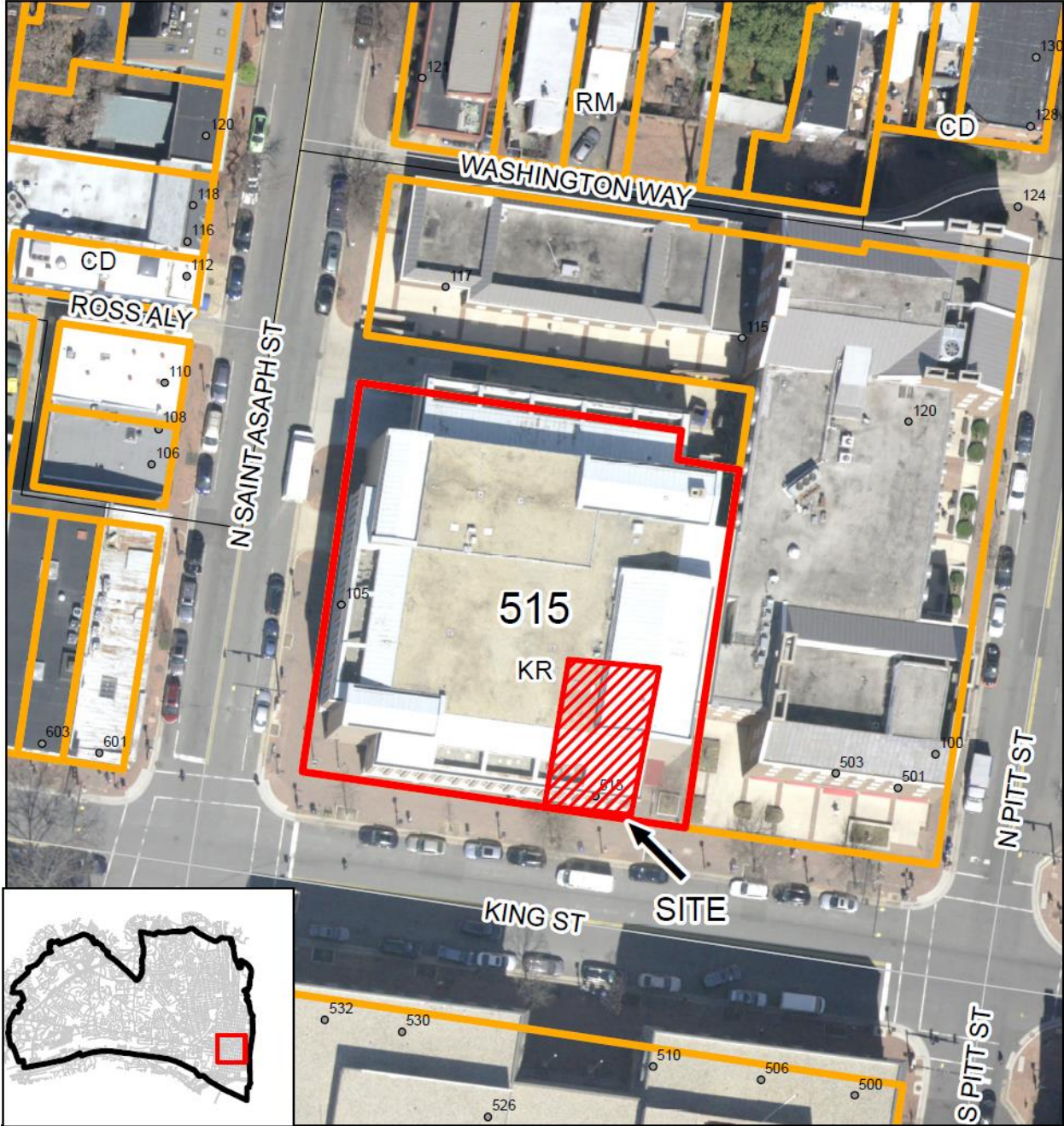




Docket Item #9
Special Use Permit #2024-00060
515 King Street
TD Bank

| Application | General Data | |
|--|-------------------------------------|-----------------------------|
| Public hearing and consideration of a request to allow 30 feet or greater of frontage on King Street | Planning Commission Hearing: | December 3, 2024 |
| | City Council Hearing: | December 14, 2024 |
| Address: 515 King Street | Zone: | KR/King Street urban retail |
| Applicant: TD Bank N.A., represented by Mark M. Viani, Attorney | Small Area Plan: | Old Town |

| |
|---|
| Staff Recommendation: DENIAL |
| Staff Reviewers: Mavis Stanfield, mavis.stanfield@alexandriava.gov Ann Horowitz, ann.horowitz@alexandriava.gov |



SUP#2024-00060
515 King Street



I. DISCUSSION

The applicant, TD Bank, N.A., is seeking Special Use Permit approval to allow a personal service establishment, a bank, to locate on property with 30 feet or greater frontage on King Street. The applicant is represented by Mark M. Viani, attorney.

SITE DESCRIPTION

The subject tenant space is in a building located on a rectangular lot of record with a total of 150 feet of frontage along both King and North Saint Asaph Streets, and a lot area of 22,627 square feet. The lot is developed with a four-story, 82,553 square foot commercial building. The building is served by a below grade 72 space parking garage.



Figure 1: View of property frontage

The proposed tenant space is one of two in the building on the ground level facing King Street. It has 37 feet four inches of frontage along King Street.

Tatte restaurant is located next door to the west of the proposed tenant space. An outdoor area in front of the tenant space is roofed and surrounded by a knee wall that ranges in height from 14 inches to 22 inches from the sidewalk.

In addition to Tatte, the property is surrounded by other commercial uses, with a CVS to the east and office uses to the north. The Alexandria Circuit Court, a United Bank, an optometrist office, Starbucks, and La Madeline are on the block directly across King Street to the south.

