

From: President OTCA <president@theoldtowncivicassociation.org>
Sent: Saturday, November 23, 2024 3:48 PM
To: Mavis E Stanfield <mavis.stanfield@alexandriava.gov>
Cc: William Schuyler <wjschuyler@gmail.com>; mviani@beankinney.com
Subject: [EXTERNAL]515 King St. From Old Town Civic Association

Dear
Ms Stanfield:

We
were asked to send you this message supporting the request by TD Bank to be granted more than 30 feet of street frontage at 515 King Street. Given the unique footprint of this particular building, we believe that the best use of the space is for the Bank to occupy it and not to have it left vacant. It appears clear that the space being discussed does not have an alternative use given its limited size.

We
would ask, however, that you prevent the use of that otherwise unutilized space to place a television or similar kind of lighted projection equipment, if any such images are projected onto the public right of way. We do not think that Old Town is the right place to have screens projected onto the street day and night. We are aware that this was just one idea for its use, but we ask that it not be allowed.

If
you have any questions for us, please reach out to me at this email address:
President@theoldtowncivicassociation.org.

Thank
you,

Yvonne
Weight Callahan
President
Old
Town Civic Association

<https://www.theoldtowncivicassociation.org/>

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source.**

From: [Mike Porterfield](#)
To: [PlanComm](#)
Subject: re: Planning Commission
Date: Sunday, December 1, 2024 4:33:45 PM

You don't often get email from mike@tartanproperties.com. [Learn why this is important](#)

Dear Planning Commission Members,

I am writing to you in support of denying the permit request by TD Bank to relocate to King Street. This will have a significant negative impact on the vitality of King Street. I wish that the other two banks had not just opened up in such prominent spots in great blocks for retail shopping. Alexandria's retail and restaurant scene has not been this good in a long time. Having a bank move will be the equivalent to the space sitting vacant for 10-20 years. Think about the long term consequences of saying yes now to get that space filled.

Thank you for your thoughtful consideration of this matter.

Respectfully,
Mike

Mike Porterfield
Tartan Properties Commercial
1020 Wythe Street
Alexandria, VA 22314
(703) 836-6558 office
www.tartanproperties.com

From: [BARBARA BEACH](#)
To: [Mavis E. Stanfield](#); [PlanComm](#)
Subject: [EXTERNAL]PC meeting Dec 3, Docket item # 9
Date: Sunday, December 1, 2024 5:19:35 PM

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The Honorable Chairman and Members of the Planning Commission:

I write to support the staff recommendations that you recommend denial of the SUP requested by TD Bank to expand their frontage along King St.

I have lived and worked in Old Town for 40+ years and support the goals of the King Street Urban Retail plan for a vibrant and active retail district. There is nothing vibrant nor active about the applicant's request.

Looking at the applicant's floor plans, the proposed additional frontage area along King Street is passive space. If this SUP is granted, the amount of dead space will expand on that block. This gives me great concern, especially in the evenings when safety is on my mind.

The staff report is both well written and well thought out. I support the analysis of why the application should be denied.

As the staff report states, four (4) banks exist within a one block radius and multiple other banks are within walking distance. There is not need to expand the banking footprint in this area. We are not told that TD needs this expansion to continue business. There is no special need that rises to the level of a special use permit.

Banks themselves by the nature of their business do not produce vibrant space - arguably for security reasons, they may even discourage non patron visitors. People often do online banking today and the use population is limited further by the bank's limited customer base. Banks do not support our tourist industry, promote small retail customers or draw economic development.

In sum, the magnitude of such a large physical presence on King Street was not favored as a "by right use" in the King Street Urban Retail plan. The merits of this application do not rise to the grant of a special use permit.

For the above reasons, I ask that you recommend denial of the SUP to the City Council. Thank you.

Barbara P. Beach, Esq.
614 S Royal St
Alexandria, VA 22314
bpbeach@aol.com
703.683.3434 (landline)



