

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2024-00050

Approved by Planning and Zoning: August 30, 2024

Permission is hereby granted to: Alexandria LW Hotel Associates, L.P.

to use the premises located at: 1600 King Street

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

August 30, 2024

Karl Moritz (by T. LaColla)

Date

Karl Moritz, Director
Department of Planning and Zoning

DATE: August 30, 2024

TO: Tony LaColla
Department of Planning and Zoning

FROM: Ann Horowitz
Department of Planning and Zoning

SUBJECT: Special Use Permit #2024-00050
Administrative Review for Change of Ownership
Site Use: Hotel, Restaurants, Spa, Valet Parking
Business Name: Archer Old Town Alexandria Hotel/King Street Spa
Applicant: Alexandria LW Hotel Associates. L.P.
Location: 1600 King Street
Zones: KR/King Street Retail
OCH/Office Commercial High

Request

Special Use Permit #2024-00050 is a request to change the ownership of a hotel and its associated restaurants and day spa, known as the Lorien Hotel & Spa, at 1600 King Street from IA Lodging Alexandria TRS, LLC to Alexandria LW Hotel Associates, L.P. No additional changes to the establishment are proposed and the new owners will operate the business as Archer Old Town Alexandria Hotel and King Street Spa.

The uses are served by a 75-space underground parking facility. Four on-street parking spaces are reserved for the valet parking amenity.

Background

The Planning Commission and City Council approved DSUP #2006-0036 in April 2007 for the Lorien Hotel and Spa, valet parking, and two restaurants, Brabo and Brabo Tasting Room. The establishment opened in 2009. SUP #2014-00019 was administratively approved for a change of ownership from DSF/Long King Street LLC, Kimpton Hotel and Restaurant Group, LLC to IA Lodging Alexandria TRS, LLC.

Community Outreach

Public Notice was provided through eNews, via the City's website, and by posting a placard at the site. Staff has not received any comments from residents or adjacent businesses for the SUP change of ownership request.

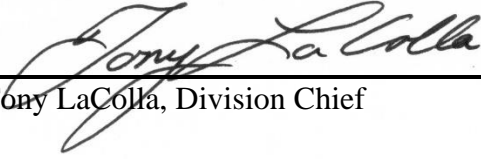
Staff Action

Staff views the change of ownership request as reasonable and supports the applicant's request. Conditions from DSUP #2006-0036 have been carried forward.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: August 30, 2024
Action: Approved



Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2024-00050

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

A. OPEN SPACE - LANDSCAPING:

1. The central courtyard area shall provide the level of detail and amenities depicted on the final site plan dated July 18, 2005, and shall also provide amenities such as special paving surfaces, materials, benches, trash receptacles, landscaping, etc. to encourage its use. In addition the courtyard shall be revised to provide the following to the satisfaction of the Director of P&Z:
 - a. The connection from King Street shall be revised to maximize its use as a publically accessible open space and the raised planters on the King Street entrance shall be the minimum height necessary to accommodate trees.
 - b. The walkways for the internal sidewalks and courtyard shall generally be the same brick as used adjacent to King Street to reinforce the public nature of the space.
 - c. The central courtyard and landscaping shall be privately maintained.
 - d. The central courtyard shall be fully open to the public following the hours and guidelines established by the Department of Parks, Recreation and Cultural Activities during hours normally associated with residential uses.
 - e. A freestanding focal point which incorporates a water element of appropriate scale for the space shall be provided within the central courtyard.
 - f. Where raised planters are necessary they shall be brick or stone.
 - g. The internal landscaped and open space areas shall be irrigated.
 - h. All lawn areas shall be sodded.
 - i. All landscaping shall be maintained in good condition and replaced as needed.
 - j. Provide shade trees(rather than the proposed ornamental) along the north side of the rear drive aisle.
 - k. Shrub plantings shall provide seasonal color and be arranged to provide visual interest and harmony within the public space as well as be complimentary to the design of the public space and its proposed use.
 - l. Low scale pathway or bollard lighting.

- m. A decorative sign shall be added to identify the ground level open space courtyard as a public open space.
 - n. The proposed gate and fencing shall be eliminated. (P&Z) (PC) (DSUP2006-36)
2. A perpetual public access easement shall be granted for the internal courtyard and pedestrian access on King Street and all sidewalks located outside the public right-of-way. All easements and reservations shall be approved by the City and recorded prior to the release of the final site plan. (P&Z) (T&ES) (DSUP2006-36)
3. A final landscape plan shall be provided with the final site plan to the satisfaction of the Director of P&Z and RP&CA. The plan shall include the level of landscaping depicted on the final landscape plan and shall at a minimum also provide:
- a. The planting depth on top of the parking deck shall be a minimum of 2 ft. for the shrubs and groundcover and a minimum of 4 ft. of soil depth for trees with adequate drainage to support the trees. Raised planters shall be the minimum depth necessary to accommodate trees and landscaping.
 - b. All trees to be limbed up a minimum of 6 ft. as they mature to allow for natural surveillance.
 - c. Board and batten fencing and other measures if identified by the City Arborist shall be provided to protect the existing mature Black Oak trees on King Street during construction. Should any pruning of the existing trees be necessary during construction such pruning must be undertaken by a certified arborist. All tree protection shall be installed prior to any demolition, grading or construction.
 - d. Trees are not to be planted under or near light poles.
 - e. All landscaping shall be maintained in good condition and replaced as needed. All plant specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C.
 - f. All work shall be performed in accordance with Landscape Specifications Guidelines 4th Edition as produced by the Landscape Contractors Association (LCA) of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
 - g. Depict all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened.

