

12-14-24



TD Bank -515 King Street SUP#2024-00060

December 14, 2024

Mayor and City Council of Alexandria 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.

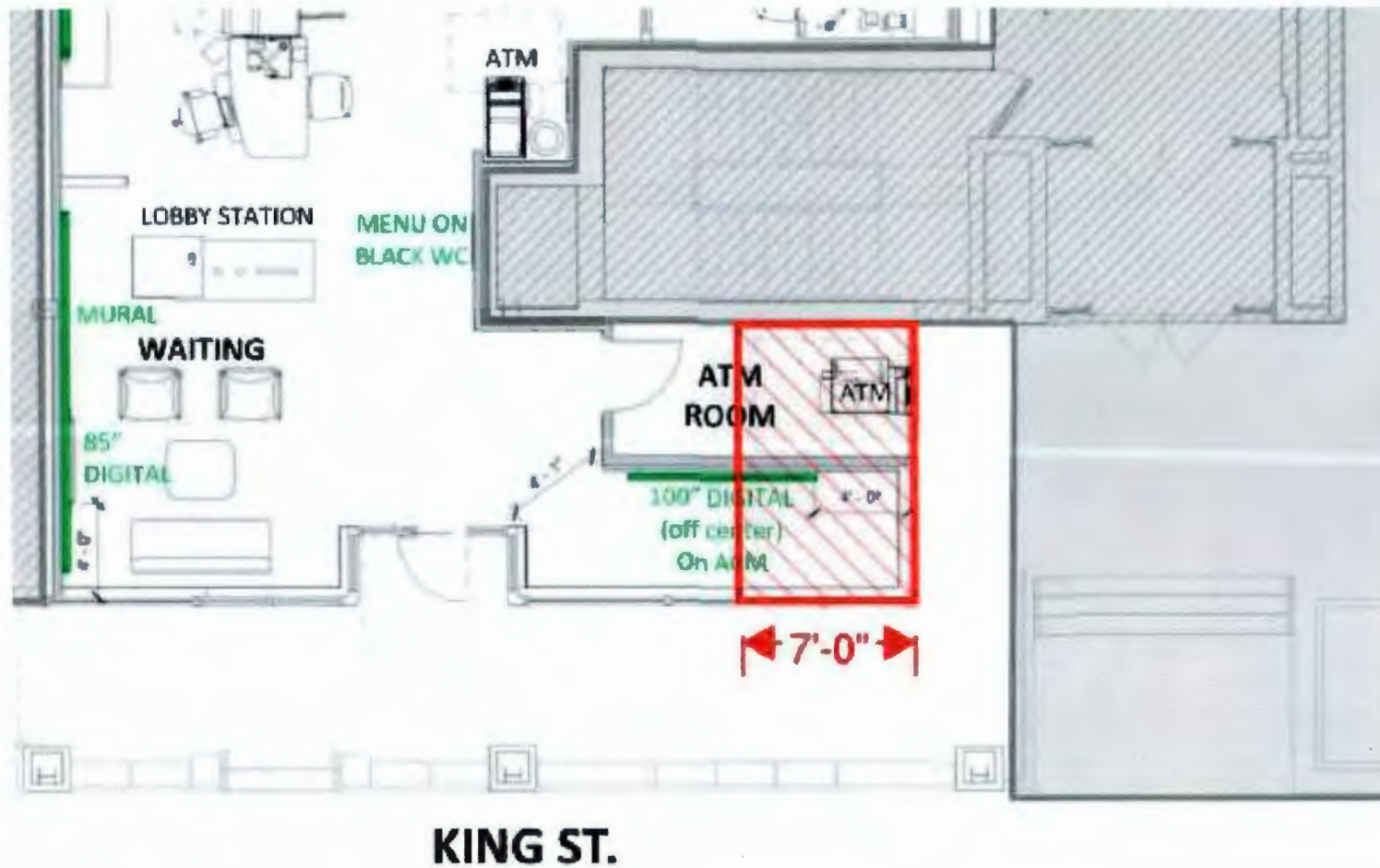
TD Bank – 515 King Street



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



TD Bank – 515 King Street (incl 7 feet)



TD Bank – 515 King Street (incl 7 feet)



TD Bank – 515 King Street (incl 7 feet)



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

- Sup should be approved because
 - 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!

