



Special Use Permit #2017-0069
725 South Pickett Street - ALSCO

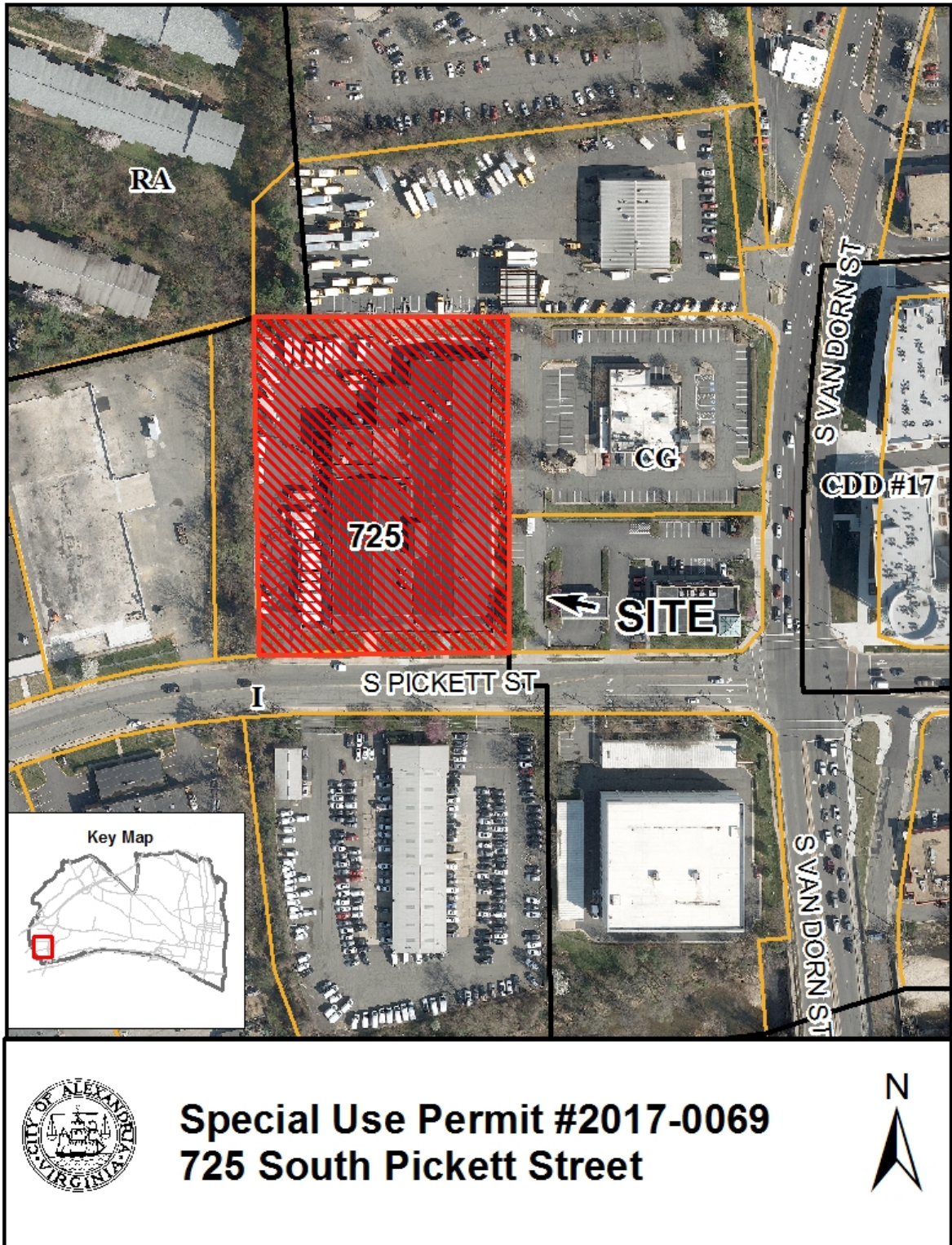
Application	General Data	
Request: Public hearing and consideration of a request for a parking reduction for an existing building used as a laundry facility.	Planning Commission Hearing:	September 5, 2017
	City Council Hearing:	September 16, 2017
Address: 725 South Pickett Street	Zone:	I / Industrial
Applicant: ALSCO, represented by Scott Agee, agent	Small Area Plan:	Eisenhower 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 Reviewer: Madeleine Sims, madeleine.sims@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 5, 2017: By unanimous consent, the Planning Commission recommended approval of the request.

Reason: The Planning Commission agreed with the staff analysis.

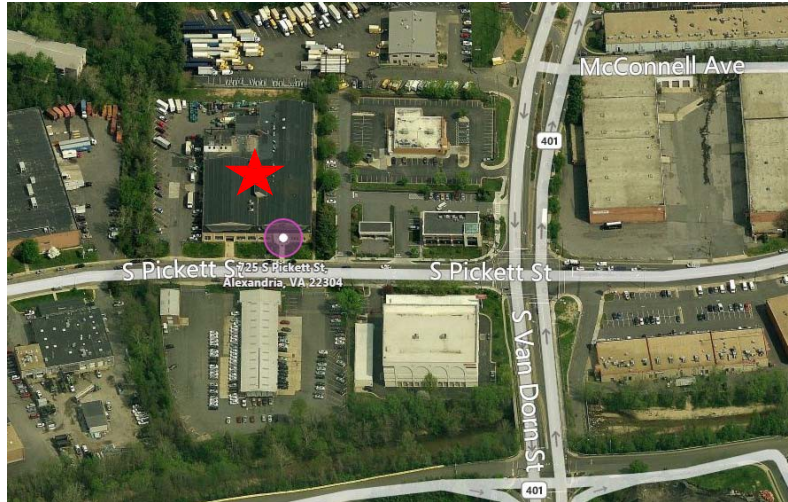


I. DISCUSSION

SITE DESCRIPTION

The subject site is one lot of record, totaling approximately 120,033 square feet of lot area. The rectangular lot has 300 feet of frontage along South Pickett Street and is developed with a single-story industrial building with 58,313 square feet of floor area.

