



Special Use Permit #2015-0026
425 East Monroe Avenue – Aldi Parking Reduction

Application	General Data	
Public hearing and consideration of a request for a parking reduction.	Planning Commission Hearing:	June 2, 2015
	City Council Hearing:	June 13, 2015
Address: 425 East Monroe Avenue	Zone:	CDD#14/Coordinated Development District #14
Applicant: Aldi Inc. Maryland represented by M. Catharine Puskar, attorney	Small Area Plan:	Potomac 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:

Gary Wagner gary.wagner@alexandriava.gov
James Roberts james.roberts@alexandriava.gov

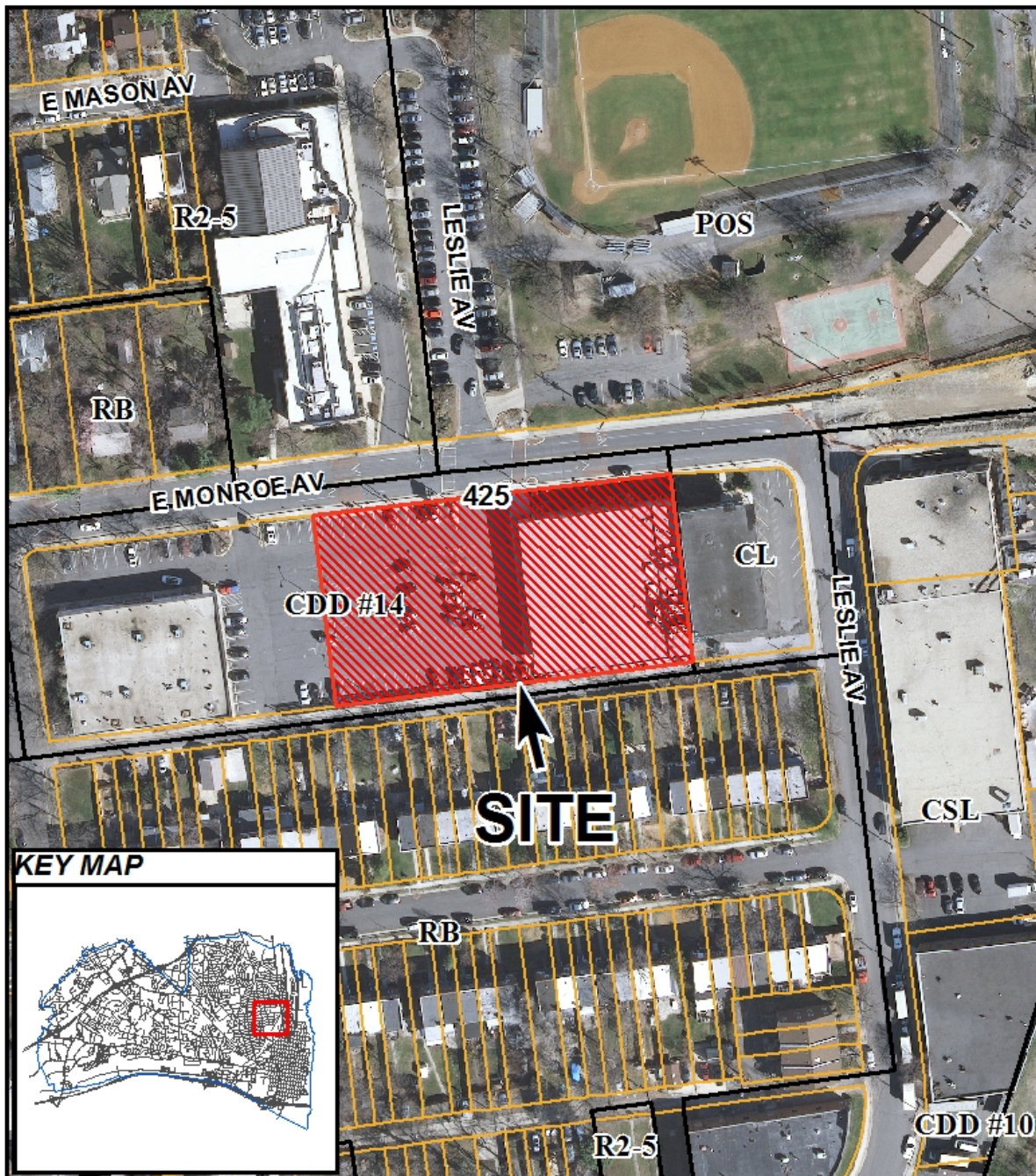
PLANNING COMMISSION ACTION, JUNE 2, 2015: On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0026, with amendments to Condition #3c., and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis regarding the sufficient parking capacity and the desirability of installing a landscape separation which included trees between the sidewalk and the parking lot. The Commission agreed that the maintenance term for the trees be limited to the bond period and that the staff-proposed fence at this location was not necessary.

Speakers:

Cathy Puskar, representing the applicant spoke in support of the application and contested staff-recommended condition 3c.

Jenny Nicholson of E. Nelson Avenue spoke about concerns of the loading conditions in the alley. The applicant confirmed that the proposed Aldi store loading would be significantly reduced from that of the current Giant deliveries. The applicant also confirmed that the dumpster location would remain the same as existing, but that a new dumpster would be installed.



SUP #2015-0026
425 East Monroe Avenue



I. DISCUSSION

The applicant, Aldi, Inc. Maryland requests a Special Use Permit approval for a parking reduction at the proposed Aldi grocery store at 425 E. Monroe Ave. The proposal would amend the current situation of the lot being out of compliance with its parking requirement and includes an agreement to re-stripe the parking lot to add spaces.

This case involves several points of discussion:

- A parking reduction for the proposed Aldi site to bring the lot into compliance;
- The parking reduction would precede an administrative amendment to the 1965 site plan;
- The treatment of the street frontage and pedestrian environment on Monroe Avenue; and,
- The use of the parking lot which is shared with the neighboring CVS.

Staff considers the following public benefits are part of the proposal:

- The re-use and update of an existing neighborhood-serving grocery store;
- An agreement to re-stripe the shared parking lot area which adds spaces to those which currently exist;
- Various site improvements including removal of the large free-standing sign, a new rear fence and improved loading conditions in the alley

Staff recommends approval of the parking reduction.

SITE DESCRIPTION

The subject site is one lot of record with 298 feet of frontage on E. Monroe Ave, approximately 157 feet lot depth, and a total lot area of 46, 954 square feet. The lot includes an existing grocery store (Giant) approved in 1965. The lot adjoins a lot with a CVS store, and is located between the cross streets of DeWitt Ave and Leslie Ave. The two stores have an agreement to share parking.

Although the CVS property includes tree planting around the edge of its parking lot, the grocery store property includes a frontage on E. Monroe that is almost devoid of greenery with the only tree planting being adjacent to the building rather than along the parking lot frontage. The parking lot is similarly an expanse of hardscape with no landscape islands or planting.

For the sake of clarity, the subject lot (425 E. Monroe Ave.) containing the Giant store which is proposed to be refurbished as an Aldi store is referred to in this report as the grocery store lot. The neighboring lot at 415 E. Monroe Ave containing the CVS store is referred to as the CVS lot.

The surrounding area is comprised of a mix of residential, recreational and commercial uses, including the Simpson playing fields and the YMCA across E. Monroe Ave. Several properties on E. Monroe Ave have recently been constructed or redeveloped, including the neighboring Reingold building, the renovated Swings Coffee and the Bell Del Ray apartments. Streetscape improvements along this stretch of E Monroe Ave have been installed, including new sidewalk surfacing and street trees.

BACKGROUND

The original store (Giant) was approved for development as part of a site plan (SIT65-0028) which included the adjacent People's Drugstore (which later became CVS) and, at the time, a shared parking lot. The site was subsequently subdivided in 1965, including the parking lot area although the two uses have a shared parking agreement.

The original site plan approval for the grocery store and drugstore included a parking requirement of 129 spaces. Over time, the number of spaces has been reduced to 98 spaces of which 67 are on the grocery store lot. There is no record of approval for the reduction in parking, which effectively means that both sites are out of compliance with their approved site plan. At some point, the grocery store added approximately 767 sf at the rear loading dock area which would today require an additional 4 parking spaces to be provided.

Although both the property owners of the grocery store and the CVS sites have consented to the application for a parking reduction, and have an agreement regarding the shared parking lot, Aldi is the only applicant for this proposal. This has the effect of shifting the burden of the parking reduction onto the Aldi portion of the property, given that the two businesses were part of a single site plan. The consequences of the single applicant filing are described in more detail in the 'Proposal' and 'Staff Analysis' sections.

In terms of process, the parking reduction which is requested requires SUP approval. The other elements of the proposal, notably the change of store operator and refurbishment of the existing building, may be handled as administrative amendments to the Site Plan given the limited nature of the work. Staff considers that the updates to the building exterior as proposed by the applicant will be an improvement to the dated exterior of the current store. Part of the application includes the enclosure of the existing canopied area facing the parking lot which is already half enclosed by a large fascia. Staff does not consider that these building updates result in an intensification of use and can therefore be administratively reviewed as part of a minor site plan amendment which would be subsequent to the parking reduction process.

PROPOSAL

Building and use

The applicant is the prospective lessee of the current E. Monroe Ave. grocery store site and intends to update and operate a new Aldi store at this site. The refurbishment of the store retains the original footprint with updates to the interior and to the façade. A small area which is currently under canopy at the front of the store facing the parking lot is intended to be enclosed, adding approximately 1,666 ft to the building.

The proposed store will operate on shorter hours than the current store, as shown in the table below:

	Current Giant Hours	Proposed Aldi Hours
Mon – Fri	6am - Midnight	9am – 9pm
Sat	As above	9am – 8pm
Sun	6am – 11pm	9am – 7pm

Parking

The applicant proposes to re-stripe the parking lot (on both the CVS and grocery store lots) which would add 13 spaces to the existing total, bring the available parking to 111 spaces. At the time of writing, the applicant had secured agreement from both of the property owners (CVS and grocery store lots) and was awaiting CVS' agreement to the re-striping.

For just the grocery store use, the parking requirement would be 84 parking spaces. The lot currently contains 67 spaces which will increase to 71 spaces under the re-striping.

From a practical perspective the applicant is requesting a parking reduction which applies to both the grocery store and CVS lot as the two entities have a shared parking agreement. This would reduce the joint parking from 141 spaces to 111 (30 space reduction).

However, from a technical perspective under the Zoning Ordinance, the parking reduction must be treated differently. Aldi is the sole applicant. Neither CVS, nor the owner of the CVS lot is an applicant in the parking reduction request, although the owner has consented in writing to the application. Staff, therefore, assumed that CVS meets the full parking requirement. They are required 58 spaces and can provide 58 spaces with 40 spaces on their site and the remainder on the grocery store site per the shared parking agreement and in line with 8-200(C)(3) of the Ordinance which allows parking to be provided off-site on an adjoining lot.

Of the 111 total spaces, that leaves 53 spaces available to the grocery store and thus a technical parking reduction of 31 (84 required minus 53 provided). It is this number that is considered by staff to be the actual parking reduction being requested.

