



Docket Item #4
Special Use Permit #2025-00054
601 & 619 South Patrick Street

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use.	Planning Commission Hearing:	February 3, 2026
	City Council Hearing:	February 21, 2026
Address: 601 & 619 South Patrick Street	Zone:	CSL/Commercial Service Low
Applicant: Valhalla Property Holding, LLC	Small Area Plan:	Southwest Quadrant
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: Catherine McDonald, catherine.mcdonald@alexandriava.gov Sam Shelby, sam.shelby@alexandriava.gov		

I. PROPOSAL

The applicant, Valhalla Property Holding, LLC, requests Special Use Permit (SUP) approval for an outdoor recreational and entertainment use. The applicant proposes converting an existing retail building at 601 South Patrick Street to a health and athletic club with a rooftop outdoor workout space. The rooftop facility will contain various exercise equipment including weight machines, a running track around the perimeter of the roof with glass railings, and turf in the center. The outdoor workout space is considered an outdoor recreation or entertainment use and requires SUP approval. Staff recommends approval of this request.

SITE DESCRIPTION

On May 7, 1963, the Planning Commission approved site plan SIT #63-0037 for the construction of an auto accessories store, Auto Accessories Company, Inc. Various retailers have operated out of the site since its construction and West Marine Supply currently occupies the space.

The subject property is one lot of record having 146 feet of frontage on Gibbon Street and 238 feet of frontage on South Patrick Street. The lot is 32,749 square feet and contains a one-story, 15,035 square foot building currently occupied by a West Marine retail store. A surface parking lot with 40 spaces is located on the south side of the building. The building's main entrance faces the parking lot and is shown in Figure 1, below.



Figure 1 – Subject property façade

The subject property is surrounded by both commercial and residential uses. The adjacent properties to the north and west contain townhouse dwellings. To the south is a commercial building containing a convenience store. Across Route 1 to the east is a Speedway gas station and more townhouse dwellings.

Route 1, on which the subject property fronts, is a six-lane, major north-south arterial that provides access to the Beltway. The immediate area experiences heavy vehicular traffic.



Figure 2 – Subject property site location

PARKING

Tenant Space	Parking Requirement	Required Spaces	Spaces Provided
30,070 Sq. Ft.	1 space/1,000 Sq. Ft.	31	43 (including 2 ADA spaces)

ZONING/MASTER PLAN DESIGNATION

Use Requirements

The subject site is located in the CSL/Commercial Service Low zone. Health and athletic clubs are a permitted use in the CSL zone pursuant to Section 4-302(F.1). Section 4-304(W.1) allows outdoor recreation or entertainment use – in this case, an outdoor workout facility – with approval of an SUP only.

Master Plan Requirements

The subject site is within the Southwest Quadrant Small Area Plan (SAP) and near the South Patrick Street Housing Affordability Strategy boundaries. The SAP designates the subject property for commercial uses that are compatible with the surrounding residential neighborhood. In general, the SAP also encourages a balance between commercial and residential spaces to create a dynamic mixed-use neighborhood.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate the outdoor workout space component on this CSL-zoned property. This section of South Patrick Street contains another retail use (a convenience store), two automobile-oriented uses (gas stations), and adjacent residential uses.

The applicant's proposal would increase activity at the subject property which would create additional vitality in the neighborhood as envisioned by the SAP. The proposed use would be consistent with the SAP as the facility would be a "neighborhood-serving retail/commercial" use and could be easily accessed on foot by nearby residents. The SAP also recommends transitional uses and buildings between Route 1 and adjacent residential areas. The building already provides a visual break between Route 1 and the townhouses behind it. Given that the existing building would remain, an appropriate transition between higher and lower intensity uses would be maintained.

The proposed rooftop space would accommodate running and weightlifting activities. While some noise would be generated from these activities and associated equipment, they are not inherently noisy because they involve individualized exercises that do not require amplified sound, vocal instruction, or motorized equipment.

Route 1 is a very busy roadway with substantial truck and general vehicular volume throughout the daytime and evening hours. Given the existing ambient noise levels generated by Route 1, any noise generated by the proposed outdoor activities would likely be negligible. Nevertheless, the applicant must observe the City's noise ordinance which limits noise levels to 65 decibels between 7am and 11pm, and to 60 decibels after 11pm. In addition, the applicant's proposal includes glass walls screening the entire roof to aid in noise mitigation. Staff has also recommended several conditions to ensure that noise impacts are minimized. Should recurrent noise complaints arise, however, further noise mitigation efforts may be required. Condition #10 enables staff to monitor the impact of the proposed use on the adjacent residences and to docket the matter for further consideration by Planning Commission and City Council if further noise mitigation is found necessary.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends approval subject to compliance with all applicable codes and ordinances and the following conditions:

1. The operator shall conduct employee training sessions on an ongoing basis to advise employees of these conditions. (P&Z)
2. Outdoor hours of operation shall be limited to 7:00 a.m. to 11:00 p.m., daily. (P&Z)
3. All rooftop outdoor lighting shall be shut off by 11:00 p.m., daily. (P&Z)

4. Instructor-led classes using amplified sound are not permitted on the rooftop. (P&Z)
5. Screening along the rooftop shall be required on the sides of the building that abut residential properties. (P&Z)
6. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
7. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)
8. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
9. 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)
10. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the Planning Commission and City Council if 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; or the Director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

STAFF: Tony LaColla, AICP, Division Chief, Land Use + Preservation, Department of Planning and Zoning;
Sam Shelby, Principal Planner
Catherine McDonald, Urban Planner

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:

- F-1 Based on the close proximity of residential units to the site building, TES/OEQ has concerns that the applicant will not be able to meet the requirements of the noise code, especially after 11pm, when the requirements become more stringent. TES/OEQ recommends all patrons be cleared of the roof top gym by 11pm to mitigate the potential for violating the noise code. (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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3 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:

No comments.

