

EXHIBIT NO. 1

DOCKET ITEM #8

**Special Use Permit #2009-0045**  
**1121 King Street – Performing Arts Center**

10  
 10-17-09

Application	General Data	
<b>Request:</b> Consideration of a request to operate a theater and performing arts center.	<b>Planning Commission Hearing:</b>	October 6, 2009
	<b>City Council Hearing:</b>	October 17, 2009
<b>Address:</b> 1121 King Street	<b>Zone:</b>	KR/King Street Retail
<b>Applicant:</b> Foundation for the Preservation of Medieval Arts and History by Thomas Booth	<b>Small Area Plan:</b>	Old Town

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

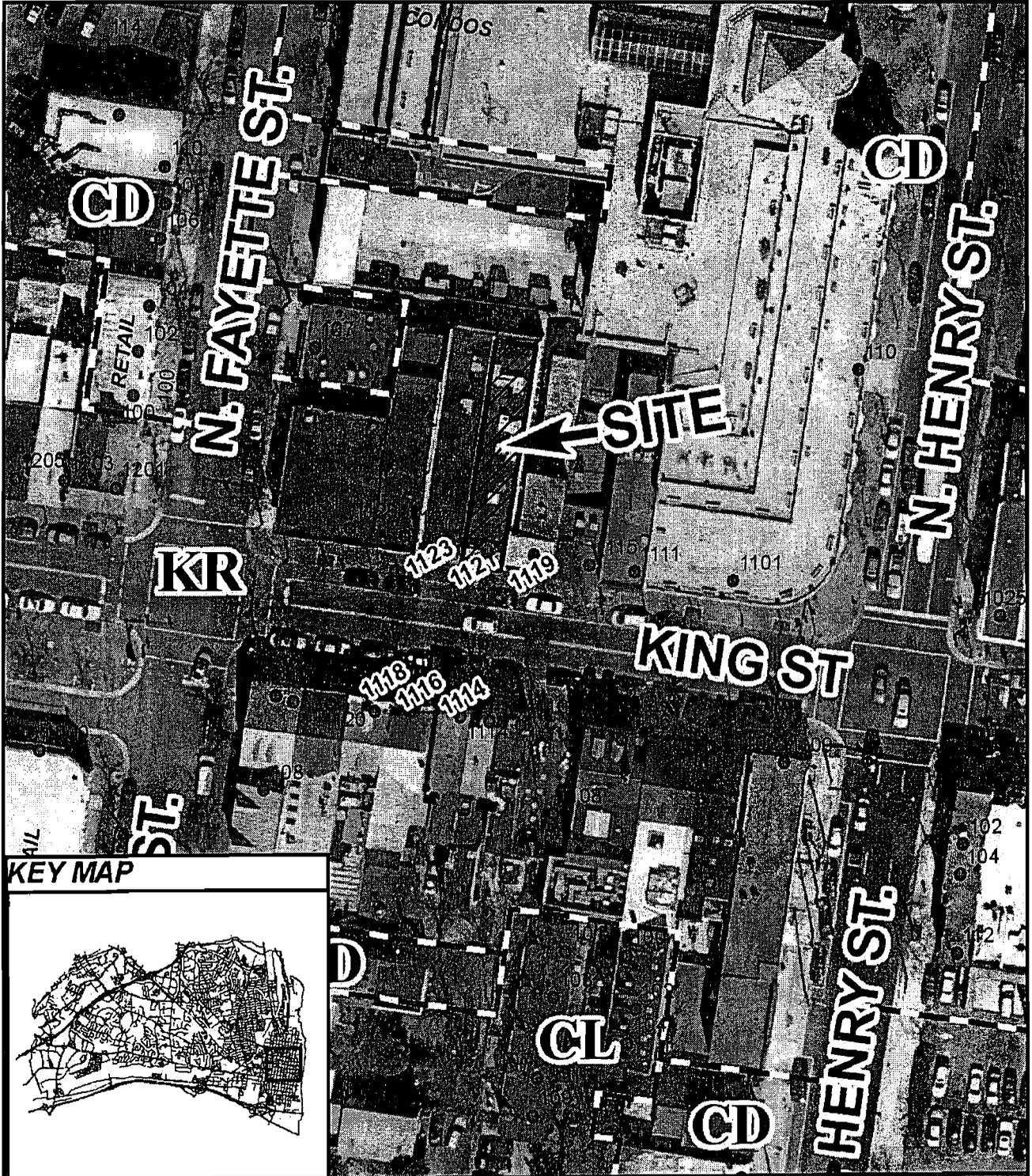
**PLANNING COMMISSION ACTION, OCTOBER 6, 2009:** On a motion by Mr. Dunn, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the request, with an amendment to remove the parking reduction from consideration as noted in the staff memorandum dated October 2, 2009, and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0, with Mr. Wagner absent.

**Reason:** The Planning Commission agreed with staff analysis.

**Speakers:**

Thomas Booth, Kimberly Williams, and Catherine Miller, representing the applicant, spoke in favor of the request.

**CITY COUNCIL ACTION:**



**SUP #2009-0045**

**10/06/09**



## I. DISCUSSION

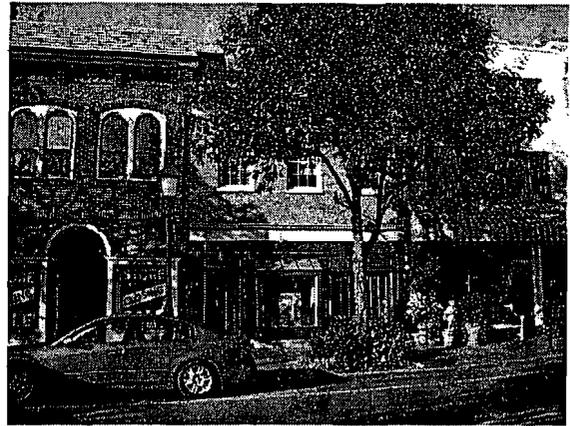
### REQUEST

The applicant, Foundation for the Preservation of Medieval Arts and History by Tom Booth, requests special use permit approval for the operation of a theater and performing arts center with a parking reduction at 1121 King Street.

### SITE DESCRIPTION

The subject property is one lot of record with 21 feet of frontage on King Street, 100 feet of depth and a total lot area of 2,100 square feet. The site is developed with a two-story commercial building consisting of 4,200 square feet of space.

The surrounding area is occupied by a mix of retail, office and restaurant uses. Immediately to the north is an office building. To the south are a men's clothing store and three restaurants (Tiffany Tavern, Bistrot Lafayette and Vermillion.) To the east is a home accessories store and to the west is a clothing store.



### BACKGROUND

On September 24, 1988, City Council granted Special Use Permit #2140 for the operation of a restaurant with bar service to Cheers of Old Town, Inc. The most recent tenant of this space was a gift shop.

In June 2009, the applicant applied for a Special Use Permit at 315 Cameron Street for the same proposed use that is identified in this application, but withdrew that application and applied for the current SUP when he found space more suitable for his needs at the subject property at 1121 King Street. Additionally, the applicant is currently operating a retail store on the 200 block of King Street.

### PROPOSAL

The applicant proposes to operate a multi-function theater and performing arts center. The centerpiece of the proposal is the live theater show (with a catered medieval-themed dinner) named "Medieval Madness". These shows will be performed on Friday and Saturday nights typically for up to 100 people, with a maximum capacity of 120 people. Under the applicant's proposal, all food and beverages, including alcoholic beverages, will be prepared off-site and brought to the subject location during the Medieval Madness shows. There is no commercial-grade kitchen proposed for this site. The applicant proposes to operate a small gift shop and ticket window at the front of the store seven days/week.