The surrounding area is comprised of other industrial, warehouse, and commercial buildings. The building is bordered by a TD Bank and Red Lobster restaurant to the east, a Public Storage establishment and other warehouse buildings to the south, a tile store and large parking lot to the west, and a Penske truck rental facility borders the northern edge of the subject property.



BACKGROUND

The subject site has housed a commercial laundry facility since 1955, when the original building was constructed. In 1966, a small rear addition was constructed, and approved under Site Plan #66-0002, which showed the parking area to be striped to include 112 parking spaces using the zoning requirement at the time. Per the applicant, the parking provided in the 1966 site plan did not account for truck parking and turning dimensions, as such the parking configuration was changed to have 14 passenger vehicle places and 29 truck places in the years following. As such the applicant, has been operating with the current parking (14 passenger vehicles, 29 truck parking spaces) for decades without complaint.

The applicant's agent reached out to staff to inquire about the steps required to construct an awning that would cover existing loading docks for weather protection. Staff advised the applicant that in order to construct this awning the site would need a parking reduction special use permit because the added square footage and previous building alterations make the building subject to current parking standards from the Zoning Ordinance.

PARKING

Pursuant to Section 8-200 of the Zoning Ordinance, with the proposed addition, the applicant is required to provide 163 parking spaces for its exclusive use as presented in the table below explaining parking requirements for industrial buildings:

<u>Section</u>	<u>Requirement Type</u>	<u>Employees over 20</u>	<u>Spaces Req.</u>
8-200 (20)(a)	Requirement for 4473 sq. ft. of office	---	12
8-200 (20)(b)	Requirement for 53,840 sq. ft. of non-office/industrial floor area	---	108
8-200(20)(c)	Additional Requirement of parking for every three employees in excess of 20.	127	43

The applicant currently provides 30 total striped parking spaces, 14 of which are designated for passenger vehicles. Though the subject site has operated for quite some time without the required parking, an expansion to the building, such as a cover over the loading dock, requires additional parking. As the applicant currently does not meet the parking requirement for an industrial facility of this size, nor does it have the capacity to expand its parking, the applicant is filing for a parking reduction pursuant to Section 8-100 (a) (4) of the Zoning Ordinance.

PROPOSAL

The applicant, ALSCO, in anticipation of constructing a 2,688 square foot awning to cover the truck loading areas, requests a parking reduction pursuant to Section 8-100 (a)(4) of the Zoning Ordinance. The applicant proposes to restripe the on-site parking lot to include 33 passenger vehicle spaces, and 25 truck parking spaces, totaling 58 on-site parking spaces. The applicant therefore requests a parking reduction of 105 parking spaces in order to be able to construct the desired canopy. This addition enlarges the countable floor area and thus the parking requirement by 5 parking spaces, so the parking reduction request is to lower the required number of spaces from 163 to 58.

The applicant provided an up-to-date breakdown of how employees travel to and from work in the business' single shift:

<u>Employees</u>	<u>Transit Mode</u>
14	Walk
47	Public Transportation (Bus / Metro)
14	On-Site parking
17	On Street parking
37	Off-Site parking



Figure 1: Area in red is to be restriped to increase on-site parking.

ZONING/MASTER PLAN DESIGNATION

The subject site is within the I / Industrial zone. Section 4-1202 of the Zoning Ordinance permits commercial laundry facilities by right. The Eisenhower West small area plan anticipates this site and vicinity to be redeveloped in the future. It supports light industrial and production, wholesale, and repair uses to continue in this part of the plan area as redevelopment continues.