Fire:

- C-1 This new use will require a fire prevention permit. (Fire)

Health:

No comments.

Recreation, Parks, and Cultural Activities:

- F-1 For site plan, provide more details on how the proposed trees on US Route 1 will be planted. (RPCA)
- F-2 For site plan, provide landscaping plan information outlined in the 2019 Landscape guidelines. (RPCA)
- a. Include required plant tabulations (plant schedule, urban tree determination, biodiversity, native plant, and crown cover).

Ref. Landscape standards and details.

- b. Include planting and tree protection details that conform to the standardized installation of plants and tree protection measures

F-3 For site plan, provide more details on ADA access to the proposed roof plan. (RPCA)

Police Department:

No comments.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

601 and 619 S. Patrick, Alexandria, Virginia

PROPERTY LOCATION: _____

80.01 03 11 and 31

TAX MAP REFERENCE: _____ **ZONE:** CSL

APPLICANT: Valhalla Property Holding, LLC, a Virginia limited liability company

Name: _____

Address: _____

PROPOSED USE: Special Use Permit for a Recreational and Entertainment Use, outdoor (section 4-303 (W.1)) for roof top exercise area associated with first floor health and athletic club.

- 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.

Duncan W. Blair, Attorney/Agent

Rev 9/14/25

Print Name of Applicant or Agent

Signature

N/A

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 601 & 619 South Patrick Street, Alexandria, Virginia 22314, I hereby
(Property Address) Recreational and Entertainment use - outdoor.
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: Valhalla Property Holding, LLC

Phone: C/O [REDACTED]

Address: Please Print [REDACTED]

Email: [REDACTED]

Signature: By: 
Duncan W. Blair, Attorney Agent

Date: 8 28 25

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 three percent.

Valhalla Property Holding, LLC is a Virginia limited liability company. The sole member of the

limited liability company is Desiree Marvin [REDACTED]

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. Valhalla Property Holding	[REDACTED]	100%
2. Desiree Marvin	[REDACTED]	100% of VPH, LLC
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 601 and 619 South Patrick St. Alex, VA. (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. Valhalla Property Holding LLC	[REDACTED]	100%
2. Desiree Marvin	[REDACTED]	100% of VPH, LLC
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 require 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 indicated 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.](#)

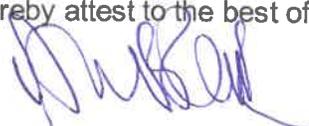
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Valhalla Property Holding LLC	None	
2. Desiree Marvin	None	
3.		

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.

8 29 25

Duncan W. Blair, Attorney/Agent



Date

Printed Name

Signature

Valhalla Property Holding LLC, a Virginia limited liability (the "Applicant") is requesting a Special Use Permit for recreational and educational use for a roof top outdoor workout area associated with the first-floor health and athletic club. This Special Use Permit is only for the roof top recreational and educational use as the Health and Athletic Club is a by-right permitted use.

The Applicant plans to renovate the existing building and to convert it into a Scandinavian design, upscale bodybuilding gym. Extra windows will be added for natural light where windows have since been sealed up. The health and athletic club will be open 24 hours, seven days a week, with staff on hand. Personal trainers will be available, but there will be no "workout classes." The facility will be an open concept layout. There will be state-of-the art heavy lifting equipment, and cardio machines. Along the north wall will be the locker rooms, with a central area between them for hot saunas, cold plunges, and red-light therapy. There will also be a posing room for athletes to practice their stage routines.

On the rooftop there will be outdoor space for working out along with battle ropes, cages for lifting, tires for flipping, and push/pull sleds as well as a large walking lap around the perimeter of the roof with glass railings and green turf in the center.

This facility will refresh that part of town with new life and will be a popular spot for people going to and from work.

We have basic gyms and grungy gyms in Alexandria, but nothing that combines both heavy lifting and an upscale "spa like" appeal.

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: Note: These responses are inclusive of the both the first floor Health and Athletic Club and the Roof top Recreational and Entertainment Use.
- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
It is anticipated that the facility will have 50 patrons per day. *
- _____
- _____
- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
It is anticipated the facility will have a staff of 10 employees working
on a full or part time basis. *
- _____
- _____
6. Please describe the proposed hours and days of operation of the proposed use: Note: This response is inclusive First floor Health and Athletic Club and the Roof top Recreational and Entertainment Use.
- Day: Seven day a week. Hours: Members will have access 24
hours a day. *
- _____
- _____
- SEE ATTACHED SUPPLEMENT RESPONSE TO QUESTIONS 5 AND 6.**
- _____
- _____
7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that noise levels will exceed the noise level permitted
by the City of Alexandria's Noise Ordinance.
- _____
- _____
- B. How will the noise be controlled?
The outdoor rooftop recreational and educational use area will be surrounded
by glass partitions on the exterior parapet wall to shield the area from will and
ambient noise.
- _____
- _____

SPECIAL USE PERMIT 2025-00054

601 & 619 South Patrick Street, Alexandria Virginia

**Supplemental Response to Questions 5 and 6 of the
Use Characteristics section of the SUP Application dated 9 4 25**

The applicant is requesting that the Recreational and Entertainment Area hours be 7 days a week and 24 hours a day for the use and enjoyment of the members. That said it is doubtful that of the anticipated 50 patrons a day as cited in the response to Question 5 more that 50% of the patrons will utilize the rooftop equipment daily. Of the 25 patrons, it is likely that they will be spread out during the day. It is not anticipated that there will be any organized classes where groups of patrons would be present in the recreational and educational use area of the facility. As shown on the plan the roof top area is enclosed with a glass screen wall on three sides and a structure on the fourth.

8. Describe any potential odors emanating from the proposed use and plans to control them:
It is not anticipated that offensive odors will be generated by the use of the

roof top as a recreational and educational use associated with the ground floor

health and athletic club.

