



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 1721 King Street Alexandria, Virginia 22314

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

APPLICANT

Name: Two Birds Family Services, Inc.

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

PROPERTY OWNER

Name: DREF KING STREET METRO PLACE LLC

Address: 2650 PARK TOWER DR STE 198 VIENNA VA 22180-7306

SITE USE: Day care center and business and professional office

Business Name: **Current:** Two Birds **Proposed (if changing):** N/A

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

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

(703) 528-4700

Telephone # Fax #

rbrant@thelandlawyers.com

Email address

August 27, 2024

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2020-0016

Date approved: 06 / 20 / 2020
month day year

Name of applicant on most recent special use permit Hatch Workspace, LLC

Use Child Care Center and Business and Professional Office

2. Describe below the nature of the *existing operation in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

See attached Statement of Justification.

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The Applicant proposes to increase the maximum number of children permitted from 100 to

111, and for a change in ownership from Hatch Workspace, LLC to Two Birds Family

Services, Inc. No other changes are proposed.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / _____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Condition #3: Change in maximum enrollment from 100 to 111 children.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:	Proposed Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:	Proposed Number of Employees:
_____	_____

8. Will there be any renovations or new equipment for the business? _____ Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

Not applicable.

9. Are you proposing changes in the sales or service of alcoholic beverages? _____ Yes No

If yes, describe proposed changes:

Not applicable.

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
25 parking spaces for staff and customers, plus 3 additional designated pickup and drop off spaces, are reserved for this use in the below-grade parking garage located at 1737 King Street.

11. Is off-street parking provided for your customers? Yes No
If yes, how many spaces, and where are they located?
25 parking spaces for staff and customers, plus 3 additional designated pickup and drop off spaces, are reserved for this use in the below-grade parking garage located at 1737 King Street.

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current: 100 children Proposed: 111 children

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current: Proposed:

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) Current business owner Prospective business owner
 other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

See attached for property owner interests.

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

Two Birds Family Services, Inc. (the “Applicant”), requests approval of an Administrative Special Use Permit (SUP) for a change of ownership and for a minor amendment to SUP 2020-00016, which was approved by City Council on June 20, 2020 to allow a day care center and business and professional office at 1721 King Street. The approved day care center opened in fall 2021, and has been operating in accordance with the approved SUP conditions since that time.

The Applicant requests a change of ownership to reflect the business restructuring from Hatch Workspace, LLC to Two Birds Family Services, Inc. The business owners and operators will remain the same.

The Applicant also proposes a minor amendment to amend Condition 3 to increase the maximum enrollment of the day care center from 100 to 111 children. While Condition 3 caps maximum enrollment at 100 children, the Applicant’s license from the Commonwealth of Virginia Department of Education allows a maximum capacity of 133 children. Accordingly, the Applicant seeks to amend Condition 3 to allow a minor increase in enrollment to 111 children, well within the maximum permitted by its license from the Commonwealth. The Applicant will continue to operate in accordance with the approved conditions in all other respects. No additional changes are requested or proposed.

The requested increase will allow the Applicant to expand its offerings to more Alexandria families, and respond to the ever-increasing demand for child care in the City.

Please do not hesitate to reach out to me if you have any questions about this request.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. See attached.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 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. See attached.	None	N/A
2.		
3.		