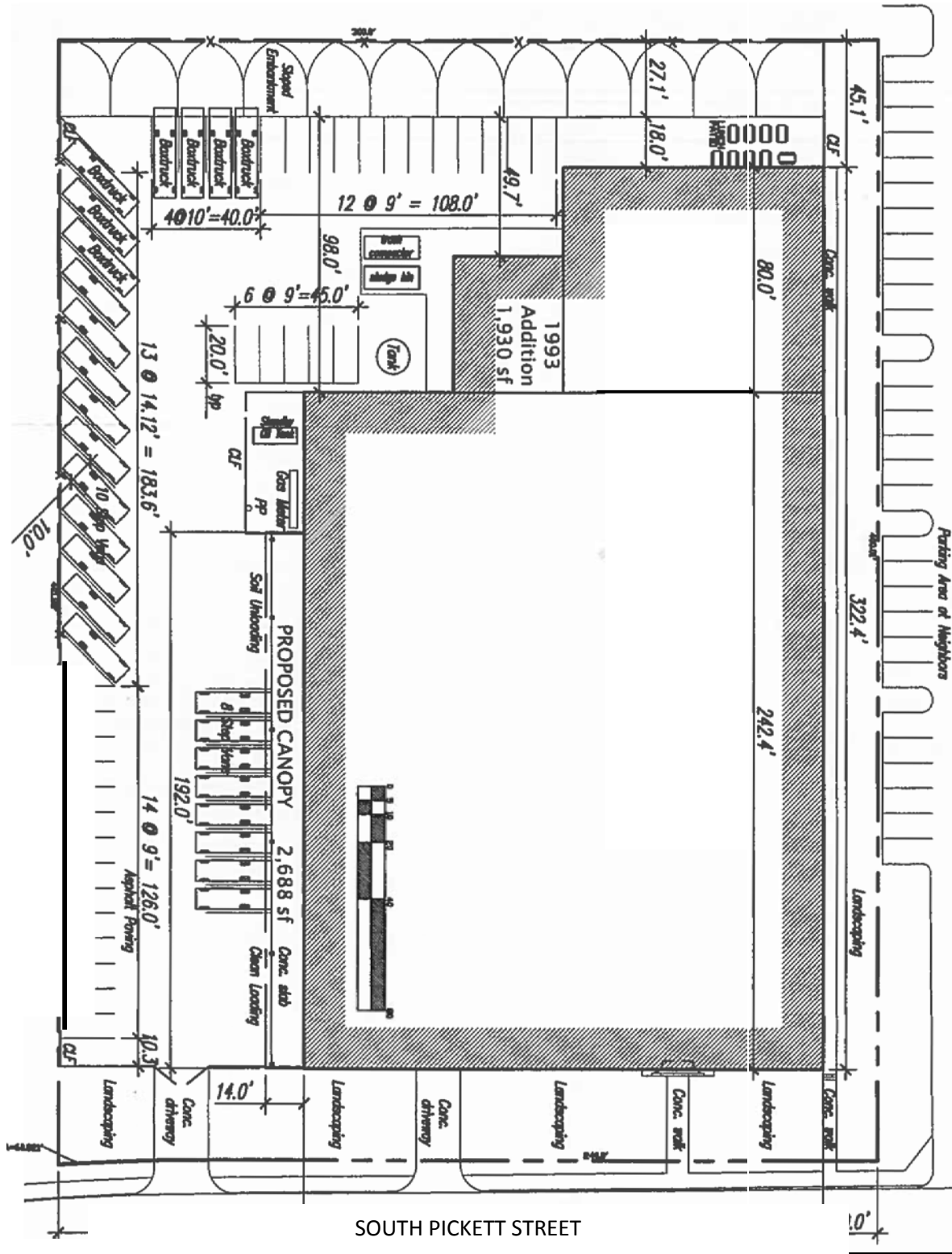


Figure 2: Proposed parking configuration.

II. STAFF ANALYSIS

Staff does not object to the request for a parking reduction. Staff finds the applicant's request to meet the criteria set forth in Section 8-100 (a)(4) of the Zoning Ordinance, which includes:

1. The establishment of a parking management plan

The applicant provided a parking management plan that included maintaining agreements with nearby business to park off-site, hiring from surrounding neighborhoods, encouraging public transportation, and increasing on-site parking for passenger vehicles. This plan also noted the availability of street parking along South Pickett Street.

2. Evidence that the required amount of parking is infeasible to have on the site.

The applicant provided engineering drawings that show the required amount of parking is infeasible to place on this site.

3. The proposed parking reduction would not create an adverse impact on the surrounding neighborhood.

The applicant has provided a parking management plan that describes steps the applicant would take to mitigate the development of any adverse zoning impacts. Staff also noted that the area has not been subject to any complaints regarding the availability of on street parking.

4. The proposal does not reduce the amount of parking available on site at the time of the application.

The applicant is increasing the amount of on-site parking by 28 spaces.

The applicant has stated that the proposed restriping of the parking lot maximizes the amount of on- site parking without sacrificing truck movements. The applicant's employee transit mode split, would have 33 employees parking on site, 35 employees parking off-site, 14 walking to work, and 47 employees using public transportation. While the number of employees who drive exceeds the number of on-site parking spaces by 35 people at this time, the applicant has indicated it is actively seeking to establish agreements with nearby property owners to allow employees to park off-site. Staff has worked with the applicant to identify parking available nearby, and will continue to aid the applicant in verifying available parking pursuant to the Zoning Ordinance. Staff has noted there is a large amount of on-street parking available on South Pickett Street that could absorb any customer or guest visitors to the plant or neighboring facilities.

Staff supports the parking reduction, in large part because the zoning requirement exceeds the actual needs of the business, which has 68 employees actually driving. The applicant has been operating with only 30 parking spaces and intends to increase on-site parking to the greatest degree physically possible. Staff recognizes that the reduction exceeds the actual driving activity, allowing the applicant to operate with 58 parking spaces and with 35 employees parking off site; however, staff finds the parking reduction to be reasonable and provide the applicant with flexibility in obtaining parking greater than 500 feet away from the subject site if necessary. Staff noted that many of the applicant's employees park off-site already, and that the additional parking provided would absorb those employees who are currently parking on the

street. The parking reduction, which is in anticipation of the addition of an awning is expected to create minimal impact, as it does not expand the operational capacity of this facility. The applicant's parking management plan mentions steps it will take to mitigate impacts such as hiring from the nearby residential areas and encouraging public transportation. Staff has added conditions typical of parking reductions, including Condition #2 which requires employees to park off street. This condition, will ensure that the applicant seeks out parking arrangements should they lose any off-site parking, or should the number of employees who drive increase beyond what can be provided for. Staff has also added Condition #5, which requires the applicant to reach out to GoAlex and gather information on encouraging public transit as a viable transportation option.

III. RECOMMENDED CONDITIONS

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

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

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 require its employees who drive to work to use off-street parking. (P&Z)
3. The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking. (P&Z)
4. The applicant shall provide information about alternative forms of transportation to access the location of the use, including but not limited to printed and electronic business promotional material, posting on the business website, and other methods. (P&Z)
5. 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)
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 once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
7. 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)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services, Department of Planning and Zoning
Madeleine Sims, 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 The industrial linen laundry has been in use since 1955. The applicant has been operating without a parking supply that meets zoning ordinance requirements since this time. Staff has not received complaints related to on-street parking on S. Pickett Street and supports the reduction request, particularly given the applicant's information about employee mode-split. (T&ES)
- R-1 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-2 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)
- C-2 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-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:

No code comment for a request for a parking reduction.