9. Please provide information regarding trash and litter generated by the use. **Not Applicable.**

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

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

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?
It is not anticipated that the use of the property as a health and athletic club and the

roof top as a recreational and education use will generate litter.

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:

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

It is not anticipated that extraordinary measures will be needed to protect
the safety of nearby residents, employees or patrons.

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.

PARKING AND ACCESS REQUIREMENTS

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

- _____ 40 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

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

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?

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 _____

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

- B. Where are off-street loading facilities located? The loading area is located on the west side of the building accessed by a 15' alley of Gibbon Street
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
It is anticipated that deliveries would occur during daytime business hours.
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
It is anticipated that there will be two or three deliveries per day.
-

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?
No street improvements are required or proposed.
-
-

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?
- 15,561 sq. ft. (existing) + 0 sq. ft. (addition if any) = 15,561 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



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

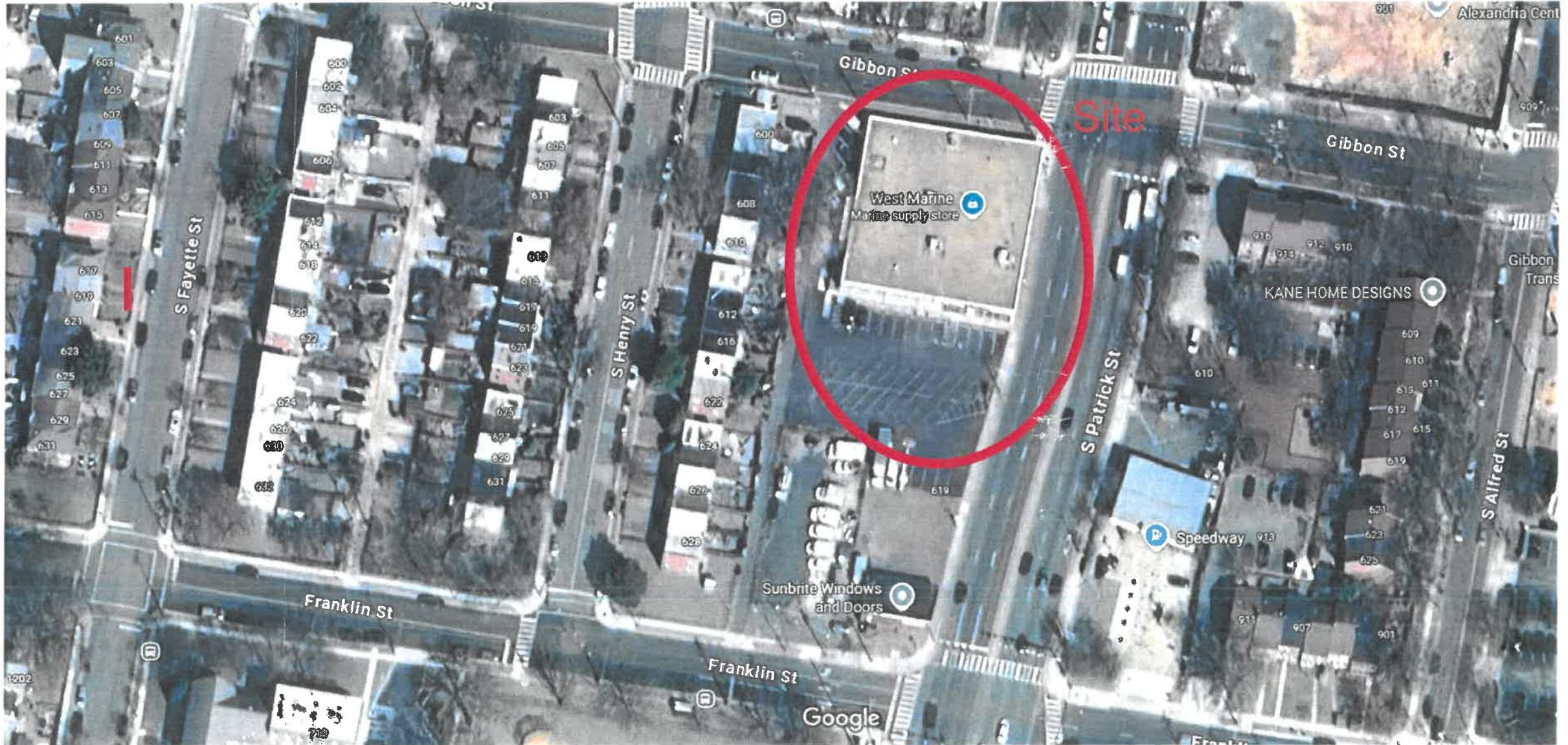
- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets

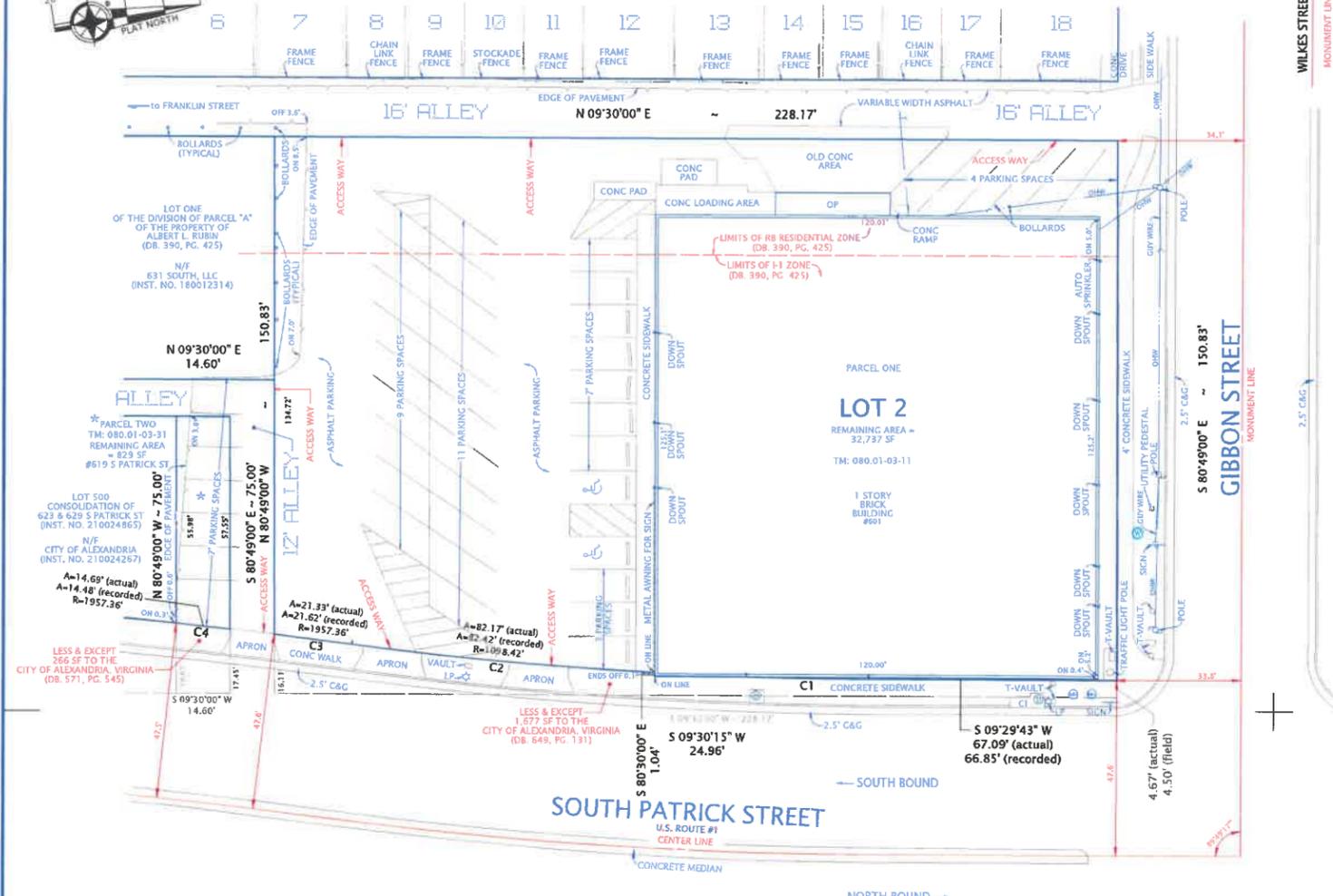
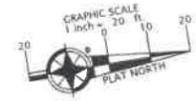


West Marine - 601 South Patrick Street



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

SUBDIVISION OF THE WESTERLY PORTION OF BLOCK BOUNDED BY
HENRY-PATRICK-GIBBON & FRANKLIN STS.
BLOCK TWO
(DB. 296, PG. 50)



LEGEND	
CI	CURB INLET
CONC	CONCRETE
DB	DEED BOOK
INST.	INSTRUMENT
☆	LIGHT POLE
⊙	MANHOLE
N/F	NOW OR FORMERLY
OP	OPEN PORCH
PG	PAGE
—	SIGN
SF	SQUARE FEET
⊕	STORM SEWER MANHOLE
⊕	UTILITY POLE
⊕	WATER METER
⊕	WHEEL STOP

GENERAL NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON THE CITY OF ALEXANDRIA, VIRGINIA TAX MAP 080.01-03-11 (601 S PATRICK ST) AND 080.01-03-31. (619 S PATRICK ST) BOTH PROPERTIES ARE ZONED CSL.
2. OWNERS: HARMON R. MARTIN, EDWARD F. QUINN, JR., E. WALLER DUDLEY, TRUSTEES
ATTN: ATTORNEY ROGER AMOLE
437 N LEE ST
ALEXANDRIA, VA 22314
(DB. 1069, PG. 364)
3. TOTAL LAND AREA = 33,566 SF (0.77057 ACRE)
4. GROSS AREA OF BUILDING FOOTPRINT = 15,035 SF
5. THERE ARE 34 PARKING SPACES AND 2 AMERICANS WITH DISABILITIES PARKING SPACES ON 601 SOUTH PATRICK STREET. THERE ARE 7 PARKING SPACES AND 0 AMERICANS WITH DISABILITIES PARKING SPACES ON 619 SOUTH PATRICK STREET.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
8. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190041F, EFFECTIVE DATE 1/11/2024.
9. ALL RECORDING REFERENCES SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
10. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.



ORTHOGRAPHIC OVERLAY
NO SCALE

VICINITY MAP
NO SCALE

EASEMENT NOTES:

A FULL TITLE WAS PROVIDED BY DAVIS TITLE SERVICES, DATED 04/02/24 AT 8:00 AM.
ENCROACHMENT AGREEMENT DB 301 PG 248 - IT IS NOT ON THE SUBJECT PROPERTY
CITY OF ALEXANDRIA DB 571 PG 545 - ITS LOCATION IS SHOWN
CITY OF ALEXANDRIA DB 659 PG 387 - NOT A SURVEY MATTER

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	1098.42'	33.19'	1.4131°	16.60'	33.19'	S 92°40' W
C2	1098.42'	82.17'	4.1711°	41.11'	82.15'	S 14°34'46" W
C3	1957.36'	21.35'	0°37'28"	10.66'	21.33'	S 16°35'54" W
C4	1957.36'	14.69'	0°31'48"	7.35'	14.69'	S 19°38'19" W

SURVEYOR'S CERTIFICATE

TO: HARMON R. MARTIN ET AL., TRUSTEES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 16, 2024.

DATE OF PLAT: APRIL 23RD, 2024.



