in the building located at 919 Prince Street. In addition, the SUP request includes approval of a two-space parking reduction for the two by-right accessory apartments on the upper floors. The applicant indicates that the use would operate as a "Community Integration Center" focused on providing adults with disabilities the training, resources, and enrichment opportunities that they need to advance their personal and employment goals. The facility will provide hands-on training for approximately 15-25 program participants with the goal of integrating these individuals into Alexandria's workforce. Small passenger vans, stored at an off-site location, would transport the program attendees to and from 919 Prince Street in the morning and at the end of the workday. Approximately five groups of five program participants would then be transported from the site to employment opportunities under the supervision of a program staff member during workday hours. One or two staff members will remain at the subject property during the day to manage the property and supervise program participants. The facility will also include a small retail component, staffed by program participants, and open to the general public to offer handmade items such as soaps, candles, greeting cards and other items. The retail items will be created on-site by program participants as well as local organizations dedicated to serving those with disabilities.

Specific details for the social service use are:

Hours:

The facility will maintain regular programming between 8 a.m. and 6 p.m. during the week, with occasional special gatherings and events during evening hours and on the weekend. No regular programming is planned for the weekend.

Trash:

Trash will consist of items typically generated by retail and office uses. The applicant anticipates the amount of trash generated by the use to be approximately one to two bags per day. The applicant states that trash will be collected as often as necessary.

Noise and Odors:

The applicant anticipates no significant noise levels or odors in conjunction with the social service use. To control noise, doors will be kept closed during operations.

PARKING

The subject property is not served by on-site parking. The Zoning Ordinance Section 8-200(A)(18) stipulates that a social service use, considered as a miscellaneous commercial use under the parking ordinance, must provide one space per every 400 square feet of floor area. That stated, the subject property is located within the Central Business District. As noted in Section 8-300(A) and Section 8-300(B) of the Zoning Ordinance, miscellaneous commercial uses within that District are exempt from providing required parking. The applicant thus meets the Zoning Ordinance requirements regarding parking for a social service use.

Regarding the parking requirement for the accessory apartments on the second and third floor, the Zoning Ordinance Section 4-508 states that accessory residential units on floors above commercial uses are required to provide on-site parking spaces to the same requirement of multifamily dwellings. Multifamily dwellings units, in Section 8-200(A)(2)(a)(ii)(i), are required to provide one parking space per bedroom. As the applicant's two accessory, one-bedroom apartments each require one parking space, a full parking reduction is requested.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CL (Commercial Low), which allows social service uses with Special Use Permit approval (Section 4-103(O)). The subject property is located within the Old Town Small Area Plan which designates the generalized land use for the property as commercial.

This project is located within the locally regulated Old and Historic Alexandria District. Exterior alterations visible from a public way require review and approval by the Board of Architectural Review. The applicant needs to submit a BAR full-hearing application for a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a social service use and for a two-space parking reduction. The addition of a social service use, that supports job training and expands employment opportunities for those with disabilities, contributes to the inclusion and enrichment of diverse populations within the City. Further, the central location in Old Town Alexandria provides easy access to transit and employment opportunities for the individuals who the social service use would serve. Additionally, the myriad of alternative transit options available to future residents of the accessory apartments would preclude the necessity of owning an automobile that would need to be parked on-site.

Staff finds that the requests are unlikely to generate negative impacts on the surrounding commercial uses. Regarding the social service request, it would be limited in scope, generally quiet in nature and unlikely to generate impacts related to noise, odors, parking and traffic on residential properties as it is adjacent to commercial properties such as Schmidt Public Affairs, Prestwick Mortgage Group and Izalia Rejuvenation Spa. Further, staff estimates that commercial deliveries, similar in character to the participant transport for this use, are consistent with the overall commercial nature of the larger surrounding area. Staff has reviewed the accessibility to the property for the transport of participants and finds that there is access to the property via a 15-foot private alleyway in the rear. Transport vans that are parked within the alley for temporary loading purposes would only block private alley access from Patrick Street. Staff notes that if the vans temporarily stop in the rear alley, two entrances remain for private users to access the alley along the same block from Downham Way to the north and South Alfred Street to the east. Nonetheless, staff has included Condition #4 to limit the time the passenger transport vans may park in the private alley to the moments when program participants are picked up or dropped off.

Staff supports the requested parking reduction for two spaces given the constraints of the existing parcel and the location of the property in a transit-oriented area. The location is within walking distance to numerous forms of alternate transit, such as bus lines, the King Street Metro Station,

the Old Town Trolley, and BikeShare stations. Access to the King and Washington Street shops and services is convenient by foot, reducing the need for apartment residents to own a car. Those who may choose to own a vehicle could secure parking in a nearby parking garage. Therefore, staff believes the reduction of two spaces is reasonable as it would not impact on-street parking.