TD Bank -515 King Street SUP#2024-00060

December 3, 2024

Alexandria Planning Commission Presentation

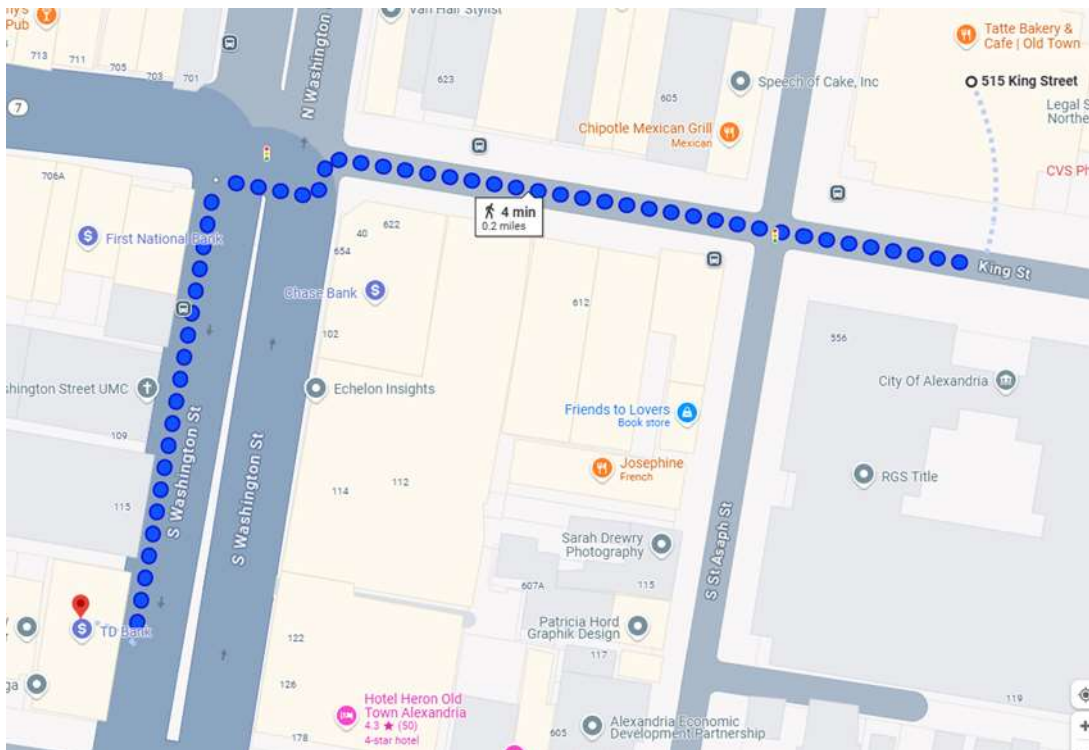
Background - Existing Bank Branch – 119 South Washington Blvd

Operated as TD Bank since 2009 (pre-merger as Commerce Bank)

Current lease terminates October 2025

Extensive local customer base (residents, businesses and non-profits)

