

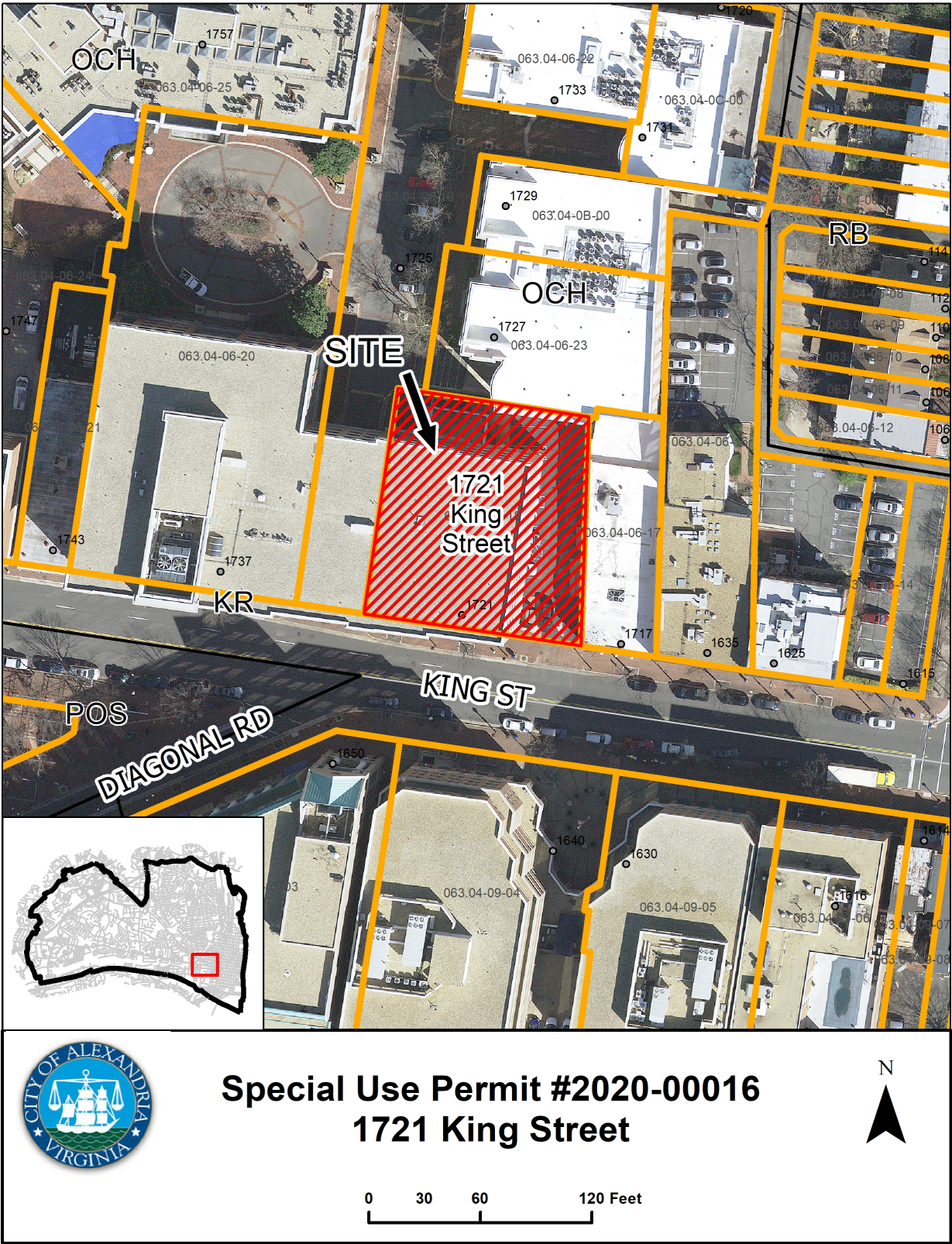
Special Use Permit #2020-00016
1721 King Street
Two Birds Co-Working and Child Care Center

Application	General Data	
Request: Public hearing and consideration of a request for a Special Use Permit to operate a non-complying day care center on the ground floor	Planning Commission Hearing:	June 2, 2020
	City Council Hearing:	June 20, 2020
Address: 1721 King Street	Zone:	KR / King Street Urban Retail Zone
Applicant: Hatch Workplace, LLC, represented by Robert Brant, attorney	Small Area Plan:	King Street Metro/ Eisenhower Avenue

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: Ray Roakes, raymond.roakes@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, JUNE 2, 2020: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00016, as amended. The motion carried on a vote of 6-0, with Commissioner Goebel absent.



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Hatch Workplace, LLC, represented by attorney, Robert Brant, requests a Special Use Permit approval to operate a non-complying day care center use on the ground floor at 1721 King Street. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject parcel is located at 1721 King Street, commonly known as King Street Metro Place, and north of the intersection of King Street and Diagonal Street. The subject parcel includes approximately 120 feet of frontage along King Street, approximately 120 feet of frontage along an interior access road, and 13,556 square feet in total lot area (Figure 1).

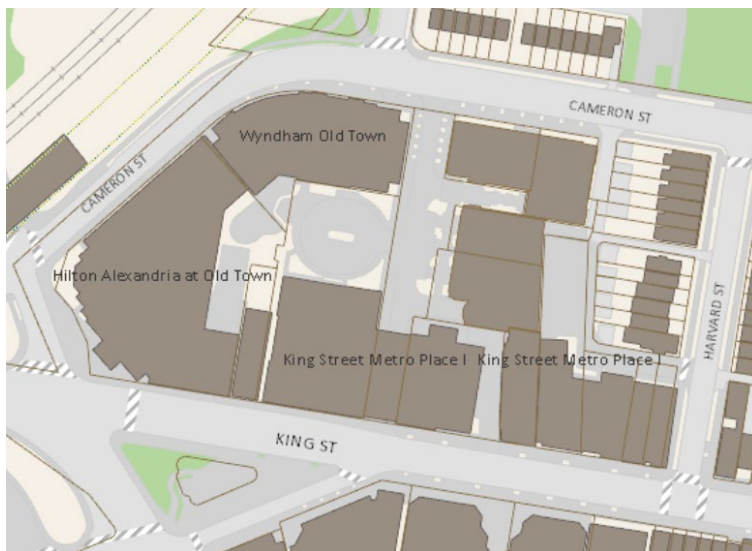


Figure 1 – Building and Parcel Outlines



Figure 2 – Building Façade from King Street

The subject tenant space is part of a larger building that includes 1737 King Street (Figure 2). A shared plaza is located to the rear of the subject property that also services several other buildings within the Metro Place development. An underground parking garage with 574 spaces provides parking for all visitors and patrons to the development.

Surrounding the subject site is a mix of retail, office and hotel uses. Club Wyndham Old Town Alexandria Hotel is located to the north of the subject site; Ernie's Original Crab House and Hilton Alexandria Old Town Hotel to the west; BB&T Bank to the east; and King Street Gardens Park is located to the south. An entrance to the King Street Metro Station is located approximately 600 feet to the west of the subject site.