The applicant is requesting approval of the parking reduction pursuant to section 8-100 (A)(4), asserting that the existing parking is adequate based on a parking study and the existing usage pattern. The reduction requested would serve to rectify the current situation whereby the lot is out of compliance with the approved site plan.

Site improvements

The applicant is also proposing to remove the existing pole-mounted sign (see exhibit 7), and other improvements to the site such as provision of bike racks, replacement of the existing rear fence and removal of one of the loading dock doors which faces the alley.

The applicant proposes to resurface the existing sidewalk along the frontage to provide a wider pedestrian zone and removal of the landscape strip which currently exists along the parking lot frontage. At the actual building frontage, the applicant proposes to install landscape within the area between the sidewalk and the building face.

ZONING

The subject site is located in CDD 14 (Coordinated Development District), with underlying CL zoning. Under the regulations for a CDD, section 5-608 outlines that:

“the land in a CDD may be used and developed pursuant to the density, height, use and other applicable zone regulations provided for use and development within each district, without CDD special use permit approval, as shown in Table 1 [the CDD table which identifies the regulations for specific CDDs with and without a CDD Special Use Permit]”.

This allows for development of property through the underlying zone, which in this case is CL (Commercial Low) zone. It is under this provision that the applicant intends to continue the existing retail use at this location.

The CL zone’s purpose is:

“intended to provide for small scale retail and service uses offering pedestrian oriented shopping and services for individual consumers and households located primarily in nearby residential areas.”

It allows retail stores up to 20,000 sf, with a maximum floor area ratio of 0.5 for a lot of this size, and a maximum building height of 35 feet. The appropriate zoning criteria for the lot are set out in the table below:

Zoning tabulation

Property Address:	425 E. Monroe Avenue			
Total Site Area:	46, 954 SF (1.08 acres)			
Zone:	CDD 14 (CL underlying zone)			
Current Use:	Retail			
Proposed Use:	Retail			
	Required/Permitted		Proposed	
	Grocery Store (Aldi)	Total Including CVS – (for information only)	Grocery Store (Aldi)	Total Including CVS – (for information only)
FAR	0.5	Same	0.37	0.35
Height	35 feet maximum (up to 45 feet with SUP)	N/A	20'-8" As existing *	N/A
Open Space	N/A	N/A	As existing	N/A
Setbacks	N/A	N/A	As existing	N/A
Parking	84 spaces	141 spaces	71 spaces **	111 spaces **
Loading spaces	1	2	1 As existing	2 As existing

*Includes parapet walls which are higher than existing store. See the staff analysis section for more information.

**Includes the additional spaces gained through re-stripping the parking lot.

II. STAFF ANALYSIS

MASTER PLAN AND COMMUNITY PLANNING

Potomac West SAP

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial use. The adopted land use map identifies the site as ‘commercial low’ and notes that this designation would allow the existing grocery store use to continue.

Mount Vernon Area Business Area Plan

The site is also referenced in the more recent 2005 Mount Vernon Area Business Area Plan; noted as being within the Monroe Gateway section of Del Ray, and as being an ‘Opportunity Site’.

Within the Monroe Gateway, the Plan recommends that the streetscape and urban design be enhanced, and urges the City to work with individual property owners on ‘innovative ways to complement the streetscape and visual appeal of this gateway’.

In terms of being an opportunity site, the Plan stresses that ‘the community has expressed a desire to maintain a combination of the CVS Pharmacy and Giant Foods Grocery Stores at their current locations’. It goes on to offer recommendations of how the site should, if required, redevelop. This includes an increase in FAR, a mixture of retail and residential development, affordable housing and streetscape improvements along the Monroe Ave frontage.

Monroe Avenue Complete Streets Project

The site has frontage included in the area of the Monroe Avenue Complete Streets Project. This encompasses proposed improvements to the street for bicyclists and pedestrians and runs along Monroe Ave from Mainline Boulevard to Russell Road.

At this section, the improvements include incorporating bike lanes on both sides of the street, adjustments to the on-street parking (including additional parking along the CVS frontage), and resurfacing the travel way. Staff’s recommendation for landscape and sidewalk improvements along the site frontage is considered to coordinate with the complete streets design.

ZONING

The proposal is consistent with the CL zone (see the zoning tabulation above). One particular issue identified by staff relates to the visual height of the building. The zoning ordinance allows for an administrative process for site plan amendments if the proposed changes are minor in nature. The proposal to update the building facades includes a change to the roofline of the building at the north-west corner, which raises the parapet walls at this location to approximately 26.7 feet. Although this change is within the height limits of the zone, and although the overall

roof height of the building remains as it is today, the corner parapets would visually raise the height of the building corner. Staff considers this to be minor in nature and helps to provide an enhanced architectural feature.

PARKING

The site is located within parking district 2. Under section 8-200(A)(16) the requirement for a retail use of this size is 1.1 per 230 square feet which would equate to 141 spaces for the CVS and grocery store lots combined and 84 spaces for the grocery store lot alone. This number includes the spaces required by enclosing of the canopy area which brings the store floor area to 17,433 sf. Under the original site plan, 129 spaces were required for the grocery store and CVS lots. The parking ratio is the same as the original approval.

As noted, the existing lot provides 98 spaces for the grocery store and CVS, which represents a parking ratio of 3.3 spaces per thousand square feet of retail area. With the proposed re-striping, 111 spaces would be available within the lot shared with CVS, 71 of which are on the grocery store lot. This represents a parking ratio of 3.8 spaces per thousand square feet for the entire parking lot.

Staff supports the parking reduction because, after careful analysis, it concludes that the request is justified and should not have a negative impact on the neighborhood. Staff's analysis of the parking involves four criteria:

- 1) Analysis of the applicant's parking data. As part of this application, the applicant provided a parking study summarizing the existing parking conditions observed at the site. The on-site counts were performed on Saturday afternoon and Monday evening, during times which are typically peak periods for grocery stores. The observed occupancies ranged from 32 to 69 spaces (the maximum occurred on Monday between 4-6 pm), which indicates there is still sufficient capacity in this 98 space lot. Given that the proposed use is also a grocery store of a similar size, the parking demand should be similar.

The study also included a summary of parking conditions at five other Aldi grocery stores in the DC region to provide a comparison of the store's typical parking demand. The average observed parking ratio at these stores was 2.7 spaces per thousand square feet, which is less than the proposed ratio of 3.3 spaces per thousand square feet for the Monroe Avenue Aldi location. Additionally, the study noted the proposed parking ratio is comparable to parking ratios approved at other grocery stores in the City, including the Safeway on King Street (3.6 spaces per thousand), Harris Teeter Old Town North (3.5 spaces per thousand), and Giant Potomac Yard (2.6 spaces per thousand).

Based on this analysis, the proposed parking ratio for the Monroe Avenue Aldi appears to be consistent with the parking demand for the existing Giant grocery store, the parking demand at other Aldi locations, and parking ratios approved at other Alexandria grocery stores.

- 2) Comments from the local community on parking capacity. As described below, several of the neighbors and local community members regarded the existing lot as an under-utilized parking resource, although there was some concern about Saturday morning capacity when sports-related parking from the nearby Simpson Fields spills over onto the local streets and the subject site. In their meeting minutes from the April 7th presentation, the Del Ray Land Use Committee noted that the “Parking reduction seems appropriate based on the current parking trends and improvement of transit options including BRT and bikeshare”.
- 3) Site visits at different times of the week. Staff has visited the site at different times of the week and at no point has the entire lot been at capacity. During the Saturday morning peak, at two separate visits during that period by staff there was considerable parking demand both on-street and at the subject site, but spaces were still available on-site (5 and 17 respectively).
- 4) Consideration of the site’s longstanding use. The existing grocery store and CVS store (or its predecessor) has operated on the site since the mid 1960’s. Although the approved number of parking spaces was reduced some time ago, the current parking capacity supports the level of use of the CVS and a grocery store. This amount of parking appears to have successfully served these businesses and the proposed re-stripping will add additional capacity.

SITE IMPROVEMENTS

The applicant has worked to address many of the concerns raised by the community, including making representations to:

- Replace the rear fence;
- Widen the sidewalk;
- Re-locate the cart corral back 6’ on the parking lot side of the door to provide additional room at the entrance ;
- Removing the roll-up door from the loading dock wall facing the alley, leaving only the main loading dock door. This should prevent some of the illegal loading from taking place whereby vehicles blocked the alley rather than parking in the loading dock area; and
- Provide bike racks.

Staff considers these improvements to be beneficial updates to the site.

Parking lot frontage and landscape

The parking lot currently has very limited screening from Monroe Avenue. Staff has concerns that the applicant’s approach to widening the sidewalk (to remove the narrow planting strip which exists), whilst having benefit to pedestrian movement, does not satisfactorily balance the need to screen the lot and give visual relief to an area of unbroken surface paving. Without a landscape edge, the parking lot will be directly adjacent to the paved sidewalk and then roadway

surfaces on Monroe Avenue, creating a large and unbroken area of paving. The parking lot itself has no landscape islands or any other form of relief from its paved surface.

In place of this, staff is recommending an approach which widens the sidewalk in some places, such as at the pinch point with the utility pole in the sidewalk, and also provides for a landscape strip with an ornamental fence and tree planting along the edge of the site to offer a landscape element to the street and enhance the pedestrian environment. Staff considers that such an approach is consistent with the larger complete street's design for the whole of Monroe Avenue and consistent also with a desire to encourage pedestrian use of the store in lieu of vehicle access and thus consistent also with a parking reduction request. Staff's recommended landscape installation is shown in Exhibit 3.

This section of Monroe Avenue has been gradually improved on a lot by lot basis, such as the improvements in front of Swings coffee and the Reingold building adjacent to the subject site. Staff considers that the recommendation to install landscape street features is in keeping with these improvements and would effectively close a gap in the enhanced streetscape which exists today on this block.

Consistent with staff's efforts to eliminate outdated pylon signs from urban areas, staff is also recommending that the existing pole-mounted sign be removed and that the only free-standing sign allowed for this project is a limited height monument sign which would be located outside the vision clearance of drivers and pedestrians.

In considering how the site responds to the street and to any improvements which should be made at this time, staff considers that the advent of a new Aldi operator for the grocery store may be a mid- to long-term use at this site. More substantial future redevelopment and streetscape improvements may be a long term prospect. Therefore staff feels it is quite important to make streetscape improvements with this proposal.

III. COMMUNITY

The applicant has presented the project on several occasions to the Del Ray community, at the full Citizen's Association (DRCA) meeting March 11th 2015 and at the Land Use Committee (DRLUC) on April 7th and May 12th, 2015. At the Land Use Committee meeting, there was mixed reaction to the actual reduction in parking with some saying that at certain periods the parking lot was insufficient for demand while many people asserted that the lot was never full.