Fire:

No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0069

PROPERTY LOCATION: 725 So. Pickett St.

TAX MAP REFERENCE: 067.01-01-04

ZONE: I

APPLICANT:

Name: ALSCO

Address: 505 East South Temple, Salt Lake City, UT 84102

PROPOSED USE: No change in use. Remains an industrial linen laundry (since 1955)

☒ **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.

Scott R. Agee, agent for ALSCO

Print Name of Applicant or Agent

1724 Alicante St.

Mailing/Street Address

Davis, CA

City and State

95618

Zip Code

Digitally signed by Scott R. Agee, PE
DN: C=US,
E=sagee@agee-engr.com,
O="Agee Engineering, Inc.",
CN="Scott R. Agee, PE"
Date: 2017.06.12
14:15:46-07'00'

Scott R. Agee, PE

Signature

530-758-2040

Telephone #

sagee@agee-engr.com

Email address

Digitally signed by Scott R. Agee, PE
DN: C=US,
E=sagee@agee-engr.com,
O="Agee Engineering, Inc.",
CN="Scott R. Agee, PE"
Date: 2017.06.28 20:59:45-07'00'

6-28-17

Date

530-758-2047

Fax #

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 725 S. Pickett St., Alexandria, VA, I hereby
 (Property Address)
 grant the applicant authorization to apply for the industrial laundry with use as
 (use) parking reduction
 described in this application.

Name: Steve Larson Phone: 801-328-8931
 Please Print
 Address: 505 E. South Temple, SLC, UT Email: slarson@alsco.com
 Signature: [Signature] Date: 6/9/17

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 three percent.

Steiner, LLC owns 100% of Alsco, Inc.

The G.A. Steiner Testamentary Trust owns 87% of Steiner, LLC

The F.G. Steiner Trust for Richard R. Steiner &

the F.G. Steiner Trust for Robert C. Steiner each own 3.7% of Steiner, LLC

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. Steiner, LLC	505 E. South Temple	100%
2.	Salt Lake City, UT 84102	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 725 S. Pickett St., Alexandria, VA (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. Alseo Inc.	505 E. South Temple	100%
2.	Salt Lake City, UT 84102	
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. None	None	None
2. None	None	None
3. None	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.

6/12/17
Date

Scott R. Agee
Printed Name

Scott R. Agee
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.

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.)

Business Use:

ALSCO rents linens and related garment/fabric products to businesses. It operates a
fleet of trucks to deliver cleaned, pressed, and folded linen products. Soiled (used)
goods are returned to the plant, which are then sorted, washed, dried, ironed, folded,
and packaged for shipment back to their customers.

Parking:

For the proposed canopy, there will be no reduction in yard space or truck maneuvering
space. Nor will there be any reduction in parking provided on-site from what has been
provided for many years. The 1966 Parking Plan, revised 1-24-66, showing 112 spaces
did not account for loading and unloading spaces, nor for fleet truck parking. Today's
city parking standard requires 139 stalls.

Actual Need:

ALSCO employees on one shift (6:30 am to 3 pm), 95 plant employees, 7 office staff, 21
route drivers, and 4 salespeople (usually off-site). ASLCO reports that 14 employees
walk to work and 47 use public transportation (Van Dorn metro station is about 0.5 miles
away, and the nearest bus stop is about 400 ft away). Of the 68 employees who drive to
work, 14 park inside the yard, 17 on the street, and 37 next door behind the Red Lobster
restaurant to the east. The proposed development is to increase the parking within the
truck yard to provide 33 stalls in addition to truck stalls which INCREASES the number
of cars parked on-site by 19 stalls. From the legal standpoint of the city parking
regulations we are seeking a Parking Reduction of 106 stalls (139 - 33).

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: SUP is for a Parking Reduction

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).

This is a "wholesale" operation - there are no customers who come to the plant.

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

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

106 at the plant and 28 off-site (see details above).

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

Day:

M - F

Hours:

6:30 AM to 3 PM

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

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

No change in current noise levels

~~Ambient noise generated by this plant would be considered 'minimal' as observed from the sidewalk or other adjacent properties.~~

Ambient noise generated by this plant would be considered 'minimal' as observed from the sidewalk or other adjacent properties.

B. How will the noise be controlled?

All machinery and production operations occur inside the plant

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

No change in odors (if there are any at all). Existing odors as observed at the sidewalk or other adjacent property lines are insignificant, possibly even non-detectable.

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)
No change. Most trash consists of packaging materials for new goods received
-

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
One 2-CY stationary compactor and one 40-CY receiver container are rented monthly. A typical invoice from Republic Services shows one monthly pick-up of 13.2 tons.
-

- C. How often will trash be collected?
Weekly for compactor, monthly for sludge receiver container.
-

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

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:

Washroom detergent chemicals are handled in liquid form and stored in bulk tanks. Quantities are approximately:

Wastewater is treated on-site and discharge via permit no. 06-18-001.

- 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:

Miscellaneous equipment maintenance is done. Quantities of cleaning solvents are negligible.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? All state and federal regulations pertaining to handling of hazardous materials, discharge of wastewater, OSHA regulations and the like are diligently complied with.

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.

PARKING AND ACCESS REQUIREMENTS

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

33 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
25 truck 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?

On street and at neighbors to east

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? 10

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 street and at neighbor to east
- C. During what hours of the day do you expect loading/unloading operations to occur?
6:30 am to 3 PM
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Each of the 18 step vans and 7 box trucks make one trip per day to customers

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? 2688 square feet.

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

55782 sq. ft. (existing) + 2688 sq. ft. (addition if any) = 58470 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: An existing industrial linen laundry

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)

158 are required per the parking regulations. 33 are provided on-site and are all that can be fitted on the site once truck stalls and loading/unloading zones are accounted for, thus we request a reduction of 105 stalls.

