



Special Use Permit #2017-0012
2000 Eisenhower Avenue – Pump It Up

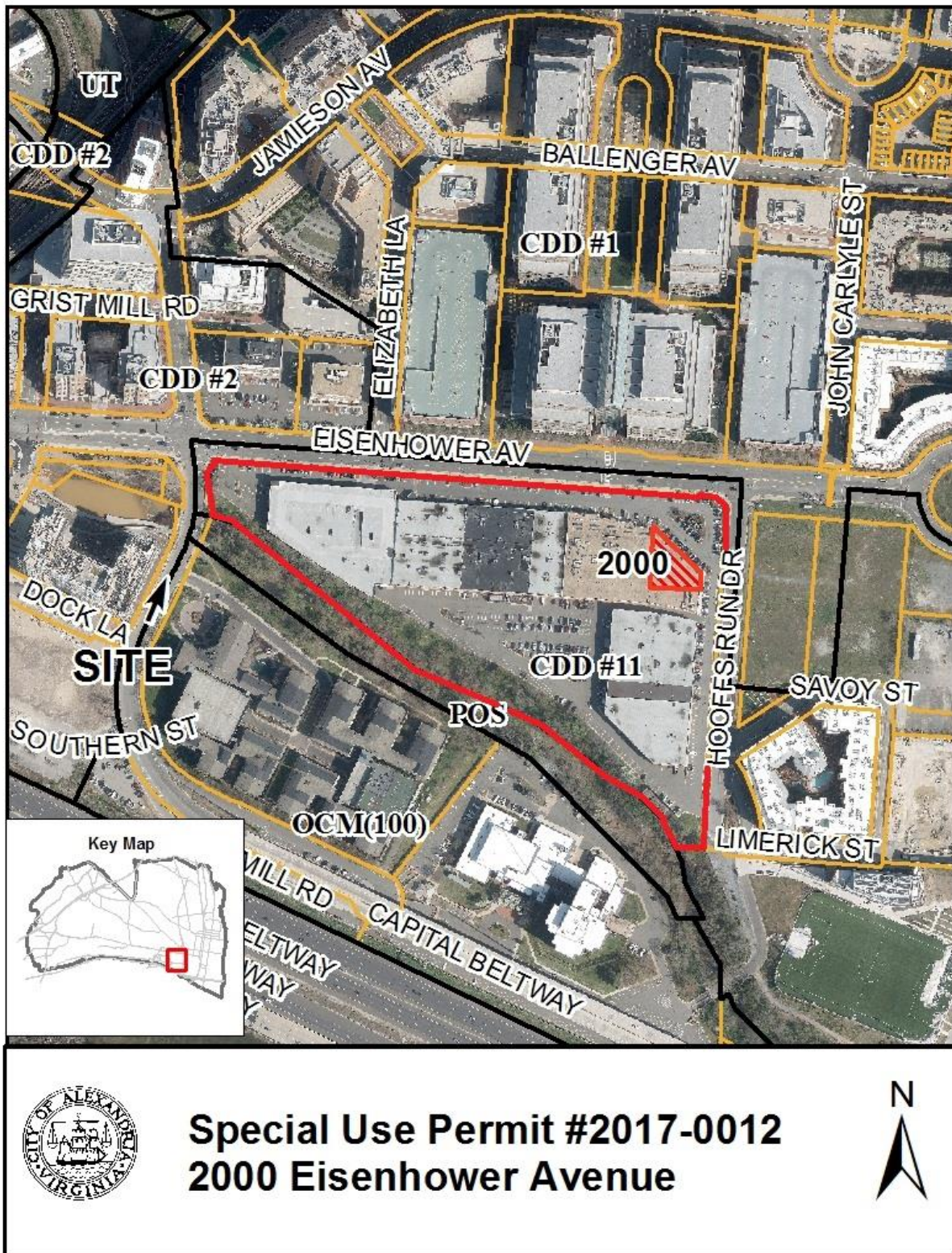
Application	General Data	
Consideration of a request to operate an amusement enterprise.	Planning Commission Hearing:	May 2, 2017
	City Council Hearing:	May 13, 2017
Address: 2000 Eisenhower Avenue (Parcel Address: 2000 Eisenhower Avenue)	Zone:	CDD#11
Applicant: Faizah Siddiqui	Small Area Plan:	Eisenhower East 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: Alex Dambach, AICP, alex.dambach@alexandriava.gov
Stephanie Free, ASLA, LEED GA, stephanie.free@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 2, 2017: By unanimous consent, the Planning Commission recommended approval of the request.

Reason: The Planning Commission agreed with the staff analysis.



I. DISCUSSION

The applicant, Faizah Siddiqui, requests Special Use Permit approval for an amusement enterprise at 2000 Eisenhower Avenue. The proposed use is a children's entertainment and birthday party venue.