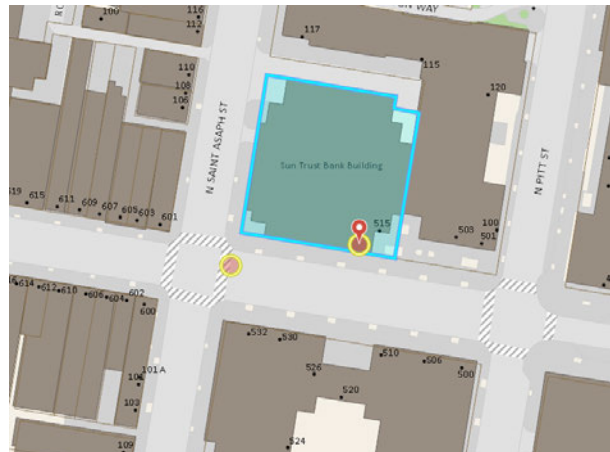


Figure 2: Site context

BACKGROUND

On July 6, 1965, the Planning Commission approved Site Plan, SIT #65-053, and the building was subsequently developed in 1966 pursuant to the site plan.

PROPOSAL

The application is a request to operate a personal service use, TD Bank, with a 37-foot four-inch frontage facing King Street in a 2,285 square foot tenant space on the ground floor. The applicant states the wider frontage is warranted as it supports the KR zone and Section 6-701 goals for active ground floor uses since its bank branch on 119 South Washington Street will close and draw 75

daily customers to this new location. The applicant also noted that the ATM is used roughly 120 times a day.

The proposed layout indicates the entrance would be flanked by a seated waiting area to the left and a room with an ATM to right. Between the ATM room and the front of the building would be an area approximately six feet by 18 feet that is planned to remain empty. Farther back in the tenant space, a stair tower would be located behind the ATM room and offices are located behind the stair tower. Teller stations are to the left of the offices, behind the waiting area. Restrooms, a lounge, and other ancillary spaces are located in the remainder of the space, to the rear. The floorplan submitted by the applicant is Figure 3, on the following page.

The bank would operate between the hours of 8:30 a.m. to 5 p.m. Monday through Wednesday, from 8:30 a.m. to 6 p.m. on Thursday and Friday, and from 9 a.m. to 1 p.m. on Saturday. Five employees would be anticipated during business hours.