BACKGROUND

King Street Metro Place was constructed in phases and the shared underground parking was added over time. The City Council approved SUP #96-0114 in June of 1996 for the construction of 1721 and 1737 King Street with 124,930 square feet of office use, 17,000 square feet of ground floor retail, and 215 structured parking spaces. The City Council approved SUP #97-0092 in September of 1997 to construct the adjacent 247-room Hilton Hotel and accessory restaurant located at 1767 King Street with 236 associated structured parking spaces. The City Council approved SUP #97-0104 in October of 1997 to construct the existing 88 room residential time-share building located at 1757 King Street, ground floor retail, and 123 associated structured parking spaces. All underground parking is connected for shared access between the buildings and totals 574 parking spaces.

The City Council approved Rezoning #2005-0003 in June of 2005 to rezone the subject property from OCH / Office Commercial High to KR / King Street Urban Retail Zone in 2005.

The tenant space that is subject to this application was previously occupied by a financial service provider which would be considered a personal service use under the zoning code.

PROPOSAL

The applicant, Hatch Workspace, LLC, plans to operate a combined co-working office use with day care center accommodations on two floors at 1721 King Street. The proposed day care space would be located on the first and second floors and the co-working office use would be located on the second floor. The applicant requests SUP approval for a change in non-complying use for a day care center as it is not allowed on the ground floor in the KR zone.

The day care center would be located on the 5,232 square-foot first floor and on 4,338 square feet of the second floor and the co-working office space would be located on the remaining 1,756 square-feet of the second floor. The day care center use is proposed to include up to 100 children under the age of four. Both the day care center and co-working space would be available on an a-la carte basis for users. Up to 28 employees would work at the business. The proposed day care use operator is considering the use of public open space located at the Old Town Pool, approximately 500 feet to the northeast of the subject property, for the state required outdoor play space. The applicant currently operates a similar business in the Tenleytown neighborhood of Washington D.C.

Details of the applicant's proposed childcare operation are:

<u>Hours of operation:</u>	7 a.m. to 7 p.m., Monday through Friday
<u>Pick-up and drop off hours:</u>	7 a.m. to 9 a.m., drop-off 4 p.m. to 7 p.m., pick-up
<u>Deliveries:</u>	Supply deliveries would occur twice daily, Monday through Friday
<u>Noise:</u>	Minimal noise is expected while children are indoors. Exterior doors will be kept closed during operations.
<u>Trash/Litter:</u>	Amounts typical of day care and office uses, approximately five bags per day

PICK-UP AND DROP OFF PLAN PROPOSAL

Drop off and pick-up will be facilitated in the below grade, shared parking garage located at 1737 King Street, next door to the proposed use. Parents would use three spaces that are designated specifically for the use of the Two Birds day care use and located within the portion of the garage closest to the entrance. The access path between the drop off and pick-up area requires that parents take their children through the lobby of the office building located at 1737 King Street, along the sidewalk on King Street and enter through the main entrance to the subject use at 1721 King Street, roughly a 170-foot walk. The process would be reserved when parents pick-up their child or leaves with them at the end of the work day.

PARKING

Vehicle access to the parking garage is facilitated via the private access road between King Street and Cameron Street. The applicant states that the landlord has granted Two Birds shared access to 25 spaces with its lease. Three further parking spaces will be marked and set aside for use as drop off points for the day care for a total of 28 parking spaces.

Section 8-200(A)(16) of the Zoning Ordinance requires day care centers to provide a minimum of 0.25 parking spaces for each 1,000 square feet of day care use in the Enhanced Transit Area. Similarly, Section 8-200(A)(19) of the Zoning Ordinance requires office uses to provide 0.25 parking spaces for each 1,000 square feet of office use in the Enhanced Transit Area. The proposed total area of 11,326 square feet for the day care and office uses will require a minimum of three parking spaces to be provided. The 28 parking spaces available to the day care and office uses in the 574-space parking garage would exceed the three-parking space requirement by the Zoning Ordinance.

All in all, the parking requirements in the Zoning Ordinance for the uses at 1721 King Street, including the proposed use, require 37 parking spaces; the uses at 1757 King Street require 19 parking spaces and the uses at 1767 King Street require 55 parking spaces. As the total parking

requirement at King Street Metro Place is 111 parking spaces, the 574 parking spaces provided in the on-site shared garage greatly exceeds the parking requirement for the complex's uses.

ZONING/ MASTER PLAN DESIGNATION

The subject site is located within the KR/King Street Urban Retail Zone. Section 6-702(A) states that day care uses are not allowed on the ground floor. Section 12-302(B) of the Zoning Ordinance states that a non-complying use, the previous personal service use in this case, may be continued or changed as noted in Section 12-302(B)(2):

“A non-complying use may be changed, with a special use permit, to any use allowed in the zone in which such a non-complying use is the first listed in this ordinance.”

As it is separately defined in the Zoning Ordinance, the day care center request represents a change from the previous legal, non-complying personal service use. Day care center and personal service use first appear together within the CL/Commercial Low zone as permitted uses. As such, day care and personal service are considered similar in terms of neighborhood impact.

The proposed use is consistent with the King Street Metro/ Eisenhower Avenue Area Plan, which designates the area for commercial use.

II. STAFF ANALYSIS

Staff supports the applicant's request for a Special Use Permit to allow a non-complying day care center use on the ground floor at 1721 King Street. The proposal for the Two Birds Co-working and Child Care Center would diversify the mix of uses proposed for the King Street Metro station area and provide surrounding workers and residents with childcare options.

Although the use is considered non-complying, it is the intent of the KR zone to “Encourage retail and other active uses and discourage office and other non-active uses on the ground floor of buildings; and encourage full use of upper floors of buildings to provide continued activity and patrons for retail uses.” The proposal of co-workspace in conjunction with child day care is a unique arrangement within the City and staff supports the continued evolution of the service sector to meet citizen's changing needs. Staff supports the addition of day care as a non-complying use since it increases the availability of childcare use in an area characterized by a mix of employment and residents and an area that is potentially under-served with childcare options. Such service provision will enhance the attractiveness of the area to other office and commercial tenants, therefore, contributing to a diverse and vibrant urban environment. Further, staff believes the use will meet the intent of the KR Zone and provide a visually active use by generating traffic from pick-up and drop of children for the day care.

Staff does not believe that the day care center use will have a significant impact on the surrounding area. Nonetheless, staff has included standard conditions to mitigate potential noise, litter and parking impacts. Condition #15 requires staff to patrol the grounds for litter near the subject site. Conditions #10 through #14 mitigate parking impacts in the surrounding area by requiring employees to use off-street parking, encouraging parents to park off-street, and encouraging those

who can, to use public transit. Additionally, the shared parking arrangement with other uses at King Street Metro Place would not result in parking impacts as the location of the proposed day care use will facilitate fewer drivers due to proximity to the King Street Metro Station. Realistic parking demand would be further reduced by the unique nature of the day care center and co-working space in that trips will be combined by users of the co-working space and childcare space.

The applicant is required to regularly inform parents of the pick-up and drop off plan as stated in Condition #5 and Condition #6 requires the applicant to adhere to the proposed pick-up and drop off plan. As required parking and day care loading will take place within the existing parking garage located next door to the subject property, adequate pedestrian access to the tenant space exists between the garage and the entrance along King Street via sidewalks and pedestrian crossings.

Given that the Virginia Department of Social Services administers the regulations for outdoor play areas for day care centers and schools, it is not within the purview of the Zoning Ordinance to require play space. That stated, the applicant has identified a potential play area in front of the Old Town Pool Center to potentially satisfy the state license requirement. Condition #8 states that the applicant will need to get approval from the Department of Recreation, Parks and Cultural Activities (RPCA) for use of the public open space.

