



***Special Use Permit #2015-0136***  
***277 S. Washington Street, Unit 110***  
***Barre3 Alexandria***

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<b>Application</b>	<b>General Data</b>	
Public hearing and consideration of a request to operate a commercial school.	<b>Planning Commission Hearing:</b>	March 1, 2016
	<b>City Council Hearing:</b>	March 12, 2016
<b>Address:</b> 277 South Washington St, Unit 110	<b>Zone:</b>	CD/Commercial Downtown
<b>Applicant:</b> Barre3 Alexandria	<b>Small Area Plan:</b>	Old Town Small Area Plan

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Sara Brandt-Vorel, [Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov)  
Alex Dambach, [Alex.Dambach@alexandriava.gov](mailto:Alex.Dambach@alexandriava.gov)

**PLANNING COMMISSION ACTION: MARCH 1, 2016:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

**Reason:** The Planning Commission agreed with the staff analysis.



**Special Use Permit #2015-0136**  
**277 South Washington Street,**  
**#110**



## I. DISCUSSION

The applicant, Barre3 Alexandria, requests Special Use Permit approval to operate a private commercial school at 277 S. Washington Street, Unit 110.

### SITE DESCRIPTION

The subject site is one lot of record. It is a rectangular parcel on the end of a block, resulting in frontage along three city streets: South Columbus Street, Duke Street and South Washington Street. The site has been developed with a commercial mixed-use office building, known as The Atrium: a five-story brick structure of approximately 138,507 square feet and a two-story underground parking garage with 232 parking spaces. The building has approximately 176 feet of frontage on South Columbus Street and South Washington Street respectively, and 250 feet of frontage along Duke Street and encompasses the entire north side of the 700 block of Duke Street. The ground



*The Atrium Building along Duke Street.*

floor of the building has been divided into space for six retail tenants, and the upper four levels are designed for office tenants. Ground floor tenants have direct street level access along their respective street frontages, and interior access from the central atrium inside the building. Tenants on the upper floors have access through the building's internal atrium, which provides access to Duke Street, South Washington Street and to the underground garage via elevator. Current ground floor tenants include Pompanoosuc Mills Furniture; Ethiopian Airlines; Eagle Bank; and Society Fair Restaurant. Office users of the upper floors include the American Staffing Association; Oliff PLC: Patent, Trademark, Copyright Attorneys; Bancroft PLLC Attorneys; and McGinn Investment Management.

In the same block, the Atrium Building is south of the historic Lyceum building and the Swann-Daingerfield condominiums. Private surface parking lots for the Lyceum building and the Swann-Daingerfield condominiums are located between those structures and the Atrium Building.

Commercial, retail and residential uses surround the Atrium building. These include: two real estate and property management offices, an antique store, a bank, small medical offices, and residential homes.

### BACKGROUND

In July 1975 the Planning Commission approved Site Plan #75-018 for the construction of the Atrium Building. Development Plans included approximately 95,154 square feet of office floor area, 4,128 square feet of retail area, and 3,652 square feet of a penthouse space on the top floor.



The Planning Commission simultaneously approved a variance to reduce the required highway setback and to approve a substandard length for 42 of the 260 parking spaces in the two-story underground garage. In November 1977, Planning Commission unanimously approved SUP #1144 to allow a health club in the building's penthouse.

In May 2010 City Council approved SUP #2010-0009 to allow a 50-seat restaurant with a retail market, butchery and bakery in the ground floor of the Atrium Building. Simultaneously City Council approved encroachment ENC #2010-0003, allowing the restaurant use of outdoor sidewalk space for 30 outdoor dining seats in conjunction with the restaurant.

### PROPOSAL

The applicant proposes to use a ground floor retail space of approximately 2,700 square feet, with frontage along Duke Street to develop a Barre3 fitness studio. The Barre3 fitness method utilizes instructor led classes which combine ballet, yoga, and Pilates elements to provide an athletic experience for students. The proposed private commercial school would include two studios, a larger main studio with a maximum capacity of 26 students and a smaller auxiliary studio with a maximum capacity of 14 students. Each studio would come equipped with ballet barres, floor mats, light hand weights and core-strengthening balls. In addition to the two studios, the private commercial school would include a reception and waiting area, restrooms, and a small space for childcare.

