



DOCKET ITEM #4
Special Use Permit #2016-0081
5428 Eisenhower Avenue (Parcel Address: 5400
Eisenhower Avenue) – Team Red, White, & Blue

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Public hearing and consideration of a request for a fraternal or private club.	Planning Commission Hearing:	December 6, 2016
	City Council Hearing:	December 17, 2016
Address: 5428 Eisenhower Avenue (Parcel Address: 5400 Eisenhower Avenue)	Zone:	OCH/Office Commercial High Zone
Applicant: Team Red, White, & Blue	Small Area Plan:	Eisenhower West

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: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov



SUP #2016-0081
5428 Eisenhower Avenue (parcel
address: 5400 Eisenhower Av)



I. DISCUSSION

REQUEST

The applicant, Team Red, White, & Blue, represented by attorney Catharine Puskar, requests Special Use Permit approval to operate a fraternal or private club, known as Team Red, White, & Blue at 5428 Eisenhower Avenue.

SITE DESCRIPTION

The subject site is one parcel of record with approximately 375 feet of frontage along the southern side of Eisenhower Avenue with a lot depth that varies from 370-890 feet, for a total parcel area of approximately 3.8 acres. The subject site is developed with a one story commercial building of approximately 74,000 square feet, known as the Van Dorn Metro Business Center and served by a surface parking lot which wraps around the building and contains 171 parking spaces. The subject building has been subdivided into smaller tenant spaces, each of which have a depth of half of the building and face outwards to the surrounding surface parking lot, providing each tenant with direct access to the parking lot. Access to the parking lot is provided by two curb cuts at Eisenhower Avenue, one on each side of the subject building.



Figure 1: The applicant's proposed space at 5428 Eisenhower Avenue, outlined in red, within the Van Dorn Metro Business Center.

The subject building has been subdivided into 18 tenant spaces ranging from 1,500 – 8,000 square feet each and includes a range of tenants such as private commercial schools, automobile repair uses, a church, a health and athletic club, and three vacant tenant spaces. The subject site is directly north of and abutting the Van Dorn Metrorail Station and RF&P Railroad line. To the east of the subject site is a similar mixed-tenant warehouse building and the subject site is directly south and southeast of the Covanta site and a UPS shipping center.

BACKGROUND

Construction of the subject building was approved by the Planning Commission in August 1973 under Site Plan #73-0049 for the construction of a 78,443 square foot masonry building to be known as the Phillips Warehouse and Office Building.

In 1992, during the city-wide rezoning, the subject site was rezoned from I-2 industrial to

OCH/Office Commercial High. As a result of the rezoning, some of the preexisting uses located within the subject building became noncomplying uses and continued to operate on site. In October 1997, City Council approved an umbrella SUP for a number of noncomplying uses at the subject site and a 50 space parking reduction under SUP #97-0107. City Council reviewed and approved the continued application of the umbrella SUP and parking reduction in December 2002 by in SUP #2002-0098. In September 2013, City Council approved SUP #2013-0050 for a private commercial school in the subject space which specialized in teaching martial arts. City Council then amended the previous SUP #2013-0050 through SUP #2014-0067 to grant an extension of hours for the private commercial school in September 2014.

PROPOSAL

The applicant proposes to operate a fraternal or private club, known as Team Red, White, and Blue, a national non-profit whose mission is to enrich the lives of American veterans by connecting them to their communities through physical and social activity. The proposed space of approximately 4,200 square feet would serve a number of functions, including a multi-use space to support group fitness classes such as yoga and core workouts; seminar space for educational lectures, on topics such as resume-writing and leadership development; and coordination of community-based volunteer opportunities for members. All scheduled classes and activities would be led by volunteers or employees. Participants would sign up in advance or drop-in, depending on the activity. The applicant expects a maximum of 35 members on site at a time and that most activity will take place before and after typical work hours and during weekends. Along with the multi-use space, the subject space will include a lounge for veterans to study, meet, and socialize, and a tool locker to support community service projects.

In addition to program space for the local chapter, the applicant proposes to establish office space to support the executive functions of the Regional Director and Program Managers and provide office space for up to three full-time staff members.

Additional elements of the proposal are:

Hours of Operation: 7 a.m. – 10 p.m., daily. With higher activity levels expected in mornings, evenings and weekends.

Typical Group Activities: Exercise classes, seminars, study groups, community meetings.

Number of Participants: Approximately 35 participants at a time.

Number of Staff: 3 employees on site.