SITE DESCRIPTION

The subject site is one lot of record with 1,200 feet of frontage on Eisenhower Avenue, 825 feet of frontage on Hooff's Run Drive, and a total lot area of 578,987 square feet (13.3 acres). Two buildings occupy the site, one of which is a one-story industrial building housing a health/athletic club, a printing business and a government warehouse. The second building, in which the amusement enterprise is proposed, is known as Carlyle Corner, a one- to two-story mixed-use building with office and retail spaces as well as vacant former warehouse space.



The building houses four restaurants, a convenience store, and office space formerly occupied by the Alexandria Police Department. The retail portion of this building is known as "The Shops at Eisenhower East."

The surrounding area is occupied by a mix of office, residential, and civic uses. The United States Patent and Trademark Office is located to the north across Eisenhower Avenue. A recently completed residential high-rise building with parkland at Block 19, which is part of the Eisenhower East development, is located to the west. City-owned parkland is located directly to the south, with the Alexandria Public Safety Center and multi-family residences located further to the south. Multi-family residences are also located to the southeast across Hooff's Run Drive in Block 27 of Eisenhower East. Block P of Carlyle, which is slated for office development, is located directly to the east.

BACKGROUND

General redevelopment of the site has been approved as part of the Hoffman Stage I DSUP for Blocks 24 and 25A in Eisenhower East. In 1998, City Council approved Special Use Permit #97-0163 for a coordinated sign program for all businesses at the site and that SUP remains in effect. In May 2007, City staff approved Plot Plan #2007-0004 for renovations to a portion of the building including the proposed amusement enterprise space, which had formerly been used as a warehouse. A Rite Aid Pharmacy was expected to occupy this tenant space at 2000 Eisenhower Avenue following approval for fit-out in 2006 (BLD2006-02655); however, Rite Aid subsequently withdrew interest and the project never materialized. A third-party retail & real estate research consultant group prepared a Retail Assessment and Retail Development Recommendations study for Eisenhower East in 2009 for the City and Carlyle Plaza LLC. The study suggested that the nature of this former warehouse is not well designed for retail use and

should be devoted to another purpose. The tenant space at 2000 Eisenhower Avenue has been vacant since renovations to the building were completed about nine years ago.

PROPOSAL

The applicant proposes to occupy this vacant former warehouse space and operate a children's entertainment and birthday party venue with inflatable amusement equipment, games, merchandise, food and services. All entertainment items will be located in 3 distinct indoor play areas. Approximately 60 patrons are expected during business hours Monday through Friday and 110 patrons rotating in and out every 2 hours during business hours on Saturday and Sunday. Based on the type of event a customer attends, the patron will either exit the facility after the scheduled play time or be escorted to one of 3 party rooms where they can enjoy food and/or beverages. All prepared food is delivered from outside by approved vendors that meet the quality standards of the business. Prepared food will be delivered shortly before the event begins to ensure freshness. Additional elements of the applicant's proposal are as follows:

<u>Hours of Operation:</u>	9 a.m. – 8 p.m. Monday – Friday 9 a.m. – 10 p.m. Saturday & Sunday
<u>Number of Attendees:</u>	Up to 110 patrons at any one time
<u>Number of Employees:</u>	Up to 14 employees at any one time
<u>Food Service:</u>	No food is prepared on-site. All prepared food will be delivered from approved outside vendors.
<u>Alcohol:</u>	No alcohol will be allowed on the premises.
<u>Live Entertainment:</u>	No live entertainment will be offered (aside from kiddie amusement rides).
<u>Noise:</u>	Low noise levels are expected.
<u>Trash/Litter:</u>	Food waste, wrappers, office papers, cardboard boxes and other trash will be stored in on-site dumpster and collected no less than twice each week or as contracted by property owner.
<u>Security:</u>	The facility will be fully covered by security cameras that will maintain recorded footage. Extensive training is also provided to staff to help employees deal with safety issues and concerns.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CDD#11/Coordinated Development District. Sections 5-602 of the Zoning Ordinance allow an amusement enterprise in this location only with a Special Use Permit.

Although the Eisenhower East Small Area Plan chapter of the Master Plan envisions redevelopment of this site, the proposed use is consistent with the Small Area Plan, which designates the property for a mix of uses including office, residential and retail along with active and passive recreation opportunities.

PARKING

According to Section 8-200(A)(13) of the Zoning Ordinance, an amusement enterprise use requires one off-street parking space for every 200 square feet of space. An amusement enterprise business with 9,430 square feet of space is therefore required to provide 48 off-street parking spaces. The applicant satisfies this requirement given that 929 parking spaces are provided for use by the office and retail tenants, which exceeds the minimum parking requirements for all uses. The majority of parking spaces intended for the amusement enterprise are located in the surface parking lot in front of the building near the corner of Eisenhower Avenue and Hoof's Run Drive. Additional parking is located to the rear of the property.