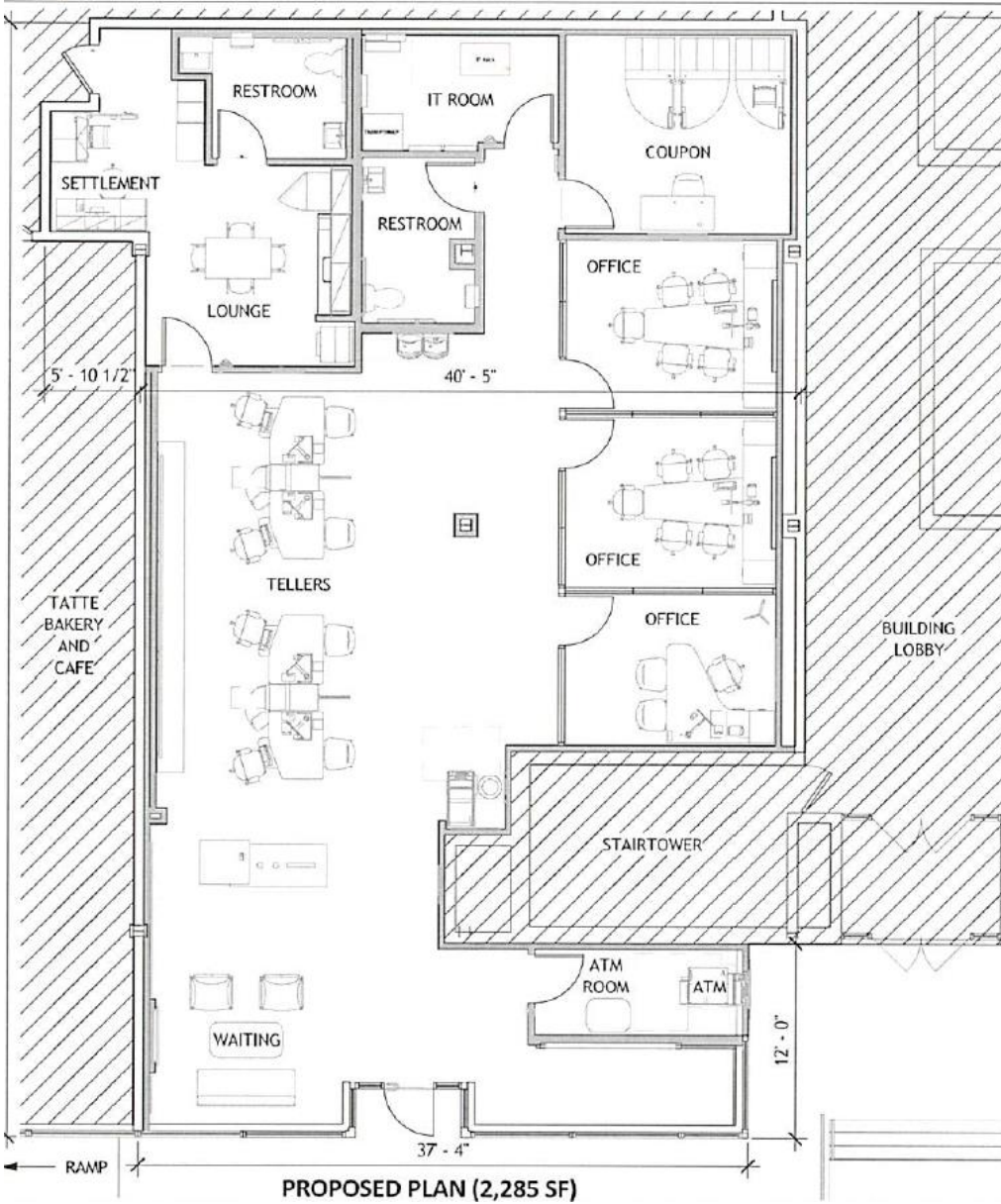


Figure 3: Interior floorplan

PARKING

Section 8-300(B) of the Zoning Ordinance requires that properties on lots of 10,000 square feet or more in the Central Business District parking area shall be subject to the parking requirements in Section 8-200. Section 8-200(A)(16)(a) of the Zoning Ordinance requires personal service establishments in the enhanced transit area to provide a minimum of .25 parking spaces for every 1,000 square feet of floor area. The 2,285 square foot personal service use would have a parking minimum of .75 parking spaces. Pursuant to Section 8-100(A)(9) of the Zoning Ordinance, nonresidential uses that have a parking requirement of two spaces or less are exempt from

providing the spaces, meaning no parking is required for this use. However, the applicant has indicated that one standard, one handicapped and one loading space have been designated for their use in the on-site parking garage.

ZONING/MASTER PLAN DESIGNATION

The property is located within the KR/King Street urban retail zone, which emphasizes retail and other active ground floor uses and allows personal service establishments with a frontage of less than 30 feet along King Street as by-right uses. However, Section 6-702(A)(2)(i) requires special use permit approval for personal service uses with 30 feet or greater frontage on King Street. This allows for an analysis of the impacts on pedestrian vitality for frontage that is more pronounced than a typical 30-foot historic commercial tenant space.

The property is located within the Old Town Small Area Plan. The proposed development of the property would be inconsistent with the land use goals of the plan as amended by the King Street Retail Strategy Plan, which calls for active commercial ground floor uses, with residential, commercial, and office uses above the ground floor. The property is also located in the Government Center Subarea of the King Street Retail Strategy Plan. Most of the buildings along King Street in this subarea were built between 1966 and 1975 as part of an urban renewal program. The newer, predominantly brick buildings, including the subject property, within the Government Center sub-area, stand between four and six stories tall and present a considerably different street-level view than do the older sub-areas to the east and west.

The proposed personal service use is also located in the City's Old and Historic District. Any exterior work or signage will require review and approval by the Board of Architectural Review (BAR).

II. STAFF ANALYSIS

Staff recommends denial of the applicant's SUP request to establish a personal service use, a bank, as a frontage more expansive than a typical historic storefront does not align with the small area plan requirements, supporting a streetscape with active uses on the ground floor of King Street. The addition of another inactive use – a bank – with excessive frontage would negatively impact area vitality and an interactive pedestrian experience.

The proposed use incorporating an expansive frontage would contribute to an experiential and visual interruption of a positive pedestrian experience along King Street. The Covid-19 pandemic solidified a trend of people accessing bank services online. Individuals no longer need banks for daily or weekly visits, as they may have in the past, highlighting how bank uses may now operate more similarly to an office use, rather than to other personal service uses. Office uses are permitted only on upper floors in the KR zone.

When compared with retail and restaurant uses, the proposed bank is quite limited in its contribution to street vitality in terms of hours of operation, visual activity within the tenant space, and number of visiting customers. The bank's closing hours of 5 p.m., Monday through

Wednesday, and 6 p.m. on Thursday and Friday would create a street activity void into the evening hours. With weekend hours of only 9 a.m. to 1 p.m. on Saturday, the space likewise generates no pedestrian activity on days that are commonly some of the busiest along King Street. In contrast, restaurants and retail establishments are typically open more hours a week and into the evenings. Additionally, a lack of visual interest would be evident through the storefront windows. As the floorplan in Figure 3 indicates, a sofa with its back to the window is proposed to the east of the entrance in a “waiting area” and an enclosed teller room is proposed deeper into the tenant space. Staff finds that this interior layout does not encourage engagement with pedestrians and promotes a lack of interest in the commercial space, which is not the case for restaurants and retail operations. Regarding number of patrons a day, restaurants and retailers generally attract more customers than banks and for longer periods of time. For example, the applicant’s estimated 75 daily bank customers is substantially lower than the 400 daily patrons neighboring Tatte restaurant reported on its SUP application.

Further, the King Street Retail Strategy specifically cites goals to promote active uses which the applicant’s proposal does not satisfy:

- Page 1-2, “The Vision for King Street is one that looks forward and enhances the existing environment to ensure an attractive, vital pedestrian place serving locals and visitors alike.”
- Page 1-3, “Retail uses or other active uses with decorative show windows along the street are required on the ground floor to ensure activity and visual interest for the pedestrians along the street.”
- Page 5-2,
 - “Encouraging continuous retail uses along the street to support optimum market conditions and the pedestrian experience;”
 - “Encouraging active uses during much of the day and the evening;”
 - “Limiting office uses on the ground floor where they create dead space and disrupt the continuity of the pedestrian experience.”
- Page 5-3, “Requiring ground floor to have a retail use (or other permitted ground floor use) that is appropriate to enhancing and energizing the pedestrian environment.”
- Page 5-3 also cites a study resulting in, “[T]he basic conclusion that we came to was that people would much rather look at shops that are selling dresses than financial services.”

Lastly, staff believes that the addition of another frontage over 30 feet for an inactive use within a one block radius of 515 King Street would negatively impact vitality in this area (Figure 4). Staff’s experience with these uses is that their low levels of foot traffic and very limited hours of operation reduce pedestrian volume and deaden the areas that surround them. These interiors are not visible from the street and therefore do not engage pedestrians. Addressing a balanced diversity of uses, three other banks exist within the one-block radius and several more are located near the intersection of King and Washington Streets, leading to a conclusion the number of banks is already well-represented in the King Street commercial area.