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 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 and/or volunteer training sessions on an ongoing basis, including as part of any employee or volunteer orientation process, to discuss all special use permit provisions and requirements. (P&Z)
3. No outdoor storage of materials is permitted, other than those permitted in conditions. (P&Z)
4. Passenger vehicles used for transportation of program participants shall not be stored at the rear of the building and shall temporarily park at this location only during times of pick up and drop off of program participants. (P&Z)
5. The applicant shall require its employees who drive to use off-street parking. (T&ES)
6. The applicant shall encourage its employees and program participants to use public transportation to travel to and from the social service use. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (P&Z)
7. The applicant shall direct retail 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)
8. 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)
9. The applicant shall encourage retail patrons to park off-street through the provision of information about nearby garages on advertising and on the operation's website. (T&ES) (P&Z)

10. 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)
11. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
12. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
13. 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)
14. The applicant shall control odors, smoke and any other air pollutants 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)
15. 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)
16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
17. The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line. (T&ES)
18. 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
Ray Roakes, 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 Staff supports the requested parking reduction from two spaces per unit to no spaces per unit given the constraints of the existing parcel and building and the location of the property in a transit oriented area. Additionally, the reduction accommodates additional open space in the neighborhood. (T&ES/ Transportation Planning)
- 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 provision of information about nearby garages on advertising and on the restaurant'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 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 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-8 Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
- R-9 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)
- R-10 The applicant shall control odors, smoke and any other air pollutants 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-11 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-12 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-13 The use must comply with the city's noise ordinance. No amplified sound 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) 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, 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- 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)

Code Enforcement:

No comments received.

Fire:

No comments received.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 919 Prince Street Alexandria, Virginia 22314

TAX MAP REFERENCE: 074.01-06-24 **ZONE:** CL

APPLICANT:

Name: The Joey Pizzano Memorial Fund, Inc.

Address: 1019 Cameron Street Alexandria, Virginia 22314

PROPOSED USE: Social Service Use and a 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 D. Brant, Attorney/Agent

Print Name of Applicant or Agent

Walsh Colucci Lubeley & Walsh PC 2200 Clarendon Blvd Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

1/28/2020 Revised
2/10/2020

Date

(703) 528-4700

Telephone #

(703) 525-3197

Fax #

rbrant@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 919 Prince Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Social Service Use and Parking Reduction use as
(use)
described in this application. See attached owner authorization letter

Name: c/o Robert D. Brant, Attorney/Agent Phone: (703) 528-4700
Please Print
Address: 2200 Clarendon Blvd. Suite 1300 Arlington, VA 22201 Email: rbrant@thelandlawyers.com
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.

See attached



Special Use • Special Facilities

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

Re: Authorization to File Application for Special Use Permit for a Social Service Use,
a Parking Reduction and Associated Requests
Applicant: The Joey Pizzano Memorial Fund, Inc.
919 Prince Street, Tax Map ID 074.01-06-24 (the "Property")

Dear Mr. Moritz:

On behalf of the Joey Pizzano Memorial Fund, Inc., the Applicant in the submitted special use permit application, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a special use permit and any associated requests to allow a social service use and a parking reduction on the Property.

Very truly yours,

THE JOEY PIZZANO MEMORIAL FUND, INC.

By:


Robert Pizzano, Jr.

Its: President

Date:

1/27/2020

919P SPE LLC

Care of the Joey Pizzano Memorial Fund 1019 Cameron St

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

Re: Consent to File Application for Special Use Permit for a Social Service Use, a
Parking Reduction and Associated Requests
Applicant: The Joey Pizzano Memorial Fund, Inc.
919 Prince Street, Tax Map ID 074.01-06-24 (the "Property")

Dear Mr. Moritz:

On behalf of 919P SPE LLC, the owner of the above referenced property located at 919 Prince Street and identified as Tax Map ID 074.01-06-24, I hereby consent to the filing and processing of a special use permit application and any associated requests by the Applicant, the Joey Pizzano Memorial Fund Inc., to allow a social service use and a parking reduction on the Property.

Very truly yours,

919P SPE LLC

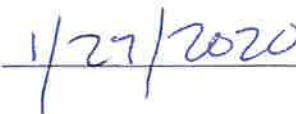
By:


Robert T. Pizzano Jr.

Its:

Managing Member

Date:



1/27/2020

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. The Joey Pizzano Memorial Fund, Inc.	1019 Cameron Street	100%*
2.	Alexandria, Virginia 22	
3. *Applicant is a 501(c)(3) non-profit organization		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 919 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. 919P SPE LLC	1019 Cameron Street Alexandria, VA 22314	100%
2. The Joey Pizzano Memorial Fund, Inc.	1019 Cameron Street Alexandria, VA 22314	Sole member of 919P SPE LLC*
3. *Applicant is a 501(c)(3) non-profit organization		

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](#).

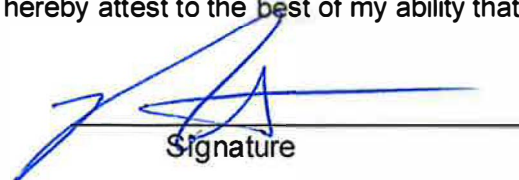
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. The Joey Pizzano Memorial Fund, Inc.	None	None
2. 919P SPE LLC	None	None
3.		

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.

1/28/2020
Date

Robert D. Brant
Printed Name


Signature

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

NARRATIVE DESCRIPTION

See attached.

