

EXHIBIT NO. 1

8
1-26-02

Docket Item # 10
SPECIAL USE PERMIT #2001-0118

Planning Commission Meeting
January 3, 2002

ISSUE: Consideration of a request for a special use permit for a health club.

APPLICANT: Fitness Centers II, LLC
By Chris D. Kosmakos

LOCATION: 305 Hooff's Run Drive
Jungle's Gym

ZONE: CDD-2/Coordinated Development District, Eisenhower Avenue

PLANNING COMMISSION ACTION, JANUARY 3, 2002: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Marie Kosmakos, representative for the applicant, stated that the applicant was in agreement with staff's report and list of conditions.

STAFF RECOMMENDATION:

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 a controlling interest. (P&Z)
2. The hours of operation shall be limited to 5:00 a.m. to 10:00 p.m., Monday through Friday, and from 8:00 a.m. to 8:00 p.m. Saturday and Sunday. (P&Z)
3. The applicant shall require its employees to park in the parking provided on-site. (P&Z)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
5. The applicant shall submit a photometric study to establish that the rear parking area meets current City lighting standards, and if deficient install additional fixtures as required to do so by the Director of Transportation and Environmental Services. (T&ES)
6. The applicant shall develop a landscape plan that includes shrubbery and shade trees for the existing planting beds fronting Hooff's Run Drive, and shall install and maintain in good condition the landscaping shown in the plan to the satisfaction of the Director of the Department of Planning and Zoning. The applicant shall submit to staff a plan document which includes, at a minimum, the location of existing landscaping, the location and dimensions of existing curb cuts, sidewalks, planting beds, drive aisles, and parking spaces, and the location and dimensions of the subject building and the adjacent buildings located on the same lot. (P&Z)
7. The applicant shall seek the review and approval of the Director of Planning and Zoning for all future exterior signs and exterior alterations. (P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to the Health Club opening for business. (Police)

9. The applicant shall identify each parking space provided for the subject use individually with either a standing sign or a sign painted on the pavement to the satisfaction of the Director of Planning and Zoning. (P&Z)
10. 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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 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.

DISCUSSION:

1. The applicant, Fitness Centers II, LLC, requests special use permit approval for the operation of a health club located at 305 Hooff's Run Drive.
2. The subject property is one lot of record with frontage on Hooff's Run Drive, Eisenhower Avenue and Mill Road, and is 578,987 square feet in size. It is known as the Hoffman Center and is located to the south of the on-going Carlyle development. The Hoffman Center is developed with 290,209 square feet of commercial buildings currently occupied by retail and industrial businesses, a large parking lot at the rear, a parking garage, and perimeter parking along the street frontage. The space the applicant proposes to use is part of this complex and approximately 32,600 square feet in size.

The surrounding land uses include the National Tire and Break Center (NTB), storage and distribution businesses, a Thrifty Car Rental site, and vacant land that will be developed as part of the Carlyle development project.

3. The applicant is proposing to operate a health club or, as specified in the application, a full service fitness center and spa. The fitness center will have a maximum of 3,500 members, 29 full-time employees, and 15 part-time employees. It will offer exercise equipment, individual exercise training, exercise classes, locker room facilities, a retail pro-shop selling gym oriented equipment and clothing, pre-packaged drinks and supplements, babysitting service limited to the time members are utilizing the fitness center, and spa services (including tanning, facials and massage). A far more detailed list is provided in the application.
4. The proposed hours of operation will be 5:00 a.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 8:00 p.m. on Saturday and Sunday.
5. Parking will be provided to employees and members with specifically designated spaces. The applicant advised staff that these spaces will be provided exclusively for the proposed health club.

There is no health club category listed in the zoning ordinance article regarding off-street parking. Consequently, staff applies the requirement for indoor amusement enterprises (one space per 200 square feet) to health clubs. Under this requirement, the applicant is required to provide 163 spaces for the 32,600 square foot health club, and does provide these on-site. A plan showing the proposed parking is attached.

There are 724 existing parking spaces on-site within the Hoffman Center. The applicant requires 163 parking spaces, leaving 561 parking spaces for the other on-site uses, a number which, from staff's general analysis, should easily meet the needs of the other non-retail and industrial uses on-site.