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

The actual need for parking is reduced due to the number of employees who walk to work (14) and the number who take public transit (47) and the availability of parking next door behind the Red Lobster restaurant and D Bank.

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

Once parking stalls for the fleet of delivery trucks is accounted for along with provision of loading/unloading space on-site, 33 stalls is the maximum number of standard size stalls that will fit on the site.

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.

Scott R. Agee, PE

Digitally signed by Scott R.
Agee, PE
DN: C=US,
E=sagee@agee-engr.com,
O="Agee Engineering,
Inc.", CN="Scott R. Agee,
PE"
Date: 2017.06.28
21:02:26-07'00'



PARKING MANAGEMENT PLAN

For
ALSCO

725 S. Pickett St. Alexandria VA 22304

ALSCO's management for employee parking at this site includes the following strategies:

1. Hire from the neighborhood as much as possible.

Currently 14 employees live in the adjacent multi-family complex to the Northeast and can walk to work.

2. Encourage the use of public transportation systems, including the Metro and local busses.

Currently 47 employees utilize this option.

3. Provide as many parking stalls as feasible on-site.

ALSCO plans to restripe its yard to increase the number of stalls on-site to 33 (not including stalls for each delivery truck).

4. Shared parking with Neighbor to East

ALSCO has enjoyed an informal understanding with the restaurant and bank tenants immediately to the east for many years. ALSCO intends to maintain good working relationships with those tenants. To date, there have been no issues with there being plenty of parking for both their customers and ALSCO's.

5. Street Parking

This particular industrial neighborhood (though admittedly adjacent to commercial to the east and residential to the NE) does not experience an excessively high density of on-street parking, thus it has not posed a problem to date with our industrial neighbors to have approximately 17 employees park on the street on a routine basis.

ASLCO
725 S Pickett St.
Alexandria, VA

Parking District = 3

REQUIRED PARKING CALCULATION

By Area	Area, sf	Ratio	Stalls	Multiplier per Section 8-200 (20) (A)	Modified (incl. rounded up)
Office	4,473	1/400	11.2		12
Industrial incl proposed canopy addition	53,840	1/600	89.7	1.2	108
	TOTAL				120

By Employee Count

Plant	95
Office	7
Drivers	41
Outside Sales	4
TOTAL	147

Number of Employees over 20	127	
No. of add'l stalls req'd at 1 to 3:	42.3	Rounded up: 43
		Total Stalls Req'd = 163
No. of Stalls provided on-site for employees + trucks =		58
		Parking Reduction Requested = 105

Digitally signed by Scott R. Agee, PE
DN: C=US, E=sagee@agee-engr.com, O="Agee Engineering, Inc.", CN="Scott R. Agee, PE"
Date: 2017.06.28 21:00:35-07'00'

Scott R. Agee, PE

PROJECT INFO

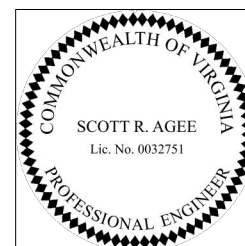
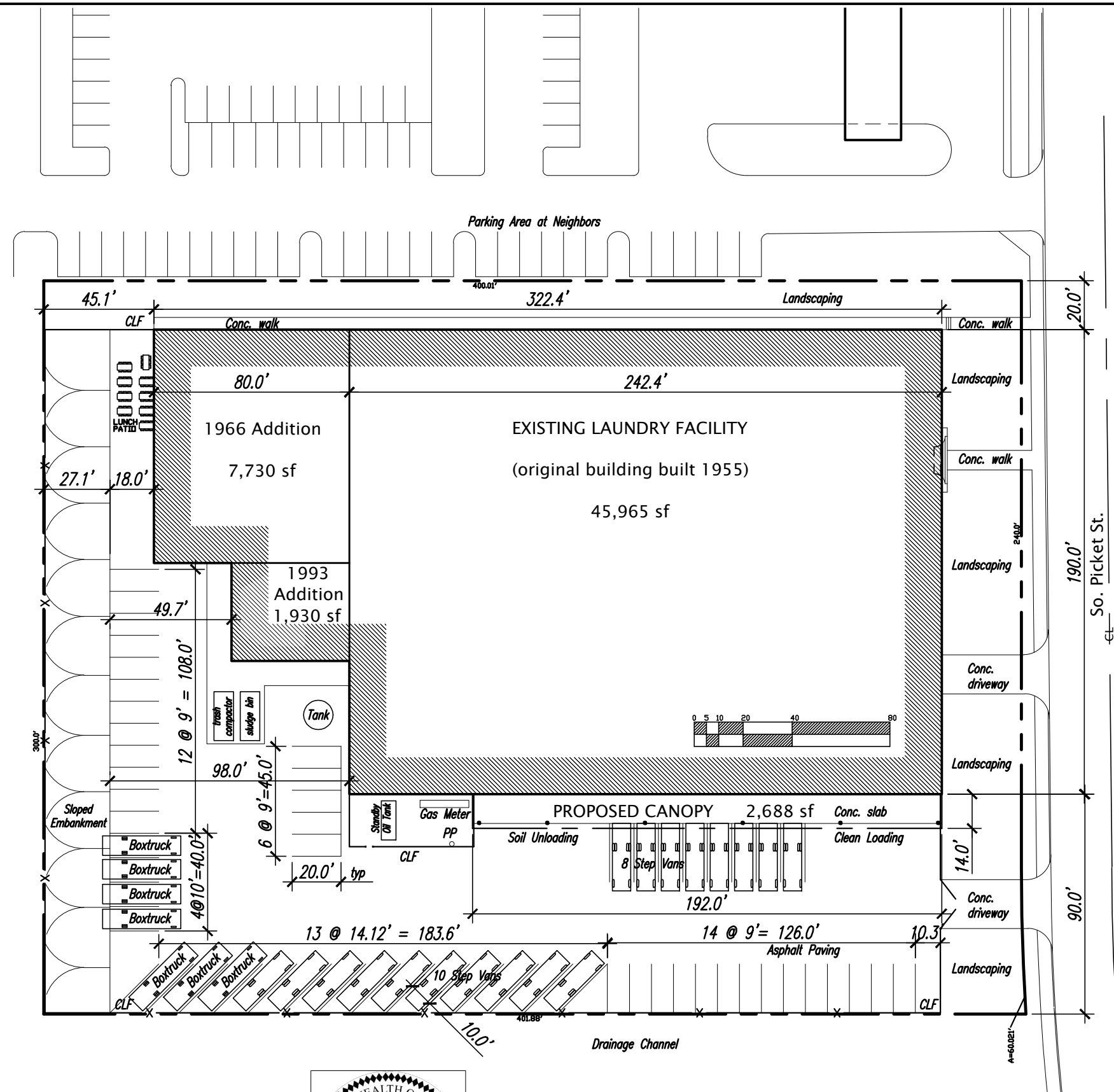
Map-Block-Lot Number: 067.01-01-04
 Acct. Number: 37488000
 Legal Description: PAR 3541-01-01-01
 R/S PAR 3541-01-01-02 & 3530-01-03
 Lot Size: 120,034 sf = 2.76 Acres
 Zoning: /
 Total Building Area: 55,625 sf
 Proposed Canopy Area: 2,688
 New Total Area: 58,313 sf