The business would operate from 6:00 a.m. – 8:30 p.m., Monday through Friday, 7:45 a.m. – 12:00 p.m., Saturdays, and 7:45 a.m. – 5:30 p.m., Sundays. Up to three employees would be on site during business hours. At maximum capacity the private commercial school would allow 40 students in the studios. The main entrance to the Barre3 studio is through a ground-floor entrance on Duke Street.

Hours of Operation: 6:00 a.m. – 8:30 p.m., Monday through Friday  
7:45 a.m. – 12:00 p.m., Saturdays  
7:45 a.m. – 5:30 p.m., Sundays

Students: Maximum 40 students

Employees: Three

Noise: No noise is anticipated from the private commercial school use.

Odors: No odors are expected from the private commercial school use.

Trash/Litter: 3-4 trash bags per week. Typical office-generated trash and plastic water bottles are expected and will be collected daily. The applicant would use the trash facilities associated with the Atrium Building which are emptied on a daily basis.

### ZONING/MASTER PLAN DESIGNATION

The subject site is located in the CD/Commercial Downtown Zone. Section 4-503 of the Zoning Ordinance allows a private commercial school with more than 20 students on the premise at any one time only with Special Use Permit approval.

The site is also located within the Old Town Small Area Plan, which encourages mixed-use and neighborhood serving retail in commercial areas. Specifically, the plan encourages neighborhood-serving retail activity along Washington Street.

### PARKING

Section 8-200(A)(11) of the Zoning Ordinance requires commercial schools to have one parking space for every two students. With a maximum student capacity of 40 students the applicant would be required to provide 20 off-street parking spaces. The applicant meets this requirement by providing 20 non-exclusive parking spaces in the 232 space garage located underneath the Atrium building, accessed from South Columbus Street. The garage will be accessible for Barre3 students by opening at 5:30 a.m., 30 minutes prior to morning classes and remaining open until 9 p.m., 30 minutes after the last class at 8:30 p.m.

## **II. STAFF ANALYSIS**

Staff supports the applicant's request and finds a fitness studio would be a positive addition to the mix of commercial and retail uses in the neighborhood. The site's location, proximate to office and residential uses, would provide a new lifestyle amenity for office workers and residents. Typically one-half of the Barre3 franchise's students live within a one-mile radius of the studios. Residents are unlikely to be impacted by the applicant's proposed private commercial school as the use is enclosed in a commercial building, and proposed hours of operation are within typical hours. However staff has included condition 9 requiring staff to use off-street parking and condition 11 requiring the applicant to provide information about parking in the below-ground garage. Few impacts such as noise, odor, and trash are expected from the use. Standard conditions such as those regulating litter were included as condition 6, and condition 7 regulates noise at the proposed private commercial school.

Staff completed a parking analysis of the Atrium Building and there are sufficient parking spaces for all uses in the building. Although the parking spaces are non-exclusive, staff feels the peak class times occur prior to and after regular business hours when the parking garage is not occupied by the building's office tenants. Additionally, many of the students are expected to live or work within walking distance of the Barre3 studio and would not require parking. Condition 12 was included requiring the applicant to provide information on alternative forms of transportation to and from the site.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The maximum number of students attending the private commercial school at any one time shall be 40. (P&Z)
3. The hours of operation of the business shall be limited to between 6 a.m. and 8:30 p.m., Monday-Friday and between 7:30 a.m. and 5:30 p.m. Saturdays and Sundays. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
6. 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
7. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
8. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
9. The applicant shall require its employees who drive to use off-street parking. (T&ES)
10. The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of City Council or administrative approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
11. The applicant will encourage patrons to utilize off-street parking options through the provision of information about the on-site garage on the business website. (T&ES)
12. 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 Local Motion at 703-746-4686 or [www.alexandriava.gov/LocalMotion](http://www.alexandriava.gov/LocalMotion) for more information about available resources. (T&ES)

13. The Director of Planning and Zoning shall review the Special Use Permit one year after the business is operational, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Sara Brandt-Vorel, Urban Planner.

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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.