6. There are two loading spaces on-site at the rear of the facility. The applicant expects approximately one delivery per week around 10:00 a.m.
7. The applicant provided additional information showing the number of employees and members expected on-site each hour that the proposed health club is open (see attached). These numbers are more detailed than the attendance projections provided under item #5 in the application, and are based on the two health clubs that the applicant operates in Fairfax County. The number of people, both employees and members, on the premises at any one time does not exceed the 163 parking spaces provided.
8. The applicant expects an average of four to five bags of trash per day. These will be stored in outdoor bins provided and managed by the property owner. The applicant intends to have its staff patrol the subject property for litter and clean it up as necessary.
9. There are no proposed hazardous materials. No restaurant service or alcohol sales are proposed. The applicant does not expect that noise from the proposed business will be heard outside the fitness center. No unpleasant odors are expected as the applicant intends to clean the facility regularly. On-site organic compounds will include all purpose cleaners such as bleach, mild detergents, etc.
10. Zoning: The subject property is located in the Coordinated Development District #2, Eisenhower Avenue zone, with Office Commercial (OC) as the underlying zoning of the subject site. Section 4-800 of the zoning ordinance allows a health club in the OC zone only with a special use permit. The requested uses include a health club use, an accessory retail use, an accessory personal service use (spa use), and an accessory babysitting service use.
11. Master Plan: The proposed use is consistent with the King Street/Eisenhower Avenue chapter of the Master Plan which designates the property part of the Coordinated Development District.

STAFF ANALYSIS:

Staff supports the proposed health club use and the proposed accessory retail, personal service and babysitting service uses located at 305 Hooff's Run Drive. Staff finds that the proposed health club provides sufficient parking, accommodations for garbage storage and pickup, loading and unloading operations, and is generally a compatible use for the subject site and surrounding area.

Staff is concerned that there are not many alternatives to driving to the site. The City supports multi-modal transit and yet the proposed health club is not located in an area that invites access by pedestrians, bicyclists, public transit or other vehicles beyond individual passenger cars. The area, however, is undergoing dramatic change with the build-out of office and residential sites at the adjacent Carlyle development. Staff anticipates that pedestrian and bicyclist access to the subject site will increase, that connections to existing public transit systems will become more pedestrian friendly, and dependence on the automobile will decrease with the growth of the adjacent Carlyle development.

Staff has identified opportunities to improve the site with landscaping. Generally, staff recommends the addition of landscaping along the side of the subject lot fronting Hooff's Run Drive since the proposed business faces Hooff's Run Drive. The proposed addition of trees will fill in gaps in the existing row of trees fronting Hooff's Run Drive, and the addition of shrubbery will vastly improve the appearance of the existing planting beds, which contain only a few trees. There is no ground cover or existing shrubbery in these planting beds. The proposed landscaping is minimally consistent with landscaping requirements being imposed for nearby sites including in the adjacent Carlyle development.

Staff has also included a condition requiring staff design review for signs and facade alterations, and a condition requiring the applicant to identify the health club's parking spaces through pavement or freestanding signs, and a condition requiring a photometric study. The photometric study will help staff assess the need for more lighting. Conditions regarding these recommended improvements are included under the staff recommendations section of this document.

Staff has included a condition requiring a review of the proposed health club one year after this approval so if there are any problems with its operation, additional conditions may be imposed. Staff recommends approval of the proposed health club subject to the recommended conditions.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Mary Hashemi, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Chapter 11, Sec. 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 Supplemental information supplied to staff after initial application establishes that sufficient on-site parking will be provided for this use.
- R-1 Applicant shall submit a photometric study to establish that the rear parking area meets current City lighting standards, and if deficient install additional fixtures as required to do so.

Code Enforcement:

- C-1 A construction permit is required for the proposed alterations.
- C-2 All construction shall conform with the requirements of the Virginia Uniform Statewide Building Code(USBC).
- C-3 This proposal represents a change of use and as such this space shall be brought into compliance with Use Group A-3 requirements.
- C-4 A fire prevention code permit will be required for this operation.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities (This includes health clubs).
- C-2 Permits are non-transferable
- C-3 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code. Title 11, Chapter 11, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
- C-4 Permits must be obtained prior to operation.
- C-5 The massage section of the business must be permitted separately.
- C-5 Five sets of plans of each facility must be submitted to and approved by this department prior to construction. Plans for the massage facility must comply with the Alexandria City Code, Title 11, Chapter 4.2, "Massage Regulations".
- C-6 All massage therapists must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, Section 54.1-3029 and must possess a current massage therapist permit issued in accordance with the Alexandria City Code, Title 11, Chapter 4.2 prior to engaging in any massage activity.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to the Health Club opening for business.

