

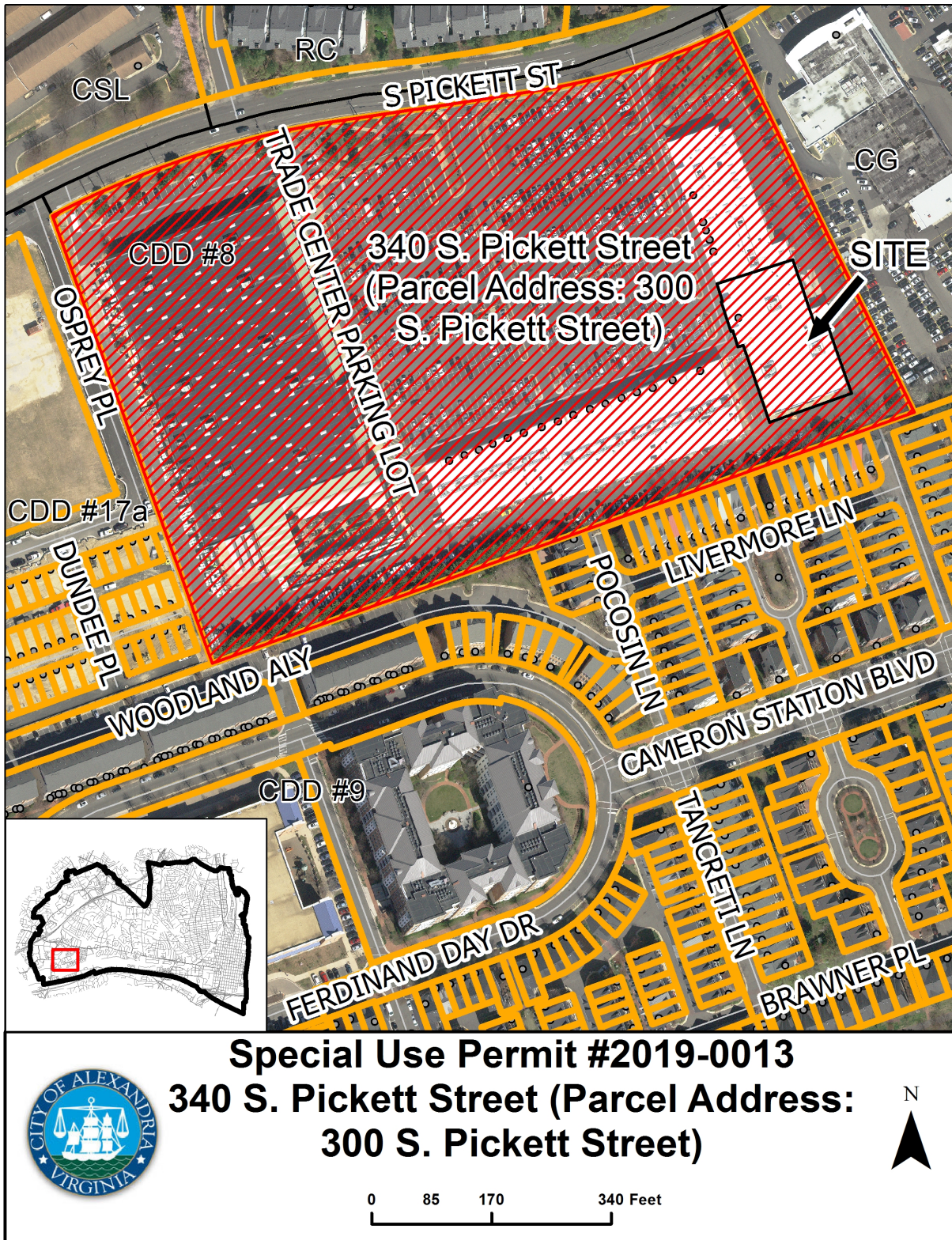
Special Use Permit #2019-0013
340 South Pickett Street
(Parcel Address: 300 South Pickett Street)
Get Air Alexandria

Application	General Data	
Request: Public hearing and consideration of a request for a special use permit to operate an amusement enterprise	Planning Commission Hearing:	May 7, 2019
	City Council Hearing:	May 18, 2019
Address: 340 South Pickett Street (Parcel Address: 300 South Pickett Street)	Zone:	CDD #8 / Coordinated Development District #8
Applicant: Get Air Alexandria LLC	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: Max Ewart, max.ewart@alexandriava.gov

PLANNING COMMISSION ACTION, MAY 7, 2019: On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0013, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.