Subject to the conditions stated in Section III of this report, staff recommends approval of the applicant's 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 controlling interest. (P&Z)
2. **DELETED BY PLANNING COMMISSION:** ~~The hours of operation for the day care shall be limited to 7 a.m. to 7 p.m., Monday through Friday. (P&Z) (PC)~~
3. The maximum number of children permitted at the facility is limited to 100 at any one time. (P&Z)
4. The day care center facility shall obtain all required state, federal, and local licenses and certificates prior to opening its place of business. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all Special Use Permit provisions and requirements. The applicant shall also inform parents, as part of parent orientations and annual reminders, of all applicable Special Use Permit provisions and the pick-up and drop off requirements, including the location of the designated parking spaces. (P&Z)

6. The applicant shall provide adequate drop off and pick-up facilities, consistent with its proposed plan. The transfer of children shall not occur in the public right-of-way. (P&Z)
7. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
8. If the applicant chooses to use a City Park for play space, it shall apply to the Department of Recreation, Parks and Cultural Activities (RPCA). If approved, permission will be granted to the applicant with a written agreement between RPCA and the applicant. (RPCA)
9. The applicant shall comply with the City of Alexandria's Noise Control Code, no amplified sounds shall be audible at the property line (T&ES).
10. The applicant shall require its employees who drive to use off-street parking. (T&ES)
11. 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)
12. 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)
13. 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)
14. This business is eligible and encouraged to apply to participate in the City's Discount Employee Parking Program (or other similar program is one is created) that offers discounted parking at select City parking facilities on evenings and weekends. Additional information and the application for the program are available at alexandriava.gov/parking. (T&ES)
15. 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)
16. 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:

- C-1 A portion of the site is located in the FEMA regulatory Special Flood Hazard Area (SFHA) Floodplain. This project shall comply with all floodplain ordinance regulations, including, but not limited to: (Floodplain)

Article IV – Special and overlay zones

Section 6-305

- (D) All applications for new construction or substantial improvement within any floodplain district, and all building permits issued for the floodplain shall incorporate the following information:
- (1) The base flood elevation at the site;
 - (2) The elevation of the lowest floor (including basement);
 - (3) For structures to be floodproofed (nonresidential only), the elevation to which the structure will be floodproofed; and,
 - (4) Topographic information showing existing and proposed ground elevations.

Section 6-306

- (B) The elevation of the lowest floor, including the basement for any new nonresidential building or structure and any extension or accessory to a nonresidential building shall be at least one foot above the base flood elevation. Nonresidential buildings located in all A or AE zones may be floodproofed in lieu of being elevated provided that all areas of the building components below the elevation corresponding to the base flood elevation plus one foot are watertight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. (Floodplain)
- C-2 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-4 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-5 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)

- R-1 The applicant shall comply with the City of Alexandria's Noise Control Code, no amplified sounds shall be audible at the property line (T&ES).
- R-2 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-3 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-4 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-5 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-6 This business is eligible and encouraged to apply to participate in the City's Discount Employee Parking Program (or other similar program is one is created) that offers discounted parking at select City parking facilities on evenings and weekends. Additional information and the application for the program are available at alexandriava.gov/parking. (T&ES)
- R7 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)

Code Enforcement:

- C-1 A building code consultation is recommended prior to approval.
- C-2 A building permit and plan review are required prior to use.

Fire:

- C-1 A fire prevention permit is required for this occupancy condition – daycare.

Health:

No comments received

Recreation, Parks & Cultural Activities:

R-1 If the applicant chooses to use a City Park for play space, it shall apply to the Department of Recreation, Parks and Cultural Activities (RPCA). If approved, permission will be granted to the applicant with a written agreement between RPCA and the applicant. (RPCA)

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 1721 King Street Alexandria, Virginia 22314

TAX MAP REFERENCE: 063.04-06-18 **ZONE:** KR

APPLICANT:

Name: Hatch Workspace LLC, d/b/a Two Birds

Address: 4001 Brandywine Street NW, Suite 101 Washington, DC 20016

PROPOSED USE: Change in noncomplying use to allow a day care center and business and professional office.

- ☒ 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

2/25/2020

Date

(703) 528-4700

Telephone #

(703) 525-3197

Fax #

rbrant@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1721 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Day Care Center and Business and Professional Office use as
(use)
described in this application.

Name: See Attached 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.

See attached

STOCKBRIDGE

February 20, 2020

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

Re: Consent to File Application for Special Use Permit for a Day Care Center,
Business and Professional Office and Associated Requests
Applicant: Hatch Workspace LLC, d/b/a Two Birds
1721 King Street, Tax Map ID 063.04-06-18 (the "Property")

Dear Mr. Moritz:

On behalf of DREF King Street Metro Place, LLC, the owner of the above referenced property located at 1721 King Street and identified as Tax Map ID 063.04-06-18, I hereby consent to the filing and processing of a special use permit application and any associated requests by the Applicant, Hatch Workspace LLC, d/b/a Two Birds, to allow a day care center and business and professional office on the Property.

Very truly yours,

DREF KING STREET METRO PLACE, LLC

By: 
Its: Sebastian Grisoni, Vice President
Date: 02/20/2020

TWO BIRDS

4000 Brandywine Street NW Washington, DC 20016 202-427-2142

February 21, 2020
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Special Use Permit for a Day Care Center,
Business and Professional Office and Associated Requests

Applicant: Hatch Workspace LLC, d/b/a Two Birds
1721 King Street, Tax Map ID 063.04-06-18 (the "Property")

Dear Mr. Moritz:

On behalf of Hatch Workspace LLC, d/b/a Two Birds, 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 day care center and business and professional office on the Property.

Very truly yours,

HATCH WORKSPACE LLC D/B/A TWO BIRDS

JP Coakley

BY



SIGNATURE

February 21, 2020

DATE

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. Kelsey Lents	2129 13th Street NW Washington DC 20009	51%
2. J.P. Coakley	2315 40th Place NW #301, Washington, DC 20007	49%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1721 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. Kelsey Lents	None	None
2. JP Coakley	None	None
3. Entities Listed on Attachment	None	None

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

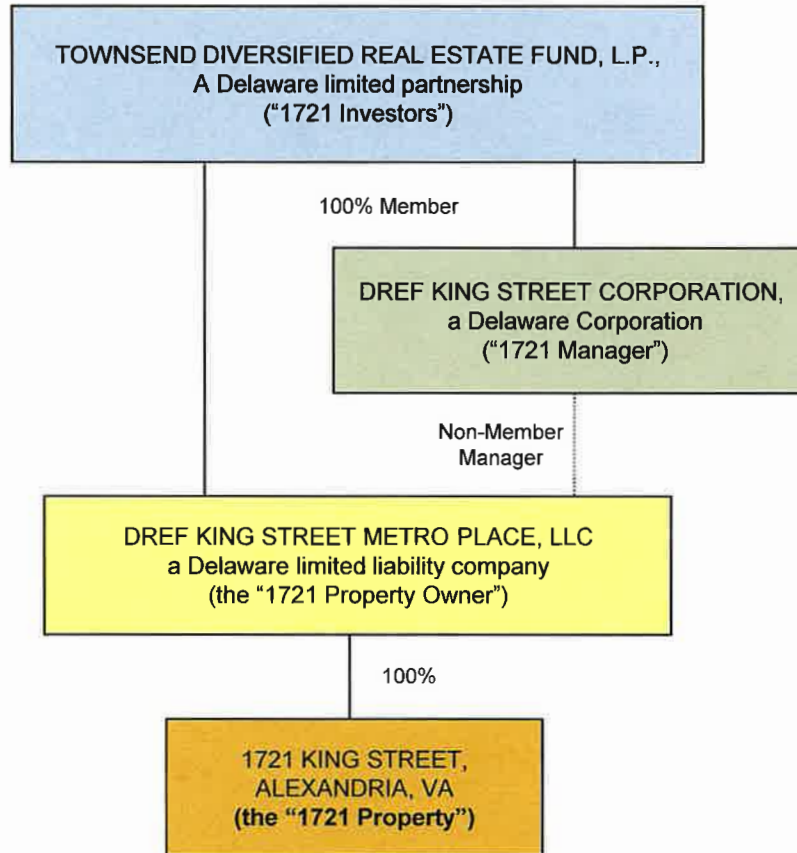
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/25/2020
Date
Robert D. Brant, Attorney/Agent
Printed Name