APPLICATION for SPECIAL USE PERMIT # 2001-0118 (OK)

[must use black ink or type]

PROPERTY LOCATION: 305 Hooff's Run Drive 301 thru 307
(303 thru 309)

TAX MAP REFERENCE: 079.00-01-01 ZONE: CDD #2

APPLICANT Name: Fitness Centers II, LLC

Address: 5825 Barclay Dr; Alexandria, VA 22315

PROPERTY OWNER Name: Hoffman Family LLC

Address: 2461 Eisenhower Ave, Lobby Floor; Alex, VA 22331

PROPOSED USE: Full-Service Health Club

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Chris D. Kosmakos

Print Name of Applicant or Agent

Chris Kosmakos

Signature

5825 Barclay Drive;

Mailing/Street Address

703-451-0978

Telephone #

703-451-2761

Alexandria, VA 22315

City and State

Zip Code

10-23-01 OCT 23 2001

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY **PLANNING & ZONING**

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

51% = Fitness Centers Inc.	49% = George D. Kosmakos
FDI Corp is owned ^{100%} by Chris D Kosmakos	10226 Provincetown Ct
7816 O'Dell Street	Fairfax, VA 22032
Springfield, VA 22153	

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?

N/A

- 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.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

The proposed use for the subject space is a full service fitness center and spa. The fitness center will offer the following to its members:

- Cardio vascular equipment and training
- Resistance equipment and training
- Free weights
- Aerobics Classes
- Yoga
- Group Exercise
- Indoor cycling classes
- Basketball
- Racquet Ball
- Tennis
- Personal training (one-on-one)
- Locker Rooms with shower facilities and saunas
- Pro-shop for gym oriented equipment and clothing
- Prepackaged drinks and supplements
- Babysitting service

The spa will offer the following to its members:

- Tanning / Facials
- Massage

The anticipated membership is between 2,500 and 3,500. Total number of employees will be twenty full-time employees and fifteen part-time employees. Parking will be provided to employees and members with specifically designated spaces. The hours of operation will be 5:00am to 10:00pm Monday through Friday and 8:00am to 8:00pm on Saturday and Sunday. There will no noise generated which will be audible outside of the facility.

USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- 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).

Usage will average 300 during weekday mornings, 200 during weekday afternoons, 400 during weekday evenings, 300 during weekend mornings, and 300 during weekend afternoons/evenings.

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

Staff will average 10 during weekday mornings, 6 during weekday afternoons 12 during weekday evenings, 10 during weekend mornings, and 6 during weekend afternoons/evenings.

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

Day:

Hours:

Monday through Friday

5 AM to 10 PM

Saturday and Sunday

8 AM to 8 PM

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

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

There will be no noise emanating outside of the facility.

B. How will the noise from patrons be controlled?

N/A

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

No potential odors are expected. Machines will be wiped and dusted often. Carpets will be vacuumed daily. Floors will be mopped daily. Locker room facilities will be cleaned daily.

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?

Most trash will consist of paper towels and empty drink bottles. Sometimes we will also throw away a few cardboard boxes.

B. How much trash and garbage will be generated by the use?

The use will generate an average of four to five trash bags per day.

C. How often will trash be collected?

Our trash will be placed in outdoor bins provided and managed by lessor of property.

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

Littering is not expected. However, staff will inspect nearby areas as necessary.

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:

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:

All-purpose cleaners such as bleach, mild detergents, and soap scum remover will be rinsed away with water. Their empty containers will be put in the trash.

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

All staff, patrons, and visitors will be clearly advised of rules and regulations. Signatures of agreement will be obtained.

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

142

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

140 Standard spaces

0 Compact spaces

2 Handicapped accessible spaces.

0 Other.

C. Where is required parking located? on-site off-site (check one)

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

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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 2

B. How many loading spaces are available for the use? 2

C. Where are off-street loading facilities located? Two bay doors in the rear of the facility will be available for truck unloading.

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

Unloading of items such as bottled drinks will occur weekly during morning hours, typically around 10 am.

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

Unloading will occur usually no more than once per week.

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

Street access is adequate.

SITE CHARACTERISTICS

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

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

How large will the addition be? N/A square feet.

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

32,600 sq. ft. (existing) + 0 sq. ft. (addition if any) = 32,600 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: _____

Special Use Permit # 2001-0118

Babysitting services will be provided weekdays from 9 am to 12:30 pm and from 5 pm to 9 pm, and weekends from 9 am to 2 pm. During these times we will provide up to three babysitters to watch children of members' only for a time period not to exceed two hours per child per day.

The indoor-only babysitting room will contain child-friendly equipment and activities. All loose toys will be appropriate for children under three years of age.

The room will hold up to 30 children at one time. The ages will range from a minimum of three months and up.

No food or drink will be allowed inside the babysitting room.

A separate lavatory will be available inside the babysitting facility for older children. Babysitters will not change diapers, or assist children in the lavatory, but retrieve parents to do so if necessary.