[illegible]

Statement of Justification
919 Prince Street | Tax Map ID: 074.01-06-24

The Joey Pizzano Memorial Fund, Inc. (the “JPMF” or the “Applicant”) requests approval of a Special Use Permit (SUP) to allow a Social Service Use on property located at 919 Prince Street (the “Property”), and a Parking Reduction SUP to allow a parking reduction for the two (2) proposed one-bedroom Accessory Apartment units on the second and third floors of the building.

The Property is located in the northeast quadrant of the intersection of Prince Street and South Patrick Street in Old Town. The Property consists of approximately 4,000 square feet and is zoned to the CL (Commercial Low) Zone. The Property is developed with a three-story building constructed in the early 1900’s that consists of approximately 5,008 square feet of floor area. The building has historically been occupied by office uses.

The JPMF is a 501(c)(3) non-profit organization dedicated to improving the lives of individuals with special needs and their families. Headquartered in Alexandria and founded in 1998 by Robert and Paola Pizzano in memory of their son, Joey, the JPMF continually explores partnerships and opportunities to serve those with special needs. The proposed Social Service Use on the Property will provide the JPMF with a unique opportunity to serve the disabled community in the City of Alexandria. The proposed Social Service use will occupy approximately 3,537 square feet located on the first and second floors of the existing building. The existing building will be renovated to improve accessibility through the provision of additional bathrooms and an elevator, but the footprint of the building will remain unchanged. Outdoor open space areas are provided on either side of the building through a fenced area on South Patrick Street and an open area in the alley to the east.

Upon completion of the proposed renovations, the building will serve as a “Community Integration Center” focused on providing adults with disabilities the training and resources they need to advance their personal and employment goals. The facility will provide hands-on vocational training to approximately 15 – 25 program participants and will help integrate these individuals into the Alexandria workforce. Each day, program participants will be assembled into “mobile workforce” groups. These groups will be transported to local businesses throughout the City to provide assistance with supplies management, light office cleaning and other administrative tasks. Program participants will be compensated for their services by the participating businesses. The use will be operated by a team of approximately five (5) staff members. One staff member will accompany each mobile workforce group to its job site, and 1 – 2 staff members will remain on the Property throughout the day to oversee operations and supervise any participants that remain on-site. The facility will also include a small retail component, open to the general public that will be located in a portion of the building along South Patrick Street. The retail storefront will offer handmade items such as soaps, candles, greeting cards and other items. The retail items will be created on-site by program participants and by other local organizations dedicated to serving those with disabilities. The retail component will be staffed by program participants, with supervision and oversight from the Applicant’s staff.

In addition to developing vocational skills, the proposed facility will offer its participants education in areas such as nutrition, computer skills and other life skills. The facility will take advantage of the Property’s location in the heart of the City by providing trips to local shops, museums, parks and restaurants throughout Old Town. While the regular programming will take place Monday through Friday between 8:00 a.m. and 6:00 p.m., the space will be used occasionally in the evenings or on weekends for special gatherings and events.

The two one-bedroom Accessory Apartments require 2 parking spaces. Due to site constraints, it is not feasible to provide the required parking spaces on site, and the Applicant is therefore requesting a

reduction of the 2 required parking spaces. The requested parking reduction is appropriate given the Property's location in a transit-oriented and highly walkable area of the City. The Property is located within the Central Business District, a highly walkable area of Old Town, that will offer the future residents of the Accessory Apartments convenient access to a variety of transit options including Metro, DASH and other means of transportation. In addition, a Capital Bikeshare station is conveniently located within one block of the Property near the intersection of King Street and South Patrick Street. For these reasons, the requested parking reduction is appropriate and will not have a negative impact on the surrounding area.

The proposed use will allow the JPMF, an Alexandria-based non-profit organization, to further advance its mission of improving the lives of the disabled population in its own community. There is an un-met and growing need in the City for day-programming and vocational skills training for individuals with disabilities, and the proposed use will allow the JPMF to meet both of these needs. Approval of this application will enhance the lives of disabled Alexandrians by facilitating their integration into the City's workforce and community at-large.

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).

Approximately 15 - 25 participants per day.

B. How many employees, staff and other personnel do you expect?

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

Approximately 5 staff members per day.

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

Day:

Monday - Friday

Hours:

8:00 am - 6:00 pm, with occasional evening special events

Saturday - Sunday

No regular weekend hours, but there may be occasional weekend special events.

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

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

No significant noise levels are anticipated in conjunction with the social service use.

B. How will the noise be controlled?

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

Exterior doors will be kept closed during operations.

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

No odors are anticipated in conjunction with the social service use.

- 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 and garbage typically generated by office and retail uses.

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

Approximately 1-2 bags per day.

- 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 property, adjacent streets and nearby properties 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:

N/A

- 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 and supplies stored on the Property will be utilized and
~~disposed of in accordance with all applicable regulations.~~

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
All exterior doors will be closed during operations and staff will be present
~~on-site at all times to monitor the premises and the program participants.~~
Adequate site lighting is provided.
-
-

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.

N/A

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.
0 _____ 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?

N/A - Parking Reduction Requested

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:

Pursuant to Sec. 8-200(B)(5)
no loading space is required.