The applicant proposes to offer the subject space to local performing arts groups for practices and shows on weekday evenings or on weekends when Medieval Madness shows are not being conducted. The applicant also proposes to rent out the space for weddings, receptions, and meetings either on weekday nights or on weekends.

Hours of Operation

Medieval Madness shows	7:00pm – 10:00pm	Friday & Saturday
Other Performances, Rehearsals, Weddings, Receptions & Meetings	7:00pm – 10:00pm 10:00am – 10:00pm	Monday - Friday Saturday & Sunday
Gift Shop & Ticket Window	10:00am – 6:00pm	Seven days/week

Number of Seats/Attendees

Medieval Madness shows	Typically 100, up to maximum of 120
Other Performances, Rehearsals, Weddings, Receptions & Meetings	Maximum of 120

Food & Alcohol

The applicant proposes to offer catered meals and on-premises alcohol to patrons of the medieval-themed dinner shows and perhaps other events as requested by patrons.

Noise

The applicant states that no noise will be emanating from the premises.

Odors

The applicant states that no odors should be emanating from the premises.

Trash

The applicant states that trash will be collected twice/week.

PARKING

According to Section 8-200 (A) (8) of the Zoning Ordinance, a theater requires one parking space for every four seats. According to Section 8-200 (A) (16), a retail gift shop requires one parking space for every 200 square feet.

The subject property is located in the Central Business District (CBD), which exempts retail uses from these parking requirements but not theater uses. A theater with a capacity of 120 seats will be required to provide 30 parking spaces.

The applicant is proposing to address the parking requirement by obtaining an agreement for use of off-street parking spaces at nearby locations. The applicant also submitted a request for a parking reduction of 40 spaces, presumably as an alternative to providing the off-street parking spaces. However, the main focus of the applicant's efforts has been to obtain off-street parking.

The applicant submitted a parking contract for nearby off-street parking in early September but this contract was later voided. Therefore as of September 24, 2009 the applicant has not met the parking requirement for the theater.

Before this SUP can be issued, the applicant must comply with the Zoning Ordinance – either by providing a valid parking contract for 30 off-street parking spaces or by the granting of a parking reduction by the Planning Commission and City Council. As will be described in the body of this report, staff does not support the requested parking reduction and recommends that the applicant be required to provide proof of off-street parking in accordance with Zoning Ordinance regulations prior to the issuance of the Special Use Permit certificate (Condition #9.) Staff understands that the applicant is currently negotiating with the City to lease parking spaces at a lot it owns at 116 S. Henry Street but that no agreement has been reached as of September 24, 2009.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR zone. Section 6-702 (A) (2) (a) of the Zoning Ordinance allows the proposed use (falling under the amusement enterprise definition) in the KR zone only with a special use permit.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial use.

#### BOARD OF ARCHITECTURAL REVIEW

1121 King Street is located in the Old and Historic Alexandria Historic District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). While no exterior alterations appear to be proposed for this building at 1121 King Street at this time as part of this application, the applicant is reminded that any exterior changes to the buildings visible from a public-right-of-way, including but not limited to new signage, window replacements, roofing or siding materials replacement, fencing, exterior light fixtures, and any exterior demolition or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

## II. STAFF ANALYSIS

Staff does not object to the proposed use as a theater and performing arts center; indeed, this use can make a positive contribution to the vitality of King Street as it will offer additional entertainment opportunities for visitors and residents alike. However, staff continues to have serious concerns about parking issues associated with the use and believes that these issues must be resolved before any Special Use Permit certificate can be issued.

Staff believes that the proposed theater and performing arts center function is an appropriate idea for King Street. Other than the existing movie theater and restaurants (some of which offer ancillary musical performances), there are few opportunities for evening entertainment along King Street. The applicants' performances and the potential performances by other arts groups will address this need.

However, theaters do present a different usage pattern than restaurants and offer different parking challenges. Generally, a large number of people arrive at a theater at a specific time for a performance and depart after the performance is finished – the patronage of the establishment is not staggered. Thus, it is all the more important to have adequate parking for the theater use in a location that is accessible. This is not an instance in which staff can support a major parking reduction.

The applicant has displayed an awareness of this important parking issue and is making a concerted effort to enter into an agreement for off-street parking near 1121 King Street. Staff has encouraged him to find parking for which his patrons would have the exclusive use during the hours when performances may occur: 7:00 to 10:00 p.m. Monday through Friday and 10 a.m. to 10 p.m. on Saturday and Sunday. The applicant has not yet been successful in obtaining a written contract for this type of off-street parking, but hopes to have such a contract in place in the next week or so.

For this reason, staff has recommended that this SUP be conditioned on the provision of a parking agreement for a minimum of 30 parking spaces located within 500 feet of 1121 King Street to serve patrons during all business and event hours, except for times when only the gift shop/ticket window is open. Staff is recommending that the SUP Certificate not be issued until the off-street parking requirement has been met.

The applicant has presented his proposal to both the Upper King Street Neighborhood Association and the Old Town Civic Association and neither have expressed an objection to the use. In fact, staff attended a September 21<sup>st</sup> meeting of the Upper King Street Neighborhood Association during which a vote was taken in favor of supporting this SUP application as long as the off-street parking could be provided.

### 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum hours of operation for all activities at the theater/amusement enterprise establishment except the gift shop/ticket window shall be limited to between 7:00pm and 10:00pm, Monday-Friday and between 10:00am and 10:00pm Saturday and Sunday.
3. The maximum number of attendees at any Medieval Madness show, other rehearsal, performance, wedding, reception or meeting shall be 120. (P&Z)
4. No outdoor performance area shall be permitted on the premises. (P&Z)
5. On-premises alcohol service may be permitted, but no off-premises sales shall be allowed. (P&Z)
6. Meals ordered before the closing hour may be sold, but no new patrons may be admitted after the closing hour and no alcoholic beverages may be sold after the closing hour and all patrons must leave by one hour after the closing hour. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. 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)
9. Prior to the issuance of the Special Use Permit certificate, the applicant shall provide a parking agreement for a minimum of 30 parking spaces located within 500 feet of 1121 King Street to serve patrons during all business and event hours, except for times when only the gift shop/ticket window is open, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. The applicant shall provide an up-to-date parking contract to the Director of Planning & Zoning on January 1<sup>st</sup> of each year. (P&Z) (T&ES)
10. The applicant shall advertise on its website and in any brochure or ticket mailings to patrons the location and availability of parking consistent with the parking agreement required in Condition #9. The applicant shall also advertise the availability of public transportation options on its website and in any brochure or ticket mailings to patrons. (P&Z) (T&ES)

11. The applicant shall require its employees who drive to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (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 Old Town Comprehensive Parking Study (2009). (T&ES)
13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
15. 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
16. 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. (T&ES)
17. The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. The applicant is asked to reference SUP number and condition number on all correspondence. (T&ES) (RP&CA)
18. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
19. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)

21. 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, (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: Gwen Wright, Division Chief, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (T&ES, RP&CA)
- R-2 Prior to the issuance of the Special Use Permit certificate, the applicant shall provide a parking agreement for a minimum of 30 parking spaces located within 500 feet of 1121 King Street to serve patrons during all business and event hours, except for times when only the gift shop/ticket window is open, to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. The applicant shall provide an up-to-date parking contract to the Director of Planning & Zoning on January 1<sup>st</sup> of each year. (P&Z) (T&ES)
- R-3 The applicant shall advertise on its website and in any brochure or ticket mailings to patrons the location and availability of parking consistent with the parking agreement as required. The applicant shall also advertise the availability of public transportation options on its website and in any brochure or ticket mailings to patrons. (P&Z) (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 Old Town Comprehensive Parking Study (2009). (T&ES)
- R-5 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-7 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