Will relocate to 515 King Street in 2025



The Property - 515 King Street



The Property - 515 King Street



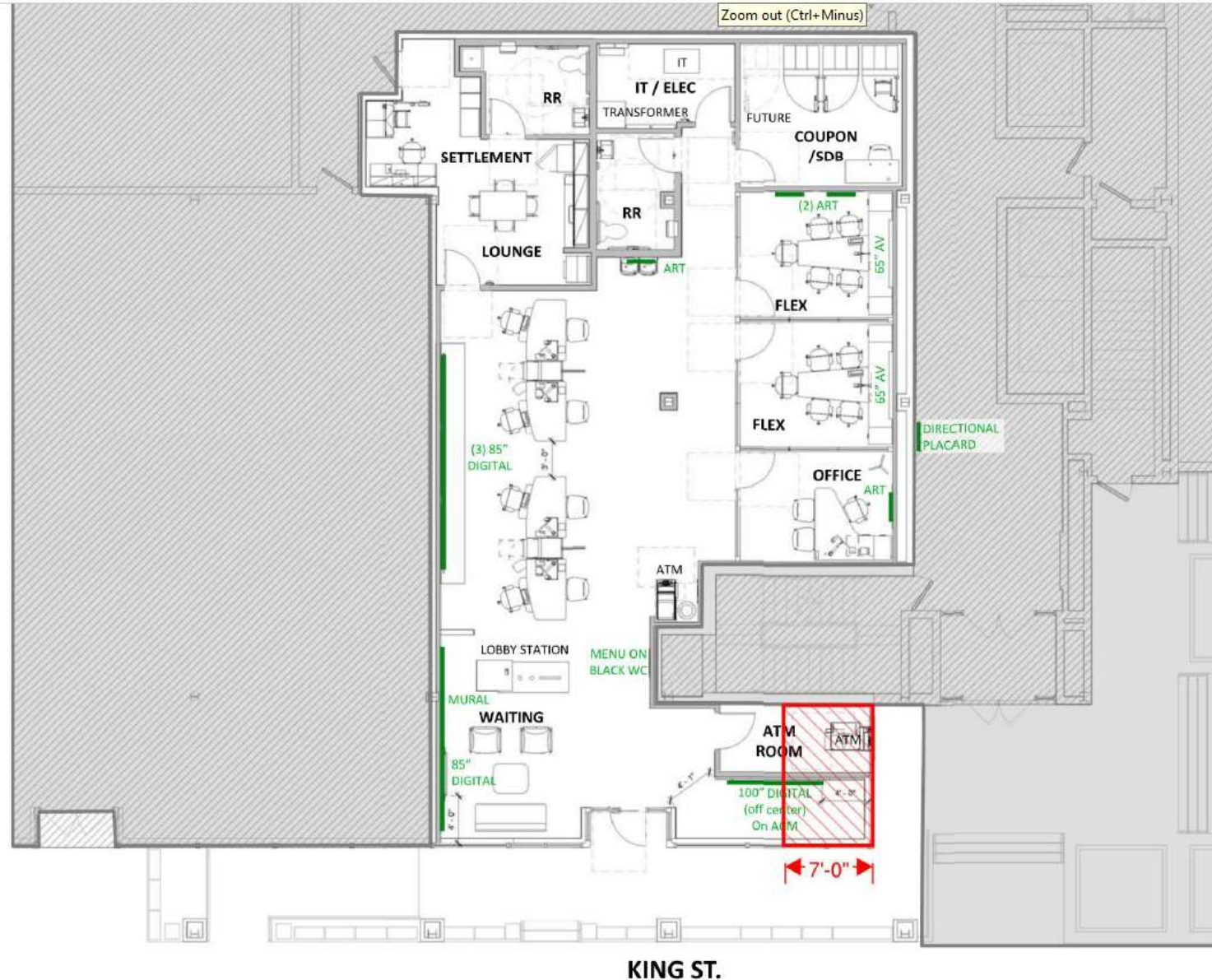
The Property - 515 King Street

- Constructed in 1966
- Oriented towards King Street with focus on intersection with St. Asaph Street
- Access multiple access points on front – primary on eastern edge
- ADA access via ramp that takes advantage of change in grade
- Entire first floor frontage on King Street used as Suntrust Branch until 2019 BB&T Merger creating Truist. Branch closes in late 2020
- Tatte Bakery & Café opens in January 2024
 - Occupied majority of ground floor and oriented toward St. Asaph intersection
 - Changes to ADA ramp on ground floor to accommodate outdoor seating
- TD will occupy vacant remainder of ground floor

The SUP - 515 King Street

- Property is zoned KR/King Street Urban Retail Zone
- Per Section 6702 (a)(1)(c) banks/personal service establishments are permitted by right at less than 30 feet of street frontage.
- Per Section 6702 (a)(2)(i) banks/personal service establishments require approval of an SUP for street frontage in excess of 30 feet.
- TD Bank can easily accommodate the 30 foot limitation but doing so would not be in the interests of the community or TD Bank
 - This would result in unoccupiable vacant space 7 feet wide by 11 feet deep
 - Presents an unattractive appearance on building's secondarily prominent corner on King Street frontage
 - Creates security concern with vacant, unmonitored space adjacent to bank branch.