## **CITY DEPARTMENT COMMENTS**

Legend: C - code requirement R - recommendation S - suggestion F - finding

### Transportation & Environmental Services

- F-1 Provide a copy of the agreement allowing use of 20 spaces in the garage for the studio. (T&ES)
- 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 to prevent an unsightly or unsanitary accumulation once each day that the business is open to the public. (T&ES)
- R-2 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of City Council or administrative approval, the business shall contact Local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES)
- R-6 The applicant will encourage patrons to utilize off-street parking options through the provision of information about the on-site garage on the business website. (T&ES)
- R-7 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 Local Motion at 703-746-4686 or [www.alexandriava.gov/LocalMotion](http://www.alexandriava.gov/LocalMotion) for more information about available resources. (T&ES)

### **City Code Requirements**

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)



- C-2 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

Code Enforcement

No comments received.

Fire

- F-1 The information provided indicates that there will be less than 49 people assembling at one time therefore; no fire prevention permit is required. However, if more than 49 assemble, a fire prevention permit will be required.

Health

No concerns indicated from the Health Department.

Parks and Recreation

No comments received.

Police Department

No comments received.

**REVISED**



**APPLICATION**  
**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2015-0136

**PROPERTY LOCATION:** 277 S. Washington Street, Alexandria, VA 22314

**TAX MAP REFERENCE:** 074.02 **ZONE:** CD

**APPLICANT:**

**Name:** barre3 Alexandria (franchise of B3 Studios, LLC)

**Address:** Corporate headquarters: 25 N Shaver Street, Portland, OR 97227

**PROPOSED USE:** Commercial School

☒ **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.

Commonwealth Lifestyle LLC dba barre3 Alexandria  
By: Michelle A. Rosati  
Print Name of Applicant or Agent  
Holland & Knight  
1600 Tysons Blvd #700  
Mailing/Street Address  
McLean, VA 22102  
City and State Zip Code  
Signature  
Date  
703-720-8600 Direct: 703-720- 8079  
Telephone # Fax #  
Michelle.Rosati@hklaw.com  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 277 South Washington Street, I hereby  
 (Property Address)

grant the applicant authorization to apply for the commercial school use as  
 (use)

described in this application.

Name: Robert R. Miller

Phone: 301-915-9393

Please Print  
 Address: 4701 Sangamore Rd, S135  
Bethesda, MD 20816

Email: RMiller@WCANM1Kk.com

Signature: Robert R Miller

Date: 11/24/2015

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.

Roshan Patel and Meredith Kaufman each own in excess of ten percent of barre3 Alexandria

## 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. Roshan Patel	1425 P St. NW, Apt 414, Washington, DC 20005	50%
2. Meredith Kaufman	1425 P St. NW, Apt 414, Washington, DC 20005	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 277 S. Washington St. (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. W.C. and A.N. Miller Development Company	4701 Sangamore Road, Suite S135 Bethesda, MD 20816	100%
2.		
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](#).

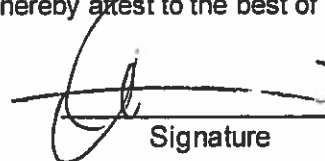
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Meredith Kaufman	None	
2. Roshan Patel	None	
3. W.C. and A.N. Miller Dev. Co.	None	

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/22/15  
Date

Michelle A. Rosati  
Printed Name

  
Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

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

\*n/a - attorney licensed in the Commonwealth of Virginia

## NARRATIVE DESCRIPTION

**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.)

There are over 90 barre3 studios in cities across the country, and Commonwealth Lifestyle, LLC has selected Alexandria as the location of its first Virginia studio: barre3 Alexandria. Barre3 is a fitness program combining elements of ballet, yoga, and Pilates. The only equipment maintained within a barre3 studio is a ballet barre, light hand weights, yoga mats, and core-strengthening balls – there is no heavy duty equipment or machinery, which makes it particularly unique to the fitness industry and more akin to a ballet conservatory or school. It represents a rapidly expanding trend across the country, and substantial demand has been expressed by current tenants of the Atrium building. In an effort to meet this demand and provide a distinctive and convenient fitness outlet for Alexandria residents, barre3 is looking to occupy vacant space within the Atrium Building to hold classes during the weekdays and weekends. The barre3 Alexandria location will include two separate studio spaces occupying just over 2700 square feet. Each studio space is designed to accommodate at most 26 and 14 students, respectively, during peak classes. The typical classes will have from 8-15 clients in the main studio and from 4-8 clients in the smaller studio.