- R-8 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. (T&ES)
- R-9 The applicant shall require its employees who drive to use off-street parking and provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- F-1 The following comments are for conceptual and preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact James Hunt at 703-746-4197 or [james.hunt@alexandriava.gov](mailto:james.hunt@alexandriava.gov).
- S-1 It was mentioned in the information statements provided by (the applicant) that there would be no preparation of food, cooking equipment, microwaves or ovens on the premises. However, it is recommended that some thought be given to the following code requirements where food preparation may be anticipated in the future:
  - (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system (USBC 2801.1).
- S-2 The applicant is suggested to meet with Code Administration Staff regarding the design of the space prior to building permit submission. Please contact James Hunt at 703.746.4197 or e-mail at [james.hunt@alexandriava.gov](mailto:james.hunt@alexandriava.gov).
- C-1 A new fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

- C-2 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-3 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-4 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-5 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC 110.3).
- C- 6 The current use is classified as B- Business; the proposed use is A3- Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C- 7 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-8 The new handrails must comply with USBC for a minimum/maximum height of 30 to 34 inches. The ends must extend 12" beyond the top and bottom risers. The handgrip position must not be more that 2-1/4" in cross-sectional dimension, or the shape must provide an equivalent gripping surface. The handgrip portion must have a smooth surface with no sharp corners. The space between the wall and handrail must not be less that 1-1/2".
- C-9 Toilet Rooms for Persons with Disabilities:  
(a) Water closet heights must comply with USBC 1109.2.2  
(b) Door hardware must comply with USBC 1109.13

- C-10 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-11 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-12 The Performance Arts Center is on multiple levels. Required exits and accessibility for persons with disabilities must be provided including, but not limited to, code requirements for toilet rooms, seating, and accessibility to the building. (USBC 1114.4).
- C-13 Sufficient toilet rooms must be provided to accommodate the total occupancy load for staff and the patron seating capacity (USBC 2902.1).
- C-14 An automatic sprinkler system is required.
- C-15 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. (USBC 704.5)

BAR:

- F-1 1121 King Street is located in the Old and Historic Alexandria Historic District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). The application is for an SUP in order to operate a performance arts center in the building. The applicants have submitted an application for signage at 213 King Street, which is anticipated to be docketed and heard by the Board at the September 2, 2009 public hearing. While no exterior alterations appear to be proposed for this building at 1121 King Street at this time as part of this application, the applicant is reminded that any exterior changes to the buildings visible from a public-right-of-way, including but not limited to new signage, window replacements, roofing or siding materials replacement, fencing, exterior light fixtures, and any exterior demolition or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.

- C-3 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$200.00 fee for review of plans for food facilities.
- C-4 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks and Recreation:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: OCTOBER 2, 2009

TO: CHAIRMAN KOMOROSKE AND MEMBERS OF PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR OF PLANNING & ZONING *FH*

SUBJECT: SUP REQUEST FOR PERFORMING ARTS CENTER / LIVE THEATER AT 1121 KING STREET. (CASE NUMBER: SUP2009-0045)

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### ISSUE

Consideration of a request for approval of a Special Use Permit for a performing arts center/live theater at 1121 King Street.

### REVISED RECOMMENDATION

That the Planning Commission recommend approval, rather than partial approval, of the SUP request subject to the conditions contained in the staff report.

### DISCUSSION

The applicant, the Foundation for the Preservation of Medieval Arts and History, originally applied for a parking reduction as a part of its Special Use Permit Request. However, on October 1, 2009, it withdrew the parking reduction portion of the request. Today the applicant submitted a signed agreement with Landmark Parking for the use of 33 parking spaces at the parking garage at 1101 King Street (see attached). The terms of the agreement comply with Zoning Ordinance requirements for parking based on the times, activities, and attendance stated in the SUP application for the subject use.

Staff recommended only partial approval in the staff report since it did not support the parking reduction portion of the of the Special Use Permit request. As a result of the above-mentioned developments, staff now recommends approval of the Special Use Permit request instead of partial approval.

In an unrelated matter, staff would also like to note the removal of five comments from the list of Code Administration comments for this case. The deleted comments as currently labeled are: S-1, S-2, C-4, C-12 and C-15.

**STAFF:**

Faroll Hamer, Planning and Zoning

Gwen Wright, Planning and Zoning

Nathan Randall, Planning and Zoning



LANDMARK PARKING, INC.

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September 30, 2009

Mr. Thomas M. Booth  
President  
FPMAH  
532 South Alfred Street  
Alexandria, VA 22314

Re: Off-Street Parking to support 1121 King Street, Alexandria, VA

Dear Mr. Booth:

Thank you for the opportunity to submit our proposal to provide off-street parking to FPMAH for your patrons and guests at the above referenced property. The following proposal includes utilizing one attendant during the referenced hours of operation.

Landmark Parking, Inc. will provide the following:

1. Thirty Three (33) Off-Street Parking spaces at our facility located at 1101 King Street, for the guests of FPMAH beginning November 15, 2009 and ending November 14, 2010. This Agreement may also be terminated by either party for any or no reason upon a thirty (30) day written notice to the other party. In the event of such termination, Landmark Parking shall be paid for all parking services that were performed prior to such termination, including any use of the parking facility during the notice period. Employees at the parking facility cannot accept notifications of any kind. If initiated by Landmark Parking, Inc., the corporate office will provide by traditional mail, and/or e-mail, a written notification of termination.
2. Landmark personnel will be on duty from 6:00 PM until 11:30 PM, Monday through Friday and 10:00 AM to 11:30 PM, Saturday and Sunday. One attendant will be used to perform this service.
3. All personnel will be in uniform and will provide prompt, courteous service.
4. Monthly parking privileges begin on the first day of the month and end on the last day of that same month. All fees charged are for parking privileges only.

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33 SOUTH GAY STREET • BALTIMORE, MARYLAND 21202 • (410) 837-5600 • FAX (410) 837-7405

2300 M STREET • SUITE 800 • WASHINGTON, DC 20037 • (202) 628-1950 • FAX (202) 822-5022



5. Monthly payments are due in advance of the forthcoming requested parking period (1 Month), and must be received by the 5<sup>th</sup> of the month. Payments not received by the 5<sup>th</sup> of the month will result in a fine of \$100.00. If payments are not received by the 10<sup>th</sup> of the month, termination of all parking privileges will result.

This is a "self park" facility. Landmark Parking assumes no responsibility for vehicle or property loss due to fire, theft, collision or any other damage not directly caused by the actions or negligence of Landmark Parking, Inc. and its employees. Landmark Parking, Inc. does not accept responsibility for personal articles left in customer's vehicles.

6. Any alteration or deviation from the above stated date and time will involve extra charges over and above this proposal. Parking attendants are not authorized to make changes or amend in any manner, this Agreement or the rules and regulations posted at this facility.
7. In accepting this Agreement, FPMAH agrees to assume responsibility for all costs incurred in resolving disputes associated with monthly parking payments and collection activities associated with this Agreement. These costs include those of Landmark Parking, Inc. and its Attorney's as well as the fees assessed by collection agencies and/or the Courts.
8. This agreement will inure to the benefit of and will be binding upon the parties hereto, successors and assigns.
9. This agreement will be the complete agreement between the parties concerning the subject matter hereof and no other representation had been made to include the execution of the agreement. No amendment, change, or modification of this agreement will be binding on either party unless same is executed in writing.
10. This Agreement will be interpreted, construed and governed by the laws of the Commonwealth of Virginia and the City of Alexandria.