George M. O'Quinn
GEORGE M. O'QUINN
LIC NO. 2669

EXHIBIT "A" PROPERTY DESCRIPTION:

PARCEL ONE (TAX ID 080.01-03-11)

ALL THAT LOT AND PARCEL OF GROUND WITH IMPROVEMENTS THEREON KNOWN AS 601-603 SOUTH PATRICK STREET IN THE CITY OF ALEXANDRIA, VIRGINIA, BEING ALSO KNOWN AS LOT 2 IN THE RESUBDIVISION OF PART OF THE SQUARE BOUNDED BY PATRICK, HENRY, GIBBON AND FRANKLIN STREETS AS PLatted IN DEED BOOK 390 AT PAGE 425 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND BEING THE SAME PROPERTY ACQUIRED BY L.H. DUDLEY, DOROTHY M. QUINN AND H.H. MARTIN AND ARBUTIS R. MARTIN FROM AUTO ACCESSORIES COMPANY BY DEED DATED JULY 1, 1957 AND RECORDED IN DEED BOOK 455 AT PAGE 146.

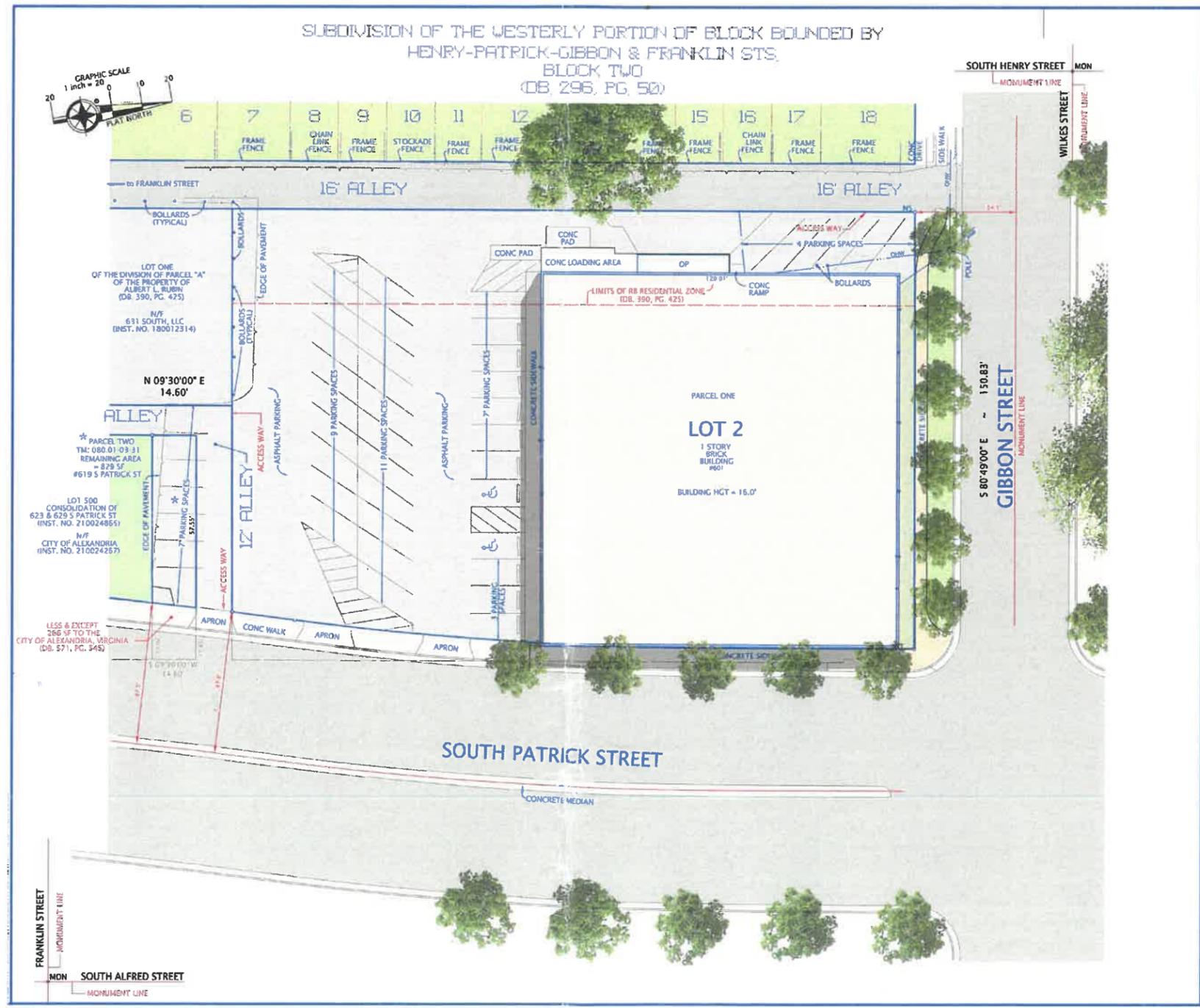
AND

PARCEL TWO (TAX PARCEL ID 080.01-03-31):