PARKING SUMMARY

Required:
 163 incl trucks

Provided:
 18 Step Vans
 7 Box Trucks
 33 Stalls for Employees

Parking Reduction Request = Reduce by 105 stalls



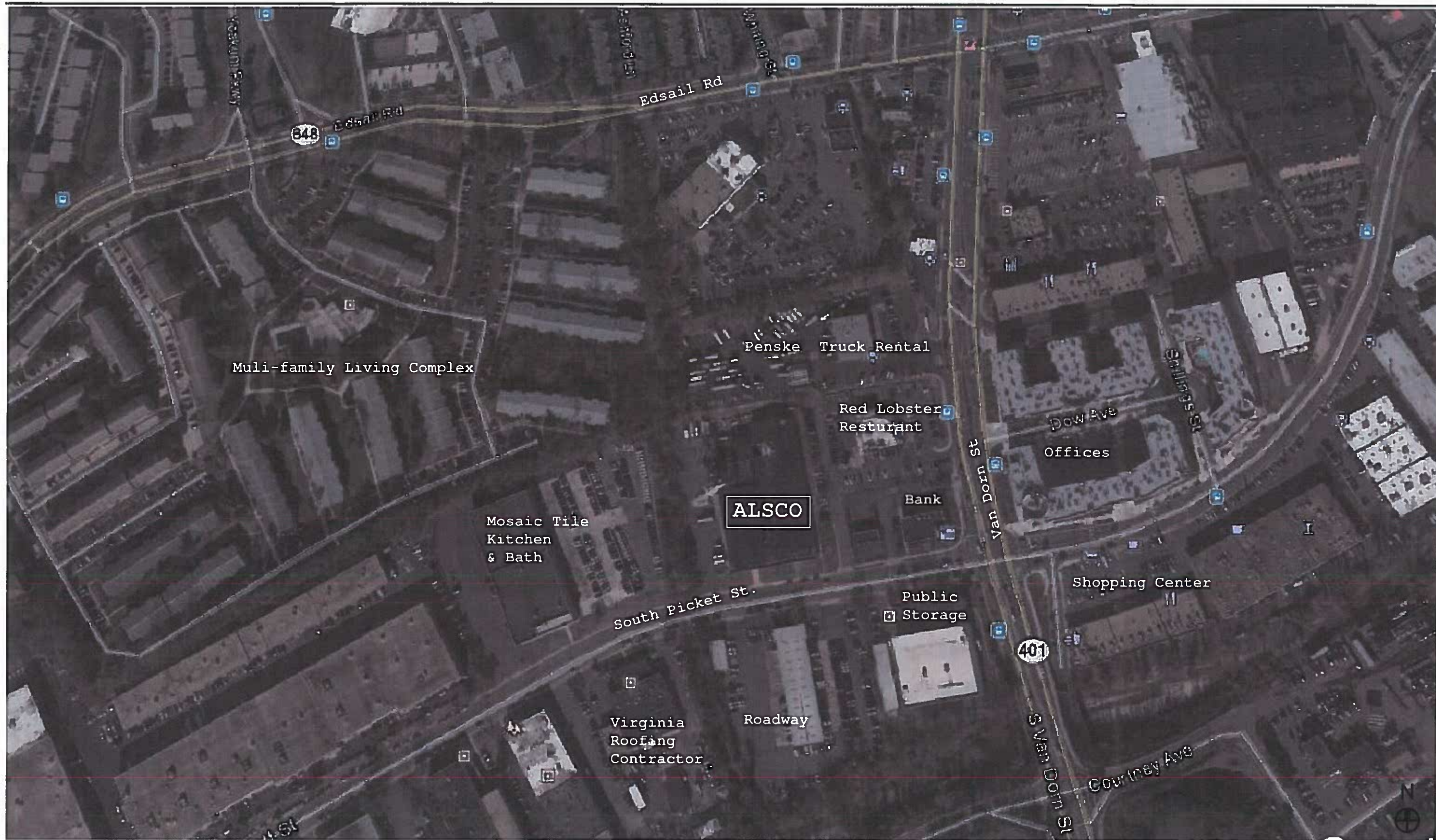
REV. 6-28-17
 DWN BY SRA
 JOB No. 14-13A
 SCALE: 1" = 50'