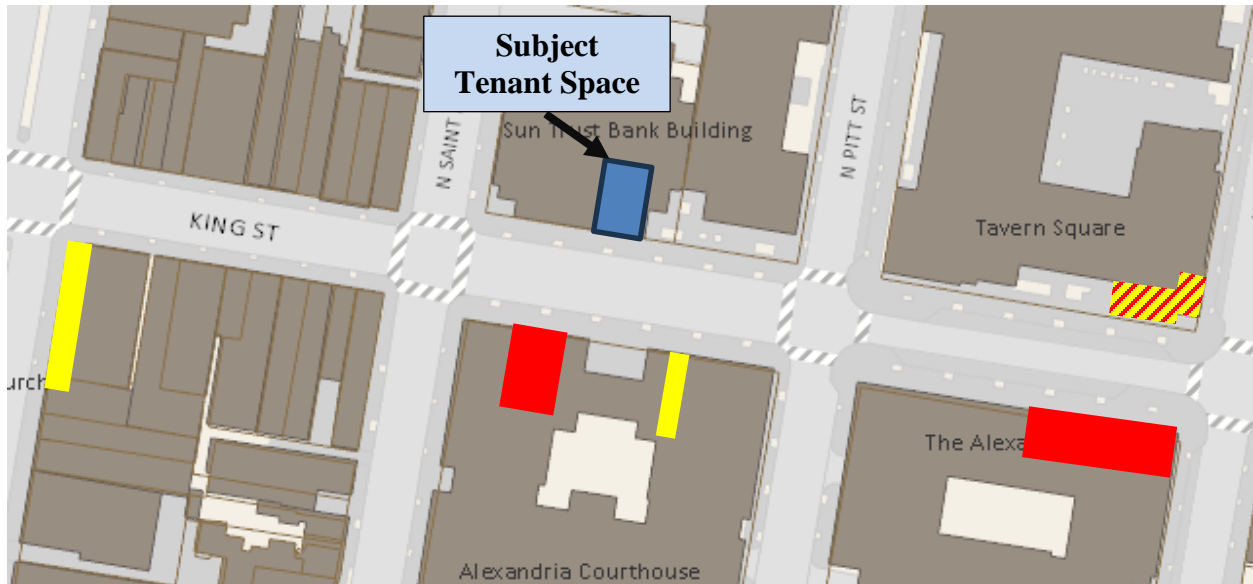


Figure 4: Within one block radius of subject tenant space (blue), map indicates King Street frontages for:

- *Complying bank uses with less than 30 feet frontage (yellow)*
 - *Non-complying personal health profession office use and a former, now vacant, real estate office use with more than 30 feet of frontage (red)*
 - *A non-complying bank with more than 30 feet of frontage (yellow with red hash marks)*
- (All tenant spaces not to scale)*

Proposed Conditions

Although staff recommends denial, it understands that City Council may vote ultimately to approve the SUP request. The staff report includes recommended conditions should this outcome result follow the City Council review. Condition 8 is proposed to heighten pedestrian interest and engagement, first, by relocating the more active teller section to the front of the tenant space, providing more visibility of bank patron interactions. Second, the condition would require the applicant to provide a rotating art display in front of the ATM room which would be illuminated until 11 pm. daily to enhance visual interest and enrich the pedestrian experience. This part of the condition is consistent with page 9-10 of the King Street Retail Strategy which encourages temporary and rotating art exhibits. Lastly, this condition requires publicly accessible outdoor seating in front of the tenant space on private property to invite pedestrian interactivity with the bank site.

Other standard SUP conditions have been included such as the removal of litter within 75 feet of the property (Condition #2), keeping windows transparent (Condition #6) and encouraging the use of public transportation (Conditions #4 and #5).

III. RECOMMENDED CONDITIONS

Staff recommends *denial*. If City Council votes to approve the request, staff recommends the following conditions, subject to compliance with all applicable codes and ordinances:

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 a rotating art display in front of the ATM room and visible from the façade windows. The display shall be illuminated until 11 pm. daily;
 3. 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)

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Mavis Stanfield, 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 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)
- R-2 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-3 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-4 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)
- 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)

Code Enforcement:

C-1 A permit is required from Code Administration.

Fire:

No comments or concerns.

Health:

No comments.

Parks and Recreation:

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 515 King Street, Alexandria, VA 22314

TAX MAP REFERENCE: 074.02 and 074.02-04-01

ZONE: KR _____

APPLICANT:

Name: TD Bank N.A. c/o Mark M Viani, Agent

Address: _____

PROPOSED USE: TD Bank - Branch Bank

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.

Mark M. Viani (Agent on behalf of TD Bank N.A.)

9/23/2024

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

Arlington, VA

22201

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 515 King Street, Alexandria, VA 22314, I hereby
(Property Address)
grant the applicant authorization to apply for the Personal Service Establishment (Bank) use as
(use)
described in this application.

Name: Drew Turner

Phone: [REDACTED]

Please Print

Address: [REDACTED]

Email: [REDACTED]

Signature: 

Date: 9/6/2024

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.

Property Owner - Jemal's 515 King L.L.C. - 655 New York Avenue NW, Ste 830, Washington, DC 20001
100% Ownership in Property (Douglas Jemal 31% and Norman Jemal 69%)
0% Owning interest in the applicant/agent or TD Bank N.A.

Applicant - TD Bank N.A. - 2035 Limestone Rd, Wilmington, DE 19808 -
A publicly traded entity with no owners owning more than 3%

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. TD Bank N.A. | [REDACTED] | A publicly traded entity with no owners owning more than 3% |
| 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 515 King Street, Alexandria, VA 22314 (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. Douglas Jemal (Jemal's 515 King L.L.C.) | [REDACTED] | 31 |
| 2. Norman Jemal (Jemal's 515 King L.L.C.) | [REDACTED] | 69 |
| 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 required 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 indicate 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. Mark M. Viani (Agent on behalf of TD Bank N.A.) | None | None |
| 2. Jemal's 515 King L.L.C. | None | None |
| 3. TD Bank N.A. | None* | 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.