Signature

1721 KING STREET, ALEXANDRIA, VA
Organizational Structure as of February 25, 2020

The following limited partners hold a 3% or greater interest in Townsend Diversified Real Estate Fund, L.P.:

- None



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

NARRATIVE DESCRIPTION

See attached.

[illegible]

Statement of Justification
1721 King Street | Tax Map ID: 063.04-06-18

Hatch Workspace LLC, d/b/a Two Birds (the “Applicant”) requests approval of a Special Use Permit (SUP) pursuant to Section 12-302(B)(3) of the Zoning Ordinance for a change in noncomplying use to allow a day care center and business and professional office in the ground floor and second floor of the building located at 1721 King Street (the “Property”). The Property is currently zoned to the KR – King Street Urban Retail Zone.

The Property is located on the north side of King Street between N. Harvard Street and Cameron Street, and is developed with a 6-story 141,930 square foot building that is part of the larger King Street Metro Place development. The building was constructed in the late 1990’s in accordance with SUP #96-0114, which was approved by City Council on October 19, 1996. At the time of construction, the Property was zoned OCH – Office Commercial High. The ground floor and second floor space on the east side of the building has historically been occupied by offices or personal service establishments as permitted in the OCH Zone. The most recent tenant, a personal service establishment, vacated the building in 2017. The property owner’s continuous attempts to re-lease the space since 2017 have been unsuccessful.

With the City’s rezoning of the Property to the KR Zone in 2005, the historic uses of the ground floor space along King Street became non-complying uses. Under Section 12-302(B)(3), a noncomplying use may be changed to a special use allowed in the zone in which the noncomplying use is located with SUP approval. While Section 12-302(D) provides that a noncomplying use terminates if it is abandoned for a period of 12 months, in this case, the noncomplying use was not abandoned due to the property owner’s continuous albeit unsuccessful marketing efforts since 2017. Accordingly, this application seeks a change in noncomplying use to allow the proposed day care center and business and professional office.

The unique proposal includes both a day care center and co-working office space under a single business model. The model provides an opportunity for working parents to consolidate their office and child care needs into an integrated space, however, both uses will be available to the general public on an a la carte basis. The day care center will occupy 5,232 square feet on the ground floor and 1,756 square feet on the second floor of the building, with the co-working space occupying the remaining space on the second floor. The day care will accommodate up to 100 children up to 4 years in age. The number of day care staff will comply with state licensing requirements, and may vary depending on the number of children in each age group. A maximum of 28 staff members on site at any given time. Subject to RPCA approval, the Applicant proposes to utilize a portion of City property adjacent to the Oswald Durant Arts Center, located a short walk from the Property, to meet state requirements for the required outdoor area.

Parking is provided in the adjacent below-grade parking garage at 1721 King Street which serves the entire Metro Place development. A total of 28 parking spaces are provided for the day care and office uses, with 3 spaces designated for day care drop-off and pick-up. As indicated on the submitted drop-off and pick-up plan, parents will access the parking garage from King Street or Cameron Street through an existing entry drive, and will walk their children to and from the day care entrance along the King Street sidewalk. The location of the drop-off and pick-up area within the parking garage will avoid impacts on the surrounding road network. The hours of operation for the day care and office uses will be 7:00 a.m. – 7:00 p.m. Monday through Friday. Drop-off and pick-up will occur between the hours of 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 7:00 p.m., respectively.

The proposed uses are compatible with the existing commercial development surrounding the Property, will meet the increasing demand for child care in the City, and will provide parents with an opportunity to co-locate their office and child care needs.

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 day care center will accommodate up to 100 children per day.

The occupancy of the business and professional office will be determined by the Building Code.

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

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

The day care center will have a maximum of 28 staff members at any given time. The number of staff will vary depending on the number of children in each age group in accordance with Department of Social Services requirements.

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

Day:

Monday - Friday

Hours:

7:00 a.m. - 7:00 p.m. (Day Care Center and Business and Professional Office)

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.

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.

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 day care and office 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 5 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:

Any 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. The day care will be operated in accordance with all applicable local and state regulations and requirements.

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:

25 _____ Standard spaces
 0 _____ Compact spaces
 0 _____ Handicapped accessible spaces.
 3* _____ Other. *In addition to the 25 spaces for staff and visitors, 3 designated pick-up/drop-off spaces are provided in the parking garage.

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

- B. Where is required parking located? (*check one*)

☐ on-site
☒ off-site

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

In the below-grade garage located at 1737 King Street.

While technically off-site, this garage serves the entire Metroplace development including the Subject Property.

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

Pursuant to Sec. 8-200(B) no loading spaces are required.

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

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

B. Where are off-street loading facilities located? No loading spaces are required per Sec. 8-200(B)

C. During what hours of the day do you expect loading/unloading operations to occur?

Between 7:00 a.m. and 11:00 p.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

As often as necessary. Given the nature of the proposed use, deliveries 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?

11,326 sq. ft. (existing) + 11,326 sq. ft. (addition if any) = 11,326 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: Metro Place - 1721 King Street

☐ other. Please describe: _____

End of Application



APPLICATION - SUPPLEMENTAL

DAY CARE CENTER

This Supplemental information is to be filed by applicants requesting Special Use Permit approval of a day care center.

1. How many employees will staff the day care facility, including the operator?
Staff provided in accordance with Dept. of Social Services requirements, up to 28 max.
How many staff members will be on the job at any one time?
Up to 28, depending on the number of children and mix of age groups.
2. Where will staff and visiting parents park?
In an adjacent below-grade parking garage. See submitted floor plan and site plan.
3. Please describe how and where parents will drop off and pick up children.
Parents will park in one of four designated drop-off/pick-up spaces in the garage, exit the garage to King Street through the elevator lobby, and walk with their child(ren) along the King Street sidewalk to the day care entrance as indicated on the submitted plan.
4. At what time will children usually be dropped-off and picked-up?

Drop-off	Pick-up
7:00 a.m. - 9:00 a.m.	4:00 p.m. - 7:00 p.m.