Just across the Potomac River, there is a flourishing barre3 location in the Spring Valley neighborhood of Washington, D.C. Comparable both in terms of walkability and demographics to downtown Alexandria, this location provides a great indicator of how barre3 both impacts and benefits an urban area. Over half of the barre3 Spring Valley clients live within a one-mile radius of the barre3 location – the studio is designed to cater to the needs of locals, and barre3 Alexandria is confident in its ability to provide boutique fitness to local Alexandria residents. Barre3 Alexandria's clientele will most likely include workers in the immediate vicinity who might choose to attend classes before or after work or during the lunch hour; however, on weekends and during non-traditional business hours, demand will be driven by residents of Old Town and surrounding neighborhoods. Similar to the Spring Valley location, peak hours at barre3 Alexandria are expected to be in the very early mornings (6am and 7:15am classes) prior to rush hour and after work from 6:30-7:30pm. These peak hours complement the more traditional commercial and retail establishments in Old Town nicely, attracting students during lower-trafficked times. The boutique fitness concept of barre3 is designed to draw from those who live and work nearby, and given the walkability of Alexandria it is expected that the main impact will be on pedestrian traffic as opposed to automotive traffic.

Parking for barre3 Alexandria within the Atrium building is ample due to a 252-space on-site lot. The Code does not specifically provide for a commercial school without seats, however for a school with seats one seat per student is required. With many of barre3 Alexandria's clients expected to be tenants of the building itself and nearby residents, it is likely to generate minimal demand for parking. In addition, parking availability will be enhanced because barre3's peak hours do not coincide with traditional business hours.

Barre3 Alexandria hopes to serve the needs of the community and, especially, the tenants of the Atrium building. Barre3 Alexandria respectfully requests approval of its application.



**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).

A maximum of 40 students during peak hours

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

A maximum of 3 employees at any one time

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

Day:

Hours:

Monday - Friday

6am - 8:30pm

Saturday

7:45am - 12pm

Sunday

7:45am - 5:30pm

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

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

Minimal and normal for the proposed use (no specialized mechanized noise-producing equipment)

- B. How will the noise be controlled?

n/a - any noise will be naturally contained within the four walls of the space occupied by barre3

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)

Minimal office paper

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

Nominal

3-4 kitchen-sized trash bags/week  
recycle bottles/plastic

SBV 12/29

- C. How often will trash be collected?

According to the pick-up schedule of the building

• trash facilities in the Atrium Building's loading dock which are emptied on a daily basis

SBV 12/29

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

This type of use is not expected to generate litter, but best practices will be used to avoid littering.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes.

[x] 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?

Barre3 Alexandria will engage in best practices to ensure safety of nearby residents, employees,

and patrons.

## 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:

20 Standard spaces (252 total spaces in on-site lot; at least 20 for barre3)

           Compact spaces

           Handicapped accessible spaces.

           Other.

8-200A(11): "one space for each two seats" (with a maximum of 40 students at any one time, past treatment of similar uses indicates 20 spaces should be allotted to this use)

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? not required for use

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? n/a

C. During what hours of the day do you expect loading/unloading operations to occur?

n/a

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

n/a

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

There is adequate street access.

## 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? n/a square feet.

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

2715 sq. ft. (existing) + n/a sq. ft. (addition if any) = 2715 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