The applicant has expressed awareness that there may be a high volume of cars parked on weekends during birthday party events. Though the applicant meets the required one space per 200 square feet of floor space, the applicant feels that more cars than expected may be parked on-site at peak times. The existing surface parking lot, however, provides an excess of the required amount of spaces for the existing office, restaurant, health club, salon, printing, and convenience store uses and therefore would not be negatively impacted by the amusement enterprise parking at peak times. A three-level above-grade parking garage with 300 spaces is also located on the west portion of the site and provides monthly parking for the office users.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to operate an amusement enterprise in this location. The proposal makes appropriate use of this long-vacant former warehouse site, but it does not create substantial changes to the site that would preclude future comprehensive redevelopment, which may occur as envisioned in the Eisenhower East Small Area Plan. It appears to be a reasonable use and is part of a larger shopping center with sufficient parking and no immediately adjacent residential neighbors. It will offer an entertainment option for area and local residents with children and no negative impacts to the existing uses or surrounding community. It will also fill tenant space that has been vacant for approximately nine years.

Several additional conditions of approval have been included in this report regarding routine matters such as noise, odors, and litter pick-up. Condition #6 reiterates that signage shall be consistent with the approved coordinated sign plan. Staff has also proposed somewhat more flexible restrictions on the hours of operation in order to accommodate various types of activities and events and to provide consistency in hours of operation with other children's entertainment venues. Proposed Condition #2 would limit the hours to 8 am to 10 pm, although the applicant may choose to operate for shorter periods during the day.

Staff has informed several groups within the Carlyle area of the Special Use Permit request,

including the Carlyle Community Council, the Carlyle Square Condominium Association (Block L), and representatives from Carlyle Towers, and the Eisenhower Partnership. To date, no objections have been shared with staff.

In conclusion, staff believes that the proposal is reasonable and appropriate for this location. It recommends approval of the request subject to the conditions contained in Section III of this report.

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 hours of operation shall be limited to between 8 a.m. and 10 p.m., daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No alcohol consumption shall be permitted at the amusement enterprise. (P&Z)
5. No food shall be prepared at the amusement enterprise. (P&Z)
6. All signage at the site shall be consistent with the approved coordinated sign program (SUP#97-0163). (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
8. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
9. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

11. The applicant shall require its employees who drive to use off-street parking. (T&ES)
12. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
13. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
14. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

STAFF: Alex Dambach; Division Chief – Land Use Services
Stephanie Free, Urban Planner

Staff Note: In accordance with Section 11-506(C) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the Special Use Permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

F - 1 SWM has no comments.

F - 2 The applicant is strongly encouraged to apply noise and vibration reduction materials in the design of this use to minimize noise and vibrations. (OEQ)

R - 1 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

R - 2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R - 3 The applicant shall require its employees who drive to use off-street parking. (T&ES)

R - 4 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

R - 5 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

R - 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 at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

C - 1 The applicant shall comply with the City of Alexandria's 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 SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C - 3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- F - 1 The review by Code Administration is a pre-building permit review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Code Administration, at 703.746.4200
- C - 1 New construction must comply with the current – at the time of permit submission - edition of the Virginia Construction Code. A building permit, inspections and plan review are required for this project.
- C - 2 This building will need to apply for a change in use-group classification before operating the use described in the SUP application. Contact the permit center to apply for a change of use-group classification.

Health:

- C - 1 An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual, corporation or location to another. Permit application and fee are required.
- C - 2 Construction plans shall be submitted to the Health Department located at 4480 King Street and through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
- C - 3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
- C - 4 A Food Protection Manager shall be on-duty during all operating hours.
- C - 5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C - 6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C - 7 Facilities engaging in the following processes may be required to submit a HACCP plan

and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

Fire Department:

- C - 1 The proposed occupancy condition appears to be a change of use for the building. Suggest applicant meet with a design professional to determine what if any changes to the property would be required.
- C - 2 A fire prevention permit will be required for this use condition.
- C - 3 All playground equipment and padding material will require proof of flame spread and smoke development rating required for the use and occupancy condition.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0012

PROPERTY LOCATION: 2000 Eisenhower Avenue - Alexandria, VA 22314

TAX MAP REFERENCE: Tax Map # 079.01-01-01 ZONE: CDD# 11 & OCM 100

APPLICANT:

Name: Faizah Siddiqui

Address: 1343 Balls Hill Road - McLean, VA 22101

PROPOSED USE: Children's Entertainment & Birthday Party Venue

☒ **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.

Faizah Siddiqui
Print Name of Applicant or Agent

[Signature] 02/08/2017
Signature Date

1343 Balls Hill Road
Mailing/Street Address

(917) 543-6064
Telephone # Fax #

McLean, VA 22101
City and State Zip Code

familyllp@gmail.com
Email address

ACTION-PLANNING COMMISSION: _____ DATE: _____

ACTION-CITY COUNCIL: _____ DATE: _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2000 EISENHOWER AVE, ALEXANDRIA VA, 22314 I hereby
(Property Address)
grant the applicant authorization to apply for the CHILDREN'S ENTERTAINMENT AND BIRTHDAY PARTY VENUE use as
(use)
described in this application.