SITE PLAN

ALSCO
 725 S. Pickett St.
 Alexandria, VA 22304

FIGURE

1.0



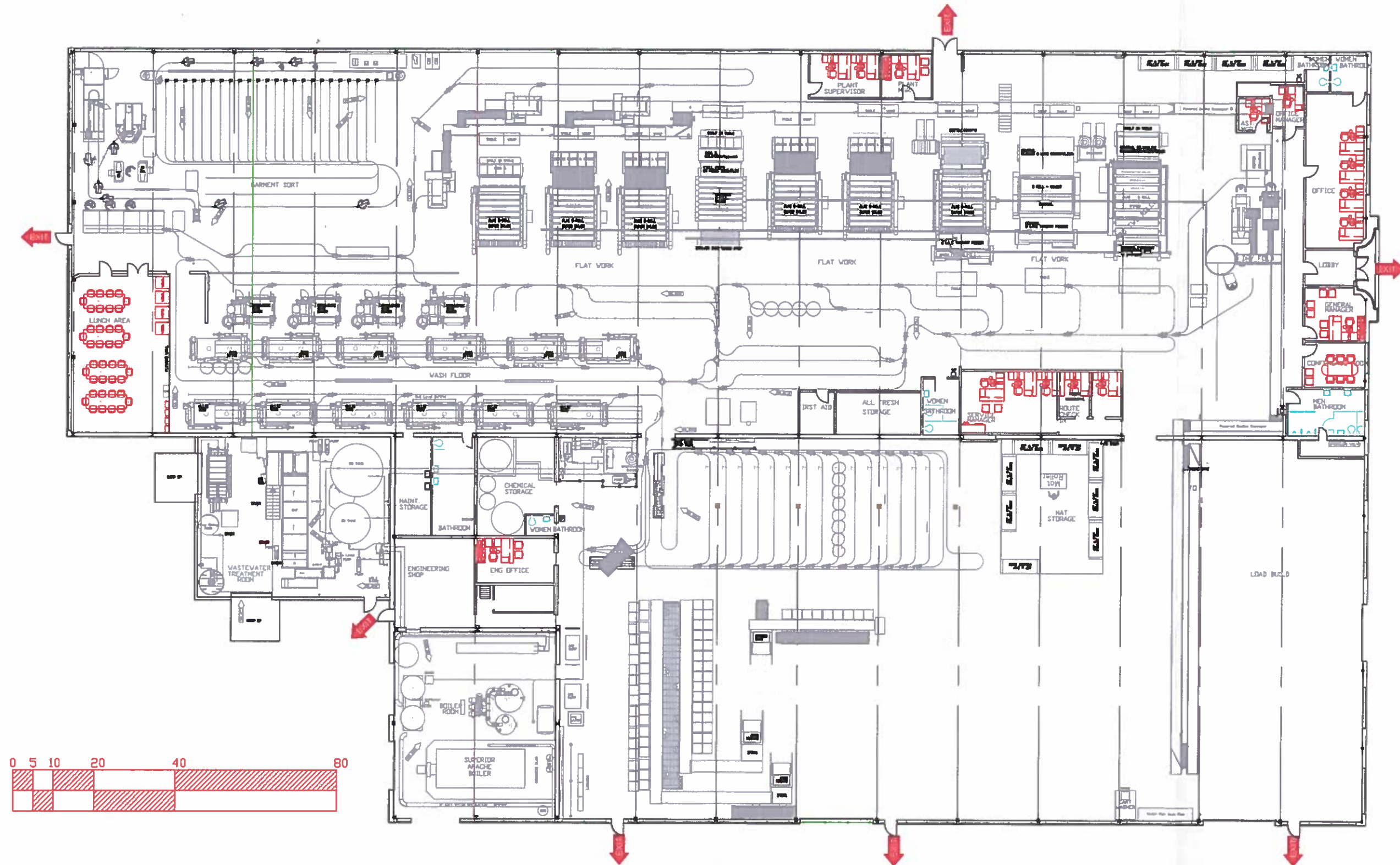
REV. 6-12-17
 DWN BY SRA
 JOB NO. 14-13A
 SCALE: 1"=40'

NEIGHBORHOOD PLAN

ALSCO
 725 S. Pickett St.
 Alexandria, VA 22304

FIGURE

1.1



FLOOR AREA BREAKDOWN

45,790 sf	Production (Sorting Soil to Staging Clean)
5,362	Boiler Rm, Wastewater Treatment, Chem. Storage, Shop
4,473	Offices, Lunchroom, Toilet Rooms
55,625 sf	Total



REV. 12-10-15
DWN BY SRA
JOB No. 15-20
SCALE: 1/32" = 1'-0"

FLOOR PLAN

ALSCO
725 S. Pickett St.
Alexandria, VA 22304

FIGURE

2.0



Main Entry



Main Entry - looking NW



Exit walkway at S.E. Corner



West Truck Yard



SW Plant corner - looking NE



Exit walkway at S.E. Corner



Drainage channel west of ALSCO to left



Street view from SE



REV. 6-12-17
 DWN BY SRA
 JOB NO. 14-13A
 SCALE: 1/32" = 1'-0"

SITE PHOTOS
 view from S. Pickett St.