* Pursuant to section 11-350, a business or financial relationship excludes ordinary customer or depositor relationships with a Bank.

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.

| | | |
|-----------|---|---|
| 9/25/2024 | Mark M. Viani (Agent on behalf of TD Bank N.A.) |  |
| Date | Printed Name | Signature |

September 23, 2024

City of Alexandria, VA
Department of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Re: Special Use Permit Narrative for 515 King Street, Alexandria, VA 22314

Tax Map ID: 074.02 and 074.02-04-01

To the City of Alexandria Department of Planning and Zoning:

My client, TD Bank wishes to operate a branch bank (Personal Service Establishment use) within the ground floor of an existing four-story office building at 515 King Street. The tenant space TD wishes to fit-out is an existing cold shell space at 2,285 SF with an existing frontage of 37'-4". Being zoned in the King Street Urban Retail (KR) zone allows for this use, up to frontages of less than 30 feet [Alexandria Zoning Ordinance; Article VI; Section 6-702]. With this Special Use Permit application, we wish to pursue the Special Use alternative for a Personal Service Establishment, permitted to extend for more than 30 feet along King Street.

As this tenant space is existing, with the frontage left remaining after an adjacent restaurant completed a fit-out on the corner, we seek to claim a hardship to reduce the frontage further. The space, at 2,285 SF is already a minimal size for a retail use and an existing fire stair for the overall building bifurcates the branch. TD Bank is separately pursuing, after approval from the Council, a Board of Architectural Review approval to modify the existing storefront for appropriate accessible access to an ATM and reconfiguration of the entrance doors to better the access due to the stairwell constraints within the interior of the store. Reducing this frontage would further constrict the interior of this space and minimize the visibility of this establishment from a highly pedestrian thoroughfare.

With the provisions of the King Street Urban Retail Zone [Alexandria Zoning Ordinance; Article VI; Section 6-701] our tenant space aims to compliment these goals with:

1. This tenant space encourages retail use at the pedestrian street level within the ground floor of an existing office building.
2. TD Bank is an established name/brand within the City of Alexandria with an operating location on Washington Street (to be relocated to King Street) and bringing those established customers and businesses just two blocks to their new location. Eliminating the need to acquire a customer base over several years and to have that full foot traffic on the first day of opening.
3. The Bank will be open six days a week with only shortened hours on Saturdays.

4. Based on actual usage data from their Washington Street location (to be relocated to King Street) the Bank will have a full staff of (5) daily employees, (75) daily customers, and (3,600) ATM transactions a month. Leading to a steady stream of foot traffic at this location encouraged within the King Street Urban Retail Zone.
5. After a proposed modification to the existing storefront to relocate the doors slightly, the new glazing will match the existing clear glass, to allow for and encourage transparency into the branch to the waiting area, a large format interior mural, a large format exterior-facing digital screen, and the teller line for visibility to interior activity and to encourage it's use. This may be different from other Banks on King Street that may hold fewer operating hours and have less active storefronts encouraging business.
6. A Bank is an essential service, which is anticipated to have more foot traffic than perhaps other types of "personal service establishments" like pawnshops, tattoo parlors, shoe repair, etc. also allowed within this use group

These attributes complement the goals of the King Street Urban Retail Zone, but with this Special Use Permit application, we seek approval to take the frontage of this tenant space as it is existing on King Street.

Sincerely,



Bryan Giroux, AIA

Architect Representing TD Bank

██
██

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: Personal Service Establishment, with a frontage greater than 30 feet along King Street

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).

(75) Anticipated daily Customers during business hours

(3600) Monthly transaction uses of the ATM during and outside of business hours

- B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

(5) Employees daily during business hours

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday, Tuesday, and Wednesday

Hours:

8:30am - 5pm

Thursday and Friday

8:30am - 6pm

Saturday

9am - 1pm

Sunday

Closed

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

The proposed branch bank use is anticipated to have low noise levels from patrons. Mechanical equipment will be installed on the roof level with the other existing mechanical equipment. A VRV and heat pumps are proposed, which is the most quiet equipment available.

- B. How will the noise be controlled?

Indoor services are proposed, and noise will be mitigated with fire-rated demising partitions with the adjacent tenants.

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

Personal Service Establishment (Bank) use does not require any special exhaust and potential odors are not anticipated. Restroom and janitor's closet exhaust air to vent to exterior per code.

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)

Personal Service Establishment (Bank) trash is anticipated to be light - to include office paper, beverage containers, food wrappers, and other light business use trash. This store is planning for LEED Certification where recycling is required.

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

Trash is minimal for this use. Cleaners will remove 2-4 bags of trash twice a week and taken off-site with them.

C. How often will trash be collected?

Trash is to be collected twice weekly by the cleaners and taken off-site with them. Secured shredding by Iron Mountain is picked up once a month.

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

As an interior tenant to a multi-tenant and multi-story building, TD Bank proposes interior collection of trash and recycling within their store. Landlord is responsible to maintain exterior shared grounds.

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:

N/A

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:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons? This interior retail fit-out will comply with all applicable building and accessibility codes. Safety lighting at entrance doors and exterior ATM is provided to hit necessary light levels by code. This store is planning for LEED Certification which benefits the ongoing wellbeing of their customers and employees.

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.

N/A

PARKING AND ACCESS REQUIREMENTS

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

1 Standard spaces
0 Compact spaces
1 Handicapped accessible spaces.
0 Other.

| |
|--|
| Planning and Zoning Staff Only |
| Required number of spaces for use per Zoning Ordinance Section 8-200A _____ |
| Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> 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? 1

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

- B. Where are off-street loading facilities located? 515 King Street has a parking garage underneath the building
 for tenant parking spaces as well as 82 hourly/paid parking spaces _____
- C. During what hours of the day do you expect loading/unloading operations to occur?
Cleaners will be after-hours and Iron Mountain during business hours

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Twice a week for cleaners and once a month for Iron Mountain

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 and no street improvements are 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? ⁰ _____ square feet.