Other concerns and comments centered on:

- The hours of operation, which some felt were not tailored to serving the community's need;
- The problematic sidewalk along Monroe Avenue, which is of insufficient width and is partly blocked with badly-placed utilities;
- The alley to the rear: which was routinely blocked by vehicles loading directly from the alley rather than in the loading bay; and which had excessive vehicle speeds from traffic leaving the store's lot.

- A potential conflict at the exit from the lot onto Monroe Avenue, with customers potentially loading directly from the area next to the cart corral and blocking other vehicles from leaving;
- The conflicts of vision clearance from the pole-mounted sign in the lot, the exit sign and the ground-mounted transformer; and,
- Pedestrian safety of walking between the two stores.

On the question of landscape along the frontage, DRLUC ultimately requested the sidewalk be paved for the full seven feet in width and that trees be installed within the parking lot itself along the Monroe Avenue frontage in lieu of three to five parking spaces.

Both the DRLUC and the DRCA voted unanimously to support the parking reduction with the following conditions:

- Provision of bike rack for ten bike spaces;
- The desire for a community liaison to address future neighborhood concerns;
- The Aldi sign on the building to be backlit; and,
- Careful location of the replacement monument sign, utilities and signage to protect vision clearance.

IV. CONCLUSION

In general, staff is supportive of the proposal to rehabilitate the grocery store and of the parking reduction. Staff considers the existing use which will be continued under this proposal to be of positive value to the local community and suitable for this location. Although the parking is at a lower ratio than specified by the code, it appears to be adequate for the longstanding use and will actually be increased over the current provision by re-striping, which staff considers a low impact way of achieving extra capacity. Improving the street frontage and pedestrian improvements for this site area high priority to both mitigate the parking reduction and increase the quality of life benefits to the community.

V. 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall secure an agreement with the property owner of 415 E. Monroe Ave to amend the parking layout in order to add a minimum of 13 spaces, consistent with Exhibit 2. (P&Z)
3. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall file a site plan amendment of SIT65-0028 to address the following:
 - a. Provide the additional parking spaces with agreement from the neighboring property owner as referenced in condition 2.
 - b. Provide signs in the alley which prohibit loading and unloading from the alley and direct all such activity to the loading dock. (P&Z)
 - c. Install drought tolerant landscape ~~and screening elements~~ in general conformance with exhibit 3, **excluding the fence**. All landscape elements proposed on site and in the right of way shall be subject to a landscape bond commensurate with that in 11-413 of the Zoning Ordinance and maintained per the *Landscape Guidelines for the term of the bond in perpetuity*. (P&Z)(PC)
 - d. Install sidewalk improvements in general conformance with exhibit 3. Provide a minimum 3 ft. clear area around the utility pole to the satisfaction of the Directors of T&ES and P&Z. (T&ES) (P&Z)
 - e. Add curb stops for the row of parking facing E. Monroe Ave.
 - f. Provide a landscape treatment including a mixture of trees, shrubs, grasses and groundcover along the northern façade. 6 x 2.5" caliper trees shall be provided at a minimum. (P&Z)
 - g. The cart corral areas shall be screened from the right of way with low walls and finished in a material consistent with the exterior of the building. (P&Z)
 - h. Remove the existing pole mounted sign on E. Monroe Avenue. (P&Z)
 - i. The building design, including the quality of materials, final detailing, and shall be consistent with the elevations in exhibit 4 unless otherwise noted in these conditions. (P&Z)

- j. Design business and identification signs to relate in material, color and scale to the building and the tenant bay on which the sign is displayed to the satisfaction of the Director of P&Z.
 - i. The business and identification signs shall be designed of high quality materials and sign messages shall be limited to logos and names.
 - ii. Installation of building mounted signage shall not damage the building and signage shall comply with all applicable codes and ordinances. (P&Z)
 - k. Internally illuminated box signs are prohibited. Explore the use of exterior illumination. (P&Z)
 - l. Freestanding pole signs shall be prohibited. (P&Z)
 - m. One freestanding monument or identification sign shall be permitted and limited to a six ft. height maximum. The location of any monument sign shall be selected to avoid the areas of vision clearance required by vehicles and pedestrians. (P&Z)
 - n. Install a temporary informational sign on the site prior to the approval of the final site plan for the project. The sign shall be displayed until construction is complete or replaced with a contractor or real estate sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project.* (P&Z)(T&ES)
4. The applicant shall require its employees who drive to work to use off-street parking. (T&ES)
5. The applicant shall provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. Please contact the Transportation Planning Division at 703-746-4686 for assistance and information to set up a program for employee transportation benefits. (T&ES)

STAFF:

Gary Wagner gary.wagner@alexandriava.gov
James Roberts james.roberts@alexandriava.gov

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.

Exhibits

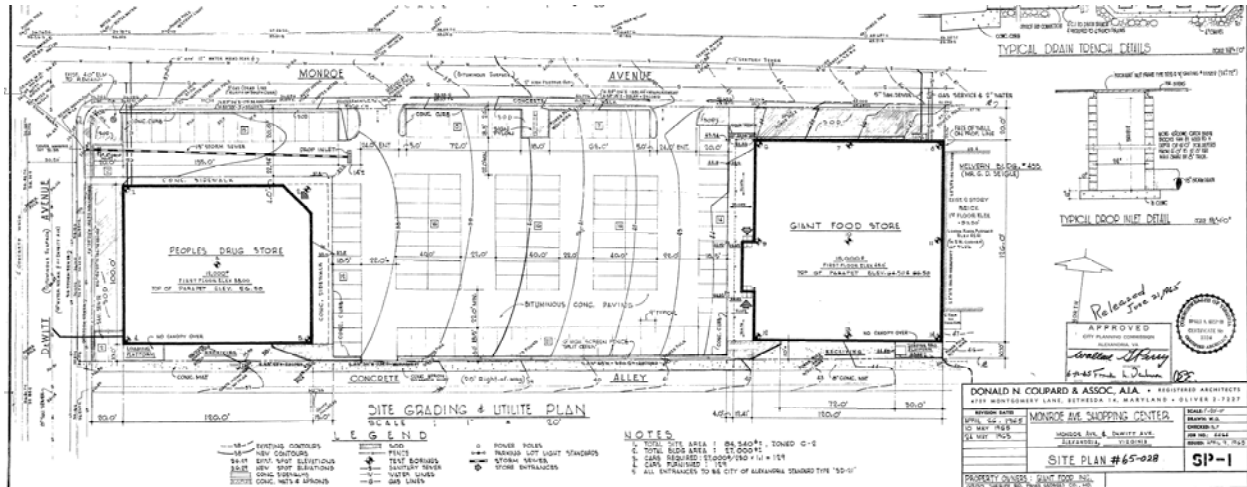


Exhibit 1: SIT65-0028

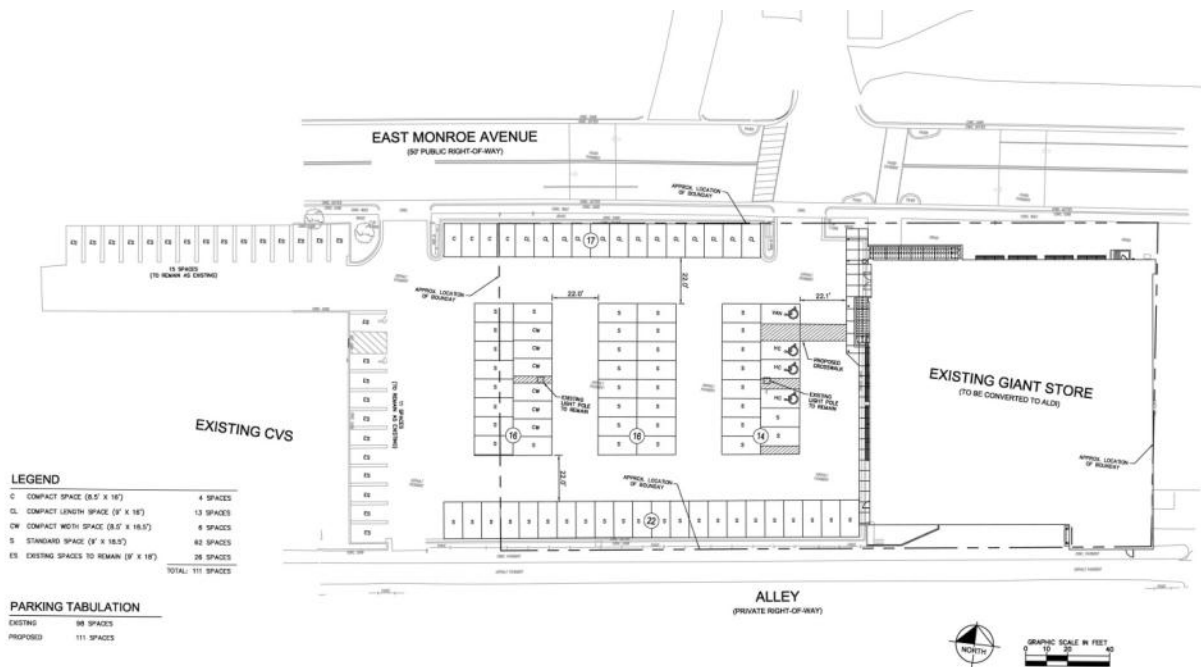


Exhibit 2: Re-stripping proposal

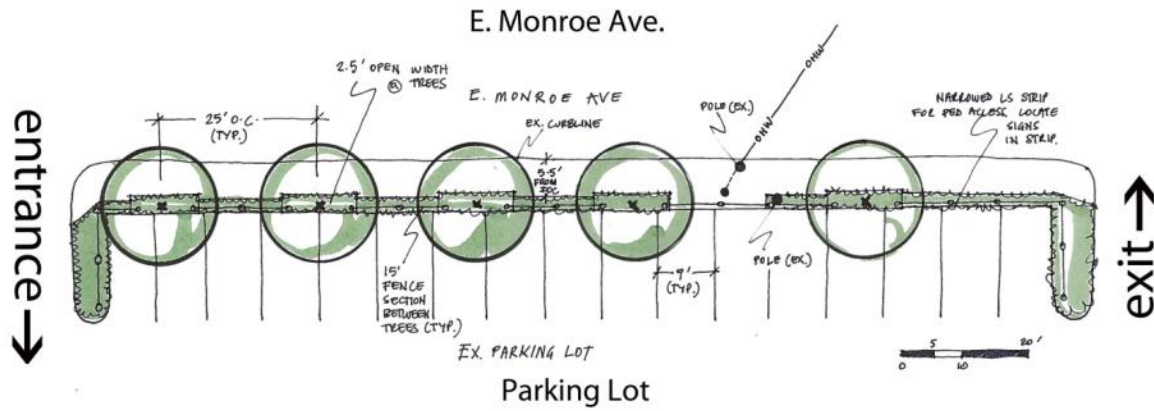


Exhibit 3: Landscape along street edge [Note from Planning Commission 6/2/15 – refer to amended Condition 3c. for the landscape elements at this location].