I. REPORT SUMMARY

The applicant, Get Air Alexandria LLC, represented by attorney, M. Catherine Puskar, requests Special Use Permit approval to operate an amusement enterprise at 340 S. Pickett Street. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject site is located in a 22,150 square-foot tenant space in the westernmost building at 340 S. Pickett Street (Figure 1) which is part of three buildings that comprise the West End Village shopping center. The shopping center has approximately 1,000 feet of frontage along South Pickett Street, approximately 625 feet of depth, and 653,487 square feet in lot area.



Figure 1 – Subject Site

Commercial uses are located within the shopping center and to the immediate north and west of the subject tenant space, including the Mediterranean Bakery, United States Post Office, Mattress Warehouse of Alexandria, Home Depot, Fat City Kitchen, Gymboree Play and Music, and Wiygul Automotive Clinic of Alexandria. Residential properties are located approximately 90 feet to the south and 900 feet to the west of the subject site.

BACKGROUND

In September 1991, City Council approved SUP #2505 for a retail shopping center, the Trade Center Shopping Village, and a United States Post Office. Throughout the 1990s, several amendments were made to the Special Use Permit such as SUP #2505A which allowed a mezzanine and office space; SUP#2505B to amend the hours of operation for Home Depot; and

SUP #2505C to allow the applicant to change the location of the Home Depot sign. The U.S. Post Office operated in the tenant space at 340 South Pickett Street for several years and the space has remained since it closed.

Other Special Use Permits approved by City Council in the 1990s at the shopping center include: SUP #2627A for Wiygul Automotive Clinic in 1993; SUP #2743 for a restaurant in 1994; SUP #95-0108 for a private commercial school in September 1995; and SUP #99-0084 for Gymboree Play and Music, a private commercial school, in April 1999. Additional SUP approvals by City Council for uses at the shopping center include: SUP #2004-0098 for a martial arts school (private commercial school use) in December 2004 and SUP #2018-0059 for additional square footage for a sign and for signage above a roofline in September 2018.

In 2016, a code inspector investigated a complaint about trash in this area of the shopping center near the proposed tenant space. The issue was resolved immediately.

PROPOSAL

The applicant, Get Air Alexandria, LLC, requests to operate a 22,150-square foot amusement enterprise. The SUP proposal consists of an indoor trampoline park facility featuring activities such as wall-to-wall trampolines, dodgeball courts, basketball dunk lanes and obstacle courses. The applicant proposes to facilitate party events and would offer food in the form of unheated or packaged snack items and non-alcoholic beverages from vending machines. The party area would be able to accommodate 24 people on the main floor and up to 72 people on the second level mezzanine.

The subject site would operate from 8 a.m. until 12 a.m., daily, and the applicant anticipates that they would serve up to 100 patrons during weekdays and up to 800 patrons during the weekend. Trash would consist primarily of paper products, office supplies, aluminum cans, food wrappers and food waste which would be picked up two to three times a week. Deliveries would occur up to two times per month at the loading dock in the rear of the building.

PARKING

Section 8-200(A)(13) of the Zoning Ordinance requires one space of parking for every 200 square feet of floor area. The 22,150-square foot site would require 111 parking spaces in the shared lot. The array of existing commercial uses in the shopping center require 83 parking spaces in the shared lot. With the addition of the amusement enterprise use and the requirement of 111 spaces, the 839-space parking lot provides an excess of 645 parking spaces for all shopping center uses.

ZONING/ MASTER PLAN DESIGNATION

The subject property is located in the CDD #8 / Coordinated Development District #8 Zone. Section 5-602 of the Zoning Ordinance states that CG / Commercial General zoning regulations apply when a DSUP has been submitted for the site. Section 4-403(A) of the Zoning Ordinance allows for amusement enterprise uses only with a Special Use Permit in the CG zone.

The subject site is within the Eisenhower West Small Area Plan which designates the site for future redevelopment as a mixed use (office, residential and retail) node that can take advantage of the South Pickett Street thoroughfare.

II. STAFF ANALYSIS

Staff supports the applicant's request as it fills a large unused tenant space at 340 South Pickett Street in the West End Shopping Village with an amusement enterprise, accommodating a growing market demand for indoor recreational experiences. The tenant space can suitably accommodate the indoor amusement enterprise use that requires a large area for play. Staff does not anticipate noise impacts as the proposed indoor use is surrounded by commercial uses; the nearest residential area is 90 feet to the south. Further, parking impacts would not result as an excess of parking spaces in the shared lot exists when accounting for all shopping center uses.

Standard SUP conditions have been included to minimize potential impacts from litter (Conditions #7 and #16) and exterior noise (Condition #11). Environmental impacts are mitigated through Conditions #8, #9, and #10.