- h. The landscape plan shall be prepared and sealed by a certified landscape architect. (P&Z) (DSUP2006-36)
4. The rooftop open space shall be designed to function as high-quality usable open space for the guests of the respective rooms. At a minimum, the revised plans for the plaza decks shall include the following to the satisfaction of the Directors of P&Z and RP&CA:
- a. Features and elements such as seating, trash receptacles, and pedestrian-scale lighting.
 - b. Varied and high quality paving material.
 - c. A significant amount of additional landscaping with provisions for irrigation or water source.
 - d. The railing for the roof-top deck (excluding the eastern facade) shall be set back or incorporated into the parapet so that the railing is not visible from the adjoining public right-of-ways.
 - e. The lighting for the roof-top open space shall be pedestrian-scale pathway lighting and shall not be visible from the adjoining streets.
 - f. Noise generated in conjunction with the roof top open space shall be limited to the type and hours normally associated with a hotel use. (P&Z) (DSUP2006-36)

B. PEDESTRIAN AND STREETSCAPE:

5. The applicant shall provide pedestrian streetscape improvements that at a minimum shall provide the level of improvements depicted on the final site plan dated July 18, 2005, and shall provide the following:
- a. Because of the amount of construction, underground parking garage and utilities, the brick sidewalk and parking meters and tree wells for the King Street frontage of the property shall be replaced.
 - b. The size of the tree wells to be replaced shall be 4 ft x 10 ft.
 - c. A pedestrian countdown signal shall be provided for the pedestrian crossing at the intersection of King Street and Harvard Street.
 - d. A stamped and colored asphalt crosswalk shall be provided at the intersection of King Street and Harvard Street.
 - e. Three new decorative city standard black metal trash cans shall be provided for the King Street frontage of the property and one new decorative city standard

black metal trash can shall be provided at the intersection of King Street and Harvard Street.

- f. All sidewalks shall be City standard red brick.
 - g. The applicant shall provide a \$15,000 contribution for enhancements in the vicinity of the development or that meets the needs of the neighborhood and surrounding area including but not limited to trash receptacles and landscaping, or the contribution shall be provided to a fund for comparable improvements on King Street to the satisfaction of the Director of P&Z and RPCA.
 - h. Revise the sidewalk materials for the southern portion of the building to be brick, including the sidewalk crossing at the garage entrance to delineate the pedestrian crossing.
 - i. The surface for rear drive aisle line shall be stamped and colored bomanite concrete to appear as cobblestone/brick or similar decorative surface to the satisfaction of the Director of P&Z to reduce the perceived expanse of the alley pavement.
 - j. All streetscape improvements and the monetary contribution shall be completed prior to the issuance of a certificate of occupancy permit.
 - k. The cost of the pedestrian, streetscape and open space improvements may be paid from the King Street Metro Fund. The cost of the remainder of the condition(s) shall be the responsibility of the applicant. (P&Z) (City Council) (DSUP2006-36)
- 6. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2002-0041)
 - 7. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSUP #2002-0041)
 - 8. Provide additional spot elevations at the proposed crosswalk along the garage and loading dock entrance. (T&ES) (DSUP #2002-0041)
 - 9. The sidewalk and existing bus stop shall remain open during construction. (T&ES) (DSUP #2002-0041)
 - 10. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSUP #2002-0041)

C. **PARKING:**

11. The applicant shall provide a parking/valet management plan which outlines mechanisms to maximize the use of the underground parking garage, ensure efficient use of the valet zone and underground parking by the employees, hotel and restaurant/retail/spa patrons to the satisfaction of the Directors of P&Z and T&ES, which shall at a minimum include the following:
 - a. The proposed valet parking zone shall be limited to a maximum of three on-street parking spaces on King Street and shall be limited to a maximum of 60 linear feet at the curbside as generally depicted in *Attachment #1*. The size of the valet zone may be adjusted by the Directors of P&Z and T&ES as part of the review set forth in (g).
 - b. The valet parking services shall be provided 24 hours a day seven days a week and shall be provided at no additional cost to the patrons of the retail, restaurant and/or associated uses and the valet service shall be heavily promoted to patrons.
 - c. The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the underground parking garage. A vehicle(s) is not permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. The valet operator shall store all valet parked vehicles in underground parking garage or other approved off-street location for uses contained on-site.
 - d. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking area. Double parking, staging outside the valet parking area as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If vehicles are found to be within the valet parking zone for more than 10 minutes the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition.
 - e. The applicant shall be responsible for all appropriate signage including “Valet Loading Zone” signage and other applicable signage as required by the Director of T&ES. Freestanding and other signage other than traffic signs shall be prohibited.
 - f. If requested by the Directors of P&Z and T&ES, the valet zone shall be made available for properties in the vicinity on King Street for operation of valet parking for nearby uses. If and when properties in the vicinity implement valet parking for their uses, the valet zone may be increased to meet the additional demand, as determined by the Directors of P&Z and T&ES. This condition shall

not require any additional cost to the applicant to provide parking for properties in the vicinity or nearby uses, or to fund improvements to accommodate such uses.