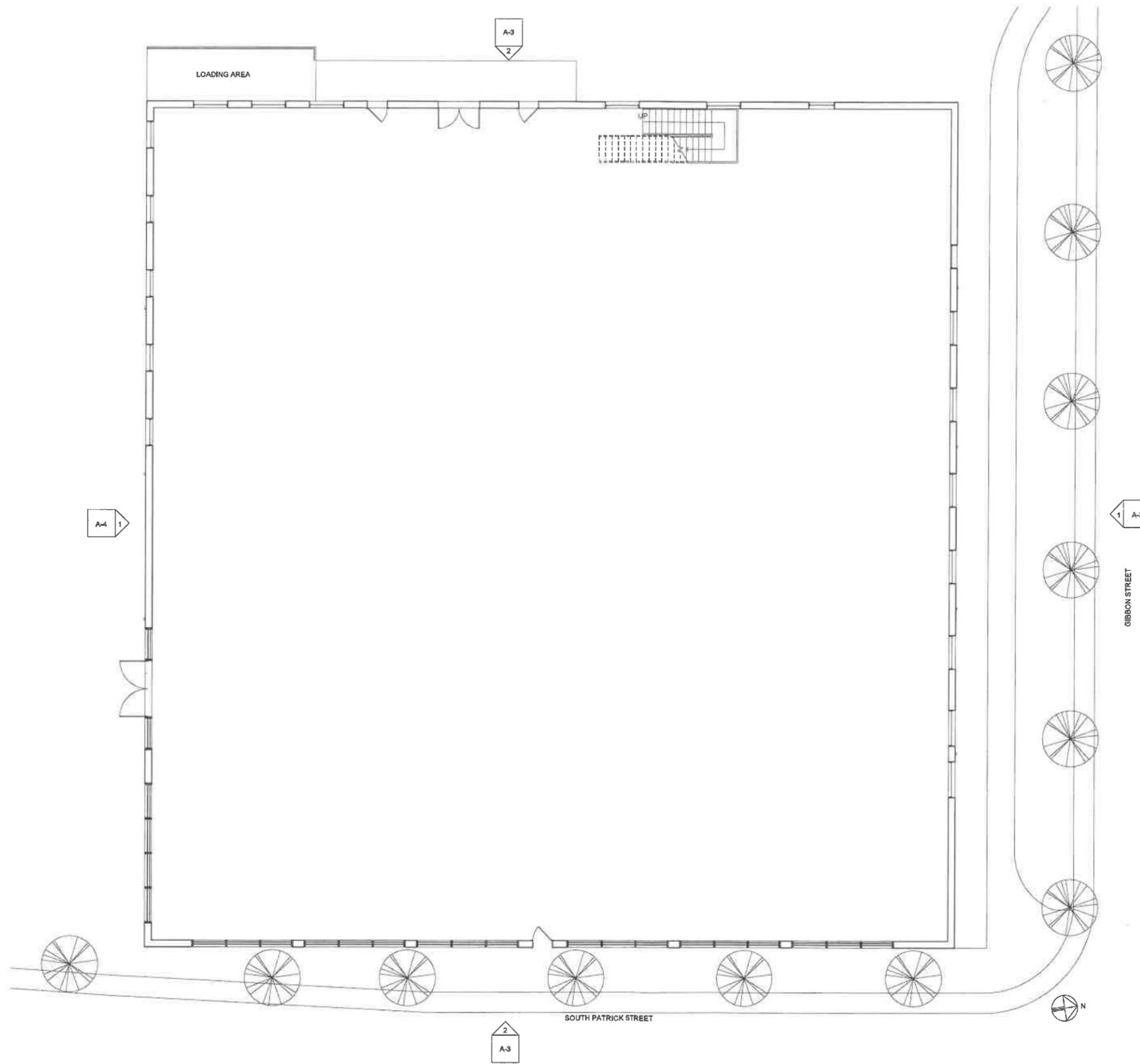
ALL THAT LOT AND PARCEL OF GROUND WITH IMPROVEMENTS THEREON KNOWN AS 619 SOUTH PATRICK STREET IN THE CITY OF ALEXANDRIA, VIRGINIA, ACQUIRED BY L.H. DUDLEY, DOROTHY M. QUINN AND ARBUTIS R. MARTIN BY DEED DATED MARCH 20, 1963 AND RECORDED IN DEED BOOK 572 AT PAGE 359 OF THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, TOGETHER WITH WHATEVER RIGHTS MAY EXIST IN THE ALLEY ABUTTING THE PROPERTY ON THE SOUTH, INCLUDING THE RIGHT TO INSTITUTE PROCEEDINGS TO VACATE THE SAME IF THE GRANTEE BE SO ADVISED.

ALTA/NSPS LAND TITLE SURVEY
ON
THE PROPERTY LOCATED AT
#601 SOUTH PATRICK STREET
ALSO KNOWN AS
LOT 2
DIVISION OF PARCEL A
OF THE PROPERTY OF
ALBERT L. RUBIN
(DEED BOOK 390, PAGE 425)
LESS AND EXCEPT 1,677 SQUARE FEET
TO THE CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 649, PAGE 131)
AND
THE PROPERTY LOCATED AT
#619 SOUTH PATRICK STREET
(DEED BOOK 572, PAGE 359)
LESS AND EXCEPT 266 SQUARE FEET
TO THE CITY OF ALEXANDRIA, VIRGINIA
(DEED BOOK 567, PAGE 140)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 23, 2024

DOMINION Surveyors
Inc.
8808-H REAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com



① Site Plan
 1" = 20'-0"