Neither will babysitters administer bottles, food or drink to children.

For each child, the same legal guardian will sign the child in as well as out with our babysitting staff. This parent may not leave the premise while the child is in our facility.

This is strictly a babysitting service for the convenience of our members to place their children in a supervised room while they exercise on the premise. For this reason, a Child Care License is not required by the State of Virginia.

SUP 2001-0118

FITNESS CENTERS, INC.

5825 Barclay Drive

Alexandria, VA 22315

Phone (703) 922-2022 · Fax (703) 922-2761

VIA FACSIMILE: (703) 838-6393

December 12, 2001

Mary Hashemi
Alexandria Department of Planning & Zoning

Re: Special Use Permit Application
305 Hoofs Run Drive

Dear Ms. Hashemi,

This letter is in response to your request for a further breakdown of usage by time. The following is a breakout, by hour, of incoming and outgoing members.

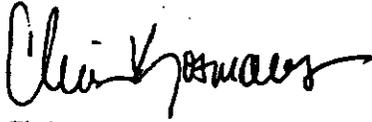
TIME	CHECK IN	CHECK OUT	EMPLOYEES ON PREMISES	MAX PERSONS ON PREMISES
5:00am - 6:00am	75	0	2	77
6:01am - 7:00am	50	75	2	52
7:01am - 8:00am	50	50	4	54
8:01am - 9:00 am	10	50	4	14
9:00 am -10:00 am	75	10	9	84
10:00 am -11:00am	20	75	9	29
11:00 am -12:00 pm	20	20	9	29
12:00pm - 1:00 pm	75	20	5	80
1:00 pm - 2:00 pm	50	75	7	57
2:00 pm - 3:00 pm	30	50	5	35
3:00 pm - 4:00 pm	25	20	5	40
4:00 pm - 5:00 pm	20	20	3	38
5:00 pm - 6:00 pm	100	20	10	125
6:00 pm - 7:00 pm	100	100	10	125
7:00 pm - 8:00 pm	75	100	10	100
8:00 pm - 9:00 pm	65	75	10	90
9:00 pm -10:00 pm	40	75	4	49
10:00 pm -11:00 pm	20	70	4	44

SUP 2001-0118

Page 2
Mary Hashemi

Please note that the average stay for a member is 65 minutes. If you have any further questions or concerns please do not hesitate to contact me at (703) 626-8897 or Marie at (703) 922-2022.

Sincerely,



Chris D. Kosmakos
President
Fitness Centers, Inc.

305 Hooffs Run Drive, SUP #2001-0118
Views of Existing Landscaping in Front of the Subject Building

Staff recommends that the applicant add trees and shrubbery to the existing planting beds shown below. These beds run along the east side of the subject lot as it fronts Hooffs Run Drive. There are currently gaps in the row of trees and no plantings in the beds other than the trees.



View looking south on Hooffs Run Drive. The subject lot and building stands to the right of the sidewalk.



View looking north on Hooffs Run Drive. The brick building shown here is the proposed site for the health club. The front door of the subject space is shown under the white wall sign and behind the black sport utility vehicle.

Prepared by the
Department of Planning and Zoning
City of Alexandria

8
1-2602

BUILDING DATA

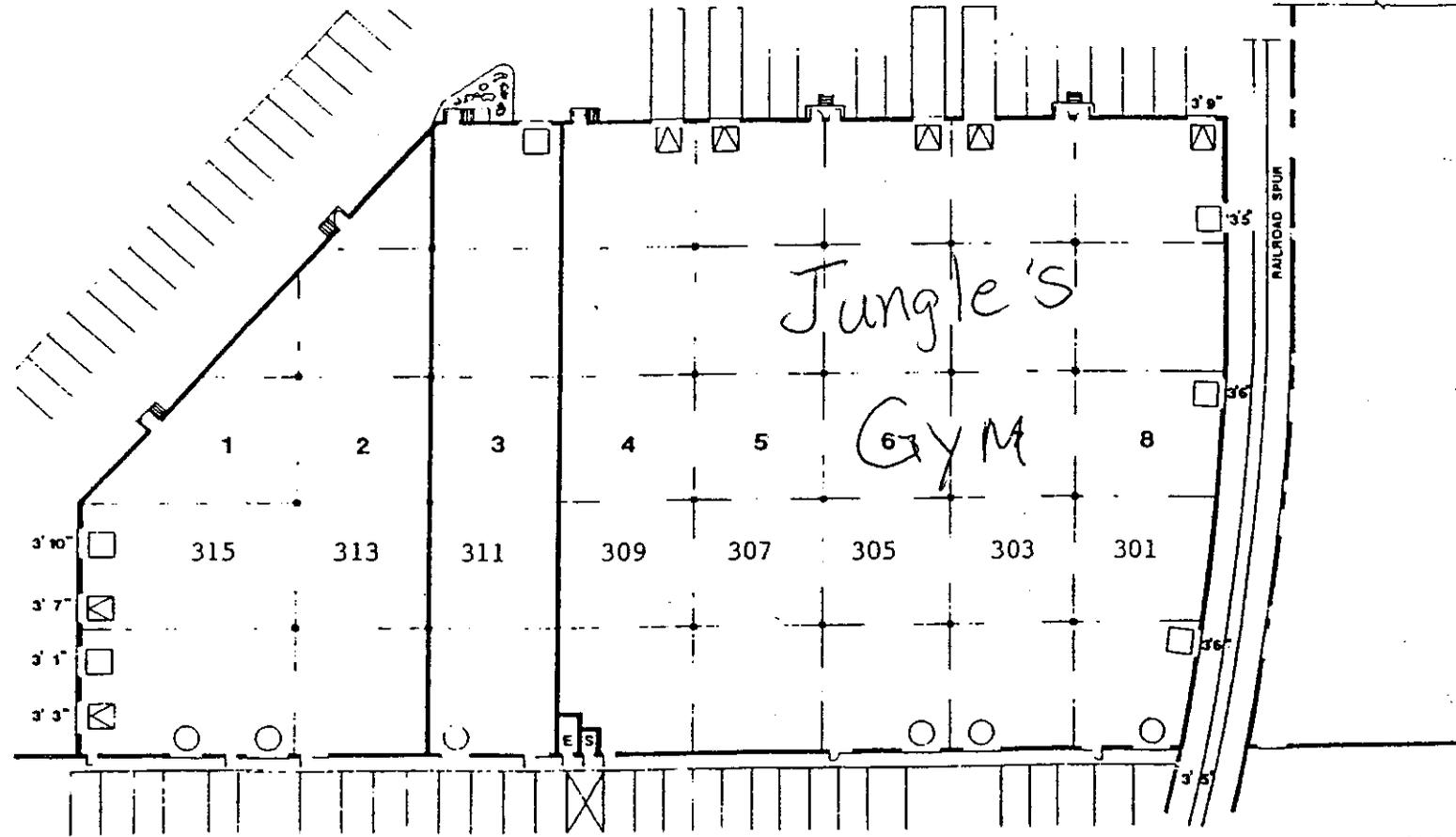
NUMBER OF BAYS - 8
 BAY SIZE
 Bay #1: 67 feet wide by average 118 feet deep
 Bay #2: 40 feet wide by average 178 feet deep
 Bays #3-#7: 40 feet wide by 200 feet deep
 Bay #8: 43 feet wide by average 200 feet deep
 BAY AREA
 Bay #1: 7,906 gross square feet
 Bay #2: 7,120 gross square feet
 Bays #3-#7: 8,000 gross square feet
 Bay #8: 8,633 gross square feet
 TOTAL BUILDING AREA - 43,659 gross square feet
 CEILING HEIGHT - 24 feet free and clear
 SHELL BAY CUBAGE
 (measured top of slab to bottom of joists, less masonry partitions)
 Bay #1: 184,536 cubic feet
 Bay #2: 148,042 cubic feet
 Bay #3: 186,136 cubic feet
 Bay #4: 187,704 cubic feet
 Bays #5-#7: 190,080 cubic feet
 Bay #8: 201,128 cubic feet
 TOTAL SHELL BAY CUBAGE - 1,497,786 cubic feet

CONSTRUCTION DATA

INSURANCE RATING: Protected masonry walls
 FIRE PREVENTION: NFPA Standard for speculative warehousing, sprinklered for moderate to high hazard
 ROOF: Built-up type
 WALLS: Masonry brick veneer on block back-up
 FLOORS: 5 inch thick-Reinforced Concrete
 LOADING DOCK HEIGHT: 4 feet (unless otherwise indicated)
 OVERHEAD DOOR SIZES:
 Loading Docks: 10 feet wide by 10 feet high
 Drive-ins: 12 feet wide by 12 feet high
 INTERIOR COLUMN DIMENSIONS: 16 inches by 16 inches
 HEATING: Natural Gas Heaters - blower type
 LIGHTING: Fluorescent - approximately 25 foot candles at floor level

UTILITIES

NATURAL GAS: Service from Washington Gas Light Company.
 ELECTRICAL: 200 amps 277/220 volts (3 wire) standard per Bay from Vepco.
 WATER & SEWER: One inch water tap with 5/8 inch meter per Bay. Water service from Virginia American Water Company. Sewer Service from City of Alexandria.



0 30ft

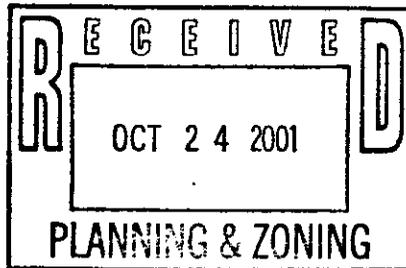
KEY

- DRIVE-IN ENTRANCE
- ⊗ POTENTIAL DRIVE-IN
- LOADING DOCK
- ⊗ POTENTIAL LOADING DOCK
- ⊗ LOADING DOCK WITH LEVELER
- S SPRINKLER ROOM
- E ELECTRICAL ROOM
- G GASOLINE PUMP

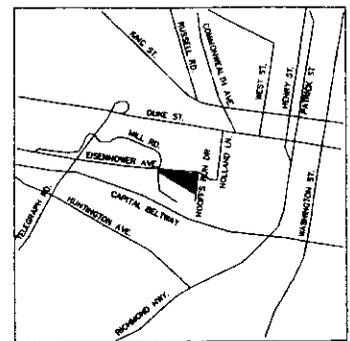
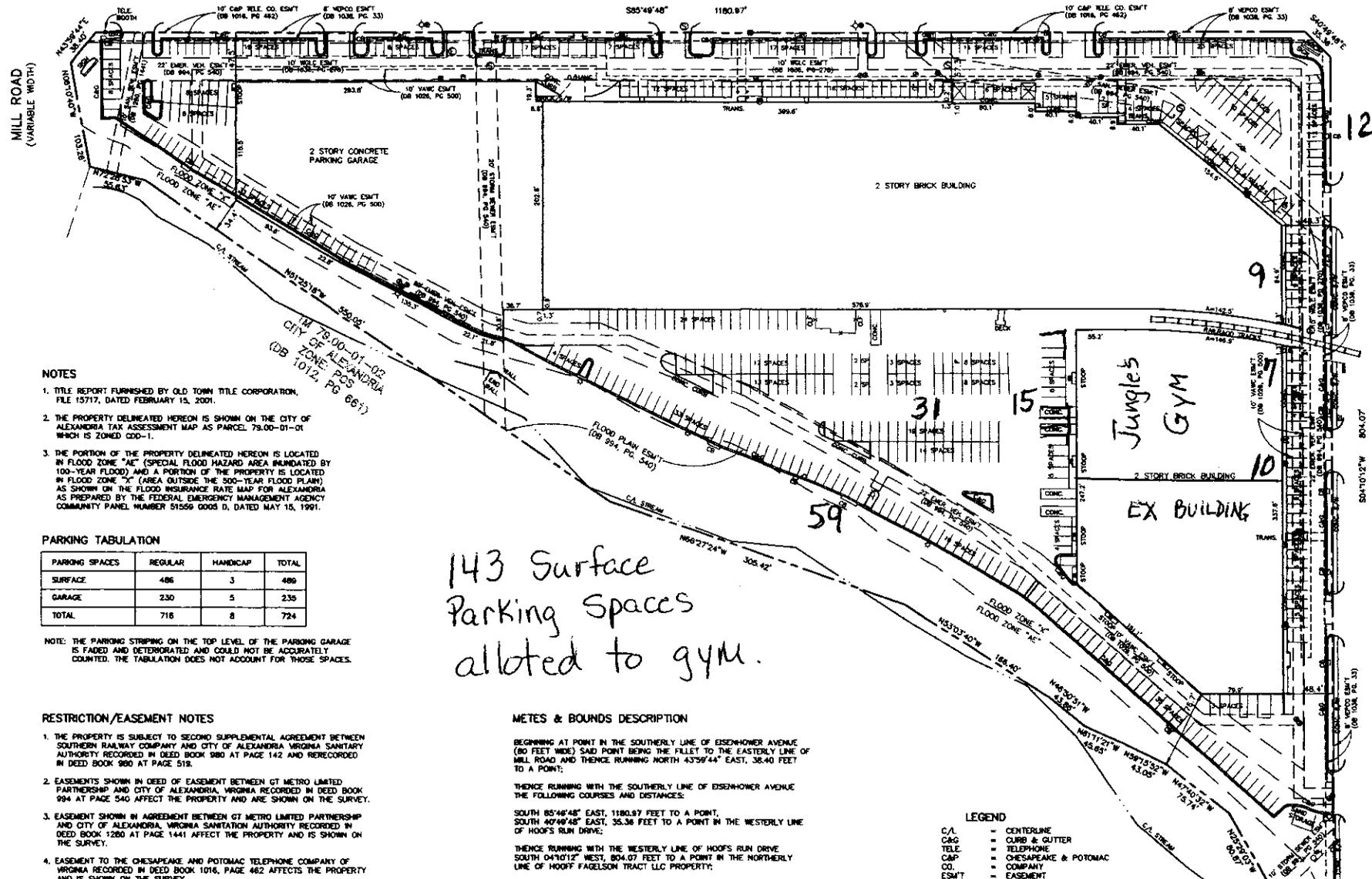
HOOFF'S RUN DRIVE **GT METRO BUSINESS PARK**
BUILDING 2

This drawing and the notations thereon are for general information purposes only - site conditions and provisions of any lease to which this drawing may be attached shall control as to any error herein or any conflicts between such conditions or provisions and this drawing and its notations. Office improvements not structurally modifying shell building configuration are not shown. Detailed bay layout drawings are available at the offices of owner's managing agent.

SUP 2001-0118



EISENHOWER AVENUE
(80' WIDE)



VICINITY MAP
(SCALE: 1"=2000')

8
1-26-02

NOTES

- TITLE REPORT FURNISHED BY OLD TOWN TITLE CORPORATION, FILE 15717, DATED FEBRUARY 15, 2001.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCEL 79.00-01-01 WHICH IS ZONED CDD-1.
- THE PORTION OF THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD) AND A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ALEXANDRIA AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 91559 0005 D, DATED MAY 15, 1991.

PARKING TABULATION

PARKING SPACES	REGULAR	HANDICAP	TOTAL
SURFACE	486	3	489
GARAGE	230	5	235
TOTAL	716	8	724

NOTE: THE PARKING STRIPPING ON THE TOP LEVEL OF THE PARKING GARAGE IS FADED AND DETERIORATED AND ACCURATELY COUNTED. THE TABULATION DOES NOT ACCOUNT FOR THOSE SPACES.

143 Surface
Parking Spaces
allotted to gym.

RESTRICTION/EASEMENT NOTES

- THE PROPERTY IS SUBJECT TO SECOND SUPPLEMENTAL AGREEMENT BETWEEN SOUTHERN RAILWAY COMPANY AND CITY OF ALEXANDRIA VIRGINIA SANITARY AUTHORITY RECORDED IN DEED BOOK 980 AT PAGE 518.
- EASEMENTS SHOWN IN DEED OF EASEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND CITY OF ALEXANDRIA, VIRGINIA RECORDED IN DEED BOOK 994 AT PAGE 540 AFFECT THE PROPERTY AND ARE SHOWN ON THE SURVEY.
- EASEMENT SHOWN IN AGREEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND CITY OF ALEXANDRIA, VIRGINIA SANITARY AUTHORITY RECORDED IN DEED BOOK 1280 AT PAGE 1441 AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 1016, PAGE 462 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1036 AT PAGE 270 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1038 AT PAGE 33 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT SHOWN ON DEED OF EASEMENT AND AGREEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND VIRGINIA AMERICAN WATER COMPANY RECORDED IN DEED BOOK 1026 AT PAGE 500 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- THE ALEXANDRIA SANITATION AUTHORITY 60" TRUNK LINE AS SHOWN ON FLAT ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 994 AT PAGE 540 WHICH IS SHOWN ON THE SURVEY. THIS 60" TRUNK LINE MAY NOT BE ACTIVE AND MAY HAVE BEEN RELOCATED.
- THE PROPERTY IS SUBJECT TO THE ASSIGNMENT OF LEASES AND RENTS DATED FEBRUARY 25, 1996 BY GT METRO LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ASSIGNOR; TO HOFFMAN FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ASSIGNEE; RECORDED IN DEED BOOK 1560, PAGE 1892.

METES & BOUNDS DESCRIPTION

BEGINNING AT POINT IN THE SOUTHERLY LINE OF EISENHOWER AVENUE (80 FEET WIDE) SAID POINT BEING THE POINT TO THE EASTERLY LINE OF MILL ROAD AND THENCE RUNNING NORTH 43°59'44" EAST, 36.40 FEET TO A POINT;

THENCE RUNNING WITH THE SOUTHERLY LINE OF EISENHOWER AVENUE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 85°48'48" EAST, 1180.87 FEET TO A POINT,
SOUTH 40°49'48" EAST, 55.34 FEET TO A POINT IN THE WESTERLY LINE OF HOOFF'S RUN DRIVE;

THENCE RUNNING WITH THE WESTERLY LINE OF HOOFF'S RUN DRIVE SOUTH 04°10'12" WEST, 804.07 FEET TO A POINT IN THE NORTHERLY LINE OF HOOFF FAGELSON TRACT LLC PROPERTY;

THENCE RUNNING WITH THE NORTHERLY LINE OF HOOFF FAGELSON TRACT LLC PROPERTY, NORTH 85°48'48" WEST, 62.37 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE HOOFF FAGELSON TRACT LLC PROPERTY;

THENCE RUNNING WITH THE CITY OF ALEXANDRIA PROPERTY THE FOLLOWING COURSES AND DISTANCES:

NORTH 25°29'03" WEST, 80.87 FEET TO A POINT,
NORTH 47°40'32" WEST, 75.74 FEET TO A POINT,
NORTH 59°15'32" WEST, 43.05 FEET TO A POINT,
NORTH 61°11'21" WEST, 45.85 FEET TO A POINT,
NORTH 48°50'51" WEST, 43.86 FEET TO A POINT,
NORTH 53°03'40" WEST, 168.40 FEET TO A POINT,
NORTH 68°27'24" WEST, 305.42 FEET TO A POINT,
NORTH 51°25'15" WEST, 650.05 FEET TO A POINT,
NORTH 72°28'53" WEST, 55.63 FEET TO A POINT IN THE EASTERLY LINE OF MILL ROAD;

THENCE RUNNING WITH THE EASTERLY LINE OF MILL ROAD, NORTH 05°10'40" WEST, 103.28 FEET TO THE POINT OF BEGINNING,
CONTAINING 578,044 SQUARE FEET.

LEGEND

- C/L - CENTERLINE
- C&G - CURB & GUTTER
- TEL - TELEPHONE
- C&P - CHESAPEAKE & POTOMAC COMPANY
- CO - COMPANY
- ESMT - EASEMENT
- VEPCO - VIRGINIA ELECTRIC POWER COMPANY
- WGLC - WASHINGTON GAS LIGHT COMPANY
- DB - DEED BOOK
- PG - PAGE
- VAWC - VIRGINIA AMERICAN WATER COMPANY
- CONC - CONCRETE
- O/HANG - OVERHANG
- TRANS - TRANSFORMER
- CB - CATCH BASIN
- SAN - SANITARY
- EMER - EMERGENCY
- VEH - VEHICLE
- MH - MANHOLE
- S/W - SIDEWALK
- EM - ELECTRIC MANHOLE
- SM - SANITARY SEWER MANHOLE
- TEL - TELEPHONE PEDESTAL
- PH - FIRE HYDRANT
- WV - WATER VALVE
- WM - WATER METER
- GM - GAS METER
- GV - GAS VALVE
- LP - LIGHT POLE
- DOLL - DOLLARD

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

TO HOFFMAN FAMILY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, OLD TOWN TITLE CORPORATION AND MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 2.3, 4.7(a), 6.9.10 & 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDESIGNED FURTHER CERTIFIED THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."



SUP 2001-0118

ALTA/ACSM LAND TITLE SURVEY
PARCEL 79.00-01-02
(DEED BOOK 835, PAGE 681)
BEING THE LAND OF
HOFFMAN FAMILY LLC
(DEED BOOK 1560, PAGE 1148)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=50' DATE: MARCH 5, 2001

REVISION	DATE	BY	CHK
3/22	3/22/01	DJW	DJW

BOWMAN CONSULTING GROUP
ENGINEERS PLANNERS SURVEYORS

APPLICATION for SPECIAL USE PERMIT # 2001-0118 ^(OK)

[must use black ink or type]

PROPERTY LOCATION: 305 Hooff's Run Drive ^{301 thru 307} (~~303 thru 309~~)

TAX MAP REFERENCE: 079.00-01-01 ZONE: CDD #2

APPLICANT Name: Fitness Centers II, LLC

Address: 5825 Barclay Dr; Alexandria, VA 22315

PROPERTY OWNER Name: Hoffman Family LLC

Address: 2461 Eisenhower Ave, Lobby Floor; Alex, VA 22331

PROPOSED USE: Full-Service Health Club

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Chris D. Kosmakos
Print Name of Applicant or Agent

[Signature]
Signature

5825 Barclay Drive;
Mailing/Street Address

703-451-0978
Telephone #

703 926-2716 NE
FAX #
OCT 23 2001
PLANNING & ZONING

Alexandria, VA 22315
City and State Zip Code

10-23-01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 01/03/02 Recommend Approval 6-0

ACTION - CITY COUNCIL: 01/26/2002PH -- CC approved the Planning Commission recommendation.