- g. The valet parking shall be reviewed within six months by the Directors of T&ES and P&Z to determine its compliance with the conditions herein and all applicable codes and ordinances. The applicant shall seek other buildings in which to provide overflow parking should the need arise. As part of the initial or annual reviews under this paragraph, the directors may require the operator to adjust the features of the program. Alternatively, if the Directors of T&ES and P&Z have concerns regarding the operation, the case will be docketed for review by the Planning Commission and City Council.
 - h. The applicant shall provide controlled access into the underground garage.
 - i. Employees of the hotel shall be encouraged to use public transportation. Employees who drive to work shall be required to use off-street parking. The applicant shall provide subsidies to assist with employee off-street parking, if necessary. (P&Z) (T&ES) (PC) (City Council) (DSUP2006-36)
12. The proposal shall be revised to provide two (2) loading spaces in rear of building. The applicant shall depict turning movements for delivery trucks accessing these two loading spaces to the satisfaction of the Directors of T&ES and P&Z. All deliveries for the subject property shall occur in the designated loading area accessed from Dechantal Street as depicted on the site plan. (P&Z) (T&ES) (DSUP2006-36)
 13. The applicant shall provide off-street parking for all construction workers without charge. For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of 50% of the fees for mass transit. Compliance with this condition shall be based on a plan, which shall be submitted to the Department of P&Z and T&ES prior to the issuance of the Excavation/Sheeting, and Shoring Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. The plan shall also provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes. If the plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (DSUP #2002-0041)
 14. The applicant shall provide a minimum of four (4) bicycle parking spaces for visitors which shall be integrated with the design of the courtyard within the plaza area to the satisfaction of the Director of T&ES. (T&ES) (DSUP2006-36)
 15. All appropriate on-street parking signage and any other signage for control of pedestrians and vehicles shall be installed by the applicant to the satisfaction of the Director of

T&ES. (P&Z) (T&ES) (PC) (DSUP2006-36)

D. MASS TRANSIT INCENTIVES

16. A TMP Coordinator shall be designated for the retail uses on application for the certificate of occupancy permit. This person will be responsible for implementing and managing all aspects of the TMP and the parking management program for the project. (P&Z) (DSUP2006-36)
17. A transportation management plan (TMP) account shall be funded annually at a rate of \$0.11 per square foot of occupied restaurant or retail space and \$0.025 per square foot of hotel space. The first payment to the fund shall be made with the issuance of initial Certificate of Occupancy. Annually, to begin one year after the initial CO is issued, the rate shall increase by an amount equal to the rate of inflation for the previous year, unless a waiver is obtained by the Director of Transportation and Environmental Services. The TMP fund shall be used exclusively for these approved activities:
 - a. Discounting the cost of bus and transit fare media for on-site employees. The discounted bus and rail fare media shall be sold on-site to employees of the project. The fare media to be sold will include, at a minimum, fare media for Metrorail, Metrobus, DASH and any other public transportation system fare media requested by employees and/or the Office of Transit Services and Programs. The availability of this fare media will be prominently advertised. At a minimum, the initial discount will be 50%.
 - b. Marketing activities, including advertising, promotional events, etc.
 - c. Membership and application fees for carshare vehicles.
 - d. Any other TMP activities as may be proposed by the applicant and approved by the Director of T&ES as meeting goals similar to those targeted by the required TMP measures. (P&Z) (DSUP2006-36)
18. Transit, ridesharing, staggered work hours/compressed work week and the other program elements shall be promoted to employees. (P&Z) (DSUP2006-36)
19. Information about all transit, ridesharing, and other TMP elements shall be distributed and displayed to employees—including transit schedules, rideshare applications and information, incentive information, parking information, etc. This information shall be kept current. Displays of these brochures and applications shall be provided in a prominent location within each building and a web site with this information and appropriate links to transit providers will be provided and maintained. (P&Z) (DSUP2006-36)
20. A ridesharing program shall be established that includes not only participation in the

regional Metropolitan Washington Council of Governments Commuter Connections Program, but also site--specific matching efforts. (P&Z) (DSUP #2002-0041)