- A. How many loading spaces are available for the use? 0

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 type="checkbox"/> Yes	<input type="checkbox"/> No

- B. Where are off-street loading facilities located? No change from the existing 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 11:00 p.m. and 7:00 a.m.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Given the nature and scale of the proposed use, loading/unloading operations will be infrequent.
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?
Existing 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? N/A square feet.
18. What will the total area occupied by the proposed use be?
5,008 sq. ft. (existing) + n/a sq. ft. (addition if any) = 5,008 sq. ft. (total)
19. The proposed use is located in: (check one)
☒ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☐ a shopping center. Please provide name of the center: _____
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



APPLICATION - 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 is requesting a reduction of the 2 required parking spaces for the two proposed one-bedroom Accessory Apartments.

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

The requested reduction is appropriate given the Property's location in a transit-oriented and highly walkable area of Old Town. Future residents of the one-bedroom Accessory Apartments will have convenient access to a variety of transit options in the area including Metro, DASH and other means of transportation. A Capital Bikeshare station is located within one block of the Property. Given the walkability of the area, the requested reduction is appropriate.

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

The existing building was developed in the early 1900's and does not include any on site parking. Due to site constraints it is not feasible to provide any parking spaces on site.

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

_____ Yes. ☒ No.

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.
N/A

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

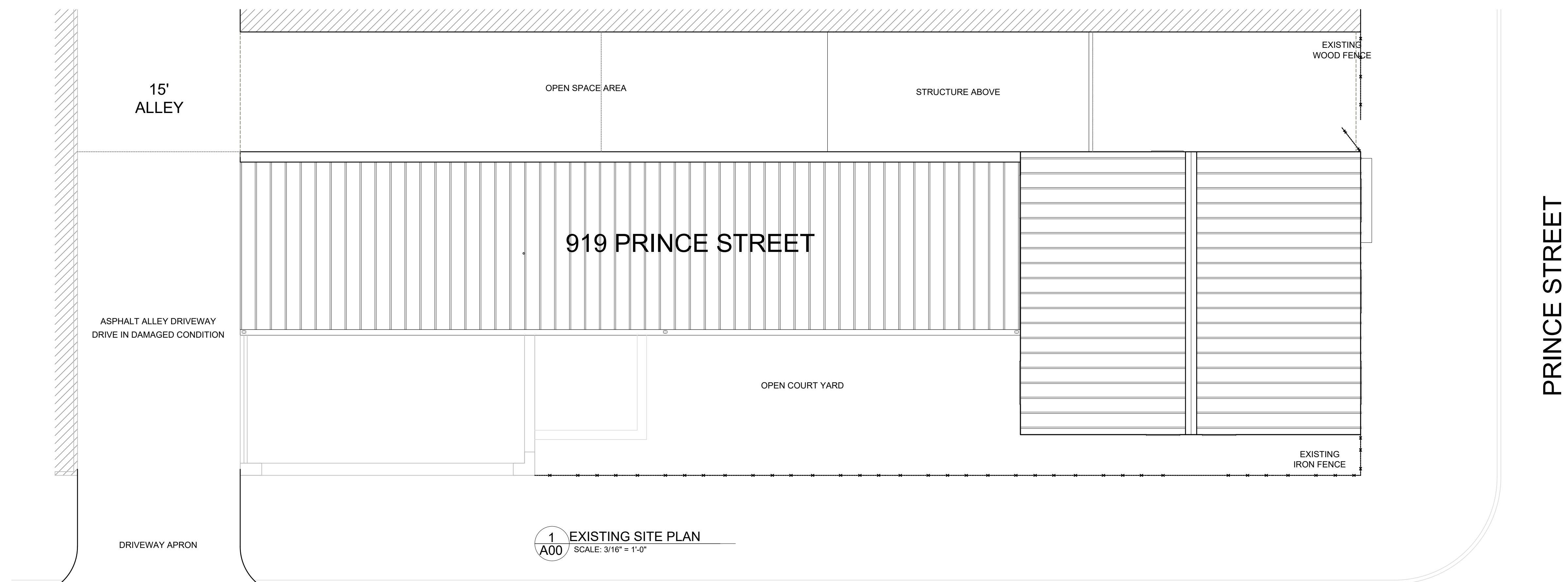
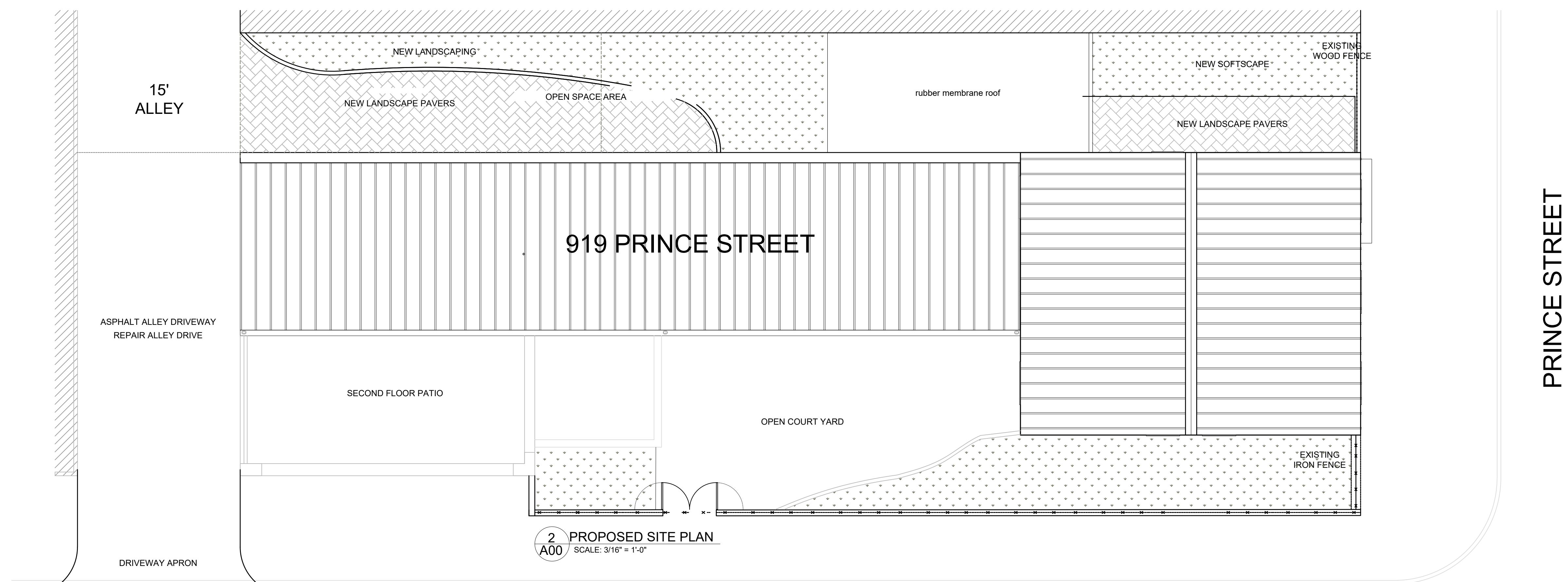
See above and attached Statement of Justification.