Landmark Parking, Inc. will provide the above described service for a total fee of Three Thousand Six Hundred Dollars (\$3,600), per month, Forty Three Thousand Two Hundred Dollars (\$43,200), annually for the parking fees.



If you agree with the above described services, please sign the signature block provided, and send back a check for the first month's fees (\$3,600). Please make Check payable to Landmark Parking, Inc. and send to 33 S. Gay St Suite 100, Baltimore MD 21202.

We thank you in advance for the opportunity to provide our parking management services.

Sincerely,  
LANDMARK PARKING, INC.

Gregory S. Hatfield  
President

Agreed To and accepted this 1<sup>ST</sup> Day of OCTOBER, 2009.

THOMAS M. BOOTH  
(Please print name)

Signature

05



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0045

PROPERTY LOCATION: 1121 KING ST.

TAX MAP REFERENCE: 064.03-08-04 ZONE: KA

APPLICANT: (FPMH)  
Name: FOUNDATION FOR THE PRESERVATION OF MIDDLEVAL ARTS & HISTORY

Address: 532 S. ALFRED ST., ALEXANDRIA, VA 22314

PROPOSED USE: AMUSEMENT ENTERPRISE

**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.

THOMAS M. BOOTH  
Print Name of Applicant or Agent

[Signature] 7/21/09  
Signature Date

532 S. ALFRED ST.  
Mailing/Street Address

202-375-3329 703-329-3099  
Telephone # Fax #

ALEXANDRIA, VA 22314  
City and State Zip Code

TOM@FPMH.ORG  
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1121 KING ST., I hereby  
(Property Address)  
grant the applicant authorization to apply for the Amusement use as  
(use)  
described in this application.

Name: Linda Molcyem Phone 301-468-6349  
Please Print  
Address: 1105 Rosemont Dr Rockville, MD 20852 Email: \_\_\_\_\_  
Signature: [Handwritten Signature] Date: July 21, 2009

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 ten percent.

DR. VIRGINIA NORTON 1140 BASIL RD., McLEAN, VA 22101  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# REVISED

SUP # 2009-0015

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

DESCRIPTION ATTACHED DETAILS AS FOLLOWS:  
UP TO 100 PEOPLE 7:30 - 10 PM  
FRI. - SAT. - MEDIEVAL MADNESS SHOWS  
UP TO 120 PEOPLE + 10 STAFF  
SAT. + SUN. AFTERNOON - WEDDINGS + ARTS SHOWS  
UP TO 100 PEOPLE REHEARSALS  
SUN. - THURS. EVENINGS - 7 PM - 10 PM. ARTS SHOW  
UP TO 150 PEOPLE  
~~MON. - FRI. DANCING + CONCERTS + REHEARSALS~~  
GIFT SALES FROM 10 AM - 6 PM <sup>7</sup> ~~MON~~ DAYS  
SEE ATTACHMENT

MEDIEVAL MADNESS SHOWS ARE CATERED BY  
OLD TOWN RESTAURANTS. THE FOOD AT THE  
SHOWS IS INTENDED TO PROVIDE OUR AUDIENCES  
WITH A "TASTE OF OLD TOWN" TO PROMOTE  
OLD TOWN DINING. ALCOHOL IS FOR ON-PREMISES  
CONSUMATION ONLY.

# REVISED

SUP # 2009-0045

## 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).

PLEASE SEE SECTION 3

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

GIFT SHOP - 1 TO 2 EMPLOYEES - MEDIEVAL MADNESS 6 EMP,  
REHEARSALS - 1 EMPLOYEE - WEDDINGS 10 EMPLOYEES

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

Day: ~~MON - SAT - SUN~~ Hours: ~~9:00 AM - 7:30 PM~~

MON - SUN - GIFT SALES 10:AM - 6 PM

MON - ~~SAT~~ - <sup>THURS</sup> REHEARSALS <sup>ARTS</sup> 7 PM - 10 PM

~~MON - SAT~~ - <sup>MED.</sup> MADNESS 7:30 - 10 PM

~~WEDDINGS~~ - ~~SAT - SUN~~ 10:00 - 6 AM.

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

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

NO NOISE SHOULD BE EMANATING

B. How will the noise be controlled?

NOISE IS INSIDE

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

NO SERIOUS ODORS SHOULD BE EMANATING

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)

WRAPPERS + PAPER

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

15 BAGS PER WEEK

C. How often will trash be collected?

TWICE A WEEK

D. How will you prevent littering on the property, streets and nearby properties?

CONTAINERS MUST REMAIN INSIDE FACILITY

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:

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:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

APPLICANTS FOR SPACE MUST CONFORM TO ABC  
LAW OF STATE OF VA.

**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.

ABC LICENSES MUST BE PROCURED ON  
A PER EVENT BASIS

# REVISED

SUP # 2009-0045

## PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- 35 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

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

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

on-site

off-site

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

1200 KUNZ ST. BETWEEN KUNZ ST. & HENRY ST.

~~STANDARD PARKING - HENRY & BATAILLE ST. LOTS~~

**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:

A. How many loading spaces are available for the use? ONE IN ALLEY

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

B. Where are off-street loading facilities located? REAL OF PROPELTY

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

~~10 AM - 7 PM~~ 10 AM - 7 PM

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

~~THREE~~ THREE DAYS PER WEEK

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?

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? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

2000 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 2000 sq. ft. (total)

19. The proposed use is located in: (check one)

- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: \_\_\_\_\_
- an office building. Please provide name of the building: \_\_\_\_\_
- other. Please describe: \_\_\_\_\_

End of Application



# APPLICATION - SUPPLEMENTAL PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

40 SPACES OFF SITE

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

SEE ATTACHED

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

IT MAY BE FEASIBLE - SEE ATTACHED

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

\_\_\_\_\_ Yes. \_\_\_\_\_ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

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

## Summary: 1121 King St. Project

**General.** This project is an attempt to do the following:

1. to help alleviate space problems in Alexandria for performing groups needing performing and rehearsal space.
2. to bring give Medieval Madness, an exciting new entertainment venue in Alexandria, a permanent home.
3. to raise money to help cancer patients survive the disease financially.
4. to promote Alexandria eateries through the courses served at Medieval Madness.
5. to begin a seed fund for a new Performing Arts Center for use by Alexandria arts and entertainment organizations.

**Background.** This project was conceived by first consulting the members of the Alexandria arts community and representatives from the Alexandria Commission for the Arts.

**Uses.** The space at 1121 King St. is intended to support the following uses:

1. To provide a permanent home for Medieval Madness shows. Maximum audience size would be 150 people. Shows are scheduled for most Friday and Saturday nights. The show is a comedic recreation of a Medieval Feast and features music by the Alexandria Singers.
2. To provide rehearsal space for Alexandria performing arts groups. (Capacity: 100 people.)
3. To host wedding receptions. (Capacity: 100 people)
4. ~~To host conferences during daylight hours. Capacity depends upon configuration. (100-  
people is maximum capacity)~~
5. To host certain performing arts groups shows. (Maximum capacity is 110 people)
6. To host educational shows designed to make history exciting to children.
7. To sell gifts in the space from 11 AM until 6 PM. (This is a possible use which is not confirmed.)