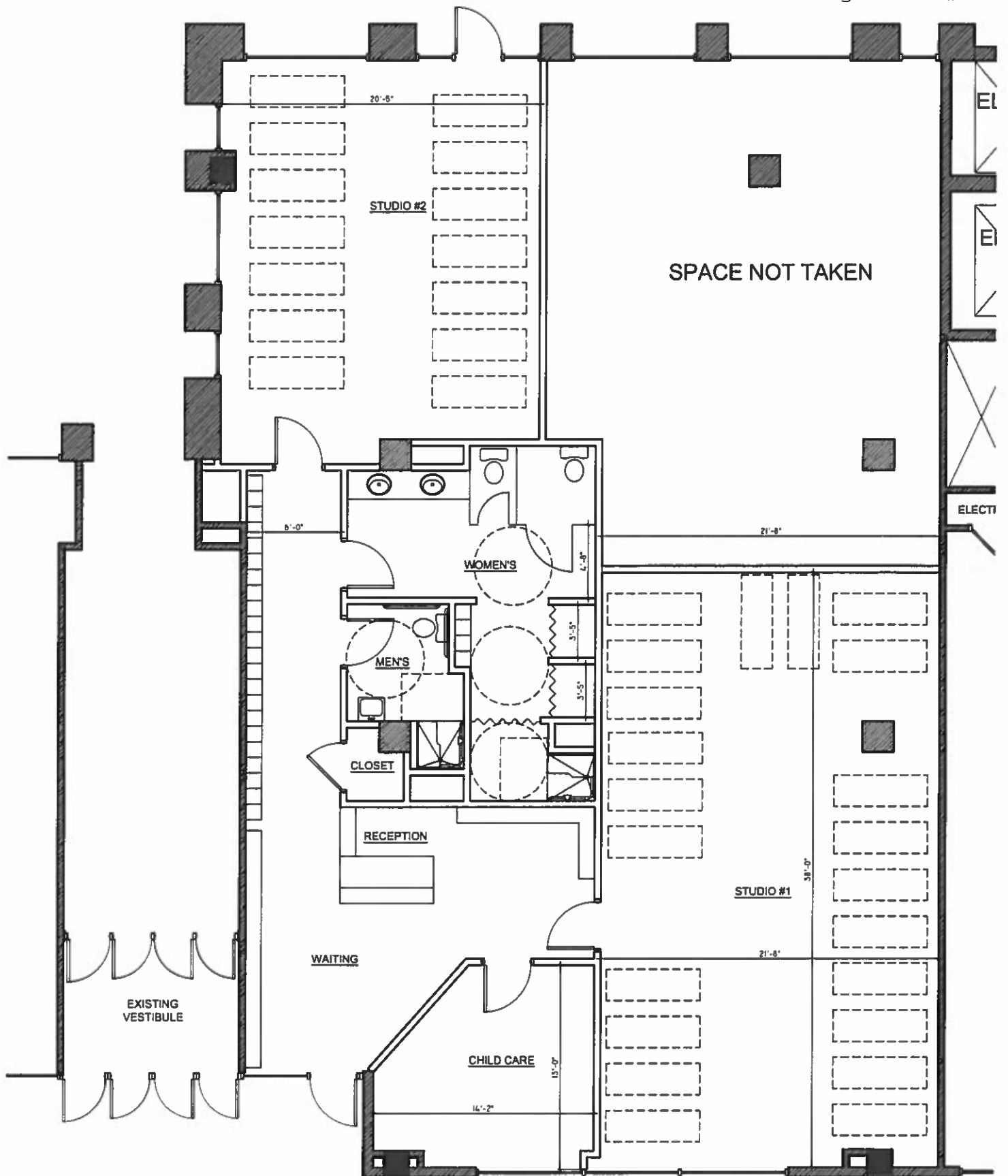
☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☒ an office building. Please provide name of the building: The Atrium Building

☐ other. Please describe: \_\_\_\_\_

End of Application





## OPTION 2



SYMBOL LEGEND	
	REGULATION VALVE
	LOAD VALVE
	CHECK VALVE
	STRICTER LOAD
	ANY PRESSURE METER
	SENSOR
	WELDING SYMBOL
	FIRE EXTINGUISHER
	WATER VALVE
	CONTROL LINE
	COOL VALVE
	ELECTRIC TRANSFORMER
	FUEL PUMP
	SUCKING CHAMBER
	DOWN PRESSURE SYMBOL
	WELD CONNECTION
	THROTTLE VALVE
	CHECK COUNT
	PORT OF AIR

21. 
 22. 

**SURVEYORS CERTIFICATE:**

[illegible]