21. A Guaranteed Ride Home Program shall be established and promoted as part of the ridesharing and transit marketing efforts. Provide one time free SmarTrip cards to employees. (P&Z) (DSUP2006-36)
22. The applicant will provide annual TMP Fund reports to the Office of Transit Services and Programs. The first report will be due six months following the issuance of the first certificate of occupancy. Any unencumbered funds remaining in the TMP account at the end of each reporting year may be either reprogrammed for TMP activities during the ensuing year or may be paid to the City for use in TMP support activities which benefit the site. The Director of T&ES may require that the funds be paid to the City upon determination that the applicant has not made reasonable effort to use the funds for TMP Programs. (P&Z) (DSUP #2002-0041)
23. The applicant shall prepare, as part of its leasing/purchasing agreements, appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, prior to any lease/purchase agreements; such language to be reviewed and approved by the City Attorney's office. (P&Z) (DSUP #2002-0041)
24. Modifications to approved TMP activities shall be permitted upon approval by the Director of T&ES and P&Z, provided that any changes are consistent with the goals of the TMP. (P&Z) (DSUP #2002-0041)
25. The applicant shall participate in Ozone Action Days and other regionally sponsored clean air, transit, and traffic mitigation promotions by advertising such promotions in a manner and at such locations within the building acceptable to the developer. (P&Z) (DSUP #2002-0041)
26. The applicant shall participate in any larger Transportation Management Plan and parking efforts for the area and shall coordinate with adjoining transportation management plans at no additional expense beyond the annual TMP contribution to the satisfaction of the Director of T&ES and P&Z. (P&Z) (DSUP2006-36)

E. BUILDING:

27. The final architectural elevations shall be consistent with the level of quality and detail provided in the preliminary architectural elevations dated July 18, 2006, as approved by the Board of Architectural Review. In addition, the applicant shall also provide additional refinements to the satisfaction of the Director of P&Z that include:
 - a. Condition deleted. (DSUP2002-0041)
 - b. Condition deleted.

- c. The facade materials for the front, side and rear of the building shall be predominantly masonry (brick, precast, stone) and/or materials approved by the Old and Historic BAR. The bay windows and balconies shall be metal. Balcony ceilings shall be constructed of durable cementitious material or similar high quality substitute.
 - d. The entire front facade for 1600 King Street shall be retained and restored. The retail base for 1514 and 1516 King Street as generally depicted on the final elevations dated July 18, 2005, shall be revised to be provide traditional scale and materials of traditional retail bays typical for this architectural style
 - e. Provide a rear elevation of the existing two-story 100 year old building showing the proposed treatment for the portion of building. Any alterations to the 100 year old central building shall require subsequent review and approval by the Old and Historic Board of Architectural Review.
 - f. Condition deleted.
 - g. Condition deleted.
 - h. Provide appropriate materials and details on the building elevations, including treatment of balcony railings, roofs and eaves, window heads and sills, masonry base details, retaining walls etc.
 - i. Through-wall HVAC vent grills shall be prohibited.
 - j. The base of the buildings shall provide low-level pedestrian-scale lighting as an integral part of the facade design to add nighttime visual interest to the buildings.
 - k. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
 - l. All required refinements to the design and materials shall be revised prior to the release of the final site plan.
 - m. Condition deleted.
 - n. A color on-site materials mock-up shall be provided prior to the final selection of the brick and building materials. The approval of the final details shall be subject to review by the Old and Historic Board of Architectural Review. (P&Z) (PC) (DSUP2006-36)
28. The applicant shall have a LEED certified consultant as a member of the design and construction team. The building shall incorporate sustainable design elements and innovative technologies with the goal of achieving 20 points under the U.S. Green Building Council's System. The architect shall provide a checklist and specific examples

of items used in the building prior to the release of an above-grade building permit to the satisfaction of the Director of P&Z and T&ES. (P&Z)(T&ES) (DSUP2006-36)

29. Immediately upon the recordation of the vacation ordinance, the applicant shall rededicate to the City the area vacated, subject to the reservation of an easement unto the property owner to maintain the existing historic building at 1520, 1522 and 1524 King Street, and the facade of the existing building at 1600 King Street and the proposed reconstruction behind the facade. The reserved easement shall be in a form approved by the City Attorney.(PC) *Note:[The Deed Vacation and Reservation (which contains Ord # 4425) was recorded as Inst. # 060019262 on 7/20/2006. The Deed of Re-Dedication and Reservation was recorded at Inst. # 060019263 on 7/20/2006.]* (DSUP #2002-0041)
30. Provision shall be made for constructing exhaust vent shafts and grease traps within the buildings to accommodate ground floor restaurant uses. (P&Z) (DSUP2006-36)
31. The amount of first floor retail square footage shall not be reduced from the amount shown on the preliminary site plan dated January 22, 2007(4,701 sq.ft.). (P&Z) (PC) (DSUP2006-36)
32. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSUP2006-36)
33. The following conditions shall apply as part of the proposal due to the configuration and height to the satisfaction of the Director of Code Enforcement.
 - a. Fire sprinklers shall be installed in all concealed spaces.
 - b. Elevator lobby must be enclosed in a one hour rated enclosure.
 - c. Fire alarm system shall comply with high-rise alarm requirements and shall be tied into a Central Station monitoring center.
 - d. The Fire Alarm shall be a voice alarm system.
 - e. Stairwell capacity shall be designed without sprinkler exceptions.
 - f. Provide a rear emergency vehicle easement not to exceed 100 feet from DeChantel Street. The building set back from the property line shall be a minimum of 37 feet. The fire lane shall be located no closer than 15 feet to the structure.
 - g. A full NFPA13 system is required for this project. Sprinklers must be provided in all concealed spaces. (Code) (DSUP #2002-0041)
34. The applicant shall control odors (including cooking odors), smoke, and any other air

pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (DSUP2006-36)