Name: ROBERT L. COHEN Phone: 202 741 1890
Please Print c/o PERSEUS REALTY
Address: 1850 M ST. NW STE 870, WASHINGTON DC 20036 Email: BCOHN@PERSEUSREALTY.COM
Signature: [Signature] Date: 2/9/17

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.

Other than the applicant, there are no additional individuals or entities with an ownership interest in the business.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Faizah Siddiqui	1343 Balls Hill Road McLean, VA 22101	100.00%
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 2000 Eisenhower Ave., Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Carlyle Corner GP, LLC c/o Perseus Realty, LLC	1850 M St., NW, Suite 820 Washington, DC 20036	10%
2. Carlyle Corner Holdings LLC c/o ELV Associates, Inc.	21 Custom House St., Suite 700 Boston, MA 02110	90%

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. Faizah Siddiqui	None	None
2. Carlyle Corner GP, LLC	None	None
3. Carlyle Corner Holdings LLC	None	None

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

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.

02/20/2017

Date

Faizah Siddiqui

Printed Name



Signature

SUP # _____

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.

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.)

Pump It Up is a franchised indoor children's entertainment and birthday party venue featuring branded inflatable bounce houses, games, merchandise, food and services within a playful, fun, safe, and clean environment. All equipment used within the facility is chosen from an approved list (hundreds of items are available in varying types and sizes) where everything is vetted and tested by Pump it Up corporate to ensure the highest level in safety standards.

All entertainment items will be located within our 3 distinct Play Arenas – prior to playing within the Play Arenas, all guests regardless of age will be required to check in at our front desk, sign a safety waiver and watch a safety video demonstrating appropriate usage of our equipment. Guests choosing not to sign the safety waiver will not be allowed to enter any of our 2 Play Arenas. All events at all times will be monitored by our rigorously trained staff – staff will strictly enforce all safety rules and regulations.

Based on the type of event a customer attends, they will either exit the facility after their scheduled play time or be escorted to one of our party rooms where they can enjoy food and beverages. While beverages maybe stored on site, all prepared food is delivered from outside approved vendors that meet our quality standards (we do not prepare food within out facility). Prepared food is delivered shortly before the event enters the party room to ensure freshness.

Applicant is the owner and successful operator of the Leesburg, VA Pump it Up location. Away from being the preferred party venue for the community, it has also become a staple for contributing and raising significant sums of money for local schools and charities. Applicant will bring this successful operating experience to Alexandria – it will serve as a safe and enjoyable destination for families, children and the community of Alexandria.

SUP # _____

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).

Monday - Friday: 30 patrons (9am-1pm) & 30 patrons (1pm-4pm)

Saturday & Sunday: 110 patrons rotating in and out every 2 hours from (9am - 8pm)

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

Monday - Friday: 3 staff (9am-1pm), 3 staff (1pm-4pm) & 2 staff (4pm-8pm)

Saturday & Sunday: 10-14 staff members rotating in and out from (9am - 10pm)

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

Day:	Hours:
<u>Monday - Friday</u>	<u>9:00am - 8:00pm</u>
<u>Saturday & Sunday</u>	<u>9:00am - 10:00pm</u>
_____	_____

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

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
All activities will be held indoors and within the facility. Patron noise outside would be solely from entering and exiting their mode of transportation and into the facility. Mechanical noise would be solely driven from the HVAC unit.

- B. How will the noise be controlled?
Loud patrons will be reminded by staff to be respectful to our neighboring businesses and HVAC equipment will meet all noise requirements as outlined by the City of Alexandria.

SUP # _____

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

The only potential cause of odor emanating items from this business would be specific to appropriate trash disposal. As a result, we mandate that our trash be thrown out when any internal bin is full or no later than the close of business each day. Trash will always be disposed of in the exact bins designated to/for us.

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)

Office paper, food wrappers, discarded food from events and cardboard boxes from deliveries.

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

Monday - Friday: 4 equivalent bags of a 55 gallon trash bag

Saturday & Sunday: 15 equivalent bags of a 55 gallon trash bag

- C. How often will trash be collected?

Trash will be collected no less than 2x each week.

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

All our events will be held in-doors - as a result, any trash or waste would either be created or disposed of inside our facility. In addition, staff will be trained to be good community citizens (just as we have in Leesburg) - they understand keeping the property clean and around is integral to our values.

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

[] Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP # _____

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Being a children's focused business, safety is our foundation and at our core. The facility will be fully covered by security cameras that will maintain recorded footage to protect our clients and employees. In addition, we have extensive internal staff training to help deal with safety issues and concerns. Any instance that is deemed to be a safety concern is documented and if necessary, requisite law enforcement is immediately notified.

ALCOHOL SALES

13.

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

☐ Yes ☒ No

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

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

48 Standard spaces
____ Compact spaces
4 Handicapped accessible spaces.
____ Other.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 4

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

SUP # _____

B. Where are off-street loading facilities located? _____

Please see attached

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

This business does not require any regular major loading or unloading . Items that would be classified as "regular" that come into the facility consist of items such as basic party supplies and can be brought through the front door in a small cart.