18. What will the total area occupied by the proposed use be?
2,285 sq. ft. (existing) + ⁰ _____ sq. ft. (addition if any) = 2,285 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: Jemal's 515 King L.L.C.
 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

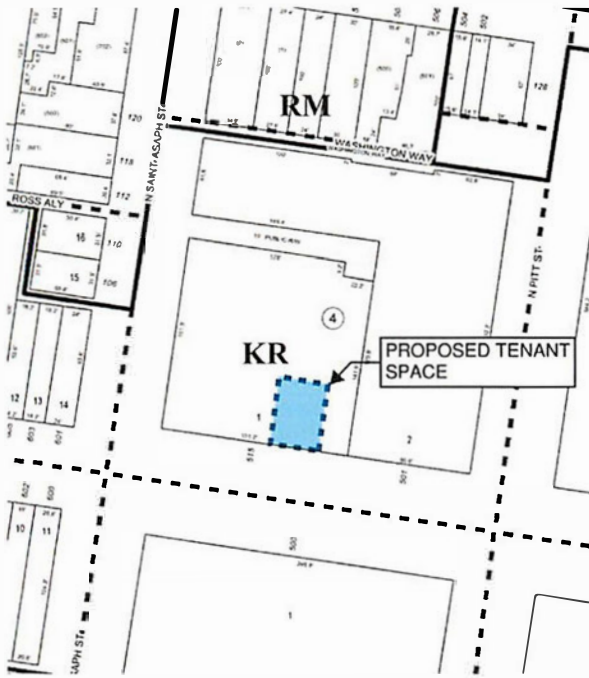
- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

Contextual site image

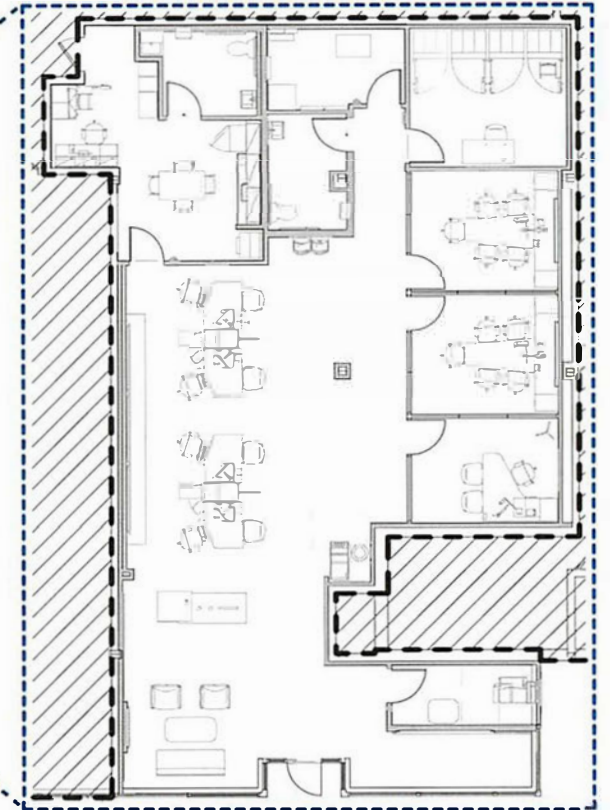
- Show subject site, on-site parking area, surrounding buildings, cross streets



TAX MAP: 074.02
 PARCEL: 074.02-04-01
 ZONING: KR



SITE CONTEXT



PROPOSED PLAN

ISSUE DESCRIPTION:

SPECIAL USE PERMIT APPROVAL TO OPERATE A BRANCH BANK (PERSONAL SERVICE ESTABLISHMENT USE) WITHIN THE KING STREET URBAN RETAIL (KR) ZONE WITH A FRONTAGE GREATER THAN 30 FEET ALONG KING STREET.