Exhibit 4: Proposed Elevations

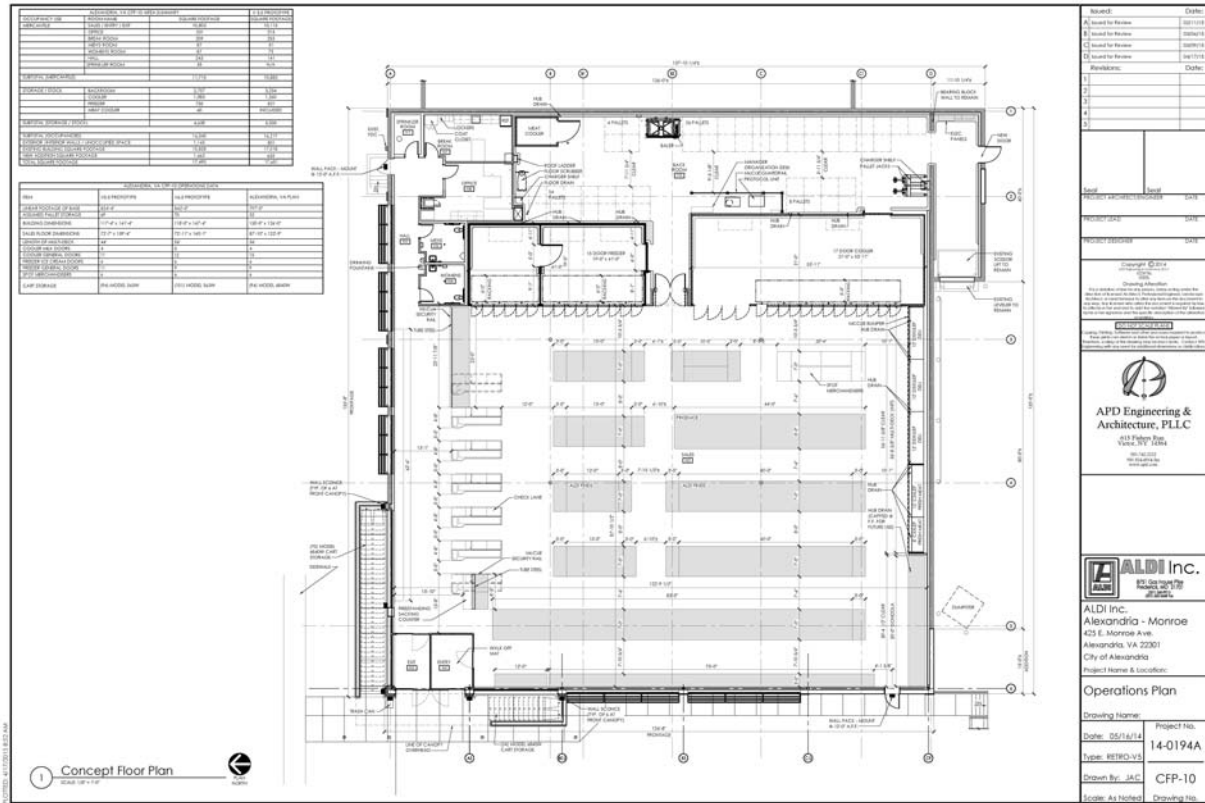


Exhibit 5: Proposed Floor plan



Exhibit 6: Existing store façade



Exhibit 7: Existing streetscape and pole-mounted sign on E. Monroe Ave.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2015-0026

PROPERTY LOCATION: 415 & 425 E. Monroe Avenue

TAX MAP REFERENCE: 044.01-02-01 & 044.01-02-02 **ZONE:** CL

APPLICANT:

Name: Aldi, Inc. Maryland

Address: 8751 Gas House Pike, Frederick MD 21701

PROPOSED USE: Request for a parking reduction

☒ **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.

Revised 4/28/2015

M. Catharine Puskar, Agent/Attorney

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh, P.C.
2200 Clarendon Blvd. Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

McPuskar

Signature

2/24/2015

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 415 and 425 E. Monroe Avenue, I hereby
 (Property Address)

grant the applicant authorization to apply for the Parking Reduction use as
 (use)

described in this application.

See attached consent letters

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 ten percent.

See attached



February 13, 2015

AN EFF LLC
JALI LLC
Attn: Kin Properties
185 NW Spanish River Blvd
Suite 100
Boca Raton, FL 33431

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

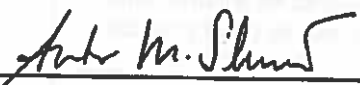
Re: Owner's Consent for Special Use Permit
425 E. Monroe Avenue; Tax Map ID: 044.01-02-02 (the "Property")

Dear Mr. Moritz:

As owner of the Property, we hereby consent to the filing of a special use permit and any related requests for the operation of an Aldi grocery store on the Property by Walsh, Colucci, Lubeley & Walsh, P.C. on behalf of Aldi Inc.

This letter and the authorization set forth herein shall not be binding on the undersigned in the event of termination of the Aldi Lease and cessation of Aldi's business operations.

Very truly yours,

By: 

ANDREW M. SCHREIER
VICE PRESIDENT

Its: _____

Date: 2-13-15

GWC VIRGINIA PROPERTIES LLC

1112 16th St., N.W., Ste. 900
Washington DC 20036

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

Re: Owner's Consent for Special Use Permit Application
415 E. Monroe Avenue; Tax Map ID: 044.01-02-01 (the "Property")

Dear Mr. Moritz:

As the owner of the property located at 415 E. Monroe Avenue, we hereby consent to the filing of a Special Use Permit application for a parking reduction for the shared parking lot serving 415 and 425 E. Monroe Avenue. All costs associated with the application and restriping are to be paid by Aldi Inc.

Very truly yours,

By: 

Its: Authorized Representative

Date: 4.29.15

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 ten 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. Aldi, Inc. Maryland	8751 Gas House Pike Frederick, MD 21701	See attached
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 415 and 425 E. Monroe Avenue (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Aneff LLC	c/o Kin Properties, Inc. 185 NW Spanish River Blvd.	See attached
2. Jali LLC	Suite 100 Boca Raton, FL 33484.	See attached
3. GWC VIRGINIA PROPERTIES LLC	WILLIAM CALOMIRIS 1112 16TH ST NW STE 900 WASHINGTON DC 20036	See attached

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. Aldi, Inc. Maryland	Aldi, Inc. and its ownership do not have any relationships per Sec. 11-350.	
2. Aneff LLC Jali LLC	See attached	
3. GWC VIRGINIA PROPERTIES LLC	See attached	

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.

Revised 4/28/2015

2/24/2015

Date

M. Catharine Puskar, Agent/Attorney

Printed Name


Signature

415 E. Monroe Avenue

Ownership and Disclosure

April 30, 2015

415 E. Monroe Avenue; Tax Map ID: 044.01-02-01 is owned by GWC Virginia Properties, LLC.

GWC Virginia Properties, LLC is a Virginia limited liability company. Its Manager is George W. Calomiris. The only members of GWC Virginia Properties, LLC are The George W. Calomiris Lifetime Trust, George W. Calomiris, William G. Calomiris and Mary G. Calomiris.

The sole trustee of The George W. Calomiris Lifetime Trust is George W. Calomiris, and the sole beneficiaries of The George W. Calomiris Lifetime Trust are George W. Calomiris, William G. Calomiris and Mary G. Calomiris.

All addresses are c/o William Calomiris Companies, 1112 16th Street, N.W., Suite 900, Washington, DC 20036.

No one has any relationship with or has given money to any of the described persons or entities.

425 E. Monroe Avenue

Ownership and Disclosure

May 13, 2015

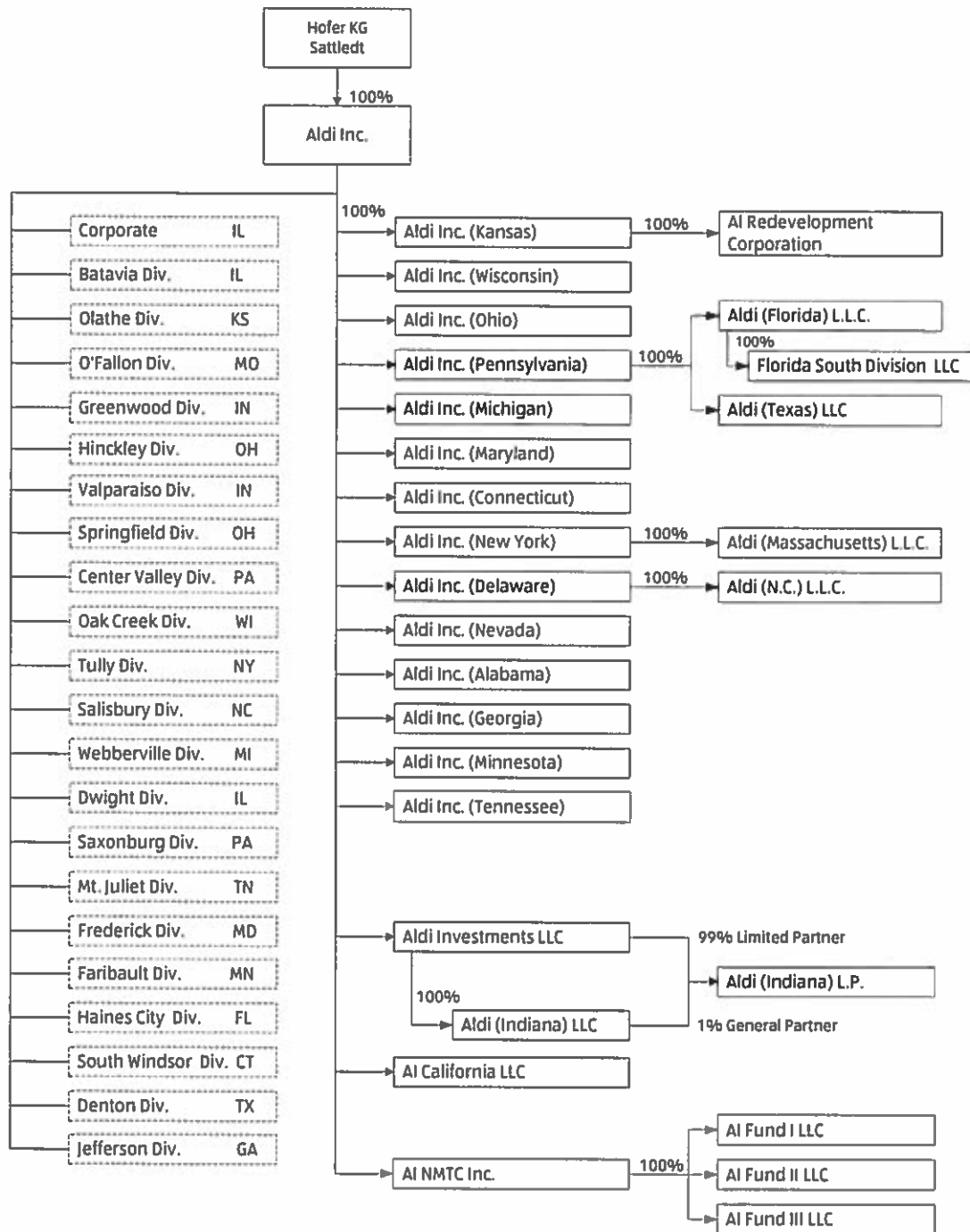
425 E. Monroe Avenue, TM ID 044.01-02-02 is owned by Aneff LLC and Jali LLC.