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

The regular parties supplies mentioned in C above would be expected to come 1x a week and would occur during off-peak business hours.

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 currently adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

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

9,430 sq. ft. (existing) + _____ sq. ft. (addition if any) = 9,430 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: Carlyle Corner

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____

End of Application



February 9, 2017

Department of Planning and Zoning
301 K Street
Alexandria, VA 22314

Re: Parking – Pump It Up – 2000 Eisenhower Avenue, Alexandria, VA 22314

To Whom It May Concern:

The purpose of this letter is to inform you that Carlyle Corner, located at 2000-2034 Eisenhower Avenue and 305-315 Hooff's Run Drive, has 929 parking spaces for the use of its office and retail tenants. Therefore, there is ample parking for the required 48 non-reserved retail spaces and 4 handicapped spaces for Pump It Up's use.

Please don't hesitate to call if you have any questions or comments on the foregoing.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen M. Schwendinger", is written over the typed name.

Stephen M. Schwendinger
Vice President, Asset Management
Carlyle Corner LLC
c/o Perseus Realty, LLC

Carlyle Corner Aerial Visual via Google Maps





St John Plan Option 02
Scale: 1/8" = 1'-0"

SUP2017-0012
Application Materials
2/10/17



Cowie Associates PC
Architecture & Development

2000 Eisenhower Ave Alexandria, VA 22304
 Phone: 703.746.1111 Fax: 703.746.1112
 E-Mail: info@cowieassociates.com
 Website: www.cowieassociates.com

ARCHITECTURAL SEAL:

KEY PLAN:

PROJECT:
Carlyle Corner

Project Status
2000 Eisenhower Ave Alexandria
VA

CLIENT:
Owner

REVISIONS

REV	DESCRIPTION	DATE

Drawing Info

Level Section	2/3/2017 4:47:55 PM
File Path	\\server\projects\2017\St John\St John Option 02.dwg
Drawn By	Author
Checked By	Project Manager
Scale	1/8" = 1'-0"
Sheet Date	10/17/16

St John Plan
Option 02

SHEET NUMBER
D-005

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 0009AF-03, EFFECTIVE DATE, JANUARY 28, 2016 HAS BEEN REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT:

- SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 206 HUNDRED STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2016



ALL OF THAT CERTAIN LAND SITUATED IN THE CITY OF ALEXANDRIA VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 79-00-01-02, OF THE LAND OF SOUTHERN RAILWAY, AS THE SAME APPEARS ON A SUBDIVISION PLAT OF A PORTION OF THE LAND OF SOUTHERN RAILWAY CO ATTACHED TO AN INDEMPNITY RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, IN DEED BOOK 835 AT PAGE 680, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY LINE OF EISENHOWER AVENUE, AN EIGHTY (80) FOOT WIDE RIGHT-OF-WAY; AND THE WESTERLY LINE OF MOFF'S RUN DRIVE, A SIXTY-SIX (66) FOOT RIGHT-OF-WAY.

THENCE WITH THE WESTERLY LINE OF HOFF'S RUN DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1) 540 DEGREES 44' 40" E, A DISTANCE OF 35.36 FEET;
2) 304 DEGREES 10' 12" N, A DISTANCE OF 804.07 FEET TO A POINT IN THE NORTHERLY LINE OF PROPERTY OF THE CITY OF ALEXANDRIA.

THENCE RUNNING WITH THE NORTHERLY LINE OF THE CITY OF ALEXANDRIA PROPERTY, THE FOLLOWING
TEN (10) COURSES:

- 1) NWS DEGREES 49° 48' N, A DISTANCE OF 62.37 FEET.
 - 2) NWS DEGREES 24° 05' N, A DISTANCE OF 80.87 FEET.
 - 3) N47° DEGREES 40' 52" N, A DISTANCE OF 78.74 FEET.
 - 4) N44° DEGREES 18' 52" N, A DISTANCE OF 43.05 FEET.
 - 5) N64° DEGREES 11° 20' N, A DISTANCE OF 46.56 FEET.
 - 6) N46° DEGREES 10° 51' N, A DISTANCE OF 43.86 FEET.
 - 7) N51° DEGREES 02° 40' N, A DISTANCE OF 164 FEET.
 - 8) N46° DEGREES 27° 24' N, A DISTANCE OF 306.42 FEET.
 - 9) N48° DEGREES 28° 01' N, A DISTANCE OF 850.05 FEET.
 - 10) N12° DEGREES 28° 43' N, A DISTANCE OF 164 FEET.
- THE POINT, SAID POINT BEING IN THE EASTERN LINE OF MILL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY

THENCE, WITH THE EASTERLY LINE OF MILL ROAD, THE FOLLOWING TWO (2) COURSES:

- 1) N05 DEGREES 10' 40" W, A DISTANCE OF 102.26 FEET.
2) N43 DEGREES 54' 44" E, A DISTANCE OF 38.40 FEET TO A POINT BEING IN THE AFOREMENTIONED SOUTHERLY LINE OF EISENHOWER AVENUE, THENCE WITH THE SOUTHERLY LINE OF EISENHOWER AVENUE, S08 DEGREES 49' 48" E, A DISTANCE OF 100.97 FEET TO THE POINT OF BEGINNING, CONTAINING 970,944 SQUARE FEET OR 13.0073 ACRES, MORE OR LESS.