35. The applicant shall contact the City of Alexandria Radio Communications Manager prior to submission of final site plan. The proposed project shall be reviewed for compliance with radio requirements of the City of Alexandria to the satisfaction of the City of Alexandria Radio Communications Manager prior to site plan approval. Such buildings and structures shall meet the following conditions:
- a. The building or structure shall be designed to support a frequency range between 806 to 824 MHz and 850 to 869 MHz.
 - b. The building or structure design shall support a minimal signal transmission strength of -95 dBm within 90 percent of each floor area.
 - c. The building or structure design shall support a minimal signal reception strength of -95 dBm received from the radio system when transmitted from within 90 percent of each floor area.
 - d. The building or structure shall be tested annually for compliance with City radio communication requirements to the satisfaction of the Radio Communications Manager. A report shall be filed annually with the Radio Communications Manager which reports the test findings.

If the building or structure fails to meet the above criteria, the applicant shall install to the satisfaction of the Radio Communications Manager such acceptable amplification systems incorporated into the building design which can aid in meeting the above requirements. Examples of such equipment are either a radiating cable system or an FCC approved type bi-directional amplifier - any exterior changes to the building shall be to the satisfaction of the Director of Planning & Zoning. Final testing and acceptance of amplification systems shall be reviewed and approved by the Radio Communications Manager. (Code) (DSUP #2002-0041)

F. RETAIL, SPA AND RESTAURANT USES AND SIGNAGE:

36. The colors and materials of the retail and/or restaurant tenant signs shall be designed of high quality materials to the satisfaction of the Director of P&Z and shall comply with applicable codes and ordinances as well as the following and shall be approved by the Board of Architectural Review.
- a. Sign messages shall be limited to logos, names and street address information.
 - b. Parapet signs or wall signs above the first level for retail and/or hotel uses are prohibited.

- c. Signs applied to storefront windows shall cover no more than twenty percent of the glass.
 - d. Box signs and internally illuminated signs shall be prohibited.
 - e. Permanent or temporary advertising banners shall be prohibited.
 - f. Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located adjacent to the retail windows. Tables and other active uses adjacent to the window are encouraged.
 - g. Freestanding signs are prohibited.
 - h. The existing projecting sign on 1600 King Street shall be removed prior to the issuance of a certificate of occupancy permit.
 - i. Temporary freestanding signs for the purpose of marketing the development shall be allowed to the satisfaction of the Director of Planning and Zoning. ~~(PC)~~
(DSUP2006-36)
37. Window signs or posters shall not block the visibility of the interior of the store from the street. Shelving, boxes, coat racks, storage bins, closets, and similar items shall be located where they do not block the windows. All window coverings shall be open as much as possible and provide some interior accent lighting when the business is closed.(P&Z)
(DSUP2006-36)
38. The proposed restaurant(s) shall be subject to the following:
- a. The special use permit shall be granted to Kimpton Hotel and Restaurant Group, LLC only or to any corporation in which the applicant has a controlling interest. When a new operator is chosen to control the two proposed restaurants, each shall apply for a change of ownership application, to ensure that the operator is bound by these conditions.
 - b. Seating shall be provided in two restaurants for no more than 106 for the full service restaurants and 48 for the café/wine bar.
 - c. If outside dining facilities are provided, the details of the design and seating shall be reviewed and approved by Planning and Zoning under the Outdoor Dining Design Guidelines, with the location and design to ensure that the outdoor seating occupies only a portion of the courtyard, allowing sufficient pedestrian circulation and that the overall courtyard environment remain open and inviting.
 - d. Hours of operation shall be limited to 6:00 a.m.-1:00 a.m. daily.
 - e. Meals ordered before the closing hour may be served, but no new patrons may be

admitted, and all patrons must leave by one hour after the closing hours.

- f. Alcoholic beverages may be sold for on-premises consumption only.
- g. The applicant shall post the hours of operation at the entrance to the restaurant.
- h. No food, beverages, or other material shall be stored outside.
- i. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
- j. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- k. The applicant shall (a) advertise the availability of valet parking by including such notice in any advertising; (b) urge patrons who drive to use the service; and (c) post signs at the restaurant directing patrons to the availability of valet parking.
- l. The Director of Planning and Zoning shall review the restaurant special use permit(s) one year after the use is operational, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation 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.
- m. No exterior loudspeakers or amplification shall be permitted on the exterior of the building, and no music or amplified sound shall be audible at the property line.
- n. Indoor live entertainment shall be permitted to the extent that no amplified sound is audible outside the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (T&ES) (PC) (DSUP2006-36)
- o. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or allow invasion by animals. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor trash receptacles shall be screened to the satisfaction of the Director of Planning & Zoning. (P&Z)