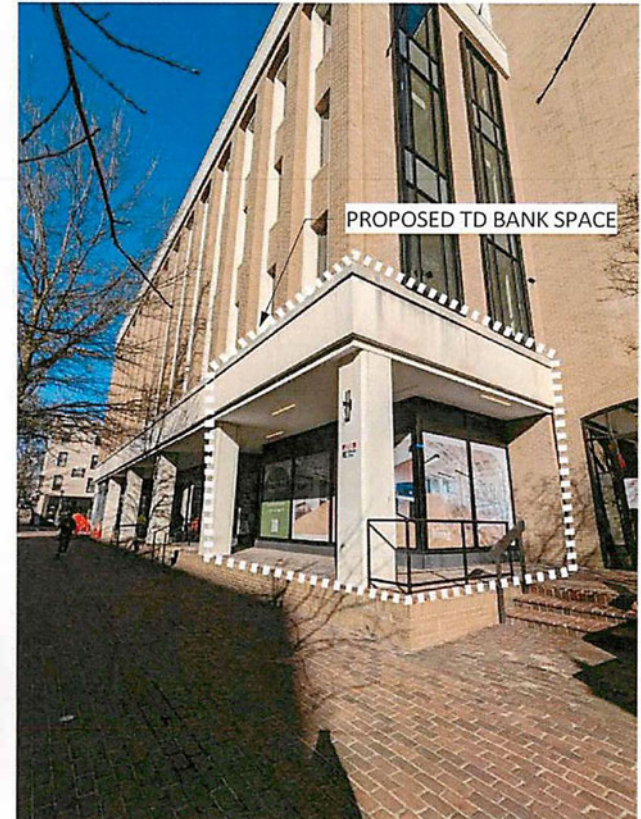
TD BANK - ALEXANDRIA

515 KING STREET, ALEXANDRIA, VA 22314
 DECEMBER 9TH AND 14TH, 2024 - SPECIAL USE PERMIT REVIEW





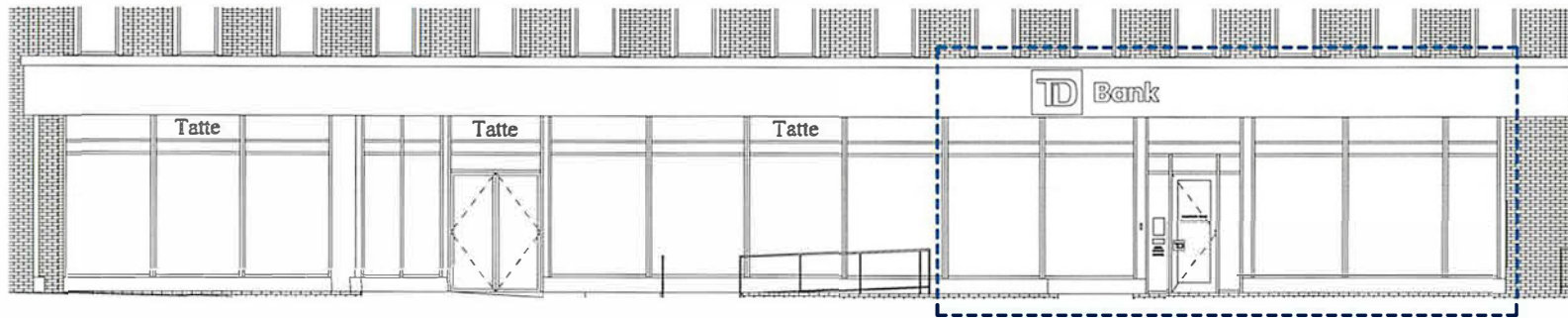
VIEW OF FRONT ELEVATION FROM KING STREET



VIEW OF SIDE ELEVATION FROM KING STREET

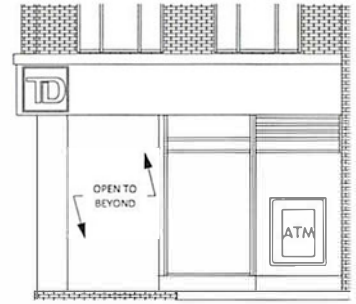


VIEW OF SIDE ELEVATION FROM N. ASAPH STREET



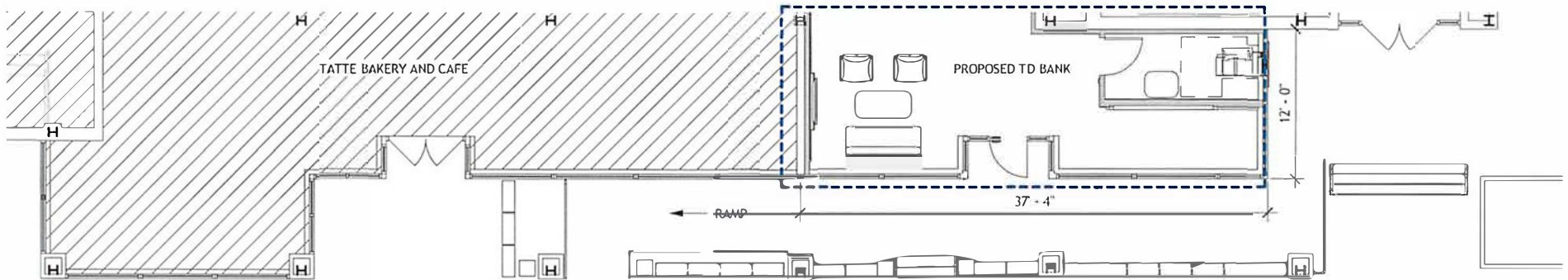
PROPOSED FRONT ELEVATION VIEW

1/8" = 1'-0"



PROPOSED SIDE ELEVATION VIEW

1/8" = 1'-0"



PROPOSED PLAN VIEW

1/8" = 1'-0"