BEING THE SAME REAL ESTATE CONVEYED TO PERPETUAL REALTY EAST LLC BY DEED FROM
HOFFMAN FAMILY, LLC, DATED JUL 7, 2007, RECORDED JUL 13, 2007 IN THE CLERK'S OFFICE,
CIRCUIT COURT, CITY OF ALEXANDRIA, VIRGINIA AS INSTRUMENT 00706233, AS CORRECTED AND
RECORDED IN THE AFORESAID CLERK'S OFFICE ON JUL 6, 2007 AS INSTRUMENT 00706248.

BEING ALL/PART OF SAME LAND ACQUIRED BY DEED AT LIBERTY/BOOK, POLICY/PAGE, INSTRUMENT NO. 07002490 DATED 07-12-2007, AND RECORDED 07-16-2007 FROM HOFFMAN FAMILY L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO HOFFMAN FAMILY LIMITED PARTNERSHIP

VICINITY MAP
SCALE: 1" = 2000'

- 1 THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF ALEXANDRIA
TAX ASSESSMENT MAP NO. 074-01-01-01 AND IS ZONED CDD-1
(COORDINATED DEVELOPMENT DISTRICT #1 ZONE).
- 2 THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF PERPETUAL
LIFE TRUST DEED OWNED BY PERPETUAL LIFE TRUST, ALL
OF WHICH THE LAND REVERTS TO THE CITY OF ALEXANDRIA, VIRGINIA
UPON THE DEATH OF THE TRUSTEE.
- 3 AN INDIVIDUAL DATA SHOWN HEREON IS REFERENCED TO THE NORTH
AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH ZONE.
- 4 THE TOTAL NUMBER OF STAMPEd PARKING SPACES ON THE SUBJECT
PROPERTY IS 25 INCLUDING 32 GARAGE PARKING SPACES AND 12
DESIGNATED HANDICAP SPACES.
- 5 THE BUILDING HEIGHT, SHOWN HEREON, WAS MEASURED BETWEEN THE
HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION IN
THE APPROPRIATE LOCATION AS DEPICTED ON THE DRAWING.
- 6 NO GEOTECHNICAL, SUBSURFACE, FIELD REVISIONS, RESEARCH, AGENCY OR
GOVERNMENTAL RECENT RECORDS, OR OTHER INVESTIGATIONS HAVE BEEN
CONDUCTED BY THE PLUMMER ENGINEERING FIRM, THE ENGINEER, FOR THE
EXISTENCE OF METALLIC, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL
CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS,
L.P.'S SERVICES FOR THE PROJECT AT SHOWN HEREON.
- 7 DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A
POTENTIAL FOR MINERAL RESOURCES OR OTHER RESOURCES OF THESE PROPERTIES
HAVE BEEN MADE FOR POSSIBLE CELESTRIES.
- 8 AS TO TAKING A TITLE: THERE IS NO OBSERVED EVIDENCE OF CURRENT
EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJACENT

MINING REPORT NOT PROVIDED AT TIME OF SURVEY

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), NUMBER, 058500010E, EFFECTIVE ON 06/16/2001

BY GRAPHICALLY DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

ZONE DESIGNATION "X" AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODPLAIN

SHADED PINK TO AREAS OF 0.25 ANNUAL CHANCE FLOOD; AREAS OF 15 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 15 ANNUAL CHANCE FLOOD.

ZONE "AE": AN AREA OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), BASE FLOOD ELEVATIONS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2016 ALTAMISPS LAND TITLE SURVEY
ON THE LAND OF
PERPETUAL REALTY EAST, LLC
(INSTRUMENT #00046231, CORRECTED AT INSTRUMENT #00046298)