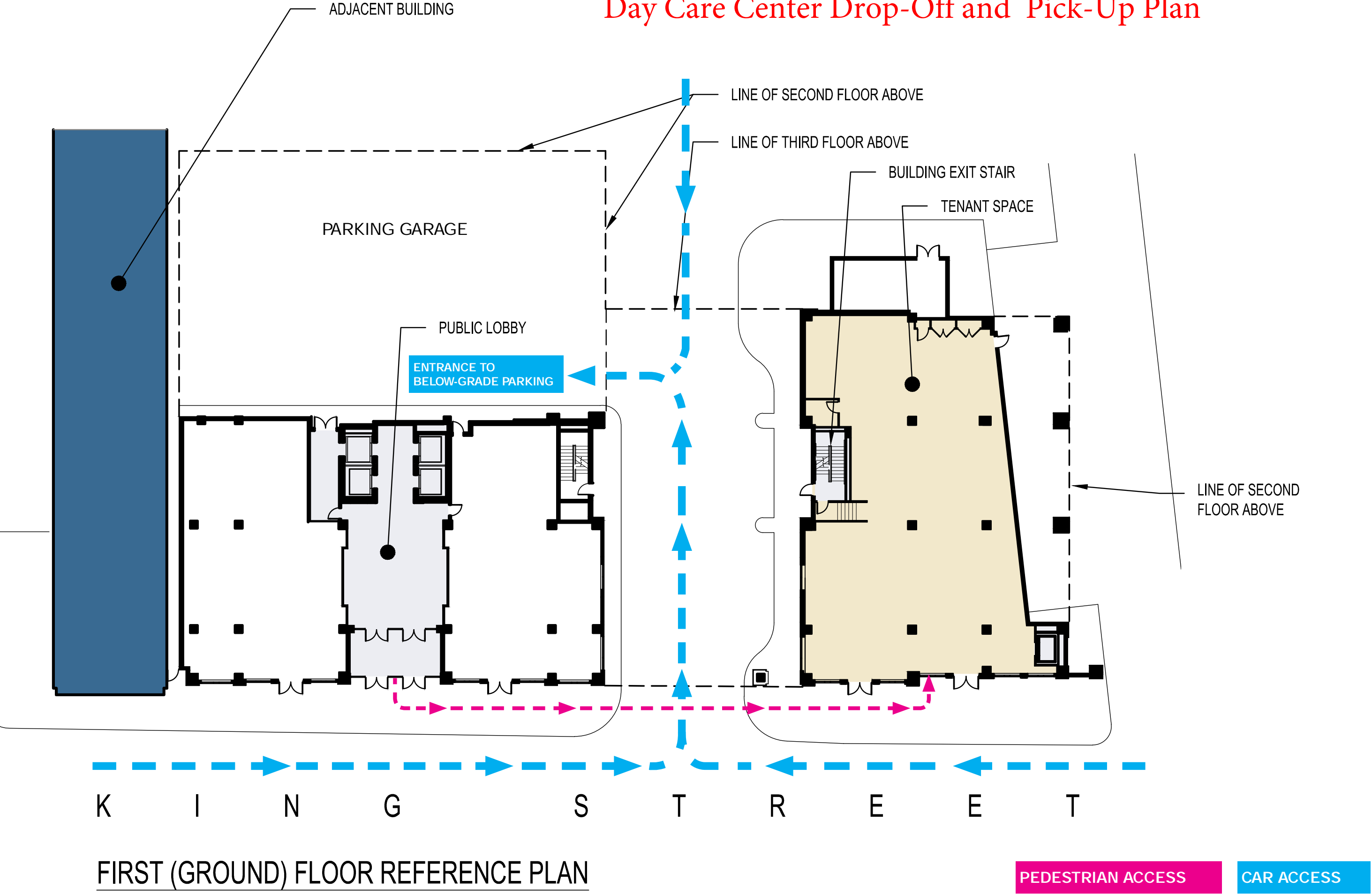
Attach a map indicating the route parents would take to and from the day care center for pick-up and drop off.
See attached.

5. How many children will be cared for during one day? Up to 100
6. What age children do you anticipate caring for? 0 - 4 years
7. Does the operation have a license from the State of Virginia for a child care facility?

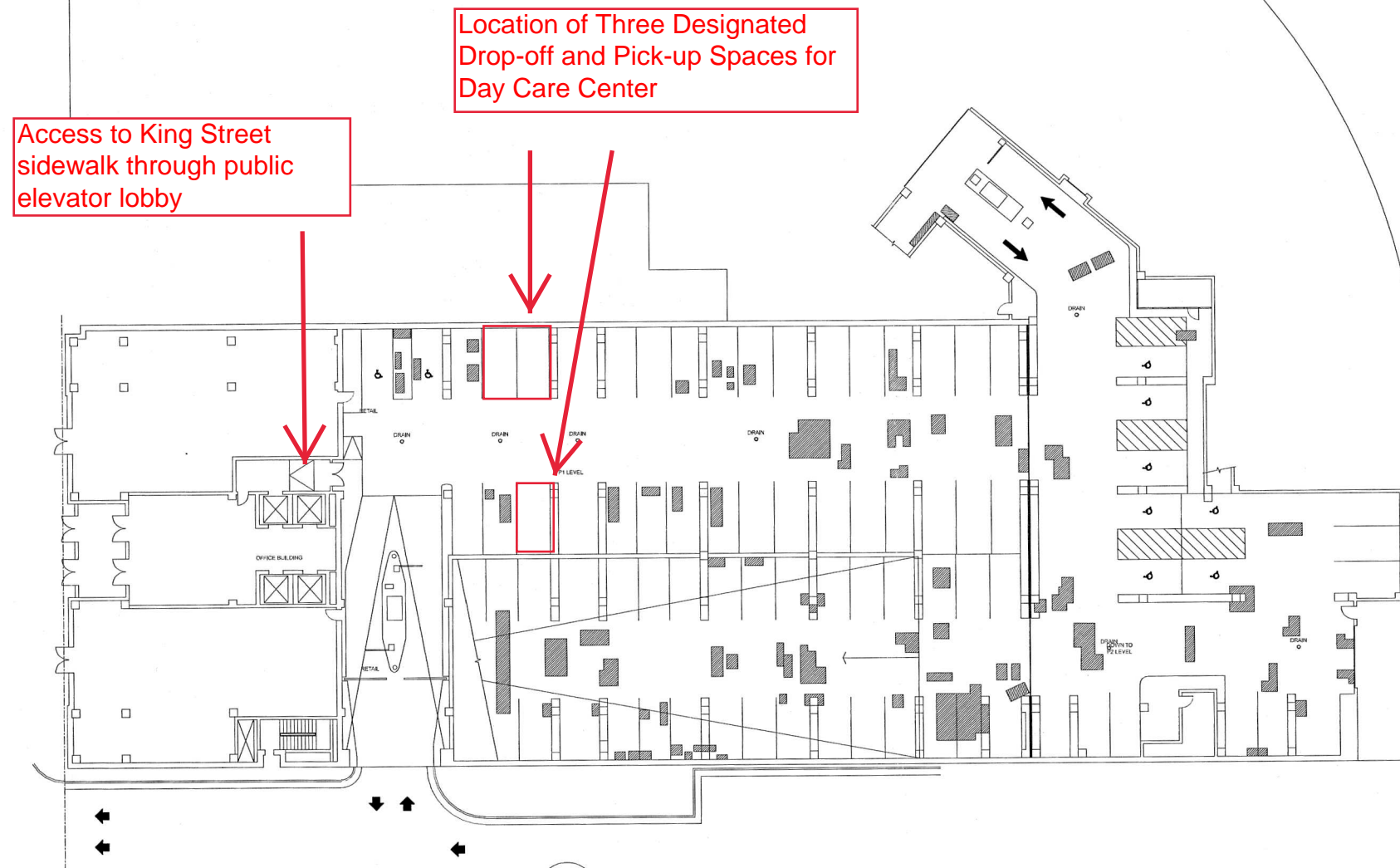
<input type="checkbox"/> Yes	<input type="checkbox"/> No	A license will be obtained in accordance with applicable requirements.
------------------------------	-----------------------------	--

If yes, provide a copy of the license.

