

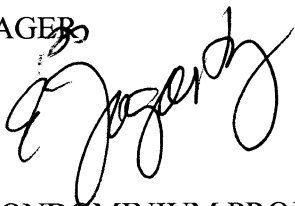
## City of Alexandria, Virginia

## MEMORANDUM

DATE: NOVEMBER 9, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER

FROM: EILEEN P. FOGARTY, DIRECTOR  
PLANNING AND ZONING 

SUBJECT: DSUP#2003-0035 – PARK TOWER CONDOMINIUM PROJECT

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**ISSUE:** City Council requested that staff report back with an update on parking and transportation issues for the Park Tower Condominium project at 4380 King Street prior to release of the final site plan for the project.

**RECOMMENDATION:** That City Council receive this report.

**DISCUSSION:** On April 17, 2004, the City Council granted approval of DSUP#2003-0035 to construct 173 condominium units (with 9 on-site affordable units). At the City Council hearing on the project, several citizens and community representatives identified concerns about residential parking and public transportation facilities. Specifically, the residents identified a need for:

- Additional residential parking along Northampton Drive.
- Extension of DASH evening rush hour service
- Access to commercial parking facilities to provide additional resident parking for the condominium.

*Residential Parking on Northampton Drive*

A request to permit parking on both sides of the 2800 and 2900 blocks of North Hampton Drive was submitted to the Traffic and Parking Board on July 26, 2004. This request was approved by the board and implemented by staff the following week. This change yielded an additional 45 parking spaces for area residents.

*Extension of DASH Peak Period Service*

Residents commented that the current schedule for DASH route AT-6 did not provide sufficient service between the communities along North Hampton Drive and the King Street Metrorail Station during the peak evening period. In particular, residents requested that the 7:00 PM termination of peak period service be extended one hour until 8:00 PM. This request was presented to the Alexandria Transit Corporation (ATC), who agreed to extend service as requested. This service

extension will be implemented on November 14, coincident with route and schedule changes in the Carlyle/PTO area. For the next year, DASH will monitor patronage at area bus stops and determine the feasibility of maintaining this extended service on a permanent basis.

*Additional Resident Parking in the Commercial Parking Garage*

Neighborhood residents expressed concerns about the number of visitor parking spaces being provided for the project. Even though the applicant had proposed to provide 42 visitor parking spaces (15% of the 277 required parking spaces), the residents were concerned that there would not be enough visitor spaces should there be parties or on special occasions such as Thanksgiving or Christmas. Staff had recommended and the applicant had agreed to seek an agreement from Park Center Associates to provide additional visitor parking within the commercial parking garage.

To comply with this requirement, the applicant has secured an agreement from Park Center Associates for 40 vehicle spaces per day, for seven days a week in the parking facility located beneath the existing office buildings in the Park Center project. The spaces are available at the weekday rate of \$4.00 per vehicle during the hours of 4:00 P.M. until 9:00 A.M., with no charge on Saturday and Sunday. The daytime rate between the hours of 9:00 A.M. to 4:00 P.M. will be the current daily rate charged for commercial users.

**ATTACHMENT:** Letter of agreement between Park Center Association, Inc. and 220 S. Union LLC.

**STAFF:**

Eileen Fogarty, Director, Planning and Zoning  
Tom Culpepper, Deputy Director, Transportation and Environmental Services  
Jeffrey Farner, Division Chief, Planning and Zoning Development Group  
Gregory Tate, Urban Planner, Planning and Zoning

## Park Center Association, Inc.

October 15, 2004

Mr. Daniel R. Abramson  
220 S. Union, L.L.C.  
507 Wythe Street  
Alexandria, Virginia 22314

**In re: Park Tower Condominium**

Dear Mr. Abramson:

I am writing to confirm that the Board of Directors of Park Center Association, Inc. have reaffirmed the commitment of the Association to grant 220 S. Union, L.L.C., its successors and assigns, the right to park up to, but not to exceed, 40 vehicles per day, seven days a week in the parking facility located underneath the existing office buildings in the Park Center project.

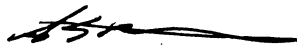
The parking spaces are made available to 220 S. Union, L.L.C., its successors and assigns, based upon the following rate schedule: (i) \$4.00 per vehicle for each vehicle parked in the parking facility during the hours of 4:00 P.M. until 9:00 A.M. excluding Saturday and Sunday, and the then current daily parking rate charged in the parking facility for each vehicle parked in the parking facility during the hours of 9:00 A.M. and 4:00 P.M. Use of the parking facility by 220 S. Union, L.L.C., its successors and assigns, on Saturdays and Sundays will be at no charge. The Association reserves the right to review the \$4.00 nightly charge annually and to make increases not to exceed three percent (3%) in any calendar year. The location of the spaces within the parking facility are to be designated by the Association and shall be as close as practicable to the ingress/egress drive linking the condominium and existing properties within the Park Center project.

Notwithstanding the forgoing, 220 S. Union, L.L.C. will fund all reasonable and necessary capital expenditures to modify the garage access equipment to provide vehicular and pedestrian access during non-business hours in order to accommodate the overflow parking intended by this agreement. Any future operating expenses, such as courtesy cards and repairs and maintenance to the equipment specifically for the use of the overflow parking will be funded by the condominium. It is the intention of the parties that even though the office building owners are willing to permit the condominium owner's and their guests to use the garage as set forth above, it is with the understanding that any and all costs incurred before, during or after construction will be borne by either the developer or the condominium.

It is our understanding that this letter and commitment of the Association will be presented to the City of Alexandria as evidence of compliance with certain conditions of the development approval for the Park Tower project.

If you have any questions or should you require any further information, please do not hesitate to call.

Sincerely,



Scott Altman  
Association Manager

Abramson-ParkCenter 1004