#11C

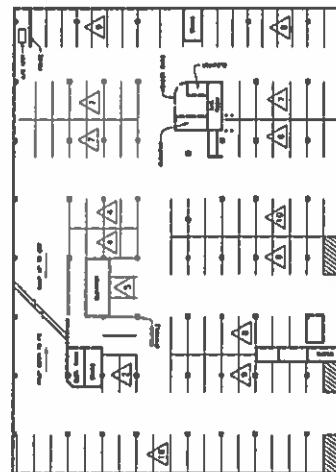
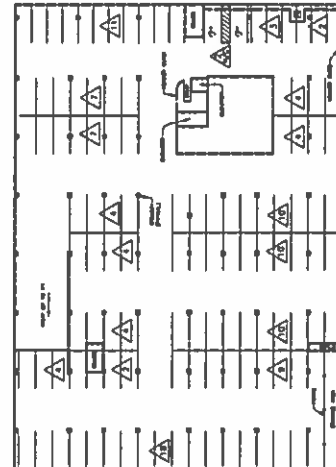
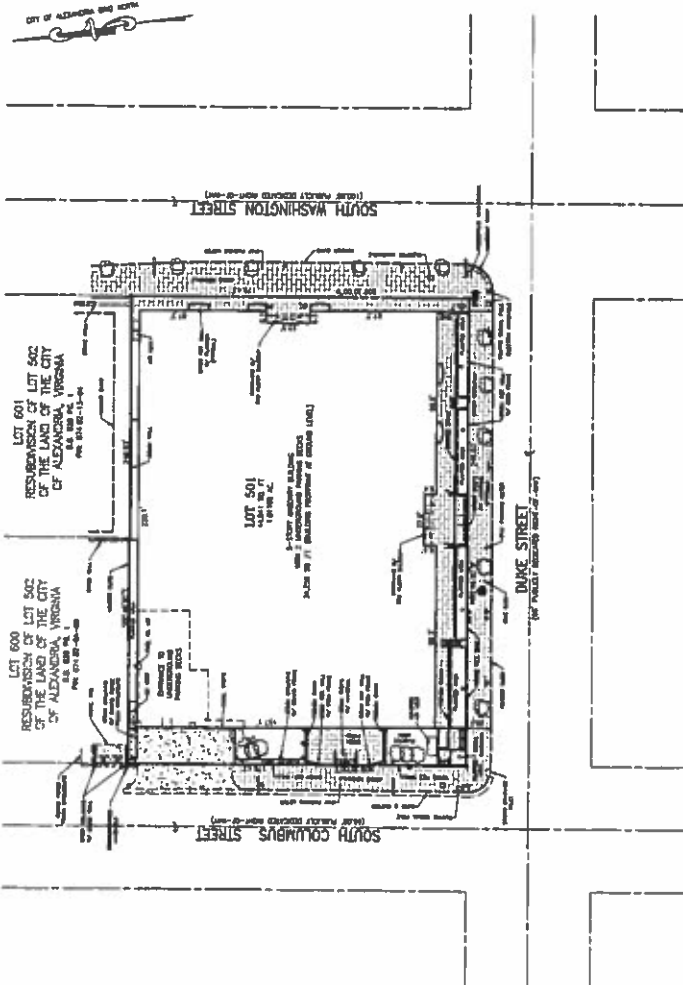
**Page**

ALTA/ACSM LAND TITLE SURVEY  
on  
LOT 501  
THE ALEXANDRIA HOSPITAL

**W**  
WALSH COUNTY, MONTANA  
SCALE: 1"=3/4" HORIZONTAL, 1"=1/4" VERTICAL

William H. Gordon Associates, Inc.  
214 Gateway • Long • Long Beach • Long Beach

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																		
Population	1,000,000	1,050,000	1,100,000	1,150,000	1,200,000	1,250,000	1,300,000	1,350,000	1,400,000	1,450,000	1,500,000	1,550,000	1,600,000	1,650,000	1,700,000	1,750,000	1,800,000	1,850,000	1,900,000	1,950,000	2,000,000	2,050,000	2,100,000	2,150,000	2,200,000	2,250,000	2,300,000	2,350,000	2,400,000	2,450,000	2,500,000	2,550,000	2,600,000	2,650,000	2,700,000	2,750,000	2,800,000	2,850,000	2,900,000	2,950,000	3,000,000	3,050,000	3,100,000	3,150,000	3,200,000	3,250,000	3,300,000	3,350,000	3,400,000	3,450,000	3,500,000	3,550,000	3,600,000	3,650,000	3,700,000	3,750,000	3,800,000	3,850,000	3,900,000	3,950,000	4,000,000	4,050,000	4,100,000	4,150,000	4,200,000	4,250,000	4,300,000	4,350,000	4,400,000	4,450,000	4,500,000	4,550,000	4,600,000	4,650,000	4,700,000	4,750,000	4,800,000	4,850,000	4,900,000	4,950,000	5,000,000	5,050,000	5,100,000	5,150,000	5,200,000	5,250,000	5,300,000	5,350,000	5,400,000	5,450,000	5,500,000	5,550,000	5,600,000	5,650,000	5,700,000	5,750,000	5,800,000	5,850,000	5,900,000	5,950,000	6,000,000	6,050,000	6,100,000	6,150,000	6,200,000	6,250,000	6,300,000	6,350,000	6,400,000	6,450,000	6,500,000	6,550,000	6,600,000	6,650,000	6,700,000	6,750,000	6,800,000	6,850,000	6,900,000	6,950,000	7,000,000	7,050,000	7,100,000	7,150,000	7,200,000	7,250,000	7,300,000	7,350,000	7,400,000	7,450,000	7,500,000	7,550,000	7,600,000	7,650,000	7,700,000	7,750,000	7,800,000	7,850,000	7,900,000	7,950,000	8,000,000	8,050,000	8,100,000	8,150,000	8,200,000	8,250,000	8,300,000	8,350,000	8,400,000	8,450,000	8,500,000	8,550,000	8,600,000	8,650,000	8,700,000	8,750,000	8,800,000	8,850,000	8,900,000	8,950,000	9,000,000	9,050,000	9,100,000	9,150,000	9,200,000	9,250,000	9,300,000	9,350,000	9,400,000	9,450,000	9,500,000	9,550,000	9,600,000	9,650,000	9,700,000	9,750,000	9,800,000	9,850,000	9,900,000	9,950,000	10,000,000