Noise: Some noise, consistent with group exercise activities, such as occasional shouts or music is expected.

Odors: No odors are expected with the proposed use.

Trash/Litter: Typical office waste associated with office use is expected. All trash will be removed from the site on a weekly basis.

PARKING

Section 8-200(A)(7) of the Zoning Ordinance requires a fraternal or private club to provide one parking space for every 200 square feet of floor area. Therefore the applicant's proposed use at 4,200 square feet is required to provide 21 off-street parking spaces.

The surface parking lot surrounding the subject building contains 171 shared parking spaces for tenants. Staff conducted a review of the parking requirements for existing tenants as required under the Zoning Ordinance and determined that the technical parking requirement for all existing uses is 120 parking spaces. Therefore, the parking lot has 51 shared parking spaces available and exceeds the parking required for the applicant's proposed fraternal or private club use.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the OCH/Office Commercial High Zone and Section 4-1103(J) of the Zoning Ordinance allows fraternal or private clubs in the Office Commercial High Zone only with Special Use Permit approval.

The subject site is situated within the boundaries of the Eisenhower West Small Area Plan, and the plan envisions the subject site as part of the future gateway into the Eisenhower community from the Van Dorn Metrorail Station. As such, future redevelopment may include a mix of uses, such as "Production, Wholesale, Repair" uses along Eisenhower Avenue to encourage light industrial and maker spaces, and retail uses closer to the Metrorail station.

II. STAFF ANALYSIS

Staff supports the applicant's request to establish a fraternal or private club at 5428 Eisenhower Avenue and believes it will provide a quality of life amenity for many City residents who are former members of the Armed Services. Staff recognizes that the City's location, close to the nation's capital and several military bases, is a desirable location for both active duty and retired American veterans and approximately 8% of the City population was recorded as a veteran during the U.S. Census Bureau's 2014 American Community Survey (U.S. Census Bureau, 2014, American Community Survey – Table S2101).

As Team Red, White, & Blue's mission is to better connect veterans to their communities through social and community activities, staff finds the establishment of a formal space for members to congregate will facilitate the establishment of a sense of place and community sought by the applicant. The permanent location and flexible use of the proposed space will also enhance the applicant's ability to provide a greater range of activities for members, including lectures, training, and coordination efforts. Simultaneously, the provision of office space to support ongoing administrative needs of the organization will enhance the applicant's mission of connecting American veterans with their communities and enable the continued growth of the

organization. The diverse mix of uses proposed by the applicant is well situated at the subject site as the surrounding tenants include a blend of similar uses, such as private commercial schools offering both athletic and instructional courses. Many of the adjacent tenant spaces also include office spaces to support their ongoing operations. As the surrounding area is surrounded by other commercial uses and no residential uses, staff does not anticipate negative impacts from the applicant's proposed use.

Nonetheless, as the applicant proposes a range of activities at the subject site, from athletics to office uses, conditions were added to the Special Use Permit to encompass the diverse uses at the subject site. For instance, while the applicant proposes that activities may be led by either staff or volunteers, Condition #3 was added to ensure that a designated individual was present at the subject site to manage the space. Being aware of the potential for noise from various athletic endeavors, staff added Condition #6 requiring the applicant to use heavy, vibration-resistant materials to pad the floor in fitness areas to reduce the potential for noise and vibrations to travel to adjacent tenants in the subject site. The applicant's close proximity to the Van Dorn Metrorail Station supports the potential benefits of Condition #12, which encourages the applicant's staff to use public transportation to and from work, and Condition #13, which requires to applicant to provide information on alternative forms of transportation to the site. Additional standard conditions, such as Condition #8 relating to the proper storage of trash; Condition #9 requiring the applicant to abide by the City's noise ordinance; Condition #10 limiting the hours of potential deliveries; and Condition #11 requiring employees to park off-street are also included in the Special Use Permit.

Finally, staff has included Condition #15 requiring a five-year and ten-year review after the date of approval to review the proposed use in light of the long-term redevelopment goals of the area set in the Eisenhower West Small Area Plan. As the subject site is located within a prominent gateway location in the long-term vision for the community, staff would review the use in light of changing development conditions and assess the compatibility of the use in the future.