1 Proposed First Floor Plan
1/8" = 1'-0"

DADA
1025 KING ST.
ALEXANDRIA, VIRGINIA
703.536.9437

MARVIN GYM
601 S PATRICK ST
ALEXANDRIA, VIRGINIA

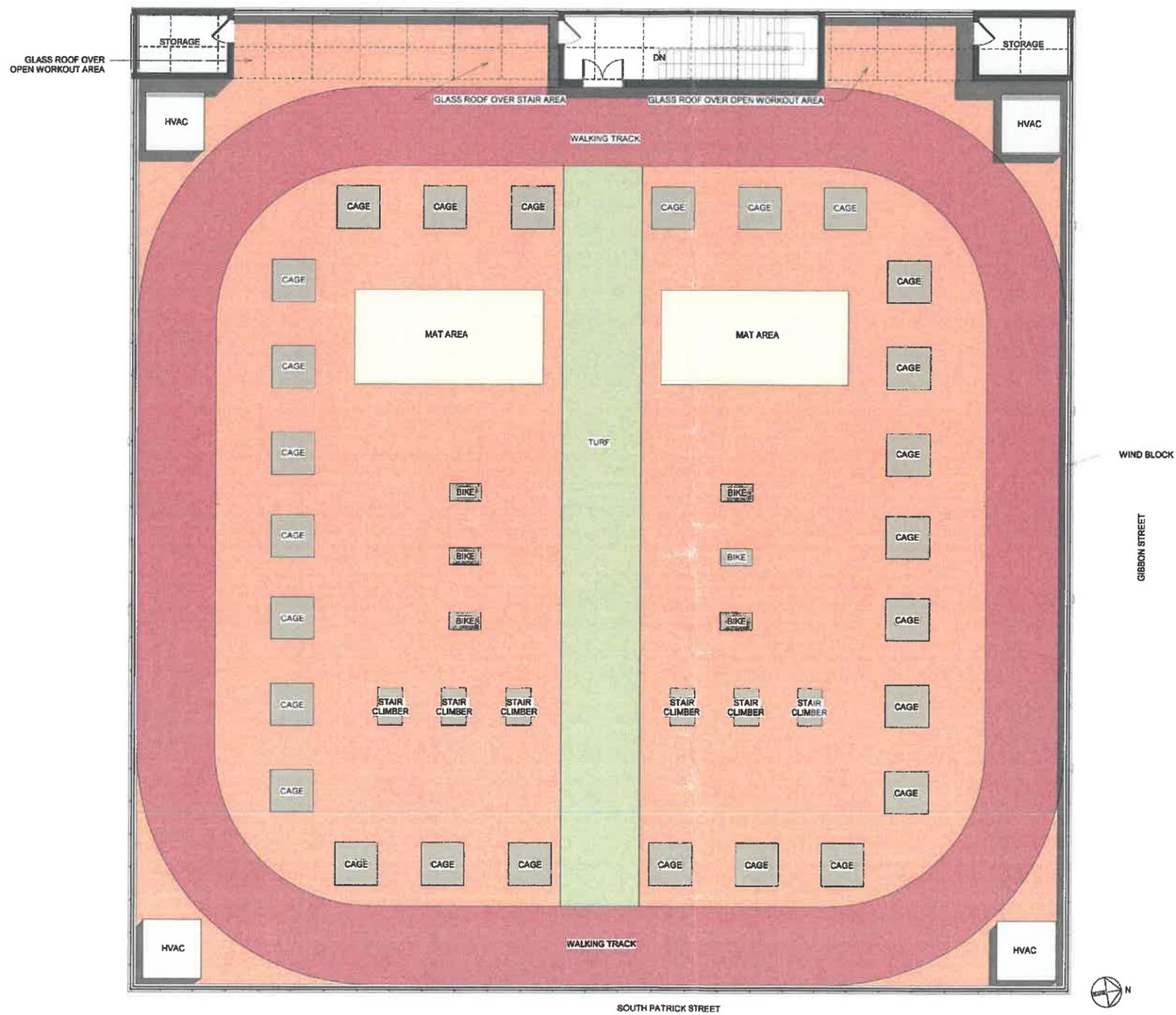
SPECIAL USE PERMIT
07/28/2025

ISSUE DATE
**PROPOSED 1ST
FLOOR PLAN**

DRAWING TITLE
SCALE: 1/8" = 1'-0"

A-1

SHEET NO.
FOR BIDDING ONLY, NOT FOR PERMIT OR CONSTRUCTION



1 Proposed Roof Plan
1/8" = 1'-0"

DADA
1026 KING ST.
ALEXANDRIA, VIRGINIA
703.336.6457

MARVIN GYM
601 S PATRICK ST
ALEXANDRIA, VIRGINIA

SPECIAL USE PERMIT
07/28/2025

ISSUE DATE

**PROPOSED ROOF
PLAN**

DRAWING TITLE

SCALE: 1/8" = 1'-0"

A-2

SHEET NO.

FOR DRAWING ONLY - NOT FOR PERMIT OR CONSTRUCTION



① North (Gibbon St.) Elevation
 1/8" = 1'-0"



② East (South Patrick St.) Elevation
 1/8" = 1'-0"



③ Typical Wind Well Detail
 1/8" = 1'-0"

SPECIAL USE PERMIT
 07/28/2025

ISSUE DATE
**PROPOSED
 ELEVATIONS**

DRAWING TITLE
 SCALE 1/8" = 1'-0"

A-3

SHEET NO.
 FOR BIDDING ONLY. NOT FOR PERMIT OR CONSTRUCTION

DADA
 1025 KING ST
 ALEXANDRIA, VIRGINIA
 703.836.4437

MARVIN GYM
 601 S PATRICK ST
 ALEXANDRIA, VIRGINIA

SPECIAL USE PERMIT
 07/28/2025

ISSUE DATE

**PROPOSED
 ELEVATIONS**

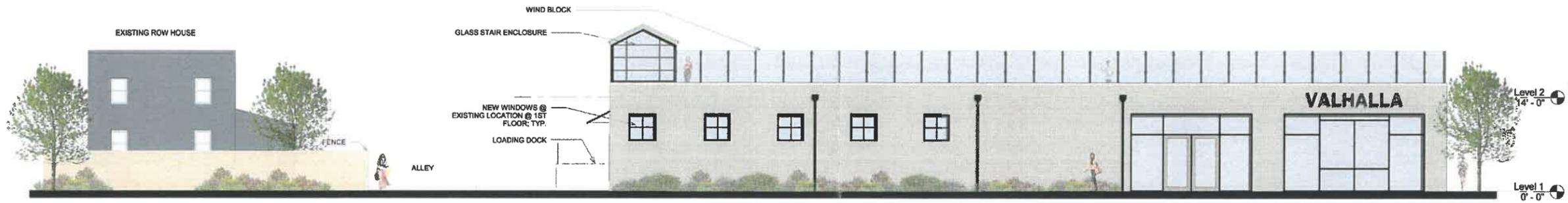
DRAWING TITLE

SCALE: 1/8" = 1'-0"

A-4

SHEET NO.