Aneff LLC is a Delaware limited liability company. Its Manager is Kinsan Management Corporation, a Delaware corporation. All of the stock of Kinsan Management Corporation is owned by Jeffrey Sandelman. The sole member of Aneff LLC is Alison Schreier as Successor Trustee of the Aneff Trust.

Jali LLC is a Delaware limited liability company. Its Manager is Kinsan Management Corporation, a Delaware corporation. All of the stock of Kinsan Management Corporation is owned by Jeffrey Sandelman. The sole members of Jali LLC are Grant Schreier and Nicole Kaplan as Successor Trustees of the Aneff Trust.

All addresses are c/o Kin Properties, Inc. , 185 NW Spanish River Blvd. Suite 100, Boca Raton, FL 33484.

No one has any relationship with or has given money to any of the described persons or entities.



N/A

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Narrative Statement/Statement of Justification

Aldi Inc. ("The Applicant") requests approval of a special use permit for a parking reduction for a grocery store use located on the property identified as Tax Map Reference 044.01-02-02 (the "Subject Property"), addressed as 425 E. Monroe Avenue. The surface parking lot is shared with the adjacent property (415 E. Monroe Avenue, Tax Map Reference 044.01-02-01). As such, the property owner of 415 E. Monroe has consented to this application for a parking reduction for the existing parking lot by Aldi Inc. The Applicant plans a minor expansion (enclosure of the existing overhang area) and major renovation to the grocery store building on the Subject Property to accommodate a new Aldi grocery store. Based on the proposed expansion and renovation, the Zoning Ordinance requires that the parking on site be brought into compliance with current parking standards. However, given that the existing parking lot will not change and the proposed use is the same, the Applicant requests a parking reduction to maintain the existing 98 parking spaces, or potentially 111 spaces pending receipt of consent to restripe the lot from the owner of 415 E. Monroe Avenue.

The Property was developed in 1965 under Site Plan #65-0028, which approved a 15,000 sf building for the Giant grocery store, a 12,000 sf building for the former People's Drugstore (now CVS), and a surface parking lot with 129 spaces. These 129 spaces met the parking requirement for the site with 1.1 spaces per 230 sf of retail use. Shortly after the development was approved, the Subject Property was subdivided but the parking lot has always operated a whole with shared use of spaces by the patrons of the two on-site retail uses. In the intervening years since the development was approved, the parking lot has been restriped to create better circulation and accommodate ADA accessible parking spaces. There are 98 spaces on the shared lot today, 6 of which are ADA accessible.

The proposed enclosure of the existing overhang on the grocery store building is 1,666 sf, which would require an additional 8 parking spaces above the 129 total spaces that were originally approved, and per the Applicant's survey, the existing Giant is approximately 767 sf larger than the original 15,000 sf approval, requiring an additional 4 spaces. Given that the proposed renovation of the Giant grocery store by Aldi exceeds 33 1/3% of the value of the existing store, Section 8-200(F) requires that the building meet current parking requirements, or 84 spaces for the Giant grocery store and 57 spaces for the CVS store for a total of 141 spaces. As mentioned previously, the parking lot contains 98 spaces to serve both uses and the Applicant is requesting a parking reduction for the entire parking lot to bring the site into compliance. The Applicant requests that the proposed improvements be permitted with the retention of the existing 98 spaces as currently configured on the lot. Please note that the Applicant is currently working to obtain consent from the owner of 415 E. Monroe to restripe the parking lot to increase the number of spaces to 111. This would reduce the parking reduction request by 13 spaces.

In addition to pursuing the restriping plan, the Applicant has agreed to several site improvements after receiving community feedback. These improvements include:

- Relocating the cart corral back 6' on the parking lot side of the door to provide additional room at the entrance;
- Replacing the steps heading to the alley;
- Providing a 7' wide concrete sidewalk along Monroe Avenue (curb to curb from street to parking lot) for the frontage between the entrance and exit to the parking lot;
- Replacing the fence along the alley; and

- Providing bike racks (location to be coordinated with staff).

The minor expansion to enclose the existing covered area in front of the Giant store will allow the existing structure to better accommodate the prototypical Aldi store layout and is not intended to intensify the use. As such, the existing parking lot will continue to adequately serve the CVS and grocery store, even with this minor expansion. The existing Giant is a valuable asset to the community. The upgraded Aldi store will retain the desirable small grocer niche the neighborhood relies upon, while providing quality products at an affordable price point.

The Applicant believes the Aldi grocery store will be a welcome addition to the Del Ray and greater Alexandria community.

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).

Approximately 400 patrons per day**B.** How many employees, staff and other personnel do you expect?

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

6 employees per shift, 15-20 employees total**6.** Please describe the proposed hours and days of operation of the proposed use:**Day:**Monday - Friday**Hours:**9am - 9pmSaturday9am - 8pmSunday9am - 7pm**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.N/A**B.** How will the noise be controlled?N/A

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

N/A

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)

N/A

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

N/A

- C. How often will trash be collected?

N/A

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

N/A

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?

N/A

☐ 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?

N/A

ALCOHOL SALES

13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☐ No

N/A

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

☒ 92 _____ Standard spaces
☐ 0 _____ Compact spaces
☐ 6 _____ Handicapped accessible spaces.
 _____ Other.

Parking is in a shared lot with CVS

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? 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?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? On the south side of the building
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between the hours of 7am and 11pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Eight times per week.
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? 1,666 square feet.

18. What will the total area occupied by the proposed use be?

15,767 sq. ft. (existing) + 1,666 sq. ft. (addition if any) = 17,433 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



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

See attached statement of justification

2. Provide a statement of justification for the proposed parking reduction.

See attached statement of justification

3. Why is it not feasible to provide the required parking?

See attached statement of justification

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

 Yes. ✓ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



Memorandum

To: Jacob Di Piazza
Aldi, Inc.

From: Edward Y. Papazian, P.E. *EYP*

Date: March 19, 2015

Subject: 525 East Monroe Avenue Aldi Store
Parking Study

This memorandum presents a parking analysis for the proposed Aldi grocery store located at 525 East Monroe Avenue. The proposed development involves a minor expansion and major renovation of an existing Giant Food grocery to accommodate an Aldi store. The overall property also contains a 12,000 square foot CVS pharmacy. The existing 98 parking spaces on the property will remain in place. Both the Aldi grocery store and the CVS pharmacy will be considered in this study. This analysis demonstrates that the existing 98 parking spaces will continue to satisfy the parking demand for the property. The basis for this conclusion is the parking occupancy data at the existing property, which shows peak parking well below the 98 spaces. The adequacy of the parking that is provided will also be supported by parking occupancy data at other Aldi stores and by previously accepted parking ratios for grocery stores by the City of Alexandria. This study also documents the number and occupancy of on-street parking spaces in the study area and the signage and control of the on-street spaces and the protection of any off-street parking areas.

DESCRIPTION OF PROPOSED DEVELOPMENT

The 525 East Monroe Avenue property contains a Giant grocery store and a CVS pharmacy. The Giant consists of 15,767 gross square feet of floor area and the CVS consists of 12,000 gross square feet. The existing grocery store will undergo a major renovation and minor addition of 1,666 square feet to accommodate an Aldi grocery store. This will result in a 17,433 square foot Aldi grocery store and a 12,000 square foot CVS for a total of 29,433 square feet of retail.

The City Zoning Ordinance requires 141 parking spaces. The site contains 98 parking spaces, which results in a parking ratio of 3.3 spaces per thousand square feet.

The following sections of this memorandum contain information that will demonstrate that the reduced number of on-site spaces will accommodate peak parking demand.

PARKING OCCUPANCIES AT EXISTING PROPERTY

Parking occupancy counts were conducted at the existing property on Saturday, March 14, 2015 between 11:00 AM and 3:00 PM and on Monday, March 16, 2015 between 4:00 PM and 9:00 PM. Table 1 shows the hourly counts. These are considered to be peak periods of grocery store activity.

TABLE 1		
PARKING OCCUPANCY COUNTS EXISTING PROPERTY		
Parking Capacity	Number 98	Parking Ratio Spaces per Thousand S.F.
<u>Saturday, March 14, 2015</u>		
11:00 AM – 12:00 Noon	60	2.0
12:00 Noon – 1:00 PM	60	2.0
1:00 PM – 2:00 PM	47	1.6
2:00 PM – 3:00 PM	54	1.8
<u>Monday, March 16, 2015</u>		
4:00 PM – 5:00 PM	69	2.3
5:00 PM – 6:00 PM	69	2.3
6:00 PM – 7:00 PM	57	1.9
7:00 PM – 8:00 PM	53	1.8
8:00 PM – 9:00 PM	32	1.1

These figures show peak parking ratios of 2.3 parked cars per thousand square feet. This occurred between 4:00 and 6:00 PM on a weekday. The peak Saturday parking ratio is 2.0, which occurred on a Saturday between 11:00 AM and 1:00 PM. This information shows that the existing 98 parking spaces easily accommodate peak parking demand of 69.

The proposed development involves modifying the existing Giant store to an Aldi store and adding 1,666 square feet of floor area. This results in a total of 29,433 square feet of retail with the Aldi and the CVS and the existing 98 parking spaces. This is equal to a 3.3 parking ratio.

With an observed peak parking ratio of 2.3, it is demonstrated that the ratio of 3.3 that will be provided will accommodate the peak parking demand for the site.

PARKING OCCUPANCIES AT COMPARABLE ALDI STORES

Aldi commissioned a series of parking occupancy counts at four stores in the Washington and Baltimore suburbs in Maryland and at one store in the District of Columbia. These counts were conducted on a Saturday mid-day and on a Wednesday and Thursday evening in July, 2014.

Table 2 shows a summary of these parking counts and the resulting ratios of parked vehicles per thousand square feet. Contained in the Appendix is the memorandum that presented this information to Aldi.

These parking occupancy figures show that with one exception, the observed parking ratios ranged between 1.1 and 2.9 spaces per thousand square feet. There was a single observation of 3.8 parked cars per thousand square feet. This information shows that during peak periods of retail activity, including weekend mid-day hours and weekday afternoon and evening hours, the observed parking ratios, with the single exception, are well below the 3.3 parking ratio provided at 525 East Monroe Avenue. The average of all of the peak observations at each store, including the 3.8 figure, is a parking ratio of 2.7. As a result, the proposed parking ratio of 3.3 provided at this site exceeds the observed parking ratios at Aldi stores at peak periods of retail activity.