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 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. The hours of operation of the fraternal or private club shall be limited to between 7:00 a.m. and 10 p.m., daily. (P&Z)
3. A staff member or manager shall be present on-site at all times during approved hours of operation. (P&Z)

4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. 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)
6. The floor of the fitness area shall be heavily padded with vibration-resistant materials. (T&ES)
7. Exterior power washing of the building shall not be completed using any kind of detergents. (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 Planning and Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
9. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
11. The applicant shall require its employees who drive to use off-street parking. (T&ES)
12. 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)
13. 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)
14. 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)
15. The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from approval (December 2021) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning

Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit ten years from approval (December 2026) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time.(P&Z)

16. 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; or (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: Alex Dambach, Land Use Division Chief, Department of Planning and Zoning;
Sara Brandt-Vorel, 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:

- R-1 The floor of the fitness area should be heavily padded with vibration-resistant materials. (T&ES)
- R-2 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-3 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 Planning and Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-4 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-7 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)
- R-8 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)
- R-9 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least 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)
- 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 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)
- C-3 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)

Fire Department:

- F-1 Although applicant indicates that there will only be approximately 35 occupants, the space can accommodate considerably more therefore, a fire prevention permit will be required for the following condition – assembly.

Code Enforcement:

- F-1 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon the building permit plans and the additional information submitted. If there are any questions, the applicant may contact Charles Cooper, Plan Review Division at Charles.cooper@alexandriava.gov or 703-746-4197.
- C-1 A Building permit is required prior to the start of construction and change of use. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). We will need a code analysis to determine the allowable occupancy for this space.

Health Department:

The following comments apply should the applicant choose to provide any food at the location:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and

approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.

- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Recreation, Parks and Cultural Activities:

No comments received.

Police Department:

No comments received.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2016-0081

PROPERTY LOCATION: Parcel - 5400 Eisenhower Avenue; Property - 5428 Eisenhower Avenue

TAX MAP REFERENCE: 077.01-01-03 **ZONE:** OCH

APPLICANT:

Name: Team Red, White, and Blue

Address: 1110 West Platt Street, Tampa, FL, 33606

PROPOSED USE: Fraternal or private 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.

M. Catharine Puskar, attorney/agent

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh PC
2200 Clarendon Blvd, Suite 1300
Mailing/Street Address
Arlington, VA 22201
City and State Zip Code

MCPuskar by act 10/3/2016
Signature Date
703-528-4700 703-525-3197
Telephone # Fax #
cpuskar@thelandlawyers.com
Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5400 Eisenhower Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the fraternal or private club use as
(use)
described in this application. SEE ATTACHED

See letter from Unity, LLP

Name: _____ Phone: _____
Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

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.

Applicant: Team Red, White, and Blue is a registered 501(c)3 nonprofit organization
and has no owners or shareholders.

Property owner: See attached

Unity, LLP

6620 Madison Mclean Dr.
Mclean, Virginia 22101

October 3, 2016

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permit and Associated Requests

Property Address: 5428 Eisenhower Avenue

Parcel Address: 5400 Eisenhower Avenue, TM ID #077.01-01-03

Dear Mr. Moritz:

Unity LLP hereby consents to the filing of applications for a special use permit

and any related requests to allow for a fraternal or private club use on the Property by
Team Red, White, and Blue.

Very truly yours,

KianoshSadeghian

Unity, LLP

By: K. Sadeghian

Its: President

Date: October 3, 2016

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. Team Red, White, and Blue	1110 West Platt Street, Tampa, FL, 33606	N/A, 501(c)3 nonprofit
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5400 Eisenhower Avenue (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. Kianosh Sadeghian	6620 Madison Dr. McLean, VA 22101	50%
2. Janice Sadeghian	6620 Madison Dr. McLean, VA 22101	50%
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. Team Red, White, and Blue	None	
2. Kianosh Sadeghian	None	
3. Janice Sadeghian	None	

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.

10/3/2016

 Date

M. Catharine Puskar, Attorney/Agent

 Printed Name

MCPuskar, by aef

 Signature



Team Red, White, and Blue
1110 West Platt Street
Tampa, FL 33606

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Special Use Permit and Associated Requests
Property Address: 5428 Eisenhower Avenue
Parcel Address: 5400 Eisenhower Avenue, TM ID #077.01-01-03

Dear Mr. Moritz:

Team Red, White, and Blue hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a special use permit and any related requests to allow for a fraternal or private club use on the Property.

Very truly yours,

By: 

Its: Neo-Atlantic Regional Manager

Date: OCTOBER 3 2016

**Narrative Description
5428 Eisenhower Avenue**

Team Red, White, and Blue (the "Applicant") requests approval of a Special Use Permit ("SUP") for a fraternal or private club located at 5428 Eisenhower Avenue (the "Property"). The Property is located on parcel address 5400 Eisenhower Avenue and is identified as Tax Map Reference 077.01-01-03.

