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: #2020-00069

Approved by Planning and Zoning: November 4, 2020

Permission is hereby granted to: Sonder USA, Inc.

to use the premises located at: 805 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.

November 4, 2020 Karl Moritz (by T. LaColla)

Date Karl Moritz, Director

Department of Planning and Zoning
DATE: November 4, 2020

TO: Tony LaColla, Division Chief,
Land Use and Regulatory Services, Department of Planning and Zoning

FROM: Ann Horowitz, Principal Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-00069 Administrative
Review for Change of Ownership
Site Use: Apartment Hotel
Applicant: Sonder USA, Inc.
Location: 805 King Street
Zone: KR/ King Street Urban Retail

Request
Special Use Permit #2020-00069 is a request for a change of ownership for an apartment
hotel located at 805 King Street. The ownership will change from Old Town #1, LLC to
Sonder USA, Inc. No other changes to the operations of the 15-room apartment hotel are
proposed.

Background
The building was constructed around 1900 and the Monticello Hotel operated at the site
until 1978. The upper floors were later converted into office use. In 2013, City Council
approved SUP #2013-0023 for an apartment hotel with 15 rooms. As the apartment hotel
was never opened and the SUP approval expired, the same applicant re-applied and the
City Council approved SUP #2016-0027 for an apartment hotel with 12 rooms. Again,
the SUP expired before an apartment hotel began operation. City Council approved SUP
#2019-0067 in October 2019 for Old Town #1, LLC for a 15-room apartment hotel and
for a three-space parking reduction.

Community Outreach
Public notice was provided through eNews, via the City’s website, and by posting a
placard on the site. The Old Town Civic Association was notified of the application. Staff
did not receive any comments regarding the proposal for a change of ownership.

Staff Action
Staff supports the change of ownership request of an apartment hotel, which will allow
for the activation of upper-floor tenant space along the vibrant King Street commercial
corridor and add opportunities for overnight tourist visitation within the Central Business
District.

Staff has carried forward the conditions from SUP #2019-0067 and amended Condition
#15 to note that an SUP inspection will be conducted once year after approval.
Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: November 4, 2020  
Action: Approved

[Signature]

Tony LaColla, Division Chief

Attachments:  
1) Special Use Permit Conditions  
2) Statement of Consent
CONDITIONS OF SPECIAL USE PERMIT #2020-00069

The applicant 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.

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2019-0067)

2. The applicant shall conduct employee training sessions on an ongoing basis, including a part of any employee orientation to discuss all SUP provisions and requirements. (P&Z) (SUP #2019-0067)

3. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP #2019-0067)

4. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP #2019-0067)

5. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES) (SUP #2019-0067)

6. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES) (SUP #2019-0067)

7. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES) (SUP #2019-0067)

8. The applicant shall encourage patrons to park off-street through the provisions of information about nearby garages on advertising and on the hotel’s website (T&ES) (SUP #2019-0067)

9. Litter on the site and on public-rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP #2019-0067)
10. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be wasted into the streets, alleys or storm sewers. (T&ES) (SUP #2019-0067)

11. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services (T&ES) (SUP #2019-0067)

12. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES) (SUP #2019-0067)

13. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am (T&ES) (SUP #2019-0067)

14. The use must comply with the city’s noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line (T&ES) (SUP #2019-0067)

15. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and the new or revised conditions are needed. (P&Z) (SUP #2019-0067)
STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of Special Use Permit #2020-00069. The undersigned also hereby agrees to obtain all applicable licenses and permits required for an apartment hotel located at 805 King Street.

___________________________________ ______________
Applicant – Signature  Date

___________________________________ ______________
Applicant – Printed  Date

Patrick T. Weeks, General Manager, Sonder

November 6, 2020  Date