Maximum capacity with theater style seating is <sup>120</sup>~~150~~ people.

Maximum capacity in seating with tables is 100 people.

## Parking

Our parking issues are influenced by several factors which are as follows:

- ~~X~~ We have reached an agreement with Mr. Yeinon of Standard Parking. He is willing to set aside spaces for us as request in advance. The parking lot is located between Patrick and Henry Streets just behind King St. a block from 1121 King St. In this scenario, we would have groups and Medieval Madness patrons request in advance the spaces needed, and we would set aside said spaces at this parking facility. If the City of Alexandria approves this agreement, then we would need no parking reduction.
- 2) Daytime groups brought by local hotels would be transported by hotels to the facility or walk as we are within easy walking distance of the Hotels near the King St. Metro.
  - 3) 1121 King St. is easy accessed by metro and water taxi users by foot and through the use of the Trolley Bus. Our advertising will highlight this in order to encourage people to us public transportation.
  - 4) On most nights and days, there will be 100 or less people in the 1121 King St. space. Having 130 people in that space is a rare event which most likely will not occur more than a twice a year. A group of over 130 should be considered a special event and not the norm for the facility.

130 MEANS 120 + 10 STAFF AND IS OUR  
WORST CASE, MAXIMUM OCCUPANCY

# The Foundation for the Preservation of Medieval Arts and History

“Where the past builds the future!”



**213 and 1121 King Street Projects**

**FPMAH**

532 S. Alfred Street  
Alexandria, VA 22314  
Phone: (703) 329-3075  
Cellular: (202) 375-3329  
<http://www.fpmah.org>

## CO-EXECUTIVE DIRECTORS

**Thomas M. Booth**  
Duke of Salem  
[dukeofsalem@fpmah.org](mailto:dukeofsalem@fpmah.org)

Duchess of Salem  
[duchessofsalem@fpmah.org](mailto:duchessofsalem@fpmah.org)

# Table of Contents

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## I. The King Street Street Storefronts

### *The King's Own Shoppe and Medieval Madness*

FPMAH's mission is two-fold: to utilize the talents of artists to help sustain the community and to forge cooperation between community, local government, business and charity to the benefit of all. This project is designed to have a strong impact on the Alexandria community in accordance with that mission.

FPMAH plans to lease the storefronts at 213 King Street (The King's Own Shoppe) and at 1121 King Street (Medieval Madness) to achieve a single mission: the promotion of arts, business and charity. The two storefronts are designed to work together. The Medieval Madness is designed as a performing arts center. It is intended to meet the desperate space needs for arts groups within Alexandria while providing a well-located home for performing arts within the city. The King's Own Shoppe is intended to sell gift items, inform the community and its visitors about the arts in Alexandria and to promote retail business further up King St.

### *The King's Own Shoppe at 213 King St.*

The 1400 foot storefront is ideally located just a block from the Alexandria waterfront, the Torpedo Factory, and the docking point of water taxis. The King's Own Shoppe will carry gift items and consignments from other Old Town vendors. The Gift Shoppe's missions are: to sell gifts and promote additional goods and services available in Old Town, to promote the arts in Old Town and to promote Medieval Madness shows.

### *The Storefront at 1121 King St.: Medieval Madness*

FPMAH will lease an approximately 2000 square-foot space at 1121 King St. The storefront is located just four blocks from the Metro. The building has the following missions:

- ❖ COMMUNITY SERVICE EVENTS  
We offer space to community and city groups and secular non-profit organizations for rehearsals, meetings, fundraising events, performances and other activities. It will also be home to Medieval Madness, a charity fundraising night of entertainment, repast, and fun, as well as Medieval Mischief, an educational program that allows schoolchildren to experience an authentic medieval feast while learning from our experts about the history and arts of the Middle Ages.
- ❖ THE SEEDS OF AN ALEXANDRIA PERFORMING ARTS CENTER  
In accordance with our mission, FPMAH has informed the Alexandria Commission for the Arts that it intends to begin a special account for the construction of a performing arts center with a portion of any profits made from space rental to arts groups. This money,

donated by FPMAH, is designed as "seed money" to assist the City of Alexandria in the goal of constructing a permanent performing arts center.

❖ WEDDING RECEPTIONS

The 1121 King Street location is also ideally situated for weddings. Booking the space provides us with rent and utilities money. Wedding receptions, when space is available, is another brick in our economic foundation so that we may devote more income to charitable purposes.

❖ Martial Arts

The 1121 King St. facility will also lend space to martial arts training. Disadvantaged children will have a martial art to study, and a six hundred year old martial art will be reborn.

*Benefits to the City of Alexandria brought by the Cameron Street Cloister*

- 1) Space. Alexandria is critically short of inexpensive space to support all the groups and activities taking place in the city. We are providing badly needed space in a wonderful Old Town location. More Alexandria arts organizations can meet in Alexandria rather than leaving the community to do so.
- 2) A portion of the proceeds collected from space leasing at 1121 King St. will go into a special fund to help fund the Performing Arts Center Alexandria. This is about artists raising money to sustain the arts and seed the center financially.
- 3) The King's Own Shoppe., the gift shop at 213 King St. promotes performing arts events scheduled for the Medieval Madness.
- 4) Medieval Madness shows promote Alexandria dining. Each food course served in the show is from a different Alexandria restaurant or bakery. This makes each of our shows a small "Taste of Old Town."
- 5) Medieval Madness shows raffle off goods and services within Old Town to promote Old Town business.
- 6) Placing Medieval Madness in the 1121 King St. space lowers our per show cost, so more charitable dollars are raised and more shows can be done.
- 7) FPMAH can use the 1121 King St. facility to begin Martial Arts classes this autumn. Disadvantaged children will have a martial art to study, and a six hundred year old martial art will be reborn.

Total project cost is approximately \$400,000.00. Use of this facility benefits the City of Alexandria Commission for the Arts drive to construct a performing arts center and the National Foundation for Cancer Research's drive to save the financial lives of cancer patients battling the disease. Is there a better use for one of Alexandria's historic buildings?

## III. FPMAH

### *FPMAH Mission Statement*

The Foundation for the Preservation of Medieval Arts and History (FPMAH) provides a dynamic, revolutionary non-profit model. We are committed to enhancing community life through harnessing the talents of artists to raise revenue to serve the community and by joining government, retail and charity to the benefit of all.

### *Revolutionary Business Model*

Strength through Diversity: FPMAH has adopted a business model built upon a diversity that opens a variety of vistas while providing the community a wealth of valuable services.

- ❖ As a diversified operation consisting of mixed uses, our operations model is economically stronger than that of non-diversified businesses. We educate and inspire while we put the arts and history to serving the community. Our operations exemplify Alexandria's role as a statewide leader in unique and exciting community-oriented business models.
- ❖ The FPMAH model acknowledges that Americans are now facing tough economic times in which traditional charitable fundraising and retailing techniques are seeing diminished returns. By marrying retailers and charities to fulfill common goals, FPMAH is breaking new ground and building both retail business and charity support within the community.
- ❖ Our artists' talents attract the public. Old Town vendors provide the goods and services needed to support the events. Artists showcase their talents, goods and services provided by Old Town vendors are showcased, and charities receive funding.

### **Strengths and Competencies: Our Leadership and Board of Directors**

The two co-executive directors have a strong background in the medieval era: Tom is a Yale historian, former COO of a commercial real estate development company and a seasoned stage performer. Elizabeth has extensive management, stage performing, historical re-enactment and retail sales experience. Together the Co-Executive directors bring to the Foundation a wealth of historical knowledge, dynamic performance backgrounds, and extensive experience with the business format and product.