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 business or entity in which the applicant has controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all Special Use Permit provisions and requirements. (P&Z)
3. The hours of operation shall be limited to between 8 a.m. and 12 a.m., daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. On and off-premises alcohol sales shall not be permitted. (P&Z)
6. Food and beverage sales must remain accessory to the overall amusement enterprise use. (P&Z)

7. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
8. Equipment used for this operation shall not be cleaned outside, nor shall any wash water be washed into the streets, alleys or storm sewers. (T&ES)
9. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
10. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
11. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line after 10:00 pm. (T&ES).
12. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking. (T&ES)
14. 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)
15. 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)
16. 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)
17. 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: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Max Ewart, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-2 Equipment used for this operation shall not be cleaned outside, nor shall any wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-3 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-4 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 The use of loudspeakers outside of the building is not permitted.
- R-7 The use must comply with the city's noise ordinance. No amplified sound shall be audible at the property line after 10:00 pm. (T&ES).
- R-8 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-9 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-10 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-11 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-12 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 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:

- C-1 A building permit plan review and inspections are required prior to the start of construction.

Fire:

- C-1 Due to occupant load, a fire prevention permit is required for this assembly occupancy.

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.
- C-8. Bar sections located within an open-air dining area will be limited in preparation activities. The bar section shall be placed in a location that reduces the potential adulteration of beverages served at the establishment. To the maximum extent possible, the location shall be free from dust, dirt, vermin, animals, birds, overhead leakage, or other contamination. Overhead protection shall be provided that fully extends over all beverages, condiments, utensil holding facilities and equipment associated with the bar section. All food, other than beverages, shall be prepared inside an approved, fully enclosed food establishment. No food preparation shall take place in the outdoor dining area. If the facility intends to have food preparation outdoors then the submission of construction plans and a plan review process are required.

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 340 S. Pickett Street (Parcel Address: 300 S. Pickett Street)

TAX MAP REFERENCE: 058.03-03-03 **ZONE:** CDD #8

APPLICANT:

Name: Get Air Alexandria LLC

Address: 340 S. Pickett Street, Alexandria, VA 22304

PROPOSED USE: Amusement Enterprise

☒ **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.

M. Catharine Puskar, attorney

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MC Puskar

Signature

2/11/2019

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached., I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☐ Owner

☐ Contract Purchaser

☒ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

See attached.

The Trade Center LLC d/b/a West End
c/o Rappaport Management Co.
8405 Greensboro Drive
8th Floor
McLean, VA 22102

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

Re: Consent to File Application for a Special Use Permit
340 S Pickett Street, Tax Map ID 058.03-03-03 (the "Property")

Dear Mr. Moritz:

As agent for the owner of the above-referenced Property, The Trade Center LLC hereby consents to the filing of an application for a Special Use Permit to allow for the establishment of an amusement enterprise on the Property and any related requests.

Very truly yours,

The Trade Center LLC

By: Larry M. Spott

Its: Executive Vice President, Rappaport
agent for The Trade Center, LLC



Date: February 11, 2019



Get Air Alexandria LLC
340 S. Pickett St.
Alexandria, VA 22304

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

Re: Authorization to File Application for a Special Use Permit
340 S Pickett Street, Tax Map ID 058.03-03-03 (the "Property")

Dear Mr. Moritz:

Get Air Alexandria LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit to allow for the establishment of an amusement enterprise on the Property and any related requests.

Very truly yours,

Get Air Alexandria LLC

By: DocuSigned by:
A handwritten signature in cursive script that reads 'Alan McEwan'.
35D735451956410...

Its: Managing member

Date: 2/11/2019

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. Get Air Alexandria LLC	See attached.	
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 340 S Pickett Street (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. Trade Center LLC	See attached.	
2. d/b/a West End Village		
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. See Attached.		
2.		
3.		

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.

2/11/2019

Date

Alan McEwan

Printed Name

DocuSigned by:

Alan McEwan

Signature

Trade Center LLC

c/o Rappaport Management Co.
8405 Greensboro Drive, 8th Floor
McLean, VA 22102

22.06%	Julie M. Guiffre
22.06%	Teresa Guiffre Fannon
22.06%	Susan Guiffre Hebbel
5.64%	2016 Joseph M. Guiffre TGF Trust [Beneficiary is Teresa Guiffre Fannon]
5.64%	2016 NEVA Ann Guiffre TGF Trust [Beneficiary is Teresa Guiffre Fannon]
5.64%	2016 Joseph M. Guiffre JMG Trust [Beneficiary is Julie M. Guiffre]
5.64%	2016 NEVA Ann Guiffre JMG Trust [Beneficiary is Julie M. Guiffre]
5.64%	2016 Joseph M. Guiffre SGH Trust [Beneficiary is Susan Guiffre Hebbel]
5.64%	2016 NEVA Ann Guiffre SGH Trust [Beneficiary is Susan Guiffre Hebbel]