TABLE 2				
Aldi Store Parking Counts				
Store Location, Store Size, Spaces	Date	Time	Occupied Spaces	Parking Ratio
Aldi Store #6 3025 Hamilton Street Hyattsville, MD 20782 16,370 SF 84 spaces	Sat, July 26, 2014	11:40 AM	63	3.8
	Sat. July 26, 2014	2:25 PM	43	2.6
	Wed. July 30, 2014	4:37 PM	37	2.3
	Thurs. July 31, 2014	4:31 PM	30	1.8
Aldi Store #14 901 17 th Street, NE Washington, DC 20002 17,887 SF 88 spaces	Sat, July 26, 2014	12:15 PM	33	1.8
	Sat. July 26, 2014	2:55 PM	27	1.5
	Wed. July 30, 2014	5:05 PM	28	1.6
	Thurs. July 31, 2014	4:55 PM	22	1.2
Aldi Store #25 6301 Marlboro Pike District Heights, MD 20747 16,792 SF 123 spaces	Sat, July 26, 2014	12:45 PM	41	2.4
	Sat. July 26, 2014	3:25 PM	25	1.5
	Wed. July 30, 2014	5:45 PM	33	2.0
	Thurs. July 31, 2014	5:30 PM	28	1.7
Aldi Store #45 10912 Baltimore Avenue Beltsville, MD 20705 17,886 SF 111 spaces	Sat, July 26, 2014	11:15 AM	52	2.9
	Sat. July 26, 2014	2:00 PM	38	2.1
	Wed. July 30, 2014	4:00 PM	23	1.3
	Thurs. July 31, 2014	4:00 PM	20	1.1
Aldi Store #17 8670 Pulaski Highway Baltimore, MD 21237 16,663 SF 77 spaces	Sat, July 26, 2014	12:46 PM	42	2.5
	Sat. July 26, 2014	4:43 PM	30	1.8
	Wed. July 30, 2014	5:15 PM	20	1.2
	Thurs. July 31, 2014	6:24 PM	21	1.3

PREVIOUS APPROVED PARKING REDUCTIONS

There are several examples in which reductions in parking were approved from the levels contained in the Zoning Ordinance.

- Safeway on King Street
Approximately 61,000 SF
Parking Spaces 228
Parking Ratio 3.6
- Harris Teeter Old Town North
Approximately 52,000 SF
Parking Spaces 185
Parking Ratio 3.5
- Giant Potomac Yard Land Bay G
Approximately 69,000 SF
Parking Spaces 183
Parking Ratio 2.6

These examples of recently approved grocery stores show that the City has approved reductions in parking ratios ranging from 2.6 to 3.6 parking spaces per thousand square feet. The average of these approvals is 3.3 spaces per thousand square feet.

While two of these examples result in parking ratios that are slightly above the requested 3.3 parking ratio for this Aldi store, this discussion shows that the City will approve reductions in grocery store parking, where appropriate. The 3.3 ratio is validated by the observed parking ratio at this property and by observed ratios at other Aldi stores. As a result, we maintain that a reduction of the parking ratio to 3.3 is appropriate.

SUMMARY OF ON-STREET PARKING

As called for in the City's Transportation Planning Administrative Guidelines, an inventory of on-street parking occupancy data was obtained. Figure 1 shows the area within which this information was obtained. The parking occupancy was obtained during peak occupancy periods.

Table 3 contains a summary of the number of spaces and the numbers of parked vehicles. The following is a summary description of parking restrictions and protection of off-street parking areas.



525 Monroe Avenue Parking Count Study Area Parking Count Locations - Both Sides of Streets

TABLE 3
On Street Parking Capacity and Occupancy

Segment Description	Estimated Capacity (spaces)	Saturday Occupancy				Monday Occupancy				
		11am-noon	noon-1pm	1-2pm	2-3pm	4-5pm	5-6pm	6-7pm	7-8pm	8-9pm
North side of Mason Ave from Mount Vernon Ave to Dewitt Ave	20	12	12	12	13	15	15	17	18	17
South side of Mason Ave from Mount Vernon Ave to Dewitt Ave	21	9	10	12	12	11	12	8	9	12
North side of Mason Ave from Dewitt Ave to end	11	5	5	4	4	6	7	7	6	7
South side of Mason Ave from Dewitt Ave to end	8	7	8	7	6	6	5	7	5	7
East side of Dewitt Ave from Duncan Ave to Mason Ave	0	0	0	0	0	0	0	0	0	0
West side of Dewitt Ave from Duncan Ave to Mason Ave	11	6	4	4	4	4	4	5	4	2
East side of Dewitt Ave from Mason Ave to Monroe Ave	0	0	0	0	0	0	0	0	0	0
West side of Dewitt Ave from Mason Ave to Monroe Ave	11	3	3	1	2	3	3	3	3	2
North side of Monroe Ave from Mount Vernon Ave to Dewitt Ave	0	0	0	0	0	0	0	0	0	0
South side of Monroe Ave from Mount Vernon Ave to Dewitt Ave	9	5	4	3	4	2	2	1	1	4
North side of Monroe Ave from Dewitt Ave to Leslie Ave N	7	1	1	1	0	0	0	0	0	0
South side of Monroe Ave from Dewitt Ave to Leslie Ave N	0	0	0	0	0	2	2	0	0	0
North side of Monroe Ave from Leslie Ave N to Leslie Ave S	5	1	0	0	0	5	7	2	3	6
South side of Monroe Ave from Leslie Ave N to Leslie Ave S	5	0	1	2	1	4	2	2	3	3
North side of Monroe Ave from Leslie Ave S to study area limit	5	7	3	3	5	9	5	4	4	3
South side of Monroe Ave from Leslie Ave S to study area limit	29	23	21	18	17	10	13	17	16	19
East side of Leslie Ave N from Monroe Ave to end	27	26	25	13	14	13	18	27	23	19
West side of Leslie Ave N from Monroe Ave to end	27	25	26	21	22	22	25	26	26	24
East side of Leslie Ave S from Monroe Ave to Nelson Ave	11	9	7	7	4	9	6	1	0	0
West side of Leslie Ave S from Monroe Ave to Nelson Ave	10	5	4	5	5	8	8	7	5	3
East side of Leslie Ave S from Nelson Ave to Alexandria Ave	20	4	4	4	4	4	6	0	3	3
West side of Leslie Ave S from Nelson Ave to Alexandria Ave	7	5	4	4	4	4	3	2	5	5
East side of Dewitt Ave from Monroe Ave to Nelson Ave	12	2	2	2	1	0	1	1	0	0
West side of Dewitt Ave from Monroe Ave to Nelson Ave	12	2	1	1	3	0	1	1	2	2
East side of Dewitt Ave from Nelson Ave to Alexandria Ave	11	3	3	3	3	2	2	3	3	3
West side of Dewitt Ave from Nelson Ave to Alexandria Ave	10	5	4	4	5	5	4	5	4	4
North side of Nelson Ave from Mount Vernon Ave to Dewitt Ave	21	12	13	13	10	3	2	6	8	8
South side of Nelson Ave from Mount Vernon Ave to Dewitt Ave	21	11	12	12	7	4	4	6	6	7
North side of Nelson Ave from Dewitt Ave to Leslie Ave S	30	19	18	21	21	19	20	20	22	21
South side of Nelson Ave from Dewitt Ave to Leslie Ave S	30	23	23	24	20	16	18	22	27	27
North side of Alexandria Ave from Mount Vernon Ave to Dewitt Ave	25	8	9	8	9	7	11	13	14	10
South side of Alexandria Ave from Mount Vernon Ave to Dewitt Ave	22	11	13	11	6	8	10	14	14	11
North side of Alexandria Ave from Dewitt Ave to Leslie Ave S	20	13	8	12	11	8	7	7	9	11
South side of Alexandria Ave from Dewitt Ave to Leslie Ave S	19	11	11	10	10	9	10	12	13	13
Totals	477	273	259	242	227	218	233	246	256	253

Total parking capacity was estimated for each segment by tallying parked vehicles and measuring available curb space to provide a conservative estimate of available spaces.

PARKING RESTRICTIONS

There are sections of streets within the study area that have time of day and length of time restrictions. There are also off-street parking lots that display signs that limit the use of parking.

The following describes locations where parking is restricted.

- East side of Dewitt Avenue from Duncan Avenue to Monroe Avenue – Parking prohibited at all times.
- North side of Monroe Avenue from Mt. Vernon Avenue to Dewitt Avenue – Parking prohibited at all times
- South side of Monroe Avenue from Dewitt Avenue to Leslie Avenue North – Parking prohibited at all times
- South side of Monroe Avenue in front of M.F. Swing Coffee Company – Three spaces designated as loading zone between 7:00 AM and 12:00 Noon.
- South side of Monroe Avenue approaching US Route 1 – Parking at 13 spaces restricted to two hours from 8:00 AM to 7:00 PM on Monday to Saturday
- Inside curve between Leslie Avenue South and Alexandria Avenue – Parking prohibited at all times
- Outside curve between Leslie Avenue south and Alexandria Avenue in front of school – Parking prohibited at 6 spaces from 7:30 to 8:30 AM and 2:45 to 3:45 PM on school days for student drop-off and pick-up.
- North and South sides of Alexandria Avenue between Leslie Avenue South and Dewitt Avenue – Parking restricted to 3 hours from 8:00 AM to 5:00 PM on Monday to Friday

The following describes locations where off-street parking is protected.

- At the athletic fields at Monroe Avenue and Leslie Avenue, signage restricts parking to a three-hour limit from 8:30 AM to 5:30 PM
- At the YMCA along Leslie Avenue north of Monroe Avenue, signage limits parking to YMCA only
- At the branch bank at the intersection of Monroe Avenue and Mt. Vernon Avenue, three spaces closest to the building are reserved for cashiers during banking hours.

CONCLUSIONS

It is concluded that the 98 parking spaces provided for the proposed Aldi grocery store at 525 East Monroe Avenue will satisfy the peak parking requirements. This is demonstrated by parking counts obtained at the existing Giant grocery store at the property. The combination of the Aldi and the CVS will have a parking ratio of 3.3 spaces per thousand square feet. The peak observed parking ratio at the property is 2.3.

A series of parking counts conducted at five existing Aldi stores in the Washington and Baltimore area show ratios of less than 3.3, with a single exception. This exception was a parking ratio of 3.8. The average of the peak observations, including the 3.8 figure, at the five stores is a ratio of 2.7. On this

basis, the proposed ratio of 3.3 provided at the site exceeds the observed peak ratios at the existing stores.

The combination of data collected at the existing property and other Aldi stores demonstrates the adequacy of the 3.3 parking ratio.

The City of Alexandria has approved reductions in parking at grocery stores, where appropriate. The 98 parking spaces and the 3.3 ratio at this site satisfies the peak parking demand. This ratio is validated by observed parking ratios at this property and at other Aldi stores in the Washington and Baltimore area.

APPENDIX



A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE
Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD LOCATIONS

Arkansas
Maryland
New York
North Carolina
Ohio
Texas
Virginia
West Virginia

August 1, 2014

Ms. Laurie Griffin
Aldi, Incorporated
8751 Gas House Pike
Frederick, Maryland 21701

RE: Aldi Parking Study
Parking Occupancy Counts
Various Sites in Maryland and Washington, DC
Our Job No: 2014-0710

Dear Ms. Griffin:

At your request, The Traffic Group, Inc. has collected parking occupancy data at a total of four stores in Maryland and one store in Washington, DC. The data was collected on two separate occasions during the PM peak period (from 4 to 7 PM) and on two separate occasions on the Saturday peak period (11 AM to 6 PM). Below, the data from each site is summarized for your use.