Our Board of Directors features a mix is Alexandria residents and other NOVA residents and a mixture of business and performing talent.

Chairperson: Dr. Virginia Norton. Doctor Norton is a retired professor from the University of Maryland. She is also the former President of the University of Maryland Alumni Association and the current President of the Friends of the Claude Moore Colonial Farm Foundation in McLean, VA.

Vice-Chairman: Jack Reinhold is the former President of the Yale Club and is in the Insurance business.

Secretary: Sheila Summers is the Secretary of the Yale Club as well as the owner of a public relations firm in Washington, DC.

Treasurer: Beverly Mah is currently the CFO of a computer networking company which supports such government agencies as the Internal Revenue Service.

Donna Savarese has won two Emmy Awards (nominated for eight Emmy's) and two Edward R. Murrow awards for her 18 years as a television news anchor. Ms. Savarese is also our Arts Director and our show producer.

Hal Hardaway is a long term Alexandria resident, a retired United States Naval Officer and a former member of the Alexandria Historical Society.

Benjamin Corey-Feinblum is an artist whose comedy and magic is premier in the DC market.

### **Leadership through the Arts to the Benefit of All**

The Alexandria Community has called for greater cooperation in just the way proposed through this project. FPMAH has heard the call for business, charity and government to join to the benefit of all. This is an Alexandria project, conceived and managed by Alexandrians and designed for the benefit of thousands. This project is intended as a beacon for other communities to follow, and example of what can be accomplished through a community-wide effort. In this project we all win: retailers, artists, children, the community and local government.

### III. Education and Philanthropy

#### *The Arts Serving the Community: Education and Philanthropy*

Our educational and philanthropic efforts encompass four areas: (i) the historical context in which we place all of our activities, (ii) the arts our organization showcases, (iii) our reach-out to schools program and (iv) our philanthropic efforts which include:

- ❖ Knights to the Rescue Program, designed to help families—particularly families of cancer victims—in the wake of highly traumatic events; our primary fundraising efforts emphasize cancer research and economically vulnerable cancer patients through cooperation with the National Foundation for Cancer Research (NFCR).
- ❖ sponsorship of events preserving the arts
- ❖ support of artists who preserve such arts
- ❖ offering college scholarships for the study of arts and history
- ❖ offering scholarships to disadvantaged young people for the study of the European martial art (the Talhoffer Art)

#### *How FPMAH Raises Revenue*

FPMAH is a dynamic non-profit organization. We raise revenue from the solicitation of donations and grants from benefactors and foundations, but we remain self-sustaining by providing the following distinct services:

- ❖ **MEDIEVAL MADNESS**  
Medieval Madness is a recreation of medieval feast (total time: 2 ½ hours). Medieval Madness charms, educates, and delights an audience through the context of comedy in a medieval court. Medieval Madness is hilarious, interactive, exciting, romantic, elegant, historically correct (as much as it can be), and it offers fine, well-served food and beverages provided by contractors. The show encourages audience participation so that guests become part of the fun and the period.
- ❖ **SPECIAL EVENTS & WEDDINGS**  
Medieval Madness is blessed with portability: we can do shows at vineyards, community group meeting halls, embassies and many other locations. In addition, Medieval Madness has the all the assets needed to turn any wedding into a medieval wedding and can partner with any local wedding business to do so. Specialized fun for businesses is also available.
- ❖ **THE GIFT SHOPPE**  
Medieval Madness offers a complete line of medieval gifts, novelties, decoration and personalized items. Medieval Madness operates a gift shoppe at each show, and the storefront enables the gift shoppe to operate throughout the week as well.
- ❖ **THE MARTIAL ARTS**  
The European Martial Arts Academy is open and accepting students. Through an exhaustive 7-year effort, FPMAH has identified and brought back to life the European martial arts as they were practiced in fifteenth-century Central Europe. The school fosters the open hand and armed fighting arts of the fifteenth-century, and also promotes historical education, chivalric behavior, and community service as integral components of its curriculum.

*Educational and Philanthropic Efforts: The Benefit to Children*

All of our Foundation's activities are done in Medieval and Renaissance costume and all our shows, marketing and activities are set and focused on those periods. To be near us, or to attend any of our events, is to get an education on our specialty periods.

FPMAH offers children's shows and special shows for schools to provide students with fun and educational arts presentations and medieval feasts.

➤ **KNIGHTS TO THE CLASSROOM**

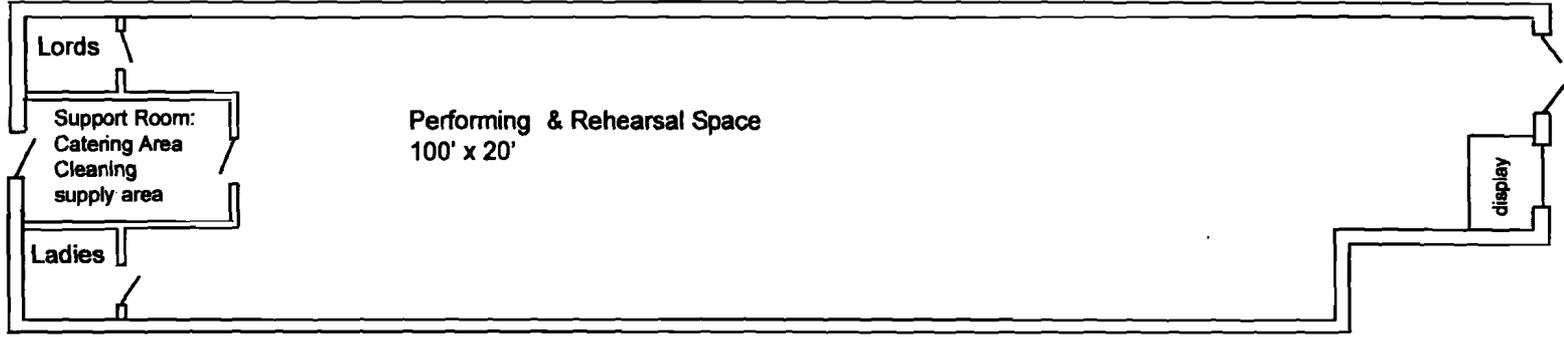
This gratis program is designed to support teachers' lesson plans in classrooms while making history alive and exciting for students. We bring actual medieval armor, clothing, and weapons to the classroom, to provide students with an unforgettable hands-on experience.

➤ **MEDIEVAL MISCHIEF**

We put on a real medieval feast that is fun, educational and designed to get children excited about history.

SEP 2007.0015

Shows space when empty. Groups in rehearsal will often be in an empty space as shown.