The tenant space located on the Property contains 4,200 square feet within a mixed-use industrial building generally known as 5400 Eisenhower Ave. The building at 5400 Eisenhower Avenue is subject to an umbrella SUP (SUP #2002-0098) which allows a variety of uses. The Applicant requests approval of the SUP for a fraternal or private club as this specific use was not contemplated in SUP#2002-0098 and therefore requires an SUP pursuant to the regulations of the OCH zone.

The Applicant is a national non-profit organization that serves to enrich the lives of American veterans through physical and social activities. Please see the attached description for more information regarding the proposed use and operations.

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5428 Eisenhower Avenue**

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The Applicant is a national non-profit organization that serves to enrich the lives of American veterans through physical and social activities. The Applicant proposes to host various types of gatherings in the space including seminars and group fitness. Group fitness sessions include functional fitness, yoga, core workouts, etc. Equipment will include free weights, yoga mats, etc. Seminar sessions include activities such as resume-writing workshops, leadership development, leadership meetings/summits, bicycle maintenance, etc. Volunteers and/or employees will lead the activities and participants will either drop-in or sign-up in advance, depending on the activity. Activities generally occur after the workday or on weekends but may occur during the day as well. The number of attendees for activities can range between approximately 5-35 people, with the average ranging between 15-25 people. In addition, two to three full-time paid staff members who perform executive functions for the organization will have offices within the space.

Please see the attached description for more information regarding the proposed use and operations.



Team RWB 'Firebase' in Alexandria, VA

Overview:

Team Red, White and Blue is a national non-profit organization (www.TeamRWB.org) that has rapidly grown to over 106,000 members in nearly 200 communities. Our mission is to enrich the lives of American veterans by connecting them to their communities through physical and social activity. We do this with a very efficient and cost-effective model. Every week, Team RWB chapters host hundreds of activities including run groups, yoga, cycling, and volunteer opportunities. We are an extremely lean organization and have been able to deliver our programs with only a few employees and no physical infrastructure. However, in order to support our operations and growth, we are prepared to establish a "Team RWB Firebase" in Alexandria, VA to serve as a space for local programs and regional operations. It will serve as a valuable resource and a inclusive gathering place for veterans in the community.

The space will have an open, multi-use area and a small lounge area. These areas will be used for activities such as yoga/fitness classes, educational opportunities, community meetings, and seminars (reintegration, jobs, benefits, etc). In addition, there will be support office space for regional operations.

All told, the Team RWB Firebase will provide:

- A multi-use space to support regularly scheduled fitness classes, seminars, and educational opportunities.
- A lounge for veterans to meet, study, and socialize.
- A tool and equipment locker to support community service projects.
- An office for the Regional Director and Program Manager to run programs and manage operations.

Engaging and Enriching:

Team RWB enriches lives. In our view, a rich life consists of health, people, and purpose...and it is our hope that everyone who interfaces with our Team finds their life enriched in some way. Our research shows that increased levels of engagement yields to increased enrichment. Accordingly, we deliver programs that engage veterans and the community where they are. The Team RWB Firebase will undoubtedly enable us to further the accomplishment of our mission, both throughout the Mid-Atlantic Region and right here in the City of Alexandria.

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).
Average of 30 people daily _____

- B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
2-3 employees _____

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|-------------------------------------|-----------------|
| Day:
<u>7am-10pm daily</u> _____ | Hours:
_____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will comply with the noise ordinance. _____

- B. How will the noise be controlled?
Noise levels will comply with the noise ordinance. _____

SUP # _____

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

No odors are anticipated.

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)

Typical office waste

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

Typical for small office use

C. How often will trash be collected?

Weekly

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

No litter is anticipated.

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:

SUP # _____

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?
N/A

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.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

- _____ Standard spaces
- _____ Compact spaces 159 shared parking spaces per SUP #2002-0098
- _____ Handicapped accessible spaces.
- 159 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes 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?

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? 16 (shared)

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

SUP # 10/12/2016

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

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?

4200 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4200 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

GIS Parcel Viewer
City of Alexandria, Virginia

Search...

How to use? Identify Google Street View Clear map Feedback Measure Distance Print Map Share

Basic Tools

I want to...

5601 5600 5400 5402 5404 5406 5408 5410 5412 5412 A 5416 5418 5422 5424 5426 5428 5430 5432 5498 5314 5316 5398

Van Dorn Metro Park

Map # 077 01

Street View 0 30 60ft

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