Day Care Center Drop-Off and Pick-Up Plan



P1



1 1767 KING STREET - P1 LEVEL
A7 REF:

General Notes

SEAL

No.	Revision/Issue	Date

Firm Name and Address

CONSTRUCTION INSIGHT INC.
5938 BUSH HILL DRIVE
ALEXANDRIA VIRGINIA 22310
703-313-0456

Project Name and Address

The Hilton of Alexandria
1767 King Street

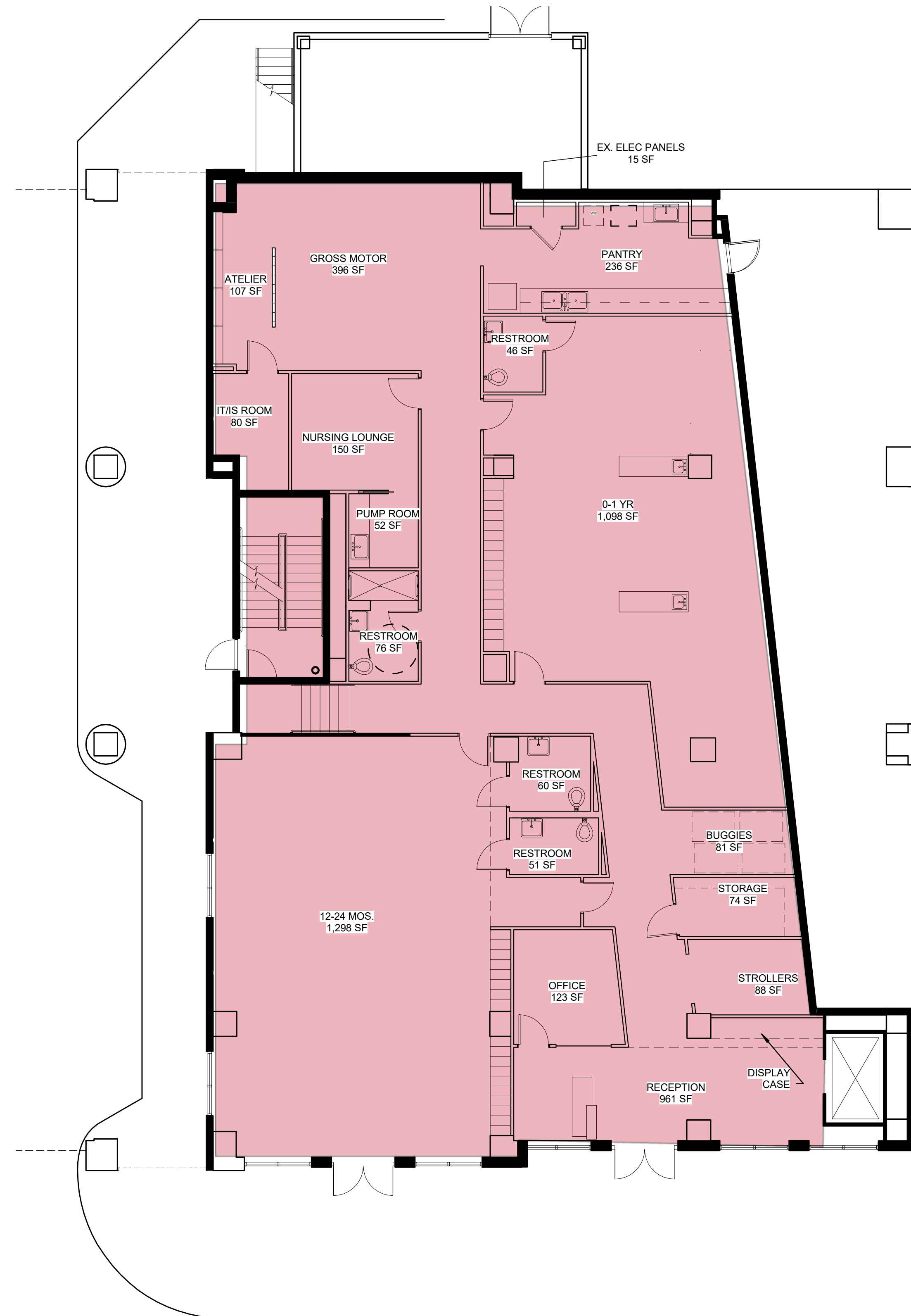
Title P1 LEVEL CONCRETE
PATCH LOCATIONS

Date 5/30/12

Scale NTS

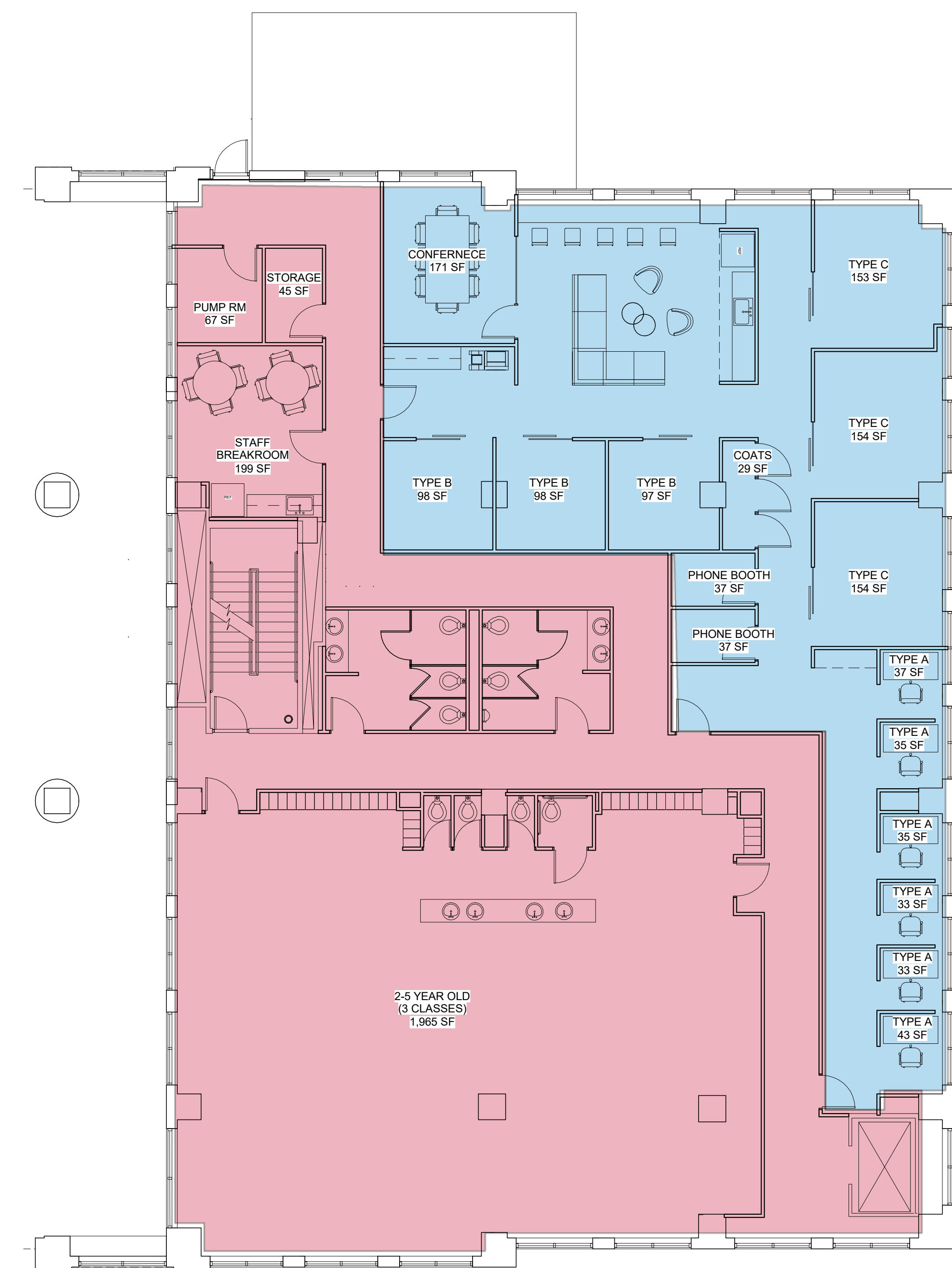
Sheet

A7



FIRST FLOOR TEST FIT

Daycare: 5,232 SF



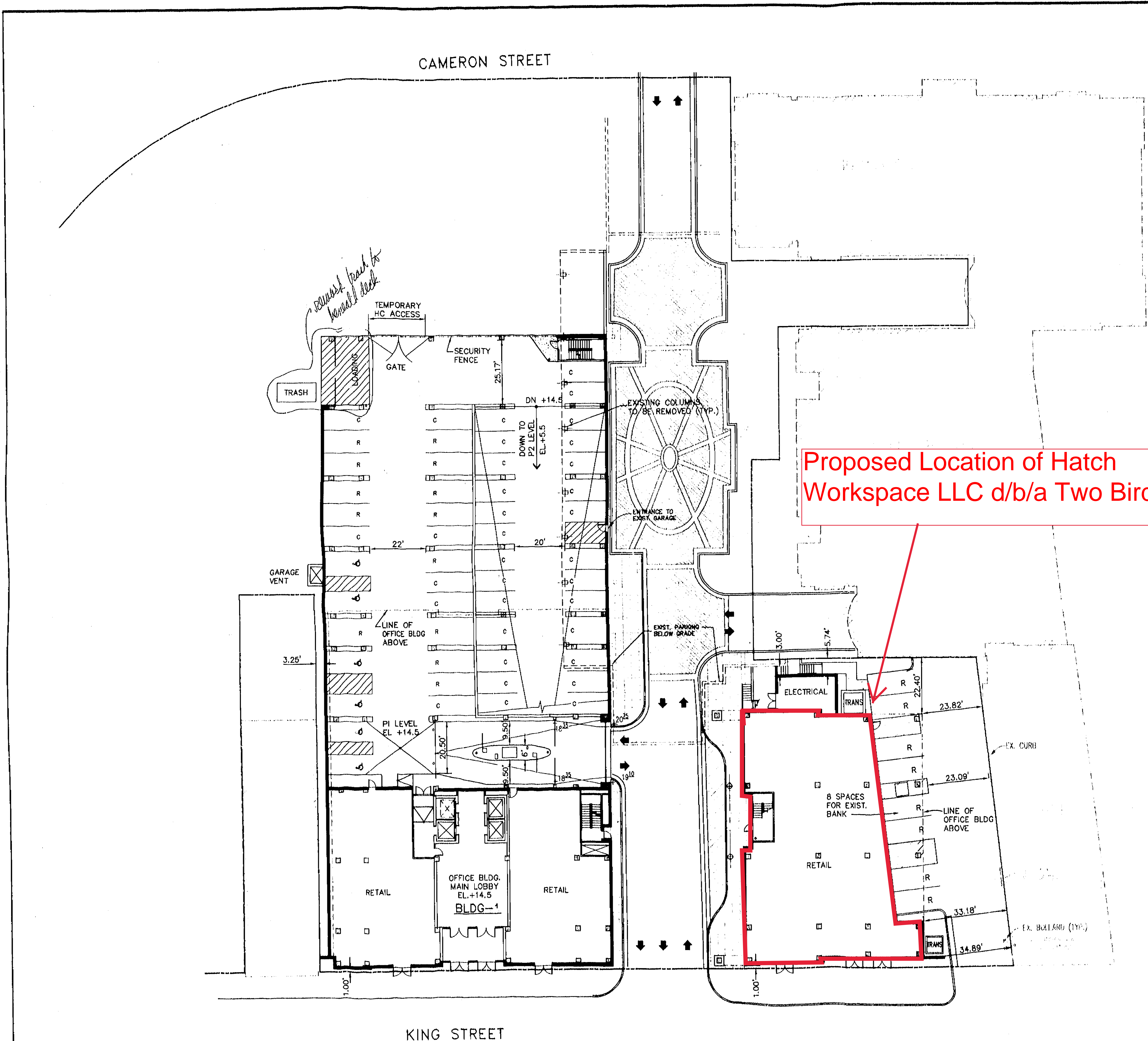
■ Coworking Space
■ Day Care Space

SECOND FLOOR TEST FIT

Daycare: 1,756 SF
 Business Coworking Area: 4,338 SF

TWO BIRDS - ALEXANDRIA 1721 KING STREET- 1ST AND 2ND FLOOR - TEST FIT

01/30/20



CAMERON STREET