Location/Spaces	Date	Time	Occupied Spaces
Aldi Store #6 3025 Hamilton Street Hyattsville, MD 20782 84 Spaces	7/26/2014	11:40 AM	63
	7/26/2014	2:25 PM	43
	7/30/2014	4:37 PM	37
	7/31/2014	4:31 PM	30
Aldi Store #14 901 17 th Street, NE Washington, DC 20002 88 Spaces	7/26/2014	12:15 PM	33
	7/26/2014	2:55 PM	27
	7/30/2014	5:05 PM	28
	7/31/2014	4:55 PM	22
Aldi Store #25 6301 Marlboro Pike District Heights, MD 20747 123 Spaces	7/26/2014	12:45 PM	41
	7/26/2014	3:25 PM	25
	7/30/2014	5:45 PM	33
	7/31/2014	5:30 PM	28
Aldi Store #45 10912 Baltimore Avenue Beltsville, MD 20705 111 Spaces	7/26/2014	11:15 AM	52
	7/26/2014	2:00 PM	38
	7/30/2014	4:00 PM	23
	7/31/2014	4:00 PM	20

Location/Spaces	Date	Time	Aldi Occupied Spaces	Strip Retail Occupied Spaces
Aldi Store #17	7/26/2014	12:46 PM	42	11
8670 Pulaski Highway	7/26/2014	4:43 PM	30	9
Baltimore Maryland 21237	7/30/2014	5:15 PM	20	5
77 Aldi Spaces	7/30/2014	6:24 PM	21	6
66 Strip Spaces				

It is important to recognize the site located in Baltimore, features a shared parking area with strip retail located on the opposite side of the parking spaces. As a result, this data incorporates cars parked within the first two main aisles of parking and all parking located adjacent to the store. It encompasses a total of 77 available spaces. The remaining 66 spaces are near the strip retail and counted separately. It is important to note, however, that it is possible that parking for the strip center could extend into the Aldi designated parking or vice versa because there is no signing delineate exclusive use.

As shown within the data, a significant amount of parking is available during each of the study periods.

If you have any questions regarding this information, please do not hesitate to contact me.

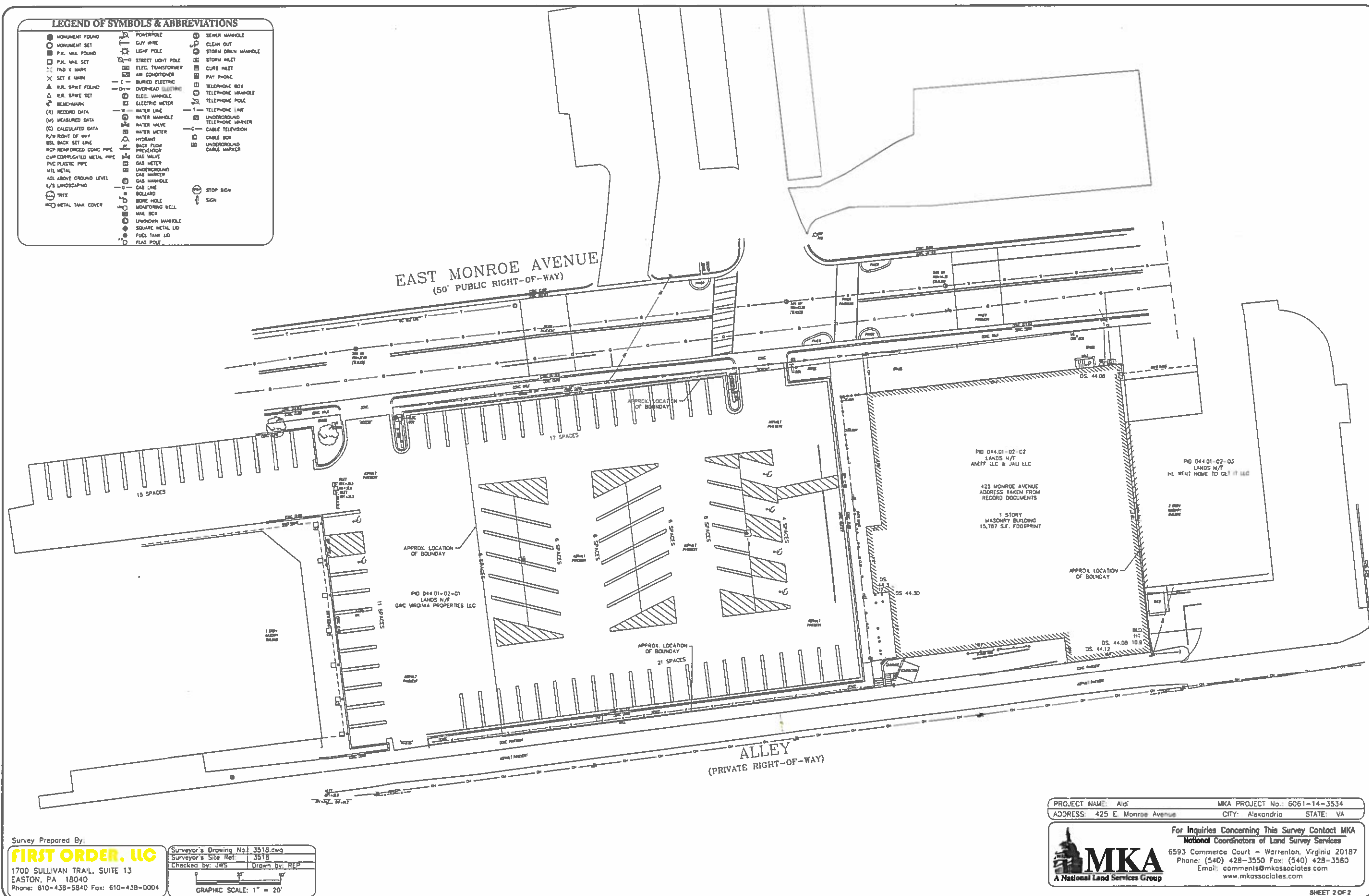
Sincerely,



Carl R. Wilson, Jr., P.E., PTOE
Senior Project Manager

CRW/clg

(F:\2014\2014-0710_Aldi Parking Study\DOCS\CORRESP\ANALYST\Parking Occupancy Counts Ltr_Griffin.docx)

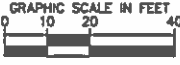
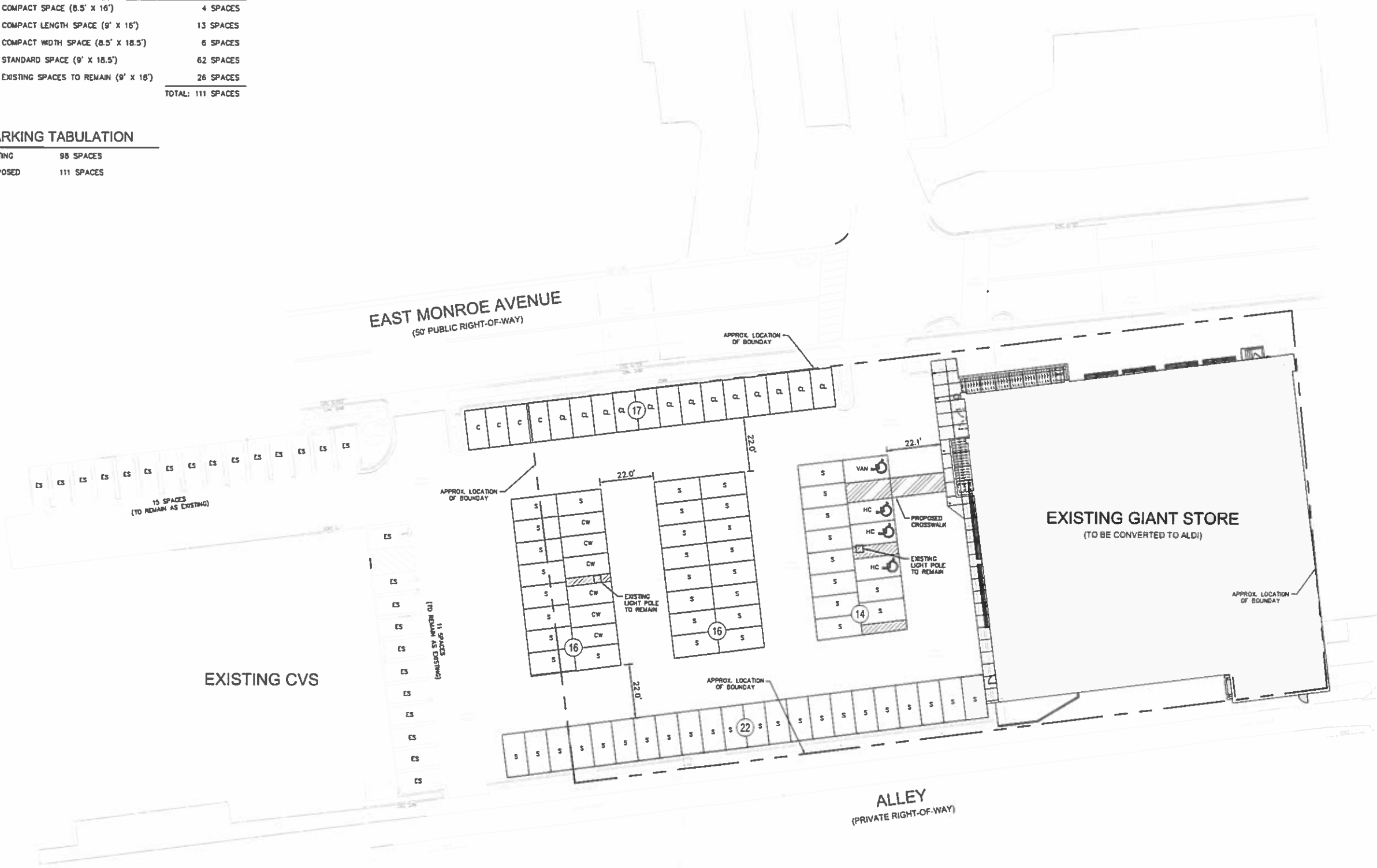


LEGEND

C	COMPACT SPACE (8.5' X 16')	4 SPACES
CL	COMPACT LENGTH SPACE (9' X 16')	13 SPACES
CW	COMPACT WIDTH SPACE (8.5' X 18.5')	6 SPACES
S	STANDARD SPACE (9' X 18.5')	62 SPACES
ES	EXISTING SPACES TO REMAIN (9' X 18')	26 SPACES
		TOTAL: 111 SPACES