39. The day spa shall be subject to the following:
- a. The special use permit shall be granted to Kimpton Hotel and Restaurant Group, LLC only or to any corporation in which the applicant has a controlling interest. When a new operator is chosen to control the day spa, they shall apply for a change of ownership application, to ensure that the operator is bound by these conditions.
 - b. The applicant shall post the hours of operation at the entrance of the business.
 - c. Only City of Alexandria licensed therapists may provide message services at the facility.
 - d. The Director of Planning and Zoning shall review the special use permit for the Day Spa 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, (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) (PC) (DSUP2006-36)
40. The applicant shall conduct employee training session on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and to provide instruction preventing underage sales of alcohol. (P&Z) (DSUP2006-36)
41. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness presentation for all employees. (Police) (DSUP2006-36)
42. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. (Police) (DSUP2006-36)
43. All waste products shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES) (DSUP2006-36)
- G. SITE PLAN:**
44. Upon approval of this amendment, the applicant shall be responsible for amending the final site plan, and/or building permits and all applicable documents to address the conditions contained herein. (P&Z) (DSUP2006-36)

45. The developer shall install and maintain accessible pedestrian access from the public right of way along King Street to the plaza and other areas of the development and from the public right of way along Dechantel Street to the rear entrance of the development. (P&Z) (DSUP2006-36)
46. All transformers shall be located adjacent to the southern drive aisle and shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP #2002-0041)
47. The portion of the drive aisle that is located on top of the underground parking garage shall be designed to AASHTO HS-20 loading requirements of delivery trucks and fire apparatus to the satisfaction of the Directors of P&Z, T&ES and Code Enforcement. (P&Z) (DSUP #2002-0041)
48. The developer shall maintain a smooth transition across the driveway on Dechantel Street so that there are no abrupt transition across the driveway from any connecting sidewalk. (T&ES) (DSUP #2002-0041)
49. All existing above grade utilities on the site shall be located below grade. (P&Z) (T&ES) (DSUP #2002-0041)
50. Show all existing and proposed easements, both public and private. (T&ES) (DSUP #2002-0041)
51. Clearly delineate the location of the sanitary sewer connection on the plans. Also, provide a profile for the 6" lateral and a detail of the connection. (T&ES) (DSUP #2002-0041)
52. The six existing lots shall be consolidated. The plat of consolidation shall be submitted with the submission of the first final site plan. The plat of consolidation shall be approved and recorded prior to the release of the final site plan. (P&Z) (DSUP #2002-0041)
53. A freestanding hotel, commercial, development and/or retail sign shall be prohibited. Temporary freestanding signs for the purpose of marketing the development shall be allowed to the satisfaction of the Director of Planning and Zoning. (P&Z) (DSUP2006-36)
54. A "Certified Land Disturber" must be named on the Erosion & Sedimentation Control sheets at the pre-construction meeting prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES) (DSUP #2002-0041)
55. Provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. This plan must be submitted in conjunction with the Final #2 site plan. (T&ES) (DSUP #2002-0041)

56. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSUP #2002-0041)
57. No major construction staging will be allowed from King Street. Applicant shall meet with T&ES to discuss construction staging activities prior to release of permits for ground disturbing activities. (T&ES) (DSUP #2002-0041)
58. T&ES is concerned about the limits of excavation relative to property lines. Any structural elements that extend into right of way, including footings, foundations, etc., must be approved by the Director of T&ES. (T&ES) (DSUP #2002-0041)
59. The applicant shall prepare and submit a plan that delineates a detailed phasing plan and construction management plan for the entire project for review and approval by the Directors of P&Z, T&ES and Code Enforcement prior to the release the final site plan for the project. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners and civic associations to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. (P&Z) (DSUP #2002-0041)
60. The applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The applicant shall develop a plan of communication with the community in consultation with the Departments of P&Z and T&ES. (P&Z) (DSUP #2002-0041)
61. A temporary informational sign shall be installed on the site prior to approval of the first final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information: the sign shall notify the public of the nature of the upcoming construction project and shall provide a phone number for the construction management team for public questions regarding construction of the project. (P&Z) (DSUP2006-36)
62. The applicant shall be allowed to make minor adjustments to the building location if the changes do not result in off-street parking or open space below that required by the Zoning Ordinance and do not result in an increase in building height or floor area ratio. (P&Z) (DSUP #2002-0041)
63. Temporary construction and/or sales trailer(s) shall be permitted and be subject to the approval of the Director of P&Z. The trailer(s) shall be removed prior to the issuance of a certificate of occupancy permit for the building. (P&Z) (DSUP #2002-0041)
64. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSUP #2002-0041)

65. Provide a lighting plan with the first final site plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police and shall include the following:
 - a. Clearly show location of all existing and proposed street lights and site lights, shading back less relevant information;
 - b. A lighting schedule that identifies each type and number of fixtures, mounting height, and strength of fixture in Lumens or Watts;
 - c. Manufacturer's specifications and details for all proposed fixtures; and
 - d. A photometric plan with lighting calculations that include all existing and proposed light fixtures, including any existing street lights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties.
 - e. Provide numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development. (T&ES) (P&Z) (DSUP2006-36)
66. As part of the request for a certificate of occupancy permit, the applicant shall submit a final location survey and garage location survey to the Department of P&Z for all site improvements. The applicant shall also submit a certification of height for the building as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (DSUP2006-36)
67. The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor, and shall be approved by the City prior to commencement of framing. (P&Z) (DSUP2006-36)
68. The applicant shall contribute \$1.10 per square foot of gross floor area toward the King Street Metro Area Improvement Fund prior to the release of the final site plan. (P&Z) (T&ES) (DSUP2006-36)
69. Intake vent is located in pedestrian path and secondary egress path of Stairwell #3. Intake vent shall be designed to accommodate pedestrian traffic. (Code) (PC) (DSUP