102

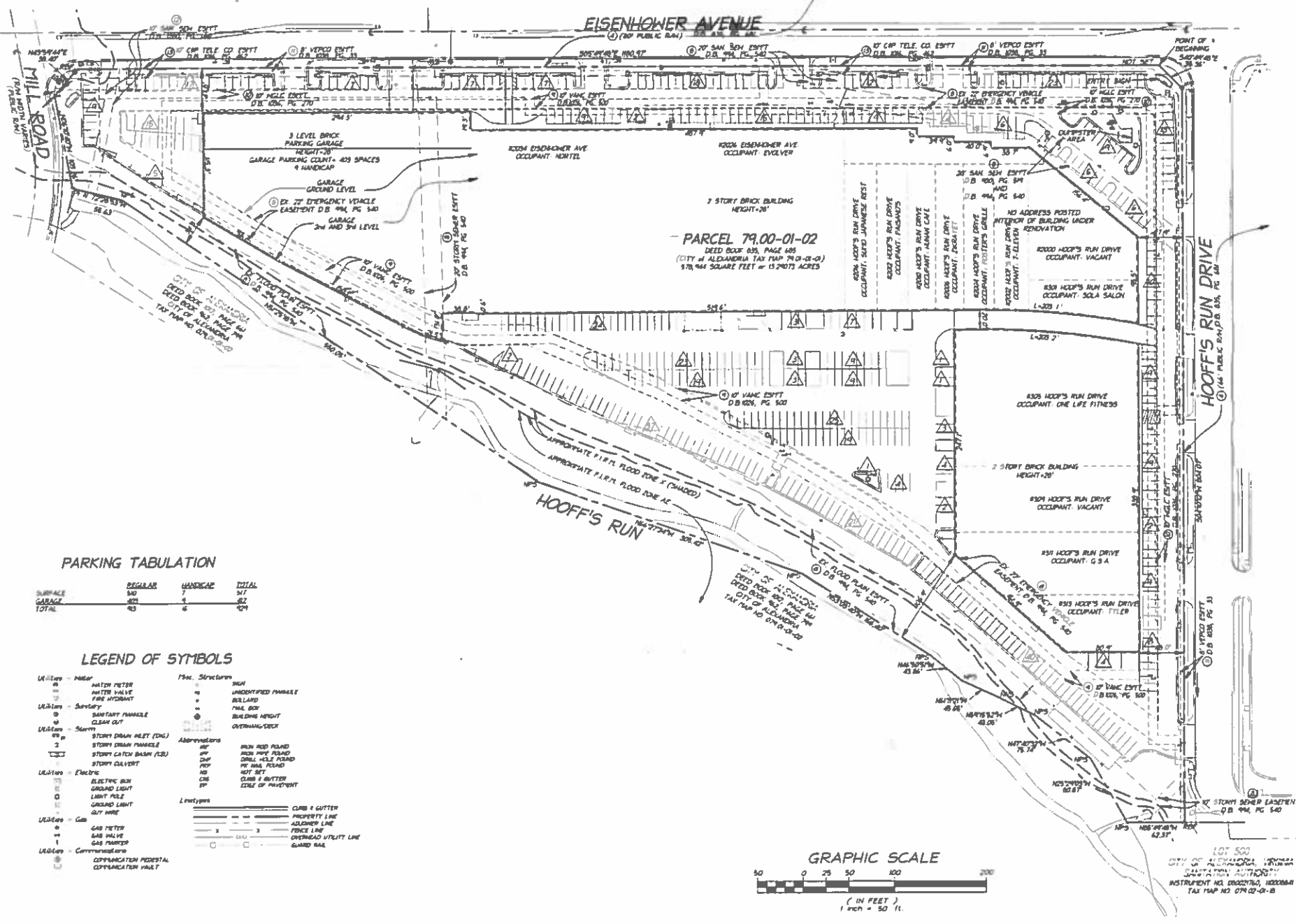


christopher
consultants
9311 FARMINGTON DRIVE
MANASSAS, VA 20110
PHONE 703.393.9887
FAX 703.393.9076

2016 ALTAMER'S LAND TITLE SURVEY
ON THE LAND OF
PERPETUAL REALTY EAST, LLC
(INSTRUMENT #00002633, CORRECTED AT INSTRUMENT #00002636)

CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 48050-000-10
SCALE: 1"=40'
DATE: 03/26/16
DRAWN: PCS
CHECKED: BEE
SHEET: 16
2 of 2



PARKING TABULATION

	REGULAR	HANDICAP	TOTAL
SURFACE	540	7	547
GARAGE	403	1	404
TOTAL	943	8	951

LEGEND OF SYMBOLS

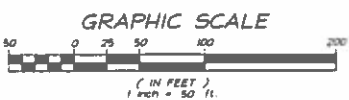
- Utilities**

 - Water Meter
 - Water Valve
 - Fire Hydrant
 - Sanitary Manhole
 - Sanitary Manhole Clean Out
 - Storm Drain Inlet (DGI)
 - Storm Drain Manhole
 - Storm Catch Basin (SCB)
 - Storm Culvert
 - Electric Box
 - Ground Light
 - Light Pole
 - Ground Light Out Wire
 - Gas Meter
 - Gas Valve
 - Gas Follower
 - Communication Pedestal
 - Communication Vault
- Structures**

 - Sign
 - Unidentified Structure
 - Billboard
 - Mail Box
 - Building Height
 - Overhang/Deck
- Abbreviations**

 - RR - RAILROAD FOUND
 - HP - HIGH PILE FOUND
 - CHP - CHALK PILE FOUND
 - PP - PIPE FOUND
 - NS - NOT SET
 - CNS - CURE & BINDER
 - CP - CORNER OF PROPERTY
- Line Types**