1. TAX ASSESSMENT MAP NUMBER: 074.01-06-24
2. LOT AREA = 4,000 S.F.
3. VERTICAL DATUM: NAVD88
4. ELEVATIONS ARE SHOWN AS x41.8



919 Prince Street - Context Map





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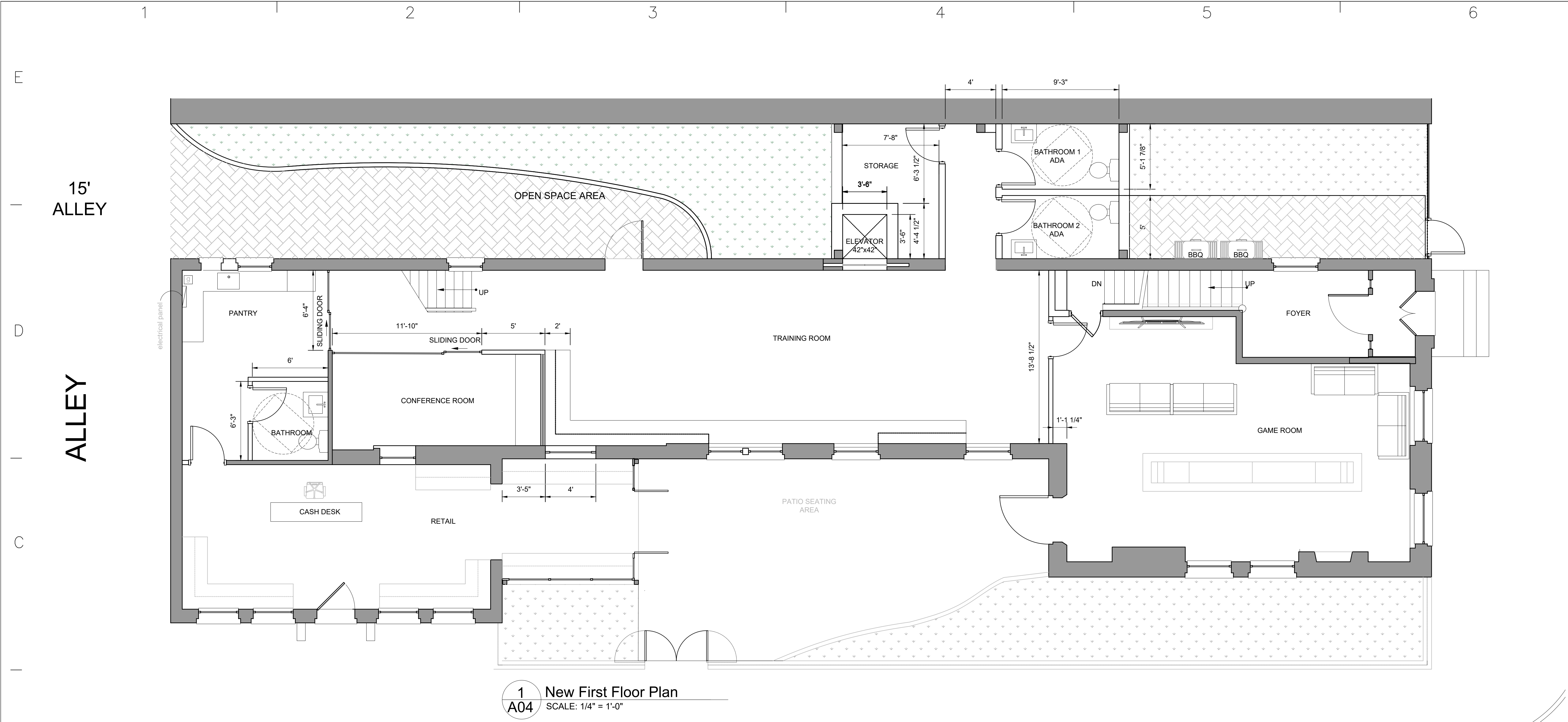
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919 PRINCE ST ALEXANDRIA, VA