#2002-0041)

70. The location and depth of loading space shall be to the satisfaction of the Director of Code Enforcement and the Director of T&ES and shall be configured in a way not to obstruct fire truck access. (Code) (T&ES) (DSUP #2002-0041)
71. The proposed fire line serving the hydrant on Dechantal Steet shall be looped from Prince Street to Daingerfield Rd along Dechantel Street or upgraded in size to meet fire flow criteria to the satisfaction of the Director of Code Enforcement. (Code) (DSUP #2002-0041)
72. The handicap parking spaces for the proposal shall remain in the same location(s) as on the approved site plan. If the garage opens up to self park, handicap parking spaces shall be properly signed and identified as to their purpose in accordance with the USBC and the Code of Virginia. Ownership and/ or control of any handicap parking spaces shall remain under common ownership of the hotel and shall not be sold or leased to any single individual. Parking within any space identified as a handicap parking space shall be limited to only those vehicles which are properly registered to a handicap individual and the vehicle displays the appropriate license plates or window tag as defined by the Code of Virginia for handicap vehicles. The relocation, reduction or increase of any handicap parking space shall only be approved through an amendment to the approved site plan. (DSUP2006-36)

H. STORMWATER & ENVIRONMENTAL:

73. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES) (DSUP #2002-0041)
74. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) (DSUP #2002-0041)
75. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES) (DSUP #2002-0041)
76. Required storage to reduce flows to King Street is indicated in a note on page C-12 but there is no further reference to this detention. Provide details for the proposed stormwater detention vault, including dimensions, capacity computations, outlet configuration, maintenance access locations, etc. Also, provide additional information regarding detention of the water quality volume (WQV) and how the proposed flow through device operates in conjunction with the stormwater detention vault to provide detention and removal efficiency stated. Provide justification for all the assumptions used in the calculations and distribution of storm water runoff (i.e., undetained flow and allowable release rate, etc.) (T&ES)
77. Provide details of proposed pumps to be used in conjunction with the proposed detention vault. (T&ES) (DSUP #2002-0041)

78. Expand stormwater management narrative to address quantity as well as quality. (T&ES) (DSUP #2002-0041)
79. Applicant shall install a manhole at the property line to separate the private and public maintenance responsibilities of the proposed storm sewer line within the King Street right of way. (T&ES) (DSUP #2002-0041)
80. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, developer is to design and build any on or off- site improvements to discharge to an adequate outfall. (T&ES) (DSUP #2002-0041)
81. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSUP #2002-0041)
82. Provide the calculations for average day, maximum day, and peak hour sanitary flow; and complete the adequate sanitary sewer outfall analysis. (T&ES) (DSUP2006-36)
83. Clearly delineate the location of the sanitary and storm sewer, and water line connections on the plans. (T&ES) (DSUP2006-36)
84. The storm water collection system is part of the Cameron Run watershed. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES) (DSUP #2002-0041)
85. This project lies within the Combined Sewer District, thus stormwater management and compliance with the City's Chesapeake Bay program must be coordinated with City's policy for management of the Combined Sewer District. (T&ES) (DSUP #2002-0041)
86. The minimum diameter for public sanitary sewer is 10-inches. (T&ES) (DSUP2006-36)
87. All private utilities are to be located outside of public right-of-way and public utility easements. (T&ES) (DSUP2006-36)
88. The sanitary and storm water computations will be reviewed at the time of first final submission. (T&ES) (DSUP2006-36)
89. Show sanitary sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the sanitary sewer plan and profiles. (T&ES) (DSUP2006-36)

90. Show storm sewer in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the storm sewer plan and profiles. (T&ES) (DSUP2006-36)
91. Show water line in plan and profiles in the first final submission and cross reference the sheets on which the plan and profiles are shown, if plan and profiles are not shown on the same sheet. Clearly label the water line plan and profiles. (T&ES) (DSUP2006-36)
92. Provide existing and proposed grade elevations along with the rim and invert elevations in the first final submission of all existing and proposed sanitary and storm sewer piping on the respective profiles. (T&ES) (DSUP2006-36)
93. Provide existing and proposed grade elevations along with the invert elevations in the first final submission of all existing and proposed water line piping on profiles. Provide rim elevations of gate wells, where applicable. (T&ES) (DSUP2006-36)
94. Use distinctive stationing for various sanitary and storm sewers, and water lines in plan and use the corresponding stationing in respective profiles. (T&ES) (DSUP2006-36)
95. The City's storm water management regulations in terms of water quality are two-fold: phosphorus removal requirements and water quality volume default. Compliance with the phosphorus requirements does not relieve the applicant from the water quality default requirement. The water quality volume from the site's proposed impervious area must be treated in a Best Management Practice storm water facility. [Any deviation from this requirement should have been addressed through a formal exception letter to the City as discussed in Memorandum to Industry #2002-0001.] (T&ES) (DSUP #2002-0041)
96. The Stormwater Quality Management Note indicates that aggregate layers, collector pipes, etc. must be installed under the supervision of the design engineer. The proposed BMP facility does not have aggregate layers associated with installation. Revise the notes to be applicable to the chosen BMP facility. Expand the Stormwater Quality Management Narrative to include detailed information on how the WQV is detained, treated, and then pumped from the chosen control to meet water quality requirements. (T&ES) (DSUP #2002-0041)
97. Revise the WQV calculation provided on Worksheet B to include all impervious area proposed for the development. WQV default is based on total site imperviousness, not impervious area treated. (T&ES) (DSUP #2002-0041)
98. Complete the miscellaneous section of the Project Description to indicate treatment of the WQV, onsite detention, watershed, and receiving body of water applicable to this development. (T&ES) (DSUP #2002-0041)
99. Clarify how BMP facility will be accessed for maintenance purposes. The proposed location of the access manhole in the corner of the plaza area is not accessible to vehicle traffic. Provide detailed information on maintenance procedures necessary to ensure function of the proposed BMP. If maintenance vehicle access is necessary to clean the