 - CLUB & GUTTER
 - PROPERTY LINE
 - ADJACENT LINE
 - FENCE LINE
 - OVERHEAD UTILITY LINE
 - SHADED AREA



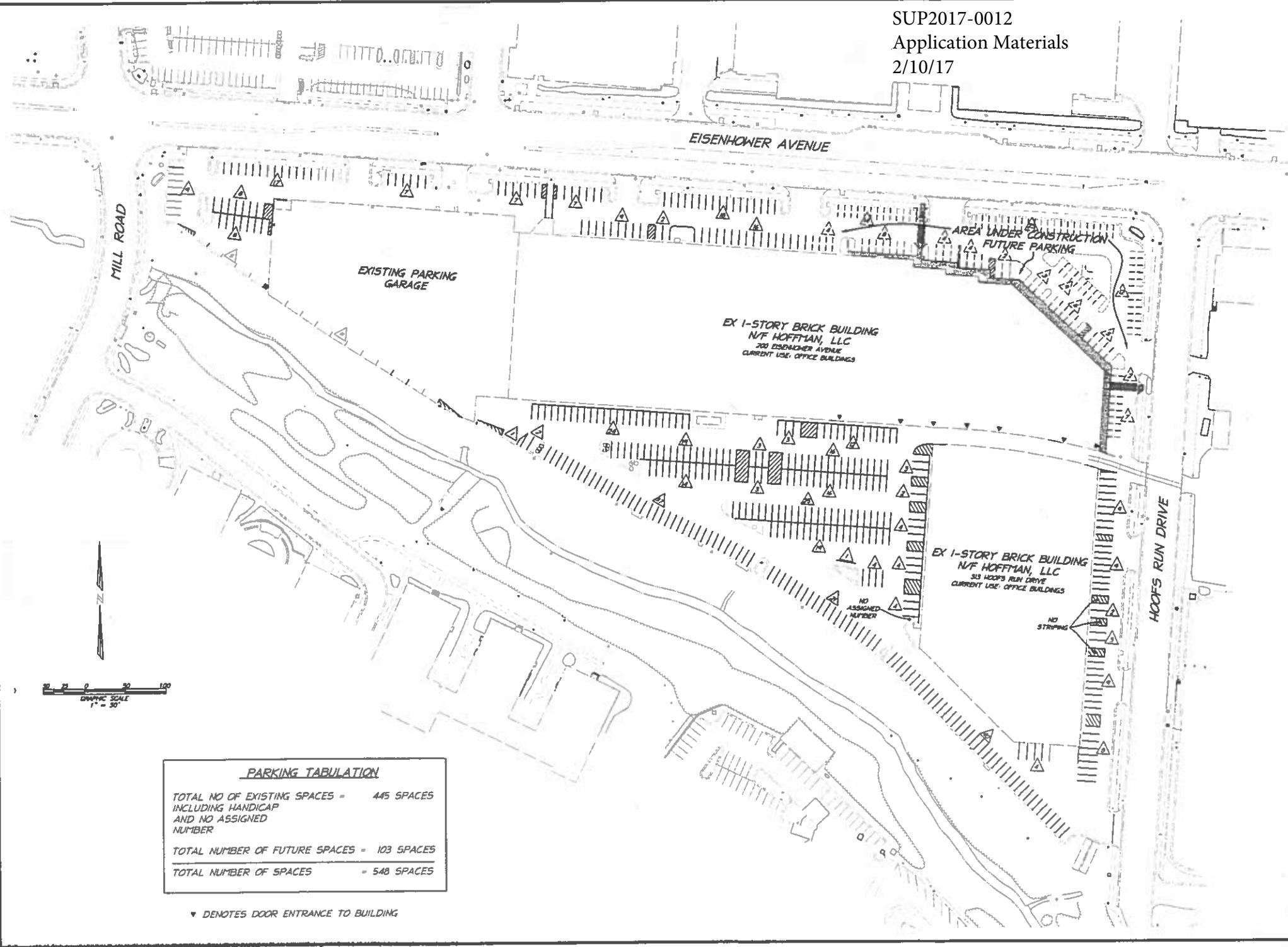
christopher consultants
engineering surveying land planning
8000 main street fourth floor Fairfax VA 22031-3607
703.273.8600 fax 703.273.1635



PARKING LAYOUT
EXHIBIT

HOFFMAN PROPERTIES
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: NOVEMBER 09
SCALE: 1"=50'
DATE: 09-17-09
DESIGN: BJS
DRAWN: BJS
CHECKED: KTH
SHEET NO.



PARKING TABULATION	
TOTAL NO OF EXISTING SPACES -	445 SPACES
INCLUDING HANDICAP	
AND NO ASSIGNED	
NUMBER	
TOTAL NUMBER OF FUTURE SPACES -	103 SPACES
TOTAL NUMBER OF SPACES	= 548 SPACES

▼ DENOTES DOOR ENTRANCE TO BUILDING