KING STREET

PARKING LEVEL P-1
ELEVATION= 14.50



Proposed Location of Hatch
Workspace LLC d/b/a Two Birds

PARKING TABULATION (BLDG. 1)

LEVEL	H.C.	REGULAR	COMPACT	TOTAL
P1	6 CARS	13 CARS	34 CARS	53 CARS
ON-GRADE		8 CARS		8 CARS
TOTAL	6 CARS	21 CARS	34 CARS	61 CARS

R = STANDARD SPACE (9'x 18.5' MIN.)
C = COMPACT SPACE (9'x 18.5' MIN.)
H.C. = HANDICAP SPACE (13'x 18.5' MIN.)

WORKING COPY
FINAL PLAN

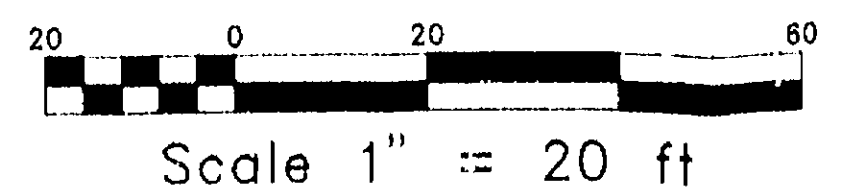
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



DAVIS - CARTER - SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE

Davis, Carter, Scott
2246 Connecticut Drive, Suite 200, Madison, Virginia 22102 • 703.754.8733
807 Highland Street, N.W., Suite 1100, Washington, D.C. 20007 • 202.462.2900

DEVELOPER

HP
COMPANIES L.C.