Space Size:  
Approximately 20' x 100'  
Scale: 1" = 10'

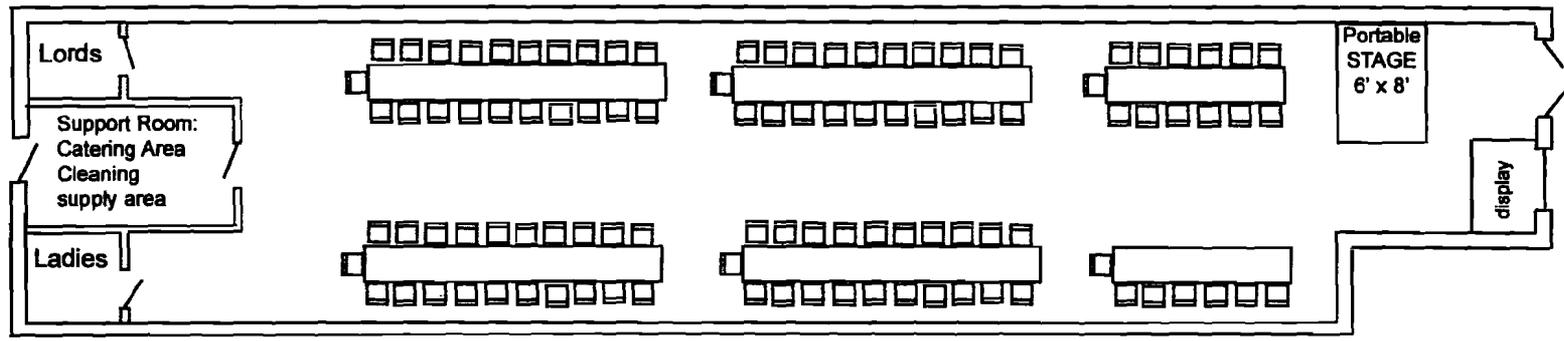
**Medieval Madness**  
 Use: Amusement Enterprise  
 1121 King St.  
 Property Owner: **Benjamin & Linda Molayem**  
 Project conceived by: **FPMAH**  
 532 S. Alfred St.  
 Alexandria, VA 22314  
 703-329-3075 or 202-375-3329

29

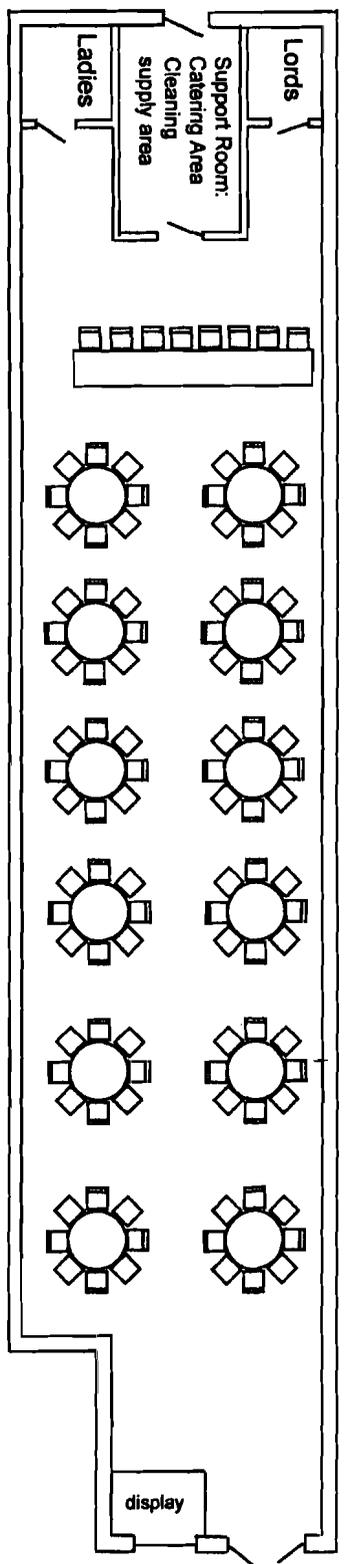
This one possible configuration for a Medieval Madness show.

Medieval Madness shows are scheduled for every Friday and Saturday night from 7:30 until 9:30.

Audience capacity = 110  
Staff = 10



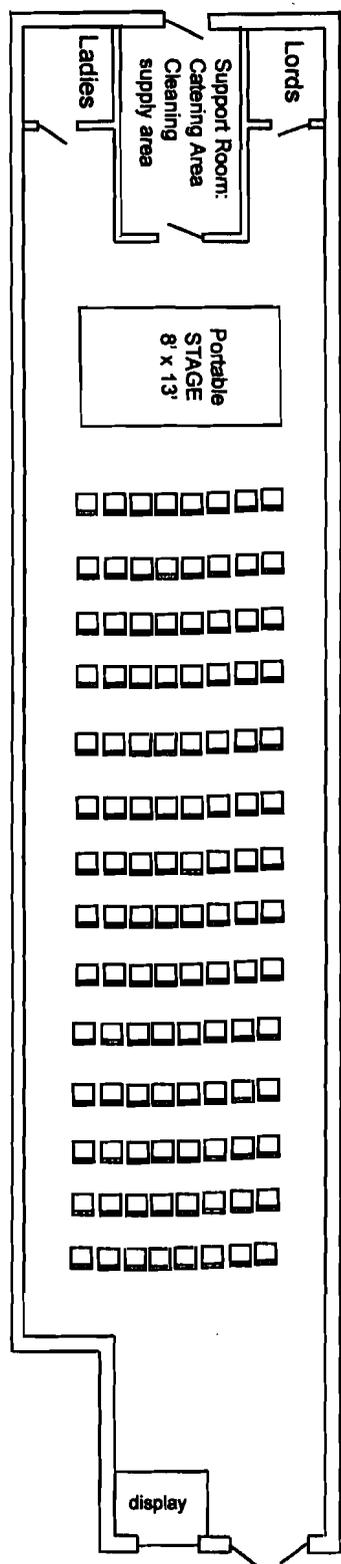
This one possible configuration for a conference or a wedding.  
 Conferences and weddings are possible for any daytime slot, 9 AM until 5 PM.  
 Audience capacity = 110  
 Staff = 10



Space Size:  
 Approximately 20' x 100'  
 Scale: 1" = 10'

**Metropolitan Fitness**  
 Use: Amusement Enterprise  
 1121 King St.  
 Property Owner: Benjamin & Linda Molayem  
 Project conceived by: FPMMAH  
 532 S. Alfred St.  
 Alexandria, VA 22314  
 703-329-3075 or 202-375-3329

This one possible configuration for a performing arts show.  
 Performing arts shows and rehearsals are possible during evenings Sun - Thursday. These are special events and not the norm for this facility.  
 Audience capacity = 150  
 Staff = 10



ROYAL SCOTTISH COUNTRY DANCE SOCIETY  
Northern Virginia Chapter  
P. O. Box 3333  
Alexandria, Virginia 22302

September 22, 2009

Planning Commission of Alexandria  
301 King Street  
Alexandria, Virginia 22314

RE: Foundation for the Preservation of Medieval Arts and History (FPMAH)  
1121 King Street  
Special Use Permit # 2009 – 0045

TO: The Commission

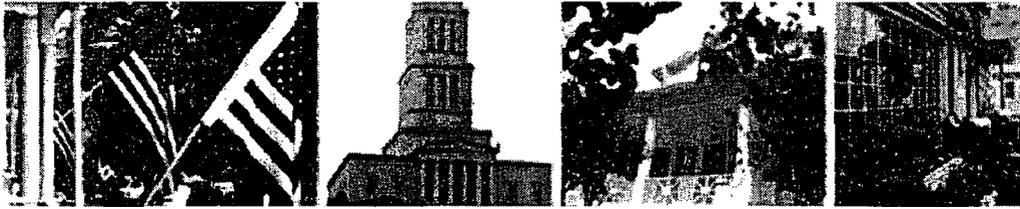
This is to endorse the application of the Foundation for the Preservation of Medieval Arts and History for Special Use Permit 2009 – 0045 for an amusement enterprise to be located at 1121 King Street.

We recommend approval and issuance of this special use permit.