C O N T X U R E
8609 WOOD CENTER DRIVE, SUITE 110
EMAIL: INFO@CONTXURE.COM PHONE: 571.341.6121

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2		
MARK	DATE	DESCRIPTION
PROJECT NO:		
CAD DWG FILE:		
DRAWN BY:		
CHK'D BY:		
<div style="text-align: center; font-size: 2em; font-weight: bold; letter-spacing: 1em;">S I T E P L A N</div>		
SHEET TITLE		

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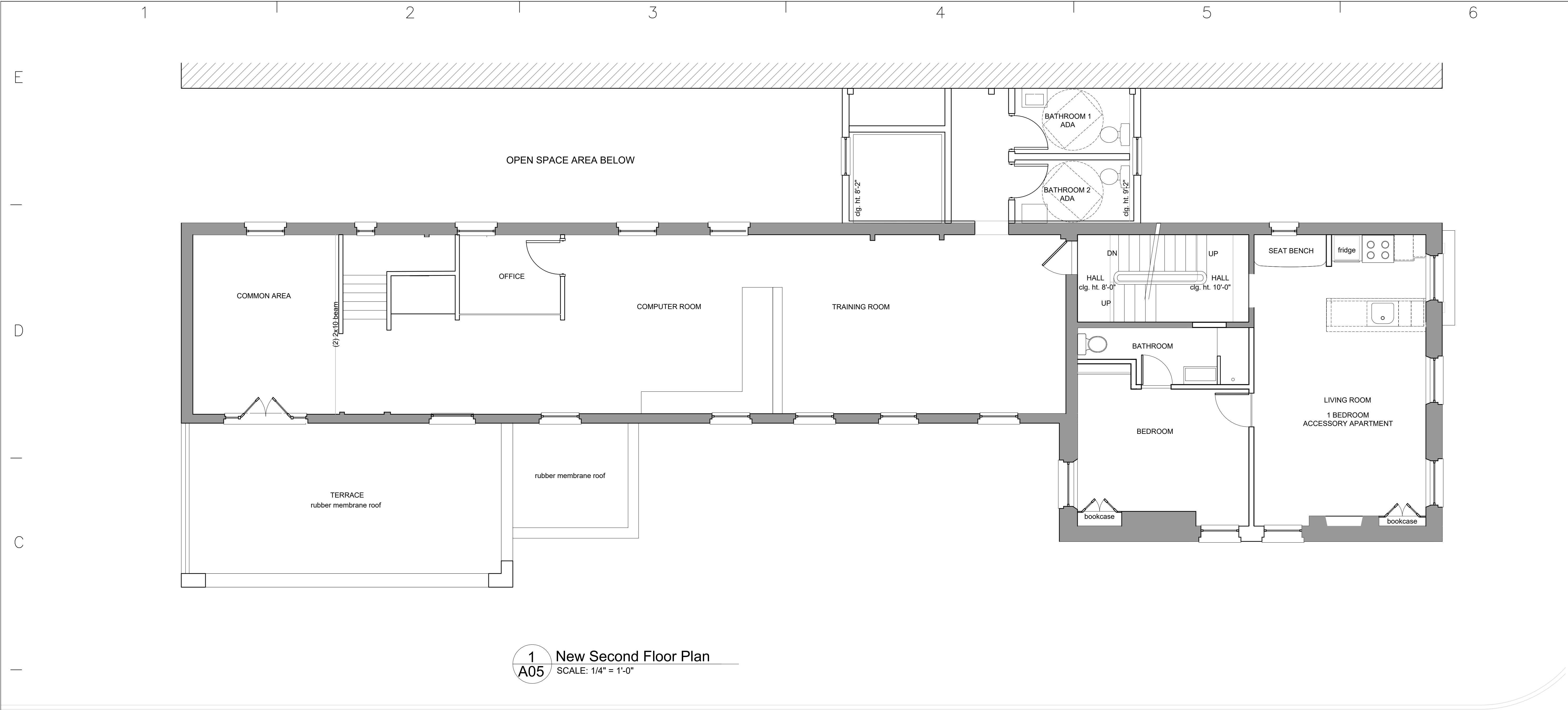
A04