ALSCO
 725 S. Pickett St.
 Alexandria, VA 22304

FIGURE
3.0



Concrete slab to be covered by new canopy



Concrete slab to be covered by new canopy



Concrete slab to be covered by new canopy



Truck parking at West Property Line



West Yard - looking South



West Yard - looking NW



West Yard at Boiler Rm. fence



REV. 6-12-17
 DWN BY SRA
 JOB NO. 14-13A
 SCALE: 1/32" = 1'-0"

SITE PHOTOS
West Yard

ALSCO
 725 S. Pickett St.
 Alexandria, VA 22304

FIGURE
3.1



'65 Addition to left (distant) / '93 Wastewater Treatment Rm to left (foreground)



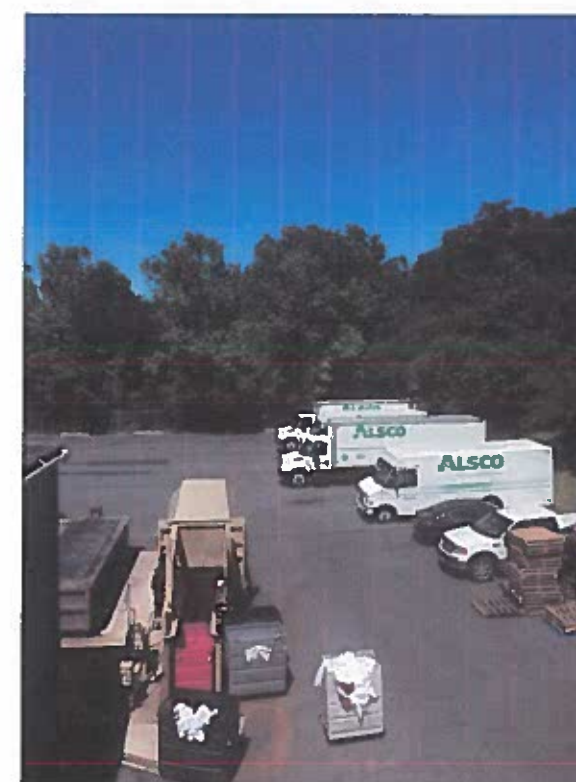
Boiler Room (NW corner of Original Plant)



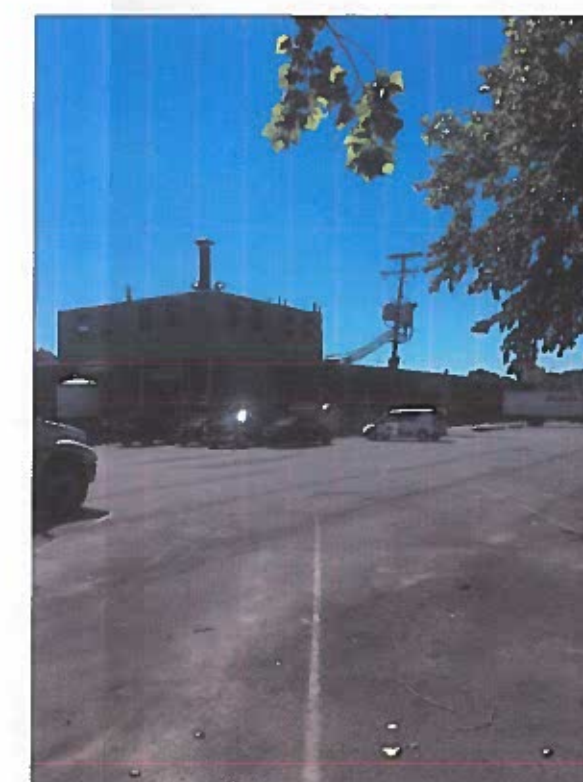
North Yard looking East



"Lunch Patio" (Penske neighbor above)



North Yard looking to West



From NW corner of yard looking to SE



REV. 6-12-17
DWN BY SRA
JOB No. 14-13A
SCALE: 1/32" = 1'-0"

SITE PHOTOS North Yard

ALSCO
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FIGURE
3.2



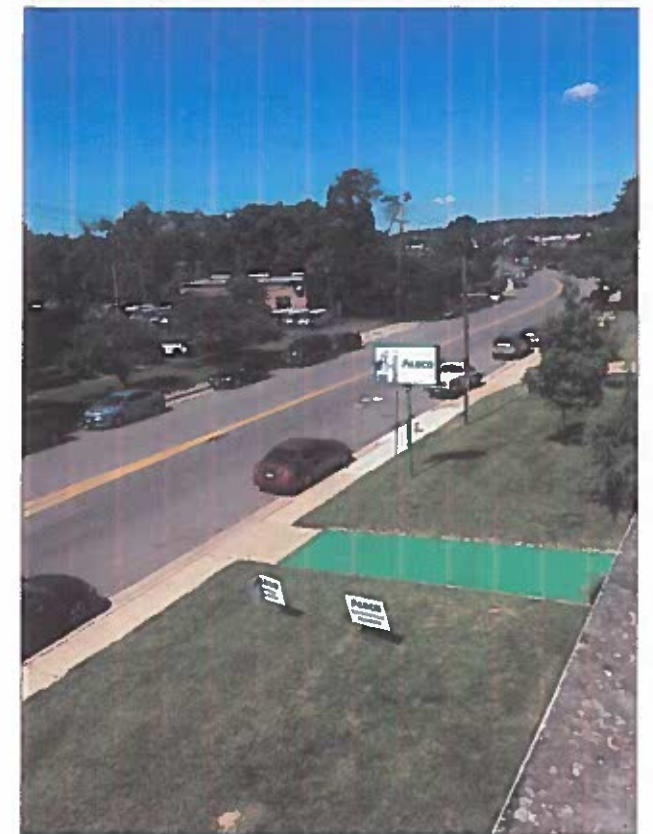
East Property Line looking NE



East Property Line looking SE



So. Pickett St. - looking SE



So. Pickett St. - looking SW



REV. 6-12-17
DWN BY SRA
JOB NO. 14-13A
SCALE: 1/32" = 1'-0"

SITE PHOTOS From Roof

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FIGURE
3.3