Very truly yours,



Edwin B. Lawless, III  
Chairman, NOVA Chapter RSCDS



**Upper King Street Neighborhood Civic Association**

October 4, 2009

Alexandria Planning and Zoning Commission  
301 King Street  
Alexandria, Virginia 22314

**Re: UKSNA Supports FPMAH Dinner Theater, 1121 King Street**

To the Planning and Zoning Commission:

The Upper King Street Neighborhood Civic Association (UKSNA) voted unanimously to support the application of the Foundation for the Preservation of Medieval Arts and History (FPMAH) to open a dinner theater at 1121 King Street, subject to their successful identification of the 38 parking spaces necessary to accommodate their patrons. The FPMAH's non-profit, community-focused mission offers the potential to inject new life into the Upper King Street neighborhood.

In voting to support the FPMAH's proposal during our Sept. 21, 2009 meeting, several UKSNA members cited the group's non-profit status and its commitment to charitable causes, especially the performing arts and its efforts to provide wheelchairs for the disabled in Afghanistan. Closer to home, the few negative consequences, such as noise, parking congestion, and a slight increase in trash and debris, appear unlikely to have a material effect on King Street. This high-traffic entertainment, low-impact recreation venue seems likely to offer a new attraction to Alexandria's main pedestrian thoroughfare.

We look forward to welcoming FPMAH as our new neighbor and to working with them to support performing arts and community groups in the years to come. Please feel free to contact me with any questions.

Sincerely,

Trey Hanbury  
President  
Upper King Street Neighborhood Association  
[Trey.Hanbury@gmail.com](mailto:Trey.Hanbury@gmail.com)  
703-926-5933

PROJECT  
 TENANT ALTERATIONS AT  
 1121 KING ST., 1<sup>ST</sup> FLOOR  
**FPMAH**  
 FOUNDATION FOR THE  
 PRESERVATION OF THE  
 HISTORY OF ARTS AND  
 HISTORY

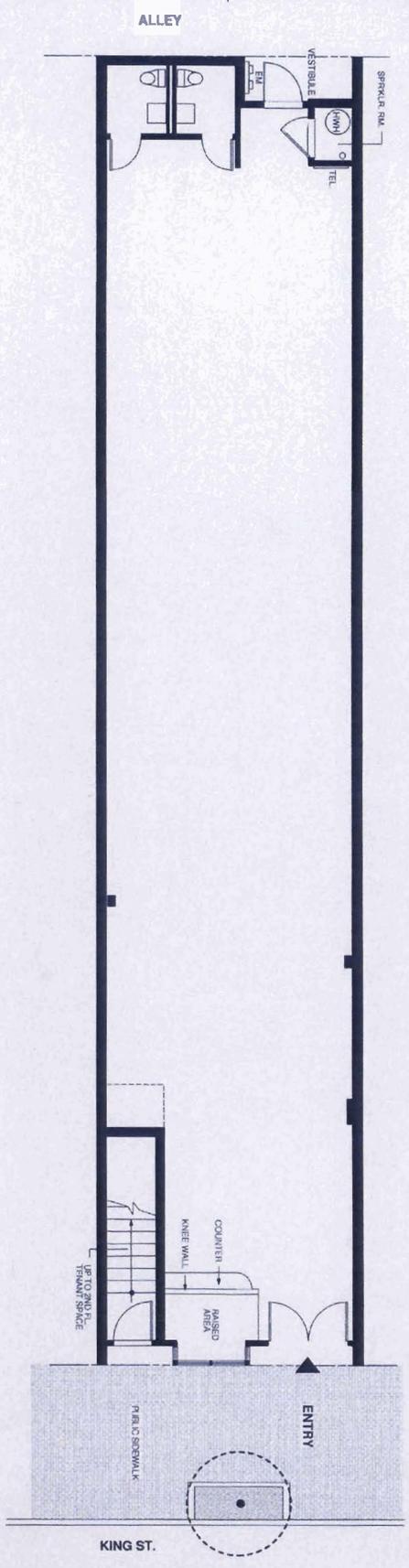
SHEET TITLE

FLOOR PLAN-EXISTING  
 FLOOR PLAN-PROPOSED

DATE: 11/10/10  
 SCALE: AS SHOWN  
 SCALE: 1/8" = 1'-0"  
 REVISIONS  
 10/29/10 - OTHER COMMENTS  
**REVISED**

SHEET NO.

A-1



FLOOR PLAN - EXISTING  
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - PROPOSED  
 SCALE: 1/8" = 1'-0"

PRELIMINARY

10  
10-17-09



Alan Zlotky  
<AZlotkyPhoto@aol.com>

10/16/2009 01:30 PM

Please respond to  
Alan Zlotky  
<AZlotkyPhoto@aol.com>

To william.euille@alexandriava.gov, frank.fannon@alexandriava.gov,  
kerry.donley@alexandriava.gov, alicia.hughes@alexandriava.gov,  
council@krupicka.com, delpepper@aol.com,  
cc  
bcc  
Subject COA Contact Us: Medieval Madness SUP



Time: [Fri Oct 16, 2009 13:30:48] Message ID: [16173]

**Issue Type:** Mayor, Vice Mayor, and Council Members  
**First Name:** Alan  
**Last Name:** Zlotky  
**Street Address:** 407 Rucker Place in Rosemont  
**City:** Alexandria  
**State:** VA  
**Zip:** 22301  
**Phone:** 703-597-6281  
**Email Address:** AZlotkyPhoto@aol.com  
**Subject:** Medieval Madness SUP

Regarding the Medieval Madness SUP permit:

I urge city council to

enforce the parking requirements consistent with using the space at 1121 King Street as a theater. I urge you not to lift this restriction as it is going to cause a flood of cars into this already congested section of Old Town.

As someone who lives in nearby Rosemont, I have real concerns about the direction Old Town is heading in. A second sex shop has opened, in fact very near to this location, and this makes me wonder if Old Town is quickly going from charming with an authentic "patina" to downright tawdry and seedy. While I have not seen the Medieval Madness performances, I have

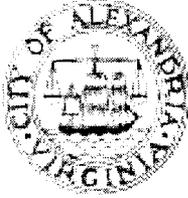
**Comments:** talked to people who have – and they were NOT complimentary in their reviews. While I am sure the organizers and members of the foundation supporting Medieval Madness are well-meaning, I do not think that their shows are appropriate for Old Town.

I see from the docket that the  
planning commission has recommended approval of this permit, and therefore  
I understand if you approve the request. However, zoning restrictions are  
in place for a reason and it is important to have the applicant abide by  
both the spirit and the letter of the law in every way, including finding  
enough parking.

Thank you for your consideration.

Alan Zlotky

st #10



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0045

PROPERTY LOCATION: 1121 KING ST.

TAX MAP REFERENCE: 064.03-08-04 ZONE: KA

APPLICANT: (FPMAN)  
Name: FOUNDATION FOR THE PRESERVATION OF MEDIEVAL ARTS + HISTORY

Address: 532 S. ALFRED ST., ALEXANDRIA, VA 22314

PROPOSED USE: AMUSEMENT ENTERPRISE

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.

THOMAS M. BOOTH  
Print Name of Applicant or Agent

[Signature] 7/21/09  
Signature Date

532 S. ALFRED ST.  
Mailing/Street Address

202-375-3329 703-329-3099  
Telephone # Fax #

ALEXANDRIA, VA 22314  
City and State Zip Code

TOM@FPMAN.ORG  
Email address

Recommended Approval w/amendments 6-0  
ACTION-PLANNING COMMISSION: \_\_\_\_\_ DATE: 10/6/09  
CC approved PC recommendation 7-0 10/17/09  
ACTION-CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_