8609 WOOD CENTER DRIVE, SUITE 110

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28

28



1
A05 **New Second Floor Plan**
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES (REFER TO SHEET A-001 FOR PROJECT SYMBOLS, ABBREVIATIONS, AND BUILDING INFORMATION)		CONSTRUCTION PLAN LEGEND (REFER TO SHEET A-212 FOR PARTITION TYPES)
TYPICAL NOTES	1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.	<div><div>—</div>EXISTING PARTITION TO REMAIN.</div> <div><div>—</div>NEW TYPE 1 INSULATED CEILING HIGH PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</div> <div><div>—</div>NEW TYPE 2 SLAB TO SLAB INSULATED PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</div> <div><div>—</div>NEW GLASS PARTITION</div> <div><div></div>EXISTING DOOR AND FRAME TO REMAIN</div> <div><div></div>NEW DOOR AND FRAME</div>

COMMON SYMBOLSWALL TAGDOOR TAGALIGNSECTION CUTDETAIL TAGCENTERLINE101 X

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MARK

DATE

DESCRIPTION

PROJECT NO:

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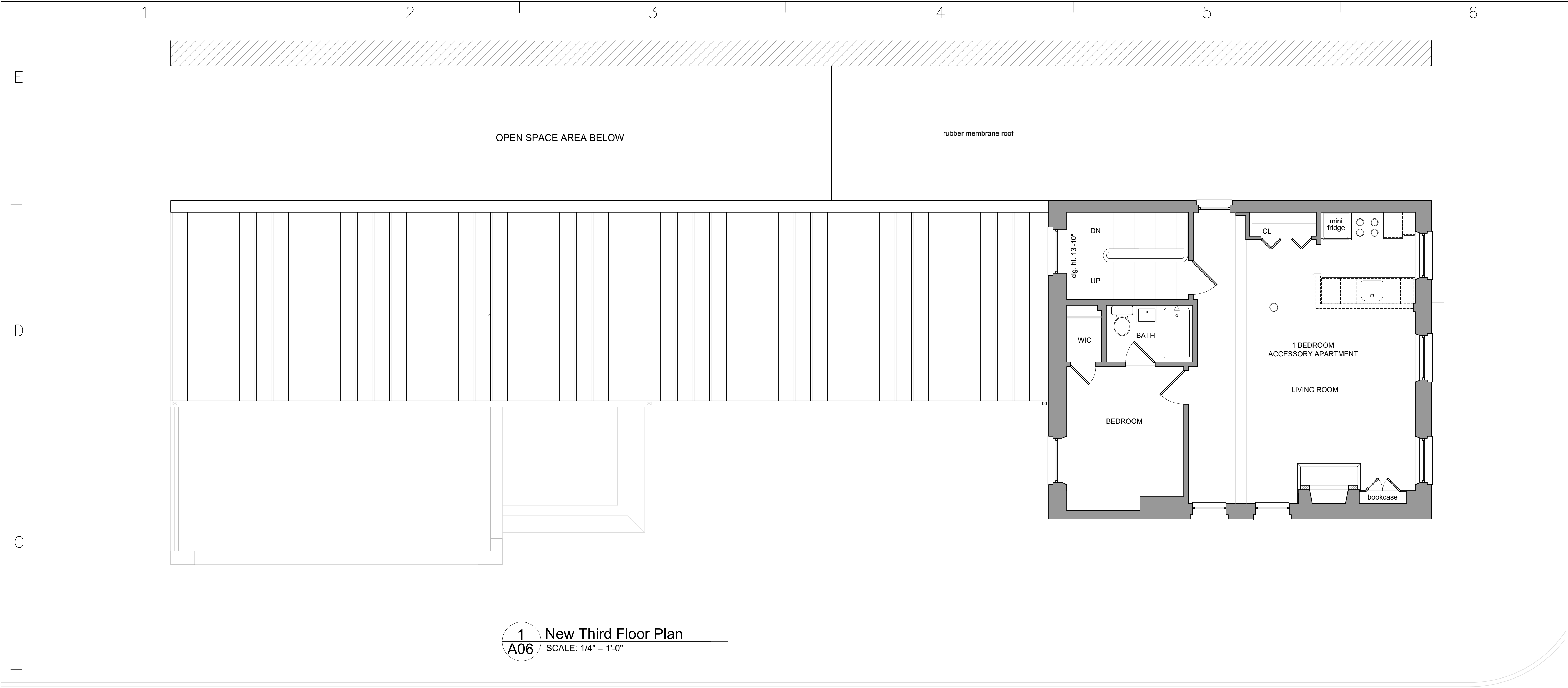
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OF