No person or entity listed above has any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

Get Air Alexandria LLC – Ownership Breakdown

<u>Name</u>	<u>Address</u>	<u>No. of Units</u>
17GAS, LLC	4074 South 1900 West, Suite 200, Roy, UT 84067	1,275,000
William M. and Margaret P. Rushing	11031 Bacon Race Rd, Prince William, VA 22192	100,000
Shale Pit Property Management	3061 Quail Run Rd., Rossmoor, CA 90720	125,000
Steven I Butler	333 Carlisle Dr., Avondale, PA 19311	100,000
Don Robertson	2323 Camino Del Verdes, Round Rock, TX 7868	100,000
Daniel M. Testa	5091 Wolf Run Shoals Rd, Woodbridge, VA 22192	100,000
Fred K. Testa	4824 Mountain View Drive, MI 48114	100,000

No person or entity listed above has any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

17GAS, LLC is owned by Jacob Goodell, Alan McEwan, Jr., and Val Iverson.

Shale Pit Property Management is owned by David and Michelle Locke.

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 **N/A**

☐ **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.)

See attached.

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

Narrative Description
340 S. Pickett Street (Parcel Address: 300 S. Pickett Street)
Tax Map ID: 058.03-03-03
Get Air Alexandria LLC (the “Applicant”)

The Applicant requests approval of a Special Use Permit to operate an amusement enterprise establishment in a portion of the West End Village at 300 S. Pickett Street (the “Property”).

The proposed amusement enterprise (“Get Air”) will occupy 22,150 square feet of the shopping center in a space identified as 340 S. Pickett Street. This space, which was historically occupied by a U.S. Post Office, has been vacant and unused for several years. The proposed amusement enterprise establishment will consist of an attractive trampoline park facility featuring activities such as wall-to-wall trampolines, dodgeball courts, basketball dunk lanes, and/or obstacle courses, as well as the facilitation of party events. Food offerings will consist of unheated or packaged snack items, and beverage offerings will consist of non-alcoholic items.

Ample parking for the proposed amusement enterprise and other tenants within the shopping center is currently provided on-site. A total of 839 shared parking spaces are provided, which will be adequate to serve the amusement enterprise and other uses within the shopping center.

The proposal will allow the Applicant to fill a currently vacant and underutilized space with an attractive, community-serving use that will provide an additional family entertainment option in this part of the City. “Get Air” is a well-established amusement enterprise with approximately eighty (80) locations worldwide. The proposed use will enliven the shopping center and provide a benefit to existing tenants by generating additional activity on the Property.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☒ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

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

Approximately 80-100 patrons per day, Monday through Thursday; and approximately 700-800 patrons per day, Friday through Sunday.

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

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

Approximately 6-7 employees are anticipated to be on site per 4-hour shifts.

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

Day:

7 days a week

Hours:

8:00 a.m. - 12:00 a.m.

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

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

No significant noise levels are anticipated. Anticipated noise from music during operating hours and patrons will comply with the noise ordinance.

B. How will the noise be controlled?

Any noise emanating from the proposed use will be monitored by staff and kept to a minimum.

SUP # _____

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

No significant odors are anticipated to be generated by the proposed use.

- 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)
Paper products, office supplies, plastic and aluminum cans, food wrappers and food waste.
-

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

Approximately 15 bags per week.

- C. How often will trash be collected?

Two to three times per week, or more frequently, if needed.

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

Trash cans will be located inside the amusement enterprise facility. Staff will monitor the property for litter.

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

☐ Yes.

☒ No.

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

N/A

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:

Cleaning materials will be used on the Property and will be disposed of in
~~accordance with local, state and federal laws.~~ _____

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Adequate site lighting is provided.

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

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

627 Standard spaces
197 Compact spaces
15 Handicapped accessible spaces.
839 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? 1

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

SUP # _____

- B. Where are off-street loading facilities located? There is a single 48" AFG loading dock at the rear of the building.
- C. During what hours of the day do you expect loading/unloading operations to occur? Between 7:00 a.m. and 11:00 p.m.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Deliveries will occur approximately 1-2 times per month.

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? N/A square feet.