REVISIONS

PROJECT TITLE

PROJECT NO. 395258.01

DRAWING TITLE

P1 LEVEL
PARKING PLAN
FIRST FLOOR
PLAN

SCALE 1"=20'-0"

DATE 07/03/98

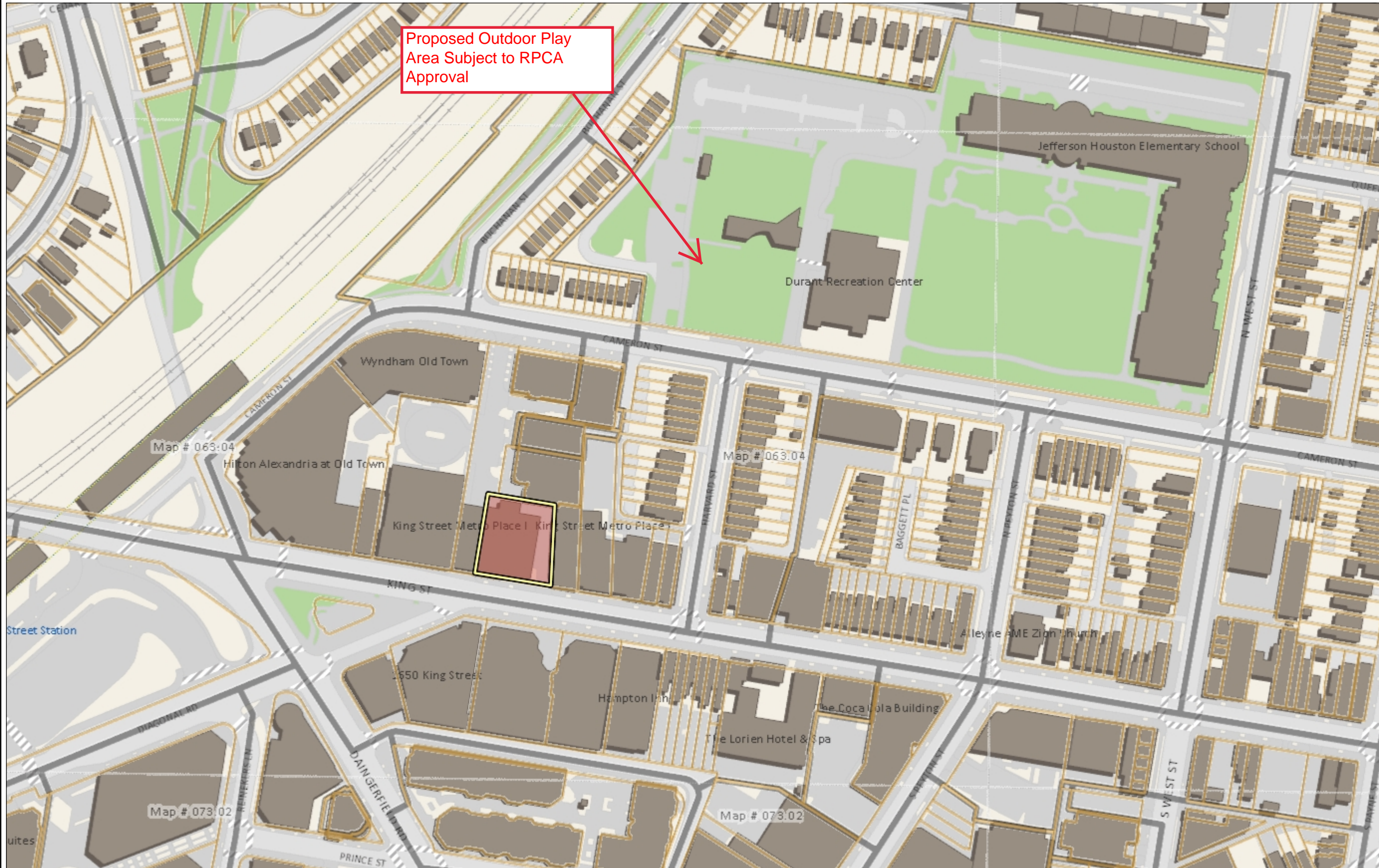
DRAWN BY

CHECKED BY HN

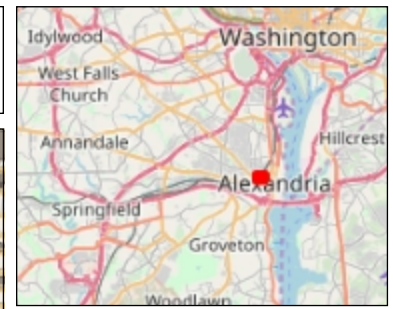
DRAWING NUMBER

A-207

SHEET 14 OF 27



Proposed Outdoor Play Area Subject to RPCA Approval



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

1:2,257

Notes
This map was automatically generated using Geocortex Essentials.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

RE: June 2, Special Use Permit #2020-00016

Ray Roakes <raymond.roakes@alexandriava.gov>

Thu 5/28/2020 12:52 PM

To: stephanie.gleichsner@stoladi.com <stephanie.gleichsner@stoladi.com>; LaMia.Dendy@stoladi.com <LaMia.Dendy@stoladi.com>**Cc:** PlanComm <PlanComm@alexandriava.gov>; Ann Horowitz <ann.horowitz@alexandriava.gov>; Anh Vu <Anh.Vu@alexandriava.gov>

Good Afternoon,

We have confirmed that you are correct and the address 1731 King was a typo and should have been 1737 King.

Unfortunately, we cannot update the Staff Report for the upcoming Planning Commission meeting because the record has already closed. However, we will verbally inform the Planning Commission of the typo if the issue arises and will have the typo corrected in the Staff Report before the Mayor and City Council Meeting.

Thanks so much for finding it!

Sincerely,

Ray Roakes

Urban Planner II

Land Use Regulatory Services

Alexandria Department of Planning and Zoning

City Hall - 301 King Street, Room 2100

703-746-3857

Alexandriava.gov

From: Stephanie Gleichsner <stephanie.gleichsner@stoladi.com>**Sent:** Thursday, May 28, 2020 10:26 AM**To:** PlanComm <PlanComm@alexandriava.gov>**Cc:** La Mia Dendy <LaMia.Dendy@stoladi.com>**Subject:** [EXTERNAL]June 2, Special Use Permit #2020-00016

Planning Commission,

Good afternoon. In regards to Special Use Permit #2020-00016, the proposal references 1731 King Street as part of the parking plan. I believe this is a mistake and it should be 1737 King Street.

Please advise.

Thank you.

Best,

Stephanie Gleichsner, CPM® Candidate

Senior Property Manager

stephanie.gleichsner@stoladi.com | stoladi.com

t. 703.548.1075 | f. 703.548.1443



1729 King Street

Suite 350

Alexandria, VA 22314

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 1, 2020

TO: CHAIRMAN NATE MACEK AND MEMBERS OF THE PLANNING
COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #6 - SUP#2020-00016 - 1721 KING STREET

This memorandum addresses the proposal to delete Condition #2 which currently includes restrictions on the hours and days of operation for the day care center in favor of allowing weekend and evening flexibility.

2. **DELETED BY PLANNING COMMISSION:** ~~The hours of operation for the day care shall be limited to 7 a.m. to 7 p.m., Monday through Friday. (P&Z) (PC)~~

Staff continues to recommend approval of SUP2020-00016 for a non-complying day care center on the ground floor at 1721 King Street, subject to the removal of Condition #2.