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

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

August 27, 2024

Robert D. Brant



Date

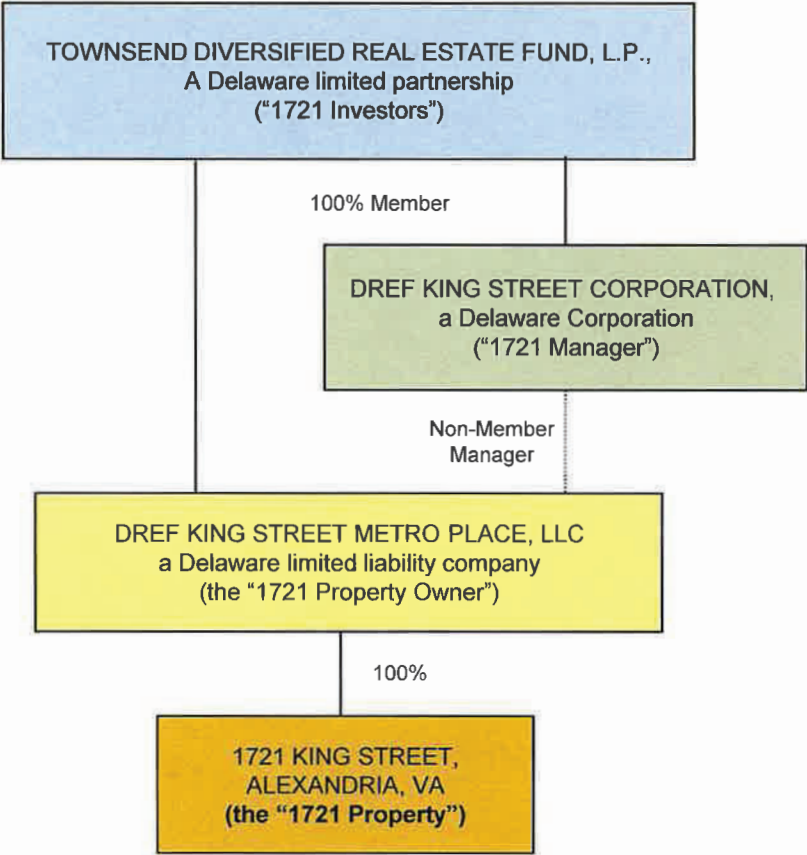
Printed Name

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



1721 King Street – SUP2020-0016

Applicant Ownership Disclosure Information

The following entities own 3% or more of the following:

Two Birds Family Services, Inc.

4001 Brandywine Street NW, Suite 101 Washington, DC 20016

<u>Entity</u>
Kelsey Lents
J.P. Coakley
715 Capital Ventures, LP
James and Alice Coakley
Artie Minson

STOCKBRIDGE

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

Re: Consent to File Application for Administrative Special Use Permit for a Minor Amendment and Change of Ownership - SUP #2020-0016
Applicant: Two Birds Family Services, Inc.
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 an administrative special use permit for a minor amendment and change of ownership by the Applicant, Two Birds Family Services, Inc.

Very truly yours,

DREF KING STREET METRO PLACE, LLC



By: Darik Afshani
Its: Vice President
Date: 9/1/2022

TWO BIRDS

Two Birds, LLC  welcome@twobirdsinc.com  twobirdsinc.com

June 28, 2022
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Administrative Special Use Permit for a Minor
Amendment and Change of Ownership - SUP #2020-0016
Applicant: Two Birds Family Services, Inc.
1721 King Street, Tax Map ID 063.04-06-18 (the "Property")

Dear Mr. Moritz:

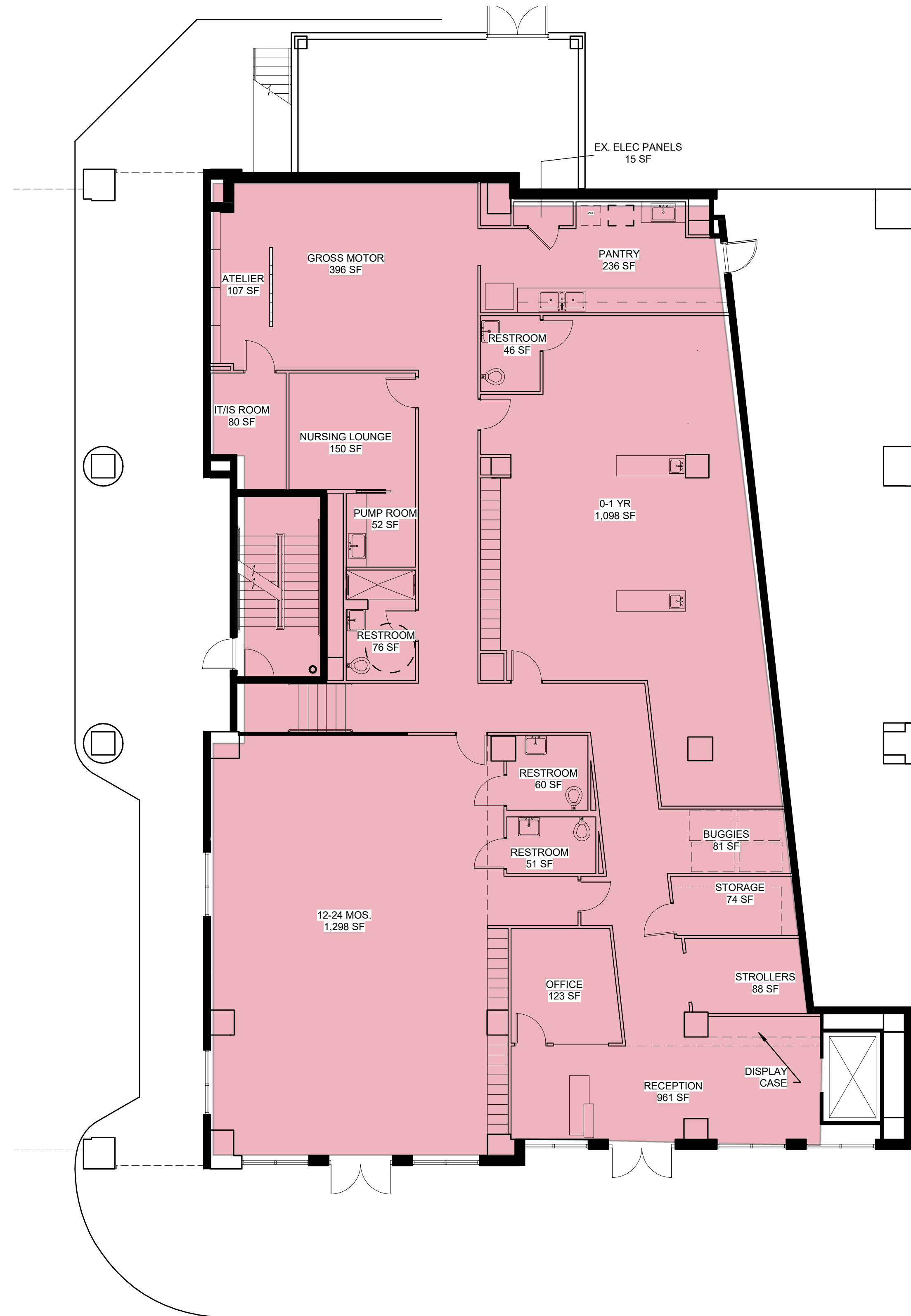
On behalf of Two Birds Family Services, Inc., the Applicant in the submitted administrative special use permit application, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for an administrative special use permit and any associated requests.