PARKING TABULATION

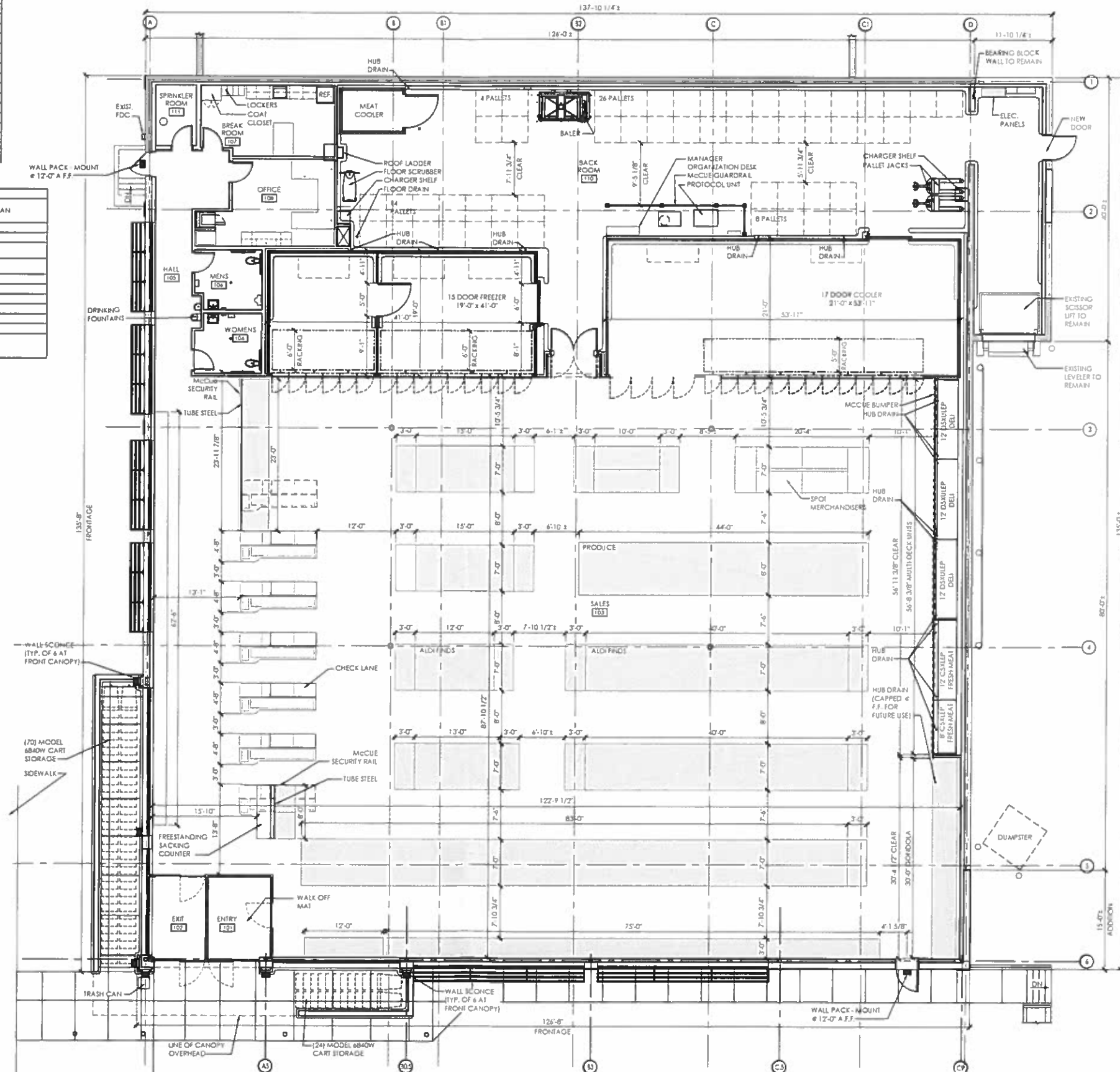
EXISTING	98 SPACES
PROPOSED	111 SPACES



KIMLEY-HORN PROJECT 110360016	DATE 04/06/2015	SCALE: AS SHOWN	DESIGNED BY RM	DRAWN BY PLJ	CHECKED BY RM	CITY OF ALEXANDRIA VA	SHEET NUMBER 1	ALDI - MONROE AVE PREPARED FOR ALDI, INC.	PARKING LOT RE-STRIPING EXHIBIT	KIMLEY-HORN © 2010 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM	REVISIONS		DATE	BY
											No.			

ALEXANDRIA, VA CFP-10 AREA SUMMARY			V 5.0 PROTOTYPE
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE	SQUARE FOOTAGE
MERCANTILE	SALES / ENTRY / EXIT	10,803	10,115
	OFFICE	231	215
	BREAK ROOM	209	235
	MEN'S ROOM	87	81
	WOMEN'S ROOM	87	75
	HALL	243	141
	SPRINKLER ROOM	55	N/A
SUBTOTAL (MERCANTILE)		11,713	10,882
STORAGE / STOCK	BACKROOM	2,737	3,254
	COOLER	1,083	1,260
	FREEZER	730	821
	MEAT COOLER	60	INCLUDED
SUBTOTAL (STORAGE / STOCK)		4,630	5,335
SUBTOTAL (OCCUPANCIES)		16,345	16,217
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,145	801
EXISTING BUILDING SQUARE FOOTAGE		15,828	17,018
NEW ADDITION SQUARE FOOTAGE		1,662	633
TOTAL SQUARE FOOTAGE		17,490	17,651

ALEXANDRIA, VA CFP-10 OPERATIONS DATA			
ITEM	V5.0 PROTOTYPE	V6.0 PROTOTYPE	ALEXANDRIA, VA PLAN
LINEAR FOOTAGE OF BASE	824'-4"	842'-0"	797'-0"
ASSUMED PALLET STORAGE	69	70	52
BUILDING DIMENSIONS	117'-4" x 141'-4"	118'-0" x 147'-4"	135'-0" x 126'-0"
SALES FLOOR DIMENSIONS	72'-7" x 139'-4"	72'-11" x 145'-1"	87'-10" x 122'-9"
LENGTH OF MULTI-DECK	84'	56'	56'
COOLER MILK DOORS	4	3	4
COOLER GENERAL DOORS	11	12	13
FREEZER ICE CREAM DOORS	6	6	6
FREEZER GENERAL DOORS	11	9	9
SPOT MERCHANDISERS	6	6	6
CART STORAGE	(94) MODEL 563W	(101) MODEL 563W	(94) MODEL 6840W



1 Concept Floor Plan
SCALE: 1/8" = 1'-0"



Issued:	Date:
A Issued for Review	02/11/15
B Issued for Review	03/06/15
C Issued for Review	03/09/15
D Issued for Review	04/17/15
Revisions:	Date:
1	
2	
3	
4	
5	

Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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APD Engineering & Architecture, PLLC
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ALDI Inc.
Alexandria - Monroe
425 E. Monroe Ave.
Alexandria, VA 22301
City of Alexandria
Project Name & Location:

Operations Plan	
Drawing Name:	Project No.
Date: 05/16/14	14-0194A
Type: RETRO-V5	
Drawn By: JAC	CFP-10
Scale: As Noted	Drawing No.

DEL RAY CITIZENS ASSOCIATION

www.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

May 18, 2015

Karl W. Moritz, Director, Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

RE: SUP#2015-0026 Parking Reduction

425 E Monroe Ave, Aldi Grocery Store

On April 7, 2015 and May 12, 2015 the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed SUP #2015-0026, Aldi Grocery. The applicant requests to operate a grocery store in the current Giant Grocery Store location, and requires a parking reduction. Eighty Four parking spaces are required based on the square footage and 67 full spaces are located on the applicant's portion of the property. The application has been discussed during three open public meeting that included neighbors and the applicant's representative.

Some of the concerns raised by neighbors included:

- Pedestrian safety: walking between the two stores is dangerous because of an already awkward traffic pattern. There is knowledge of at least one person getting hit in the parking lot.
- The width of the existing sidewalks along Monroe Ave in front of the property is too narrow, and is further reduced by utility poles in the middle of the sidewalk
- Alley traffic: safety hazards to neighbors using the alley- parked cars on private property have been hit.
- Loading dock area: currently trucks park and idle in the alley blocking resident access and smaller trucks are loaded through the alley facing roll up door.
- Potential circulation problem: the grocery store entrance will be on the corner where traffic exits the site—cars pulling up to load/ unload groceries will block exit of site. The exit is already difficult because it is directly across the street from the YMCA and Simpson Park driveway.
- The monument sign is not in keeping with the look of Del Ray, and the metal box beneath it impedes the vision of drivers exiting the parking lot. The entrance and exit signs for the parking lot also impede vision.

The applicant has been receptive to requests made by the LUC that were generated by comments from neighbors and City Staff, and has responded in the following ways:

DEL RAY CITIZENS ASSOCIATION

www.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

- Redesigning the entry of the building to move the shopping cart corral back 6' on the parking lot side of the entrance to provide additional room at the entrance and to prevent a potential traffic bottleneck at the sites exit;
- Agreeing to replace the steps from the parking lot leading to the alley as requested (they originally were going to be removed);
- Agreeing to replace the fence along the alley;
- Agreeing to provide bike racks for patrons.
- Pursuing the agreement of the CVS property owner to re-stripe the parking lot to add 13 parking spaces to the parking lot
- Agreeing to widen the sidewalk along Monroe Ave to 7' as requested by the LUC
- Agreeing to remove the existing pole sign and replace it with a monument sign not to exceed 6'

The Land Use Committee feels that the applicant has been very responsive to the neighborhoods concerns, and based on the current parking studies, we feel that the parking reduction will have no additional negative impact to the property or neighborhood. The LUC and the DRCA membership voted unanimously to support the parking reduction application with the following requested conditions:

1. Install bike racks sufficient to accomodate a minimum of 10 bikes in close proximity to the store entrance to encourage alternative modes of transportation
2. Appoint a community liaison to address future neighborhood concerns about the site.
3. Make the Aldi sign on the building backlit.
4. Carefully locate the new monument sign and any additional signage or utilities so that view angles of drivers are not impeded as they exit the site.

The LUC commends the City of Alexandria Staff for coming up with ideas to enhance the pedestrian experience along Monroe Avenue with street trees, a low wall or fence and other plantings, but we feel that widening the sidewalk to the full 7' width would better serve the community and create a more comfortable pedestrian experience. However, since we also feel that landscaping is important and desired to enhance the experience along the Monroe Avenue Gateway, we request that Staff continues to explore creative ways to incorporate planting into the site. One suggestion that the LUC has come up with is to remove 3-5 parking spaces on the Giant site abutting Monroe

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Avenue and convert them to larger tree planting boxes with incorporated bicycle parking facilities. Since we feel that the current level of parking provided is adequate for the site and if the site is to be restriped to gain an additional 13 spaces, we would rather see a few less spaces and 3 new large trees.

Thank you for your consideration.

Sincerely,

Lisa Quandt, Chair
Del Ray Citizens Association
Land Use Committee

Jason Nestlerode, President
Del Ray Citizens Association

Cc:
James Roberts, Staff Reviewer
Catharine Puskar, Applicant Representative