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1 New Third Floor Plan
A06 SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN NOTES (REFER TO SHEET A-001 FOR PROJECT SYMBOLS, ABBREVIATIONS, AND BUILDING INFORMATION)		CONSTRUCTION PLAN LEGEND (REFER TO SHEET A-212 OR PARTITION TYPES)
TYPICAL NOTES	1. GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.	<div><div></div> EXISTING PARTITION TO REMAIN.</div> <div><div></div> NEW TYPE 1 INSULATED CEILING HIGH PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</div> <div><div></div> NEW TYPE 2 SLAB TO SLAB INSULATED PARTITION. REFER TO PARTITION TYPES SHEET FOR ADDITIONAL INFORMATION.</div> <div><div></div> NEW GLASS PARTITION</div>
	2. GC TO ARRANGE AND MODIFY ALL EXISTING NON-VISIBLE MECHANICAL, PLUMBING, AND ELECTRICAL ITEMS TO ENSURE ADEQUATE CLEARANCE FOR CEILING INSTALLATION AS SHOWN. GENERAL CONTRACTOR NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY, PRIOR TO COMMENCEMENT OF WORK.	<div><div></div> EXISTING DOOR AND FRAME TO REMAIN</div> <div><div></div> NEW DOOR AND FRAME</div>
	3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE GC SHALL PROVIDE "CHALK LINE" LAYOUT OF THE FOLLOWING ITEMS FOR THE ARCHITECT'S ON-SITE APPROVAL: PARTITION LAYOUT, WITH DOOR AND DOOR SWINGS LOCATIONS; OUTLET AND TELEDATA LOCATIONS; SWITCH AND SWITCH BANK LOCATIONS; TRANSFORMER, PANEL, AND SUPPLEMENTAL MECHANICAL EQUIPMENT LOCATIONS; CEILING SOFFIT LOCATIONS; MOVABLE PARTITION TRACK LAYOUTS; VAV BOXES AND LIGHTING LAYOUTS FOR RECEPTION AREAS, CONFERENCE ROOMS, AND MAJOR PUBLIC SPACES.	COMMON SYMBOLS <div><div></div> WALL TAG</div> <div><div></div> DOOR TAG</div> <div><div></div> ALIGN</div> <div><div></div> SECTION CUT</div> <div><div></div> DETAIL TAG</div> <div><div></div> CENTERLINE</div> <div><div></div> 101' x</div>
	4. GENERAL CONTRACTOR TO VERIFY EXTENT OF EXISTING CONSTRUCTION IN FIELD. GC SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY "AS-BUILT" CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS, PRIOR TO COMMENCEMENT OF WORK.	
	5. ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.	
	6. ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE COMPLIANT FILLER, REFER TO MEP SPECS FOR SLAB PENETRATION FIRE-STOP REQUIREMENTS. MAINTAIN THE EXISTING FLOOR SLAB RATINGS AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY UL DESIGN GUIDELINES.	
	7. ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE, UNLESS NOTED OTHERWISE.	
	8. GC TO FLASH PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.	
	9. GC TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES.	
	10. GC TO PATCH AND PAINT TO MATCH EXISTING PERIMETER MULLIONS AND WALLS ALONG CURTAIN WALL SYSTEM.	
11. ALL PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE. FOR PARTITION DETAILS REFER TO SHEET A-212		
12. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS.		
13. ALL STORAGE ROOMS LARGER THAN 100 SQUARE FEET ARE TO HAVE SMOKE DAMPERS AND SLAB TO SLAB PARTITIONS, SEALED TO PREVENT THE TRANSMISSION OF SMOKE.		
14. AT ALL MOVABLE PARTITION LOCATIONS, A CEILING TO SLAB INSULATED PARTITION IS TO BE CONSTRUCTED, FOR THE FULL WIDTH OF THE ROOM, TO PREVENT SOUND TRANSMISSION.		
15. SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR.		
16. ALL PARTITIONS WITHIN WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD (I.E. PANTRY SINK AREAS, REST ROOMS, ETC.).		
17. ALL UNFINISHED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD UNLESS NOTED OTHERWISE. FUR OUT TO BE MINIMUM DIMENSION REQUIRED UNLESS NOTED OTHERWISE. REFER TO POWER AND SIGNAL PLAN AND ELECTRICAL DRAWINGS FOR WHICH WALLS/COLUMNS NEED DEEPER FUR-OUTS AS REQUIRED FOR ELECTRICAL OUTLETS.		
18. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SECURE INSTALLATION OF ALL MILLWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS.		
19. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET A-212 FOR DOOR HARDWARE SCHEDULE.		
20. ALL INTERIOR WALL AND FLOOR FINISHES SHALL COMPLY WITH VCC 803 & 804.		

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OF



THIRD FLOOR

SCALE: 1/8" = 1'

SECOND FLOOR

SCALE: 1/8" = 1'

FIRST FLOOR

SCALE: 1/8" = 1'

ALLEY

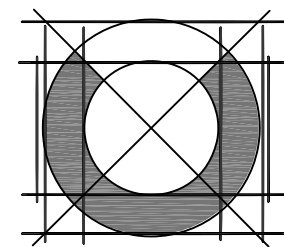
LEGEND		FLOOR AREA CALCULATION IN ACCORDANCE WITH SECTION 2-145	
<div></div>	SOCIAL SERVICE USE	SOCIAL SERVICE USE: 2334 SF	ACCESSORY APARTMENT: 98 SF
<div></div>	ACCESSORY APARTMENT	SECOND FLOOR	SOCIAL SERVICE USE: 1203 SF
<div></div>	STAIRWELLS	THIRD FLOOR	ACCESSORY APARTMENT : 703 SF

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