PARKING DECK P2

PARKING DECK P1

[illegible][illegible]

THE 1-800-368-2636 toll-free line has been a success story for the company. It is the primary method by which the company receives leads and is the most common method by which the company receives orders.

[illegible]

**CONTACT AND ORDER:** 1-800-368-2767

[illegible]

HEIGHT OF BUILDING:

[illegible][illegible]

Sl. No.	Particulars	Particulars	Particulars
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**W.C.&A.N. MILLER**  
**DEVELOPMENT COMPANY**  
Established in 1912

February 4, 2016

Sara Brandt-Vorel  
Urban Planner  
City of Alexandria  
Department of Planning and Zoning, Room 2100  
City Hall  
301 King Street  
Alexandria, VA 22314

Re: Special Use Permit for barre3 at 277 S. Washington Street

Ms. Brandt-Vorel:

In response to your inquiries, we have tabulated the uses and square footage of our current tenants, as well as the parking requirements under the Zoning Ordinance (please see the attached tabulation exhibit). The total code-required parking given existing uses in the Atrium Building is only 211 spaces of a total of 232, leaving ample space in the garage for additional uses, including barre3.

We are currently engaged in lease negotiations with barre3, however we intend to allocate twenty (20) non-exclusive parking spaces for barre3 provided their Special Use Permit is approved and barre3 opens for business in the Atrium Building. In addition, subject to approval of the Special Use Permit and occupancy by barre3, arrangements will be made to open the garage at 5:30 am for the purpose of accommodating barre3's anticipated 6:00 am classes and closing at 9 pm.

Barre3 brings immense value to both Atrium Building tenants and surrounding residents, and we believe parking demand will be minimal given the walkable proximity to its clients. Nonetheless, we are confident the Atrium Building has sufficient parking capacity to accommodate barre3 under the Zoning Ordinance.

Please let us know if you need any additional information from us.

Regards,



Robert Miller  
Chief Executive Officer

277 S. Washington Street

Tenant	Sq. Footage	Zoning Ratio Requirement**	Parking Spaces
Pompanoosuc Mills	4031.72	1.2/220	21.99
Ethiopian Airlines	2322.88	1/500	5.65
Eagle Bank	2562.24	1/500	5.12
Society Fair*	n/a	n/a	14
American Staffing Ass.	10351.4	1/500	20.7
Oliff PLC	10370.38	1/500	20.74
Oliff PLC	14706.94	1/500	29.41
Oliff PLC	21347.52	1/500	42.7
Oliff PLC	21424.4	1/500	42.85
Bankroft	2379.92	1/500	4.76
McGinn Investment Mgmt.	1073.52	1/500	2.15
Total code required parking for current uses:			211
Total Code Required parking for current uses plus barre3 at 20 spaces:			231

\*14 parking space requirement for Society Fair per SUP Approval.

\*\*Office parked at 1/500 per Zoning Compliance Letter dated November 14, 2014.

*reviewed by Staff*