proposed structure, the access manhole will need to be relocated to allow access for proper cleaning. (T&ES) (DSUP #2002-0041)

100. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES) (DSUP #2002-0041)
101. The Applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSUP #2002-0041)
102. The applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until sale to an owner. Prior to transferring responsibility for the BMPs to the owner, the applicant shall execute a maintenance service contract with a private contractor for a minimum of three years and transfer the contract to the owner. A copy of the contract shall also be placed in the BMP Operation and Maintenance Manual. Prior to release of the performance bond, a copy of the contract shall be submitted to the City. (T&ES) (DSUP2006-36)
103. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSUP #2002-0041)
104. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSUP #2002-0041)
105. Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing storm water management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a condition similar to prior to construction began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (T&ES) (DSUP #2002-0041)

106. The Environmental Site Assessment Notes on the cover sheet, indicate that a Phase I, ESA was prepared for this site. Provide a copy of the report from ECS, Inc. mentioned in the notes. Note 4 indicates that historic use of an adjacent building as a dry cleaning establishment may introduce areas of contamination through migration of dry cleaning chemicals. Should any unanticipated contamination or underground storage tanks, drums and containers be encountered at the site, the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSUP #2002-0041)
107. Due to the historic uses approximate to the site and the potential for contamination, the applicant shall design and install a vapor barrier and ventilation system for the buildings and parking areas to prevent the migration or accumulation of methane or other gases under parking areas or into buildings, or conduct a study and provide a report signed by a professional engineer showing that such measures are not needed to the satisfaction of Directors of T&ES and Code Enforcement. (T&ES) (DSUP #2002-0041)

I. AFFORDABLE HOUSING:

108. Notwithstanding the fact that, using the City's current practices, the voluntary contribution for the proposed commercial use would be less than the contribution for the residential use approved with DSUP 2002-0041, the applicant is committed to maintaining its original voluntary contribution amount. As such, the applicant will make a voluntary contribution to the City's Affordable Housing Trust Fund in the amount of \$175,456 prior to the issuance of the first Certificate of Occupancy. (Housing) (PC) (DSUP2006-36)

J. MISCELLANEOUS:

109. The special use permit shall be granted to the applicant, DSF/Long King Street LLC, Kimpton Hotel and Restaurant Group, LLC, only or to any corporation in which the applicant has a controlling interest. When a new operator is chosen to control the hotel, they shall apply for a change of ownership application, to ensure that the operator is bound by these conditions. (P&Z) (DSUP2006-36)
110. Applicant to provide adequate space for City standard recycling cans to serve the proposed development. (T&ES) (DSUP2006-36)
111. The developer agrees to deliver all solid waste, as defined by the Code of the City of Alexandria, to a refuse disposal facility designated by the Director of T&ES. The developer further agrees to stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) (DSUP #2002-0041)
112. The applicant shall provide storage space for solid waste and recyclable materials

containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES) (DSUP2006-36)

113. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSUP #2002-0041)
114. The applicant shall provide funding for the conservation treatment of the wooden artifacts recovered from the archaeological excavation, including the barrel, pump, and a section of the conduit. (Archaeology) (DSUP2006-36)
115. To insure that significant information is not lost as a result of the current development project, the applicant must hire an archaeological consultant to monitor ground-disturbing activities during the construction process. (Archaeology) (DSUP2006-36)

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.

CONDITIONS DELETED FROM DSUP2002-00041:

- Orig #11 Condition deleted. (P&Z)
- Orig #12 Condition deleted. (P&Z)
- Orig #13 Condition deleted. (P&Z)
- Orig #65 Condition deleted. (P&Z)
- Orig #69 Condition deleted. (P&Z)
- Orig #70 Condition deleted. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Development Special Use Permit #2024-0050. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a hotel and its associated restaurants and day spa at 1600 King Street.



Applicant – Signature

9.3.2024

Date

Alexandria LW Hotel Associates, LP
Seth V. White

Applicant – Printed

9.3.2024

Date