Very truly yours,

Kelsey Lents

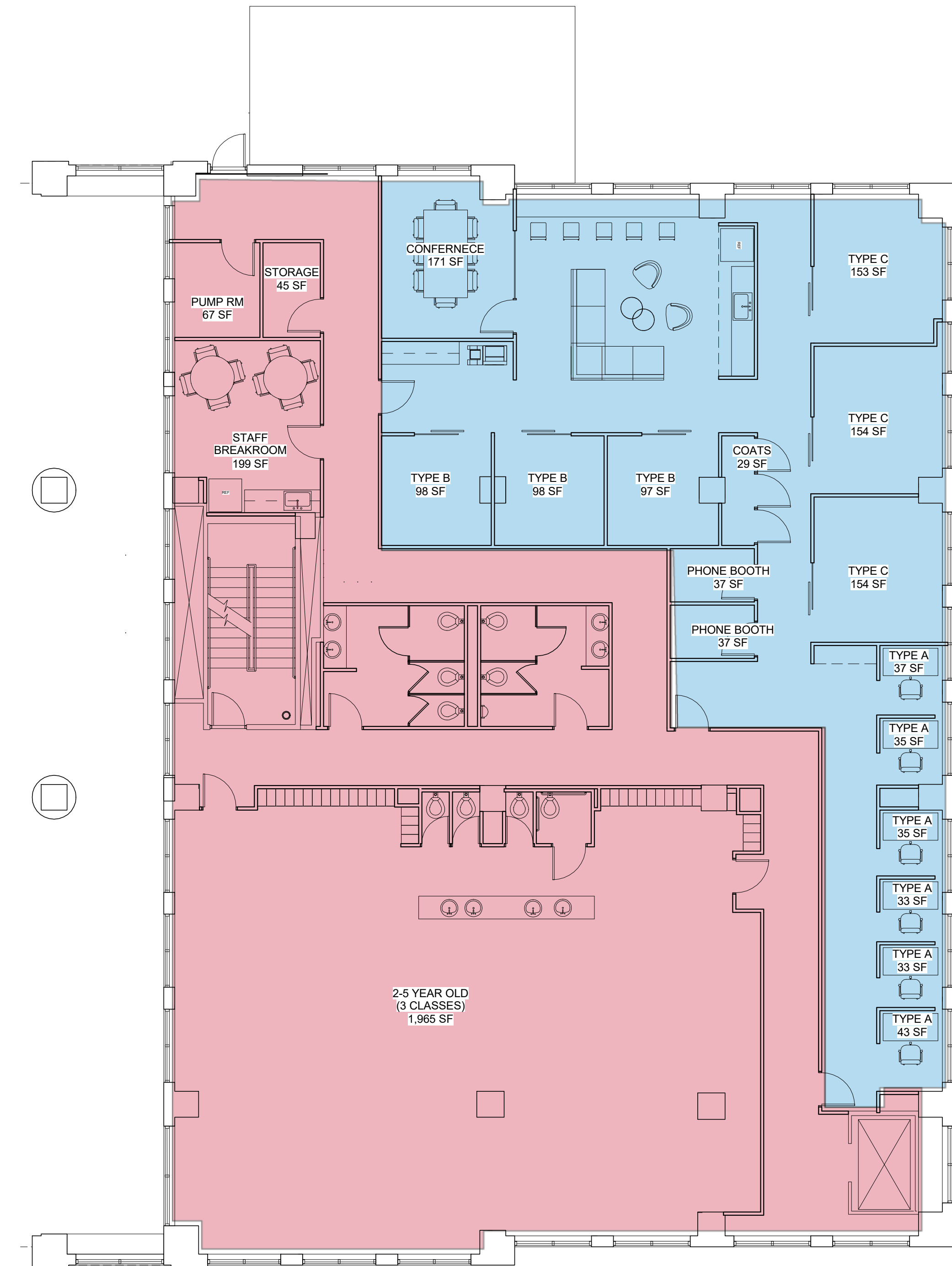


CEO, TWO BIRDS FAMILY SERVICES



FIRST FLOOR TEST FIT

Daycare: 5,232 SF

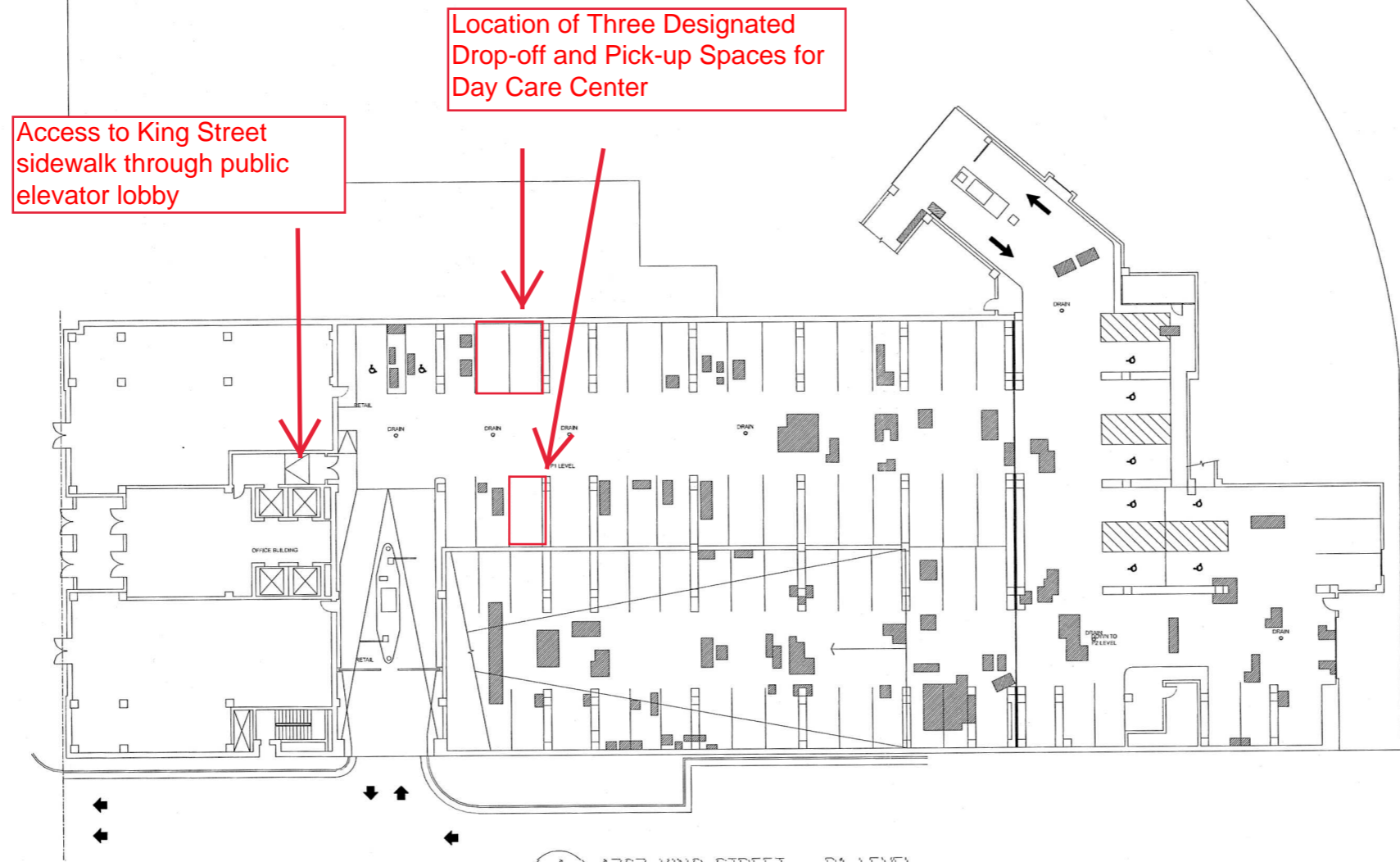


■ Coworking Space
■ Day Care Space

SECOND FLOOR TEST FIT

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

P1



Access to King Street sidewalk through public elevator lobby

Location of Three Designated Drop-off and Pick-up Spaces for Day Care Center

1 1767 KING STREET - P1 LEVEL
A7 REF:

General Notes

SEAL

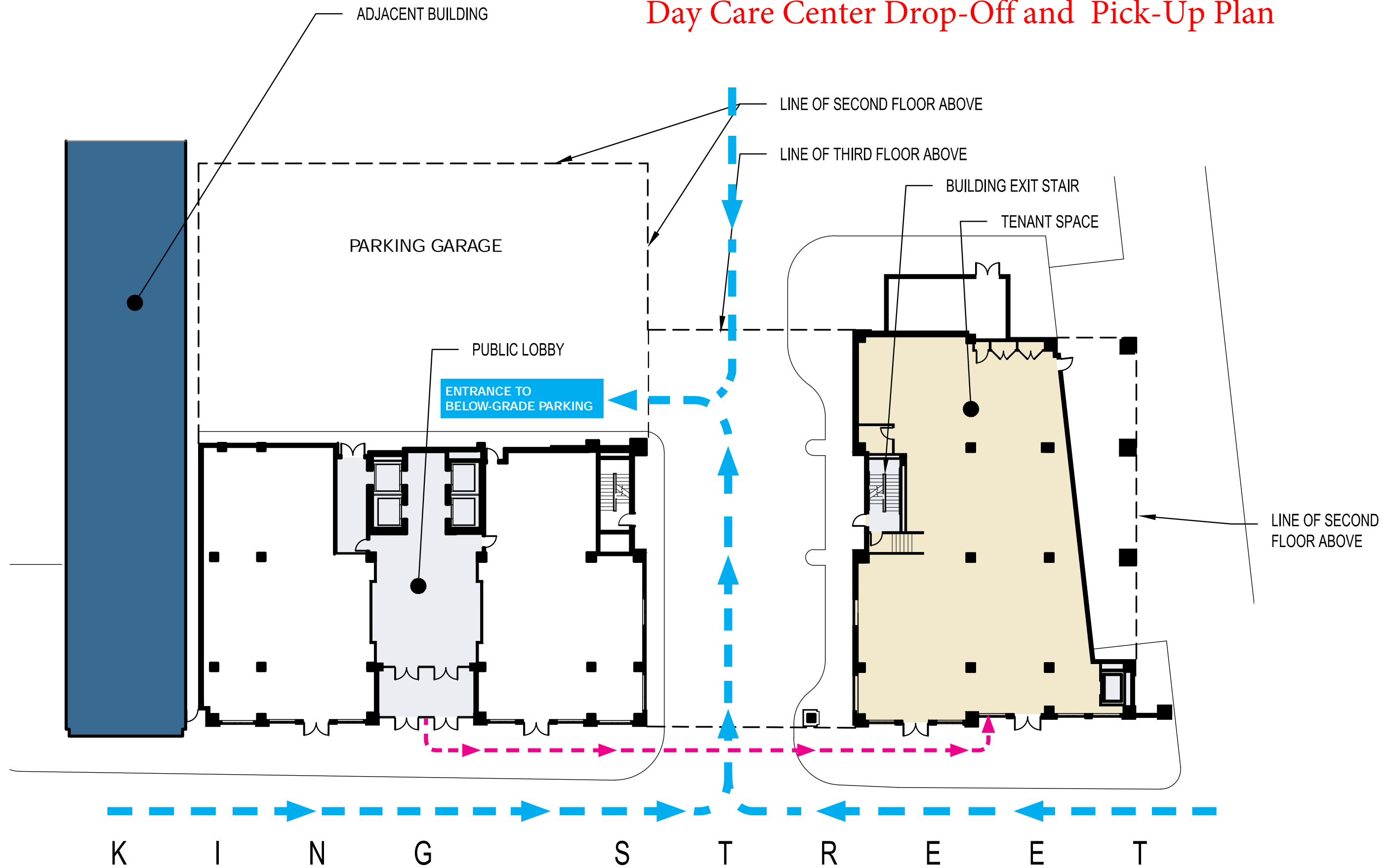
No.	Revision/Issue	Date
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Firm Name and Address
CONSTRUCTION INSIGHT INC.
5938 BUSH HILL DRIVE
ALEXANDRIA VIRGINIA 22310
703-313-0456

Project Name and Address
The Hilton of Alexandria
1767 King Street

Title P1 LEVEL CONCRETE PATCH LOCATIONS	Sheet A7
Date 5/30/12	
Scale NTS	

Day Care Center Drop-Off and Pick-Up Plan



FIRST (GROUND) FLOOR REFERENCE PLAN

PEDESTRIAN ACCESS

CAR ACCESS