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

22,150 sq. ft. (existing) + _____ sq. ft. (addition if any) = 22,150 sq. ft. (total)

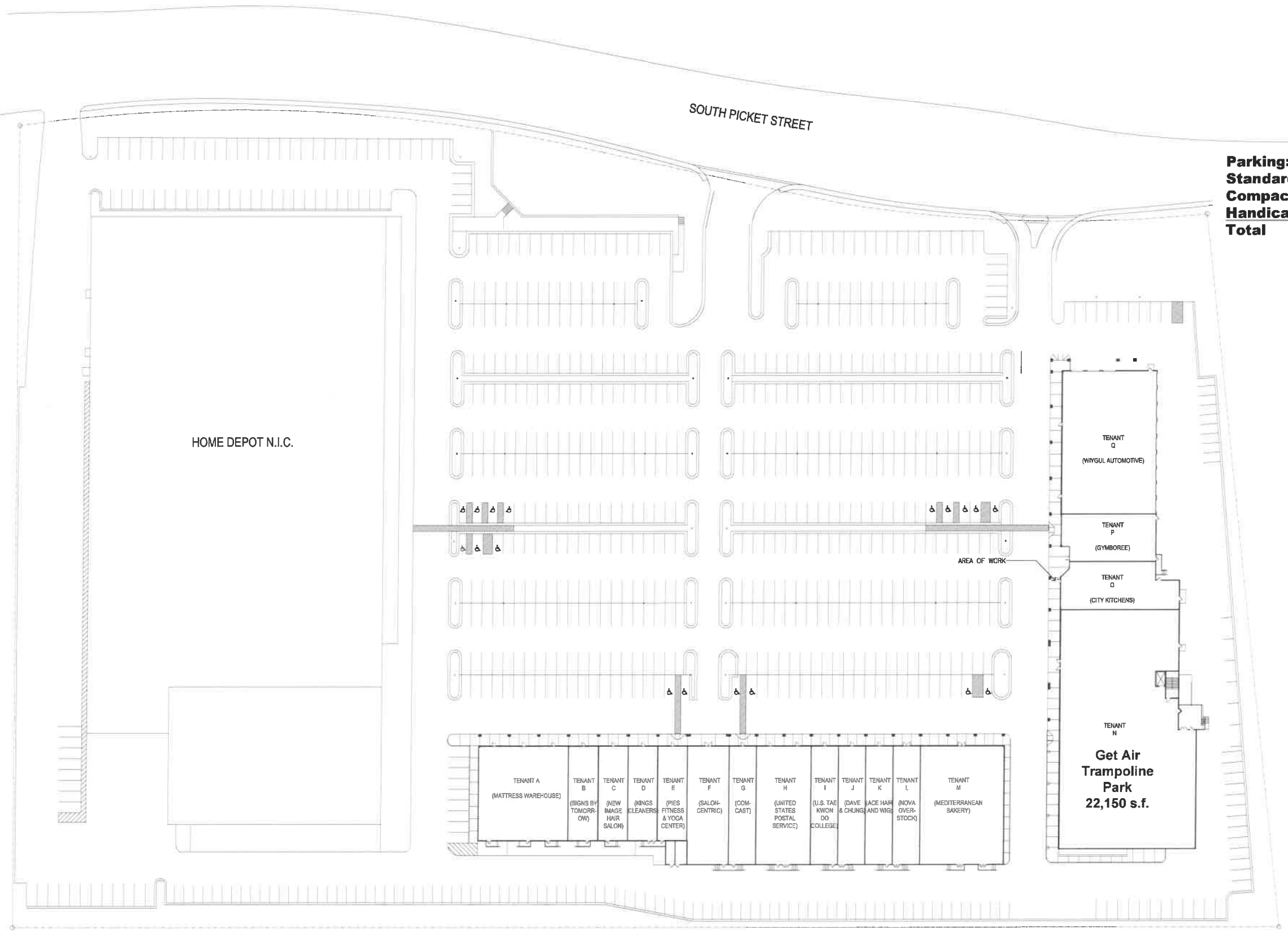
19. The proposed use is located in: (check one)

☐ a stand alone building
☐ a house located in a residential zone
☐ a warehouse
☒ a shopping center. Please provide name of the center: The West End Village
☐ an office building. Please provide name of the building: _____
☐ other. Please describe: _____

End of Application



A TRAFFIC MITIGATION PLAN



Parking:	
Standard	627
Compact	197
Handicapped	15
Total	839

ARCHITECTS GROUP PRACTICE
415 NORTH ALFRED STREET - ALEXANDRIA - VIRGINIA - 22314

PROJECT
THE TRADE CENTER OF ALEXANDRIA REFRESH

SHEET TITLE
KEY PLAN

JOB NUMBER

REVISIONS

DATE

SHEET NUMBER
A1.1

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