FOR BIDDING ONLY - NOT FOR PERMIT OR CONSTRUCTION



① South (Parking Lot) Elevation
 1/8" = 1'-0"



② West (Alley) Elevation
 1/8" = 1'-0"

SOLUTIONS

OUTDOOR FITNESS AND SPORT

KOMPAN[®]

Let's move



FITNESS & SPORT FOR OUTDOORS

For all users, all purposes, and all locations

■ ■ ■ Welcome to KOMPAN, your ultimate destination for outdoor fitness innovation.

You already know staying fit and healthy is vital. Regular exercise reduces the risk of chronic diseases, boosts mental wellbeing, and enhances quality of life. But maybe you don't know that KOMPAN is also a fitness equipment manufacturer.

Here is what we do: We specialize in creating effective, cutting-edge fitness equipment that brings health and wellness to everyone. Our aim is to transform parks and recreational spaces into vibrant, active community hubs.

Why KOMPAN? Because we create proven, effective outdoor fitness equipment for all users, all purposes, and all locations. And we have done so for many years. For communities, accessible outdoor fitness areas foster a more active population, encourage social connections, lower healthcare costs, and build community pride.

With our state-of-the-art equipment, you're promoting exercise and inspiring a healthier, happier community.

Ready. Steady. Go!



KOMPAN



Let's move

THE RIGHT INTENSITY IS IMPORTANT

85-100%

High — but only if you're fit

60-85%

Moderate — effective training

0-60%

Low — low effect

EFFECTIVE OUTDOOR FITNESS

For all users, all purposes, and all locations

■ ■ ■ We want all users of a KOMPAN outdoor fitness site to feel like they belong. We are all different. That's why we create exercise equipment for people of all abilities. With KOMPAN products, this is achieved in two ways: scalable user positions and adjustable resistance. In other words, no matter who you are, you will be able to use KOMPAN's equipment in a way that optimizes your personal results. Bit by bit. One step at a time.

Whether for health or performance, we know from science that the intensity, duration, and type of exercise create

results. It seems evident that exercise equipment must have the functionality to accommodate these demands.

However, this is not always the case for outdoor fitness. And we are changing that. With our high-quality equipment, you can recreate a functional, effective outdoor fitness site, just like the indoor gyms you've always known.

The most effective exercise takes place in the moderate to high-intensity category. Because people are different, equipment must be able to offer a wide range of different workloads.



Let's move

THE SCIENCE OF EXERCISE

Product development based on research



When the outdoor fitness boom started 20 years ago, equipment was at a very primitive stage. We strongly believe that outdoor fitness should provide the same quality of exercise and engagement as indoor gyms. We can achieve this by using science and testing.

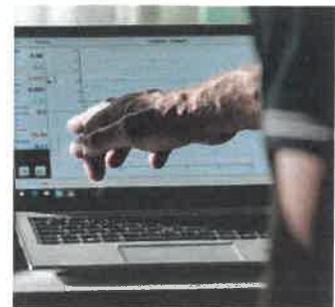
The KOMPAN Fitness Institute supports our commitment to excellence. With a strong research background, KOMPAN ensures product development is based on the latest health and exercise science. For us, knowledge and best

practices are the foundation of bringing the best fitness solution to your community.

We conduct our own research and collaborate with universities and a network of experts. This ensures that our equipment, whether designed for seniors or athletes of all abilities, is safe and effective. The knowledge and insights gained from science and best practices are directly applied to our product development every step of the way.



The cardiorespiratory effectiveness of the cross trainer is validated with the same test methods used on professional athletes.



The screen shows muscle activity when exercising on the cross trainer. The design of all KOMPAN equipment is carefully fine-tuned to give the optimal effect and experience for the user.



KOMPAN

Let's move

FITNESS FOR ALL

Inclusive outdoor fitness

 A visit to a KOMPAN play or fitness site offers positive experiences for children and adults of all abilities. Choosing KOMPAN means you're investing in parks and recreational areas for a healthier, more connected community. For all types of people.

Our exercise equipment encourages social interaction, physical activity, and mental well-being, making your park a vibrant hub for all residents.

With a universal design approach, our solutions cater to the needs of all individuals, ensuring that everyone can enjoy our fitness sites, regardless of their abilities.

We recognize that everyone has individual limits and goals. Our inclusive playgrounds and fitness areas provide engaging and supportive environments to reach and surpass those limits, resetting the bar for individuals of all abilities to advance and grow.



FITNESS AREAS FOR ALL:

Principles for inclusive outdoor fitness:

- Accessibility
- Usability
- Adjustability
- Products having clear color and design signals
- Multi-functionality (when possible)
- Combining general and specific functionality



USABLE FOR ALL

The multi-level activities of the fitness products make them usable for all.



Download the white papers on inclusive design research and recommendations for playgrounds and fitness grounds from our website: www.kompan.com.

When visiting a KOMPAN fitness site, the app will show the user how to use the equipment on site and get an efficient workout. It's a great guide, particularly for inexperienced users.



Personal Digital Trainer



KOMPAN Fit app
Available for download in
App Store or Google Play.

RESPONSIBLE WORKOUTS

A guide to performing exercises correctly — and much more!

Encouraging outdoor activity goes beyond installing fitness equipment in a park or recreational area. Inspiring, educating, and motivating people to visit and use the fitness site is essential. The KOMPAN Fit app offers a range of tools to help the residents in your area work up a sweat, build strength, and stay motivated anytime, anywhere. The app

is free and serves as a digital personal trainer, ensuring users are guided in their workouts and exercises.

The best thing: The solution is just a click away on a smartphone and connects users with your KOMPAN fitness site.

Let's move