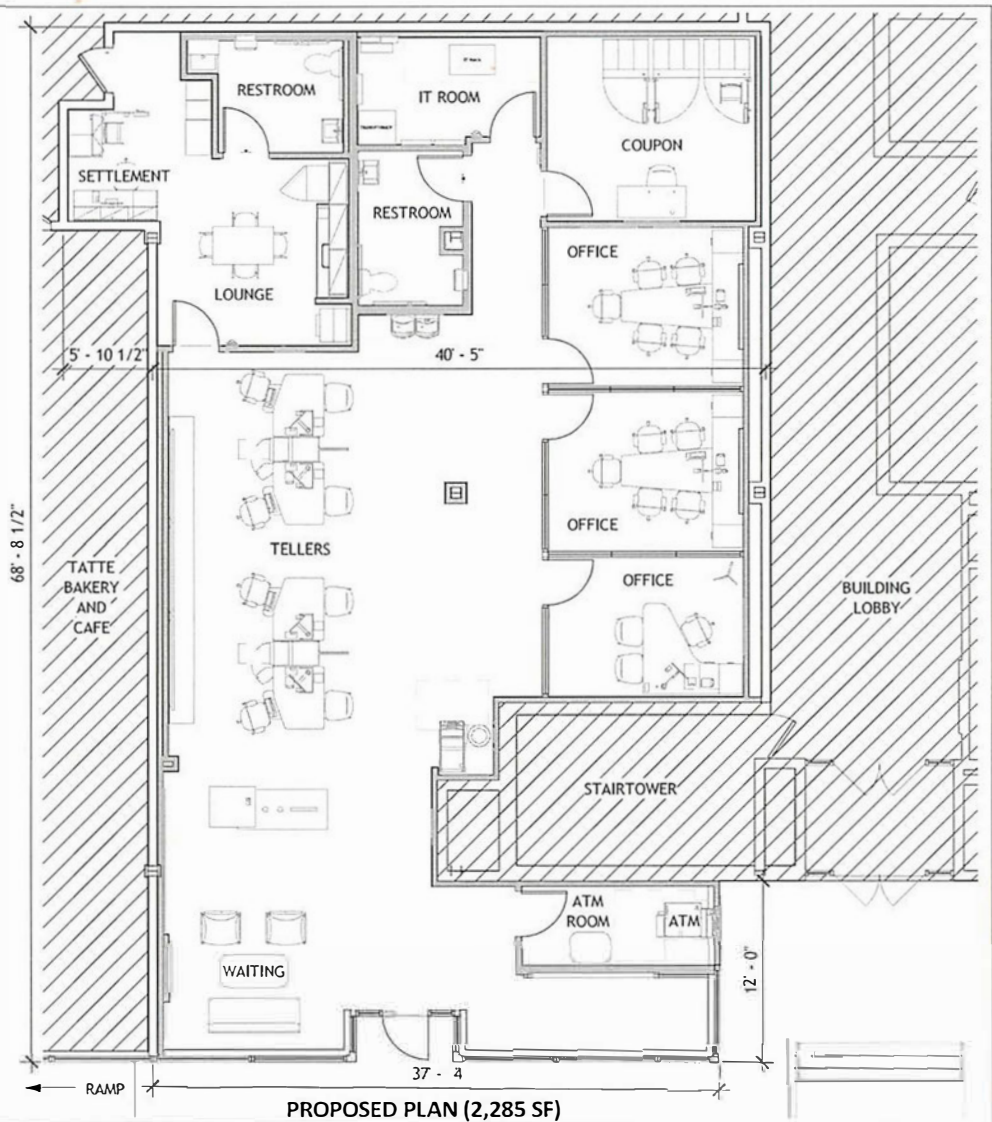
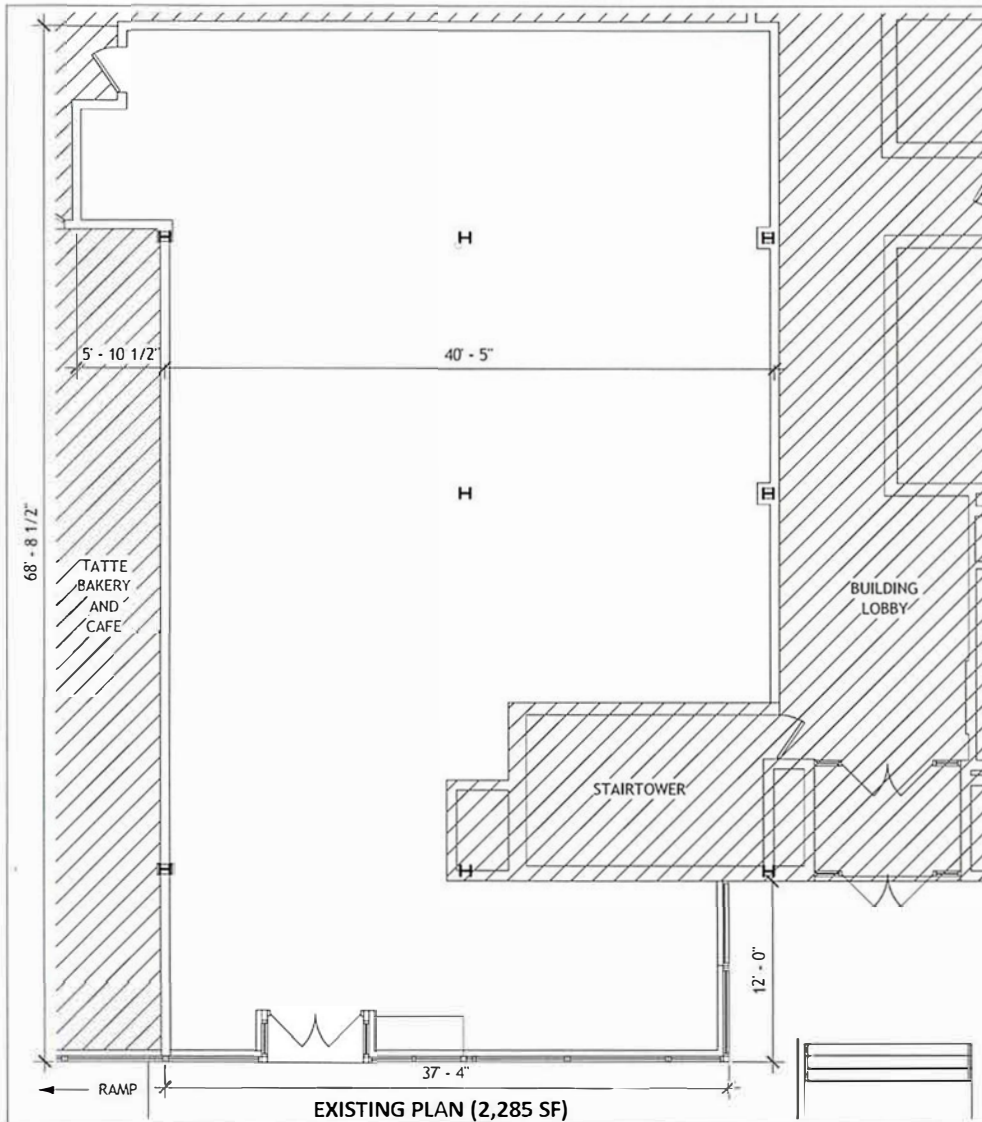
KING STREET RENDERINGS

CORE STATES
GROUP

TD BANK - ALEXANDRIA

515 KING STREET, ALEXANDRIA, VA 22314
DECEMBER 9TH AND 14TH, 2024 - SPECIAL USE PERMIT REVIEW





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