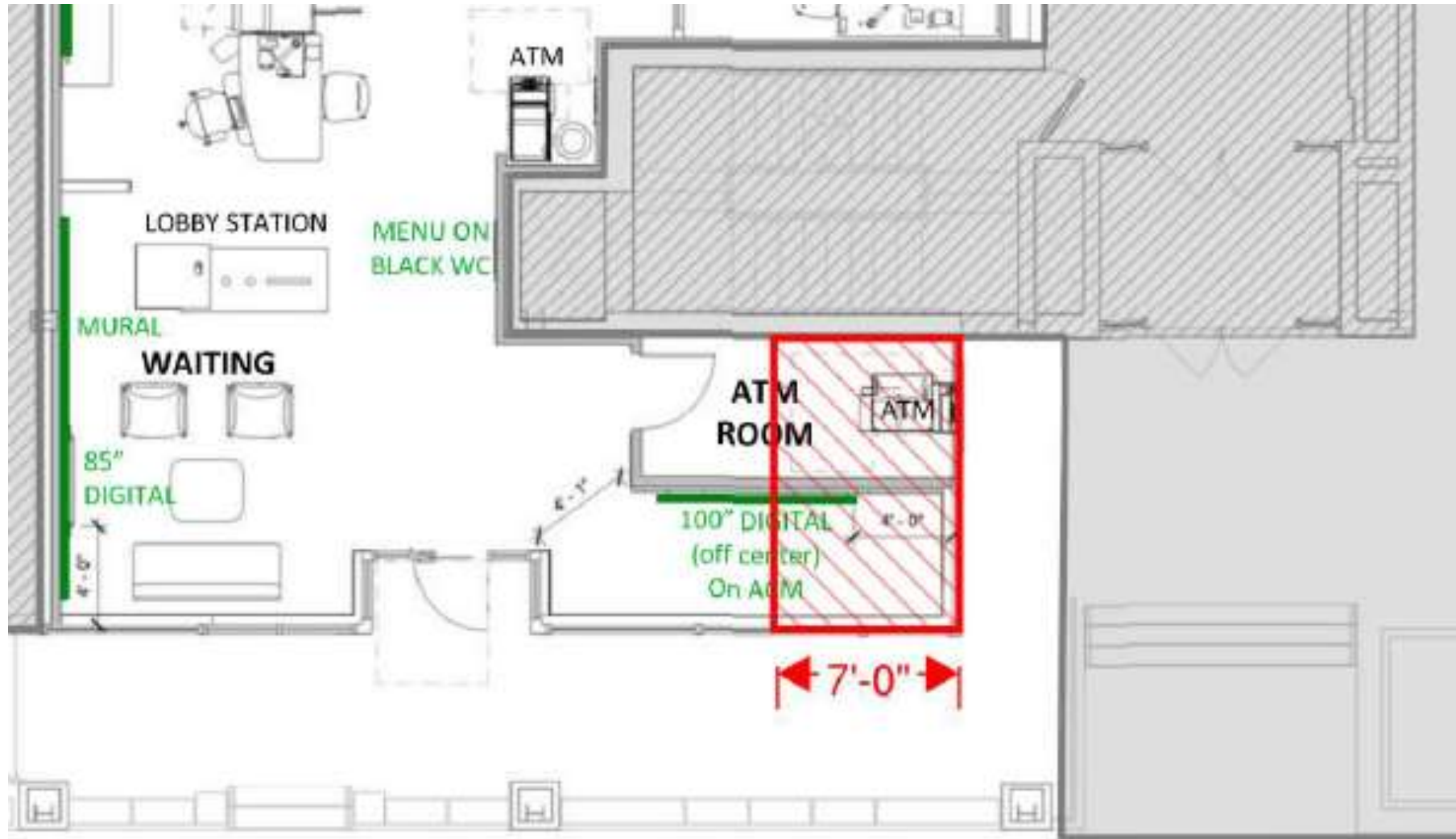
TD Bank – 515 King Street



ITEM	REQUESTED	PROPOSED
ATM'S	(2)	(1) SIDEWALK FACING (1) INTERIOR
UNIVERSAL DESKS	(4)	(4)
TCR'S	(2)	(2)
PRIVATE OFFICES	(1)	(1)
CONFERENCE / FLEX	(2)	(2)
SDB	(3) + (1) FUTURE	(3) + (1) FUTURE

PROPOSED TD SPACE
APPROX. 2,574 RSF

TD Bank – 515 King Street



KING ST.

TD Bank – 515 King Street (including 7 feet)



TD Bank – 515 King Street (incl 7 feet)



TD Bank – 515 King Street (incl 7 feet)



TD Bank – 515 King Street (with permanent artwork)



TD Bank – 515 King Street (w/o 7 feet)



TD Bank – 515 King Street (w/o 7 feet)



TD Bank – 515 King Street

- Additional 7 feet of frontage not needed for banking purposes but better to be occupied and secured
- Street frontage that includes this 7 feet can be furnished with art
- Improved orientation of ATM
 - Not directly facing King Street – improved aesthetics
 - Located out of ADA pathway
- Bank is permitted by-right up to 30 feet. SUP process is intended to evaluate individual circumstances to determine additional 7 feet is in public interest

TD Bank – 515 King Street

- Commission should recommend approval of SUP
 - Will further interests of King Street Retail Plan
 - Avoids prominent vacate space
 - Completely activates ground floor
 - Tatte occupies the most prominent street frontage
 - TD Bank site is separated from street frontage by low-rise ramp/kneel wall
 - History of bank uses in this location
 - Support from Old Town Civic Association
 - Support from Old Town Business Alliance
 - Support from TD Bank customers in old town area

QUESTIONS?

THANK YOU!

TD BANK
SUP#2024-00060

APPLICANT'S REQUESTED CHANGES TO RECOMMENDED SUP CONDITIONS

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
3. The applicant shall require its employees who drive to use off-street parking. (T&ES)
4. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
5. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
6. All windows shall remain transparent. The placement or construction of items that block the visibility of the interior of the commercial space from the street and sidewalk (e.g. storage cabinets, carts, shelving, boxes, coat racks, storage bins, closets, etc.) shall be prohibited. (P&Z)
7. 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. (P&Z)
8. The applicant shall indicate the following on its building permit:
 1. ~~Relocation of the teller section to the front of the tenant space so it is visible from the façade windows;~~
 2. ~~An area for an nrotating art display in front of the ATM room and visible from the Façade windows. The display shall be illuminated until 11 pm. daily;~~
 23. Publicly accessible outdoor seating in front of the tenant space on private property subject to statewide building code requirements. (P&Z)
9. 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)