

EXHIBIT NO. 1

12
6-21-05

Docket Item #13
SPECIAL USE PERMIT #2005-0039

Planning Commission Meeting
June 7, 2005

ISSUE: Consideration of a request for a special use permit to operate a commercial school.

APPLICANT: SuccessLab Learning Center
by JBG Rosenfeld Retail and Jonathan Rak, attorney

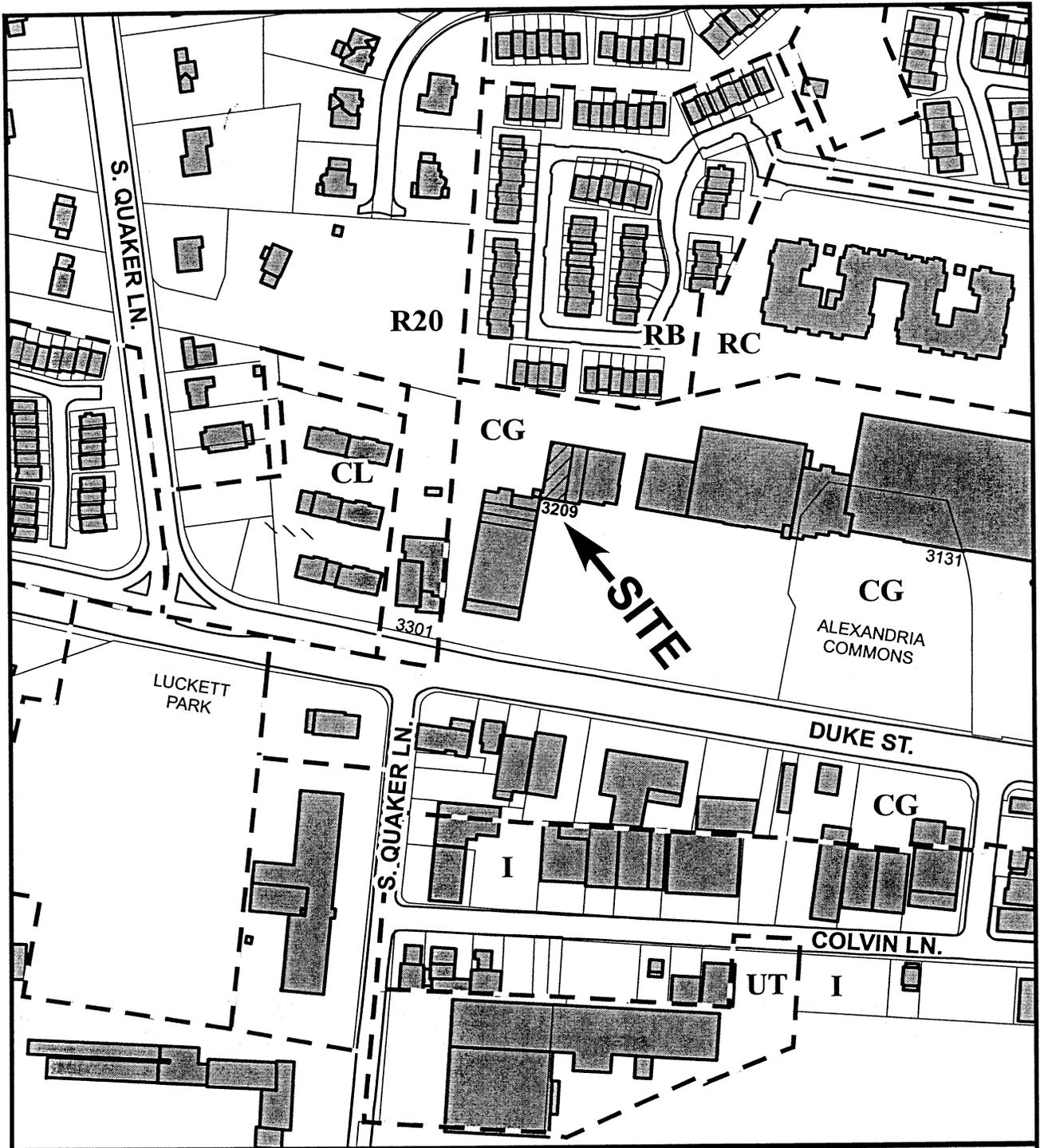
LOCATION: 3209 Duke Street (Parcel Address: 3125 Duke Street)

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, JUNE 7, 2005: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2005-0039

06/07/05



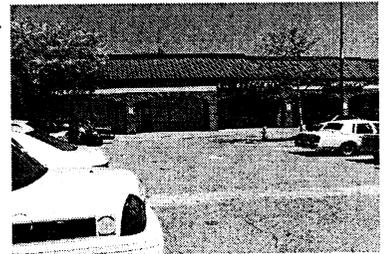
I. DISCUSSION

REQUEST

The applicant, SuccessLab Learning Center by JBG Rosenfeld Retail by Jonathan Rak, attorney, requests special use permit approval for the operation of a commercial school located at 3209 Duke Street.

SITE DESCRIPTION

The subject property is two lots of record with a combined frontage of approximately 1,138 feet on Duke Street and a total lot area of 12.6 acres. The site is developed with the Alexandria Commons Shopping Center. Access to the property is from Duke Street, with Yale Drive providing access to the rear of the shopping center.



CURRENT CHARACTERISTICS

Alexandria Commons, located on the north side of Duke Street just east of the intersection of Duke Street and Quaker Lane is a shopping center comprised of approximately 145,600 square feet of retail, office, and personal service space, and 634 parking spaces. SuccessLab Learning Center would be located in a tenant space in the western portion of the shopping center. The uses directly surrounding are a hair salon, a restaurant, and office uses.



PROJECT DESCRIPTION

- Hours: The school offers instruction between 8:00 a.m. and 9:00 p.m. Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday. The school is closed on Sundays.
- Students/Employees: Approximately 45 students with a three to one pupil to teacher ratio. The school is operated by 5-15 employees with varying schedules.
- Noise: Noise levels will be minor and consistent with a commercial school use.
- Trash/litter: Trash will be collected in a trash compactor located on the western side of the Giant grocery store and collected on a daily basis. Litter will be controlled by the management company.

PARKING

SuccessLab Learning Center, with a maximum of 45 students, has a parking requirement of 23 spaces, which the applicant has provided. The shopping center has a total of 634 parking spaces. See attached chart for parking allocation for the shopping center.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial General zone. Section 4-403 of the Zoning Ordinance allows a commercial school in the CG zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan, which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports this new commercial school at 3209 Duke Street. Initially, staff had concerns with parking in the western parking lot directly in front of the proposed use; however, the use is consistent with other uses in the shopping center and adequate parking is provided by the shopping center overall.

Due to the design of the center, the western parking lot is smaller than the other lots at the center, resulting in the lot often being full during peak hours. With the heavy concentration of restaurant uses in this area, this is likely to remain the case. Staff anticipates that most of the students will be dropped off by their parents. For those driving, staff anticipates that they will park in the less crowded adjacent parking area during peak hours and walk to their destination. The peak hours for this use are from 3:00 p.m. to 7:00 p.m., which will help alleviate traffic flow during peak lunch hours for the adjacent restaurants. Additionally, the crowded parking situation can be lessened by requiring employees to park in designated areas in the central parking lot. The shopping center management includes a clause in its leases that requires the lessee to direct employees to park in designated areas. Additionally, staff has made it a condition of the SUP that employees park in the designated parking areas. On May 17, 2005, staff attended a meeting of the Seminary Hill Association to discuss the project and there were some concerns expressed regarding parking, but the members generally supported the proposal.

Although staff had concerns regarding parking, staff believes that the shopping center has adequate parking overall and parking within the center is self-contained, resulting in no spill over into adjacent residential neighborhoods. A condition has also been added to prevent employees from parking in the crowded parking areas. The restaurant use is consistent with other uses in the center and will help contribute to the vitality of the Duke Street corridor.

Staff recommends approval of this special use permit.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the SuccessLab Learning Center shall be limited to between 8:00 a.m. and 9:00 p.m. Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday. Closed on Sundays. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
6. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
7. Employees shall park in areas designated by the shopping center as employee parking to reduce congestion in crowded parking areas and this shall be included in employee training on SUP provisions and requirements. (P&Z)

8. The Director of Planning and Zoning shall review the special use permit one year after approval 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 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: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Katrina Newtonson, 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 location of the proposed school is in a highly congested and active section of the shopping center occupied by a number of popular food chains and businesses. Parking spaces in this area are at a high premium and should not be utilized by long term uses such as a school without parking management controls. However, this proposed school is intended for young children who will be dropped off and picked-up which should not impact the current parking situation in this section of the shopping center.

Code Enforcement:

- C-1 The current use is classified as B, Business; the proposed use is E, Educational. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 This structure contains mixed use groups [A, Assembly, B, Business, M, Mercantile; S-1, Moderate-Hazard Storage] and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-4 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

- C-5 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-6 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-9 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 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 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.

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R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

APPLICATION for SPECIAL USE PERMIT # 2005-0039

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

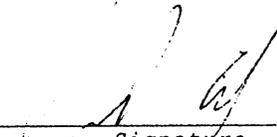
PROPOSED USE: 45-seat SuccessLab Learning Center Commercial School

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.

Jonathan P. Rak/David R. Gill
Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Blvd, Suite 1800
Mailing/Street Address


Signature
(703) 712-5000 (703) 712-5050
Telephone # *Fax #*

McLean, VA 22102
City and State *Zip Code*

March 31, 2005
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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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: Manager 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.

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.

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.

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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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

The SUP application is to allow a 45-seat commercial school called
SuccessLab Learning Center in the Alexandria Commons Shopping Center.

The school will be located in Alexandria Commons as indicated in the
attached plans. The hours of operation will be Monday to Friday,
8:00 am to 9:00 pm, Saturday 9:00 am to 6:00 pm, and closed on Sundays.

SuccessLab utilizes the "Bridges" education method to help tutor
children from kindergarten through the twelfth grade with a three to
one pupil to teacher ratio. Most pupils will be dropped off and picked up
resulting in less parking demand than a traditional commercial school.

SuccessLab will not have more than 45 pupils at any one time.

Occasional snacks may be prepared for pupils on-site.

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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).
The maximum number of pupils during the hours of operation will be 45.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
5-15 employees per shift depending on the number of pupils.

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

Day:	Hours:
<u>Monday to Friday</u>	<u>8:00 am to 9:00 pm</u>
<u>Saturday</u>	<u>9:00 am to 6:00 pm</u>
<u>Closed Sundays</u>	_____
_____	_____
_____	_____

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Noise levels will be relatively minor and consistent with a
commercial school use.

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B. How will the noise from patrons be controlled?

Noise levels are not expected to exceed levels consistent with a commercial school with a maximum of 45 pupils.

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

Odors will be consistent with a commercial school.

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?

Trash and garbage will be consistent with a commercial school use.

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

Amount of trash and garbage generated will be consistent with a commercial school with a maximum of 45 pupils.

C. How often will trash be collected?

Daily by the applicant as manager of the Alexandria Commons Shopping Center

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

Exterior of property is maintained by the applicant as the manager of the Alexandria Commons Shopping Center

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- 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:

Small amounts of non-toxic paints may be used in art projects by pupils and stored on-premise.

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

The commercial school space will be designed and constructed in compliance with all applicable building codes and safety standards and regulations.

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.

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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?

23 spaces - please see attached parking tabulation for the analysis

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ 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? NONE

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

C. Where are off-street loading facilities located? Loading will occur through existing front and rear entrances.

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D. During what hours of the day do you expect loading/unloading operations to occur?
Primarily in the mornings, just prior to opening.

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

Weekly, as appropriate and scheduling allows

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?

Access to the Alexandria Commons Shopping Center is existing and adequate.

SITE CHARACTERISTICS

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

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

How large will the addition be? _____ square feet.

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

3,400 sq. ft. (existing) + _____ sq. ft. (addition if any) = 3,400 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: _____

Revised Parking Tabulation for Alexandria Commons - 3/28/2005

Number	Occupant	Address	GSF	NSF	Parking Required
4	Game Stop	3111	2232	1897	
6	Rick's Wine & Gourmet	3115	3070	2610	
7	Giant Food	3131	50778	43161	
8	Davidson Beauty Supply	3133	3337	2836	
12	Mastercraft Interiors	3155	23710	20154	
14	Cingular Wireless	3165	2025	1721	
23	Motophoto & Portrait	3218	1600	1360	
15	Jenny Craig	3215	2000	1700	
24	Fast Frame	3227	1200	1020	
9	Sports Her Way		3875	3294	
13	Virginia ABC		2400	2040	
19	UPS Store		1460	1241	
	Retail Sub-total	(1.1sp/230 s.f.)	97687	83034	397
21	Marshall Insurance	3219	1600	1360	
	State Farm	3223	1858	1579	
	Denver Visitor Bureau	See above			
	Jerry A. Miles, DDS, PC	3223A	1915	1628	
	Connell Trimber, MD	3223G	3283	2791	
	Vacant	3223	6569	5584	
	Office Sub-total	(1sp./450 s.f.)	15225	12941	29
1	Suntrust Bank	3101	2000	1700	
3	Alexandria Cleaners	3109	1137	966	
17	PHD For Hair	3207	1600	1360	
11	Perfect Nails		931	791	
	Personal Service Sub-tot:	(1 sp./400 s.f.)	5668	4818	12
2	Noodles & Company	03-87 3105	2400	66	17
10	Lone Star Steakhouse	SUF 3141	5813	222	56
22	Oriental Star	SUP 2351 3221	2368	60	15
16	Panera Bread	SUP 98-013: 3201& 3203	4560	153*	18
25	Baja Fresh	3231	3600	100	25
5	Starbucks	3113	1666	38	10
20	Z Pizza		1300	44	11
20	Quizno		1900	30	8
	Restaurant Sub-total	(1 Sp./4 seats)	23607	20066	159
18	SuccessLab	3209	3400	45	
	Commercial School	(1 Sp/2 Seats)	3400	45	23
	Total Required		145587	123749	619
	Total Provided**				634
	Surplus/(Deficit)				15

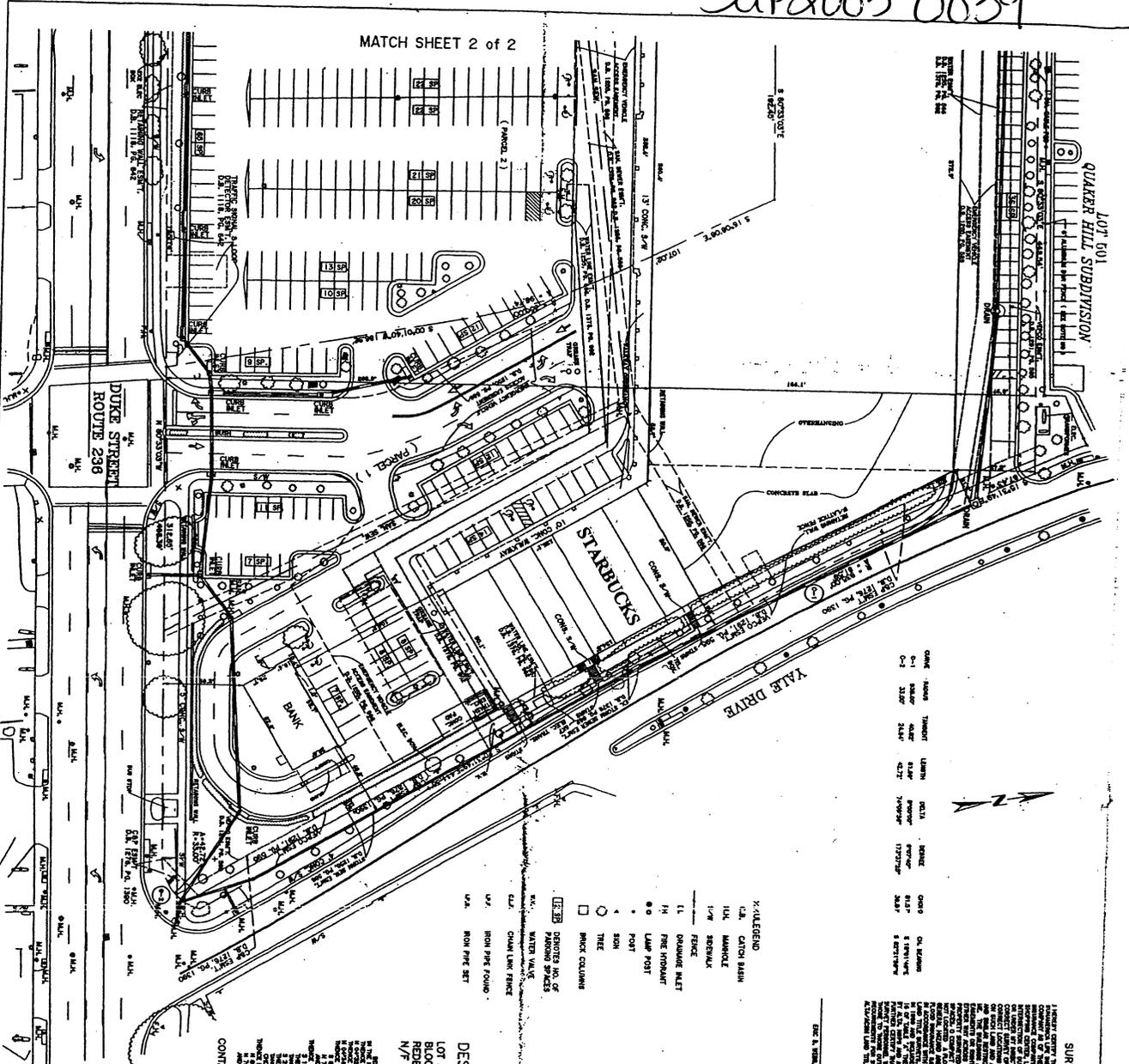
Assumes 15% reduction for net square footage per approved Site Plan

Proposed SUP Uses are in Italics

*Parking Reduction per SUP 98-0138

** Based on most recent ALTA Survey from 12/22/04

Sup2005-0639



MATCH SHEET 2 of 2

QUAKER HILL SUBDIVISION
LOT 701

CONC	FINISH	THICKNESS	WIDTH	DEPTH	REMARKS
C-1	ASPHALT	4.00"	8.00'	8.00'	DRIVEWAY
C-2	CONC	3.00"	4.00'	4.00'	WALKWAY
C-3	CONC	3.00"	4.00'	4.00'	WALKWAY
C-4	CONC	3.00"	4.00'	4.00'	WALKWAY
C-5	CONC	3.00"	4.00'	4.00'	WALKWAY
C-6	CONC	3.00"	4.00'	4.00'	WALKWAY
C-7	CONC	3.00"	4.00'	4.00'	WALKWAY
C-8	CONC	3.00"	4.00'	4.00'	WALKWAY
C-9	CONC	3.00"	4.00'	4.00'	WALKWAY
C-10	CONC	3.00"	4.00'	4.00'	WALKWAY

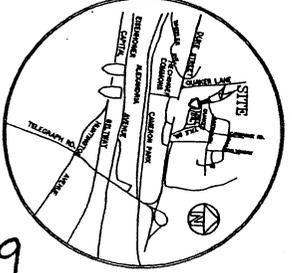
- 1. 1/2" DIA. IRON PIPE FOUND
- 2. 1/2" DIA. IRON PIPE FOUND
- 3. 1/2" DIA. IRON PIPE FOUND
- 4. 1/2" DIA. IRON PIPE FOUND
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- 17. 1/2" DIA. IRON PIPE FOUND
- 18. 1/2" DIA. IRON PIPE FOUND
- 19. 1/2" DIA. IRON PIPE FOUND
- 20. 1/2" DIA. IRON PIPE FOUND

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor of the State of Virginia, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this plan is based, and that the same have been carefully examined and found to be correct in accordance with the provisions of the laws of this State.

Witness my hand and seal this 15th day of August, 2005.

 Surveyor



VICINITY MAP

NOTES

1. The property is located in the City of Alexandria, Virginia.
2. The property is bounded on the north by the property of the City of Alexandria, Virginia.
3. The property is bounded on the south by the property of the City of Alexandria, Virginia.
4. The property is bounded on the east by the property of the City of Alexandria, Virginia.
5. The property is bounded on the west by the property of the City of Alexandria, Virginia.
6. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
7. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
8. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
9. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
10. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
11. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
12. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
13. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
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16. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
17. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
18. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
19. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.
20. The property is bounded on the north, south, east and west by the property of the City of Alexandria, Virginia.

DESCRIPTION

LOT 500, BEING A PORTION OF A CONSOLIDATION OF BLOCKS 1, THRU 6, TOWNSHIP OF ALEXANDRIA, REDEVELOPMENT AND HOUSING N/F PRESIDENTIAL GARDENS/DUKE STREET LIMITED PARTNERSHIP (PARCEL 2)

CONTAINING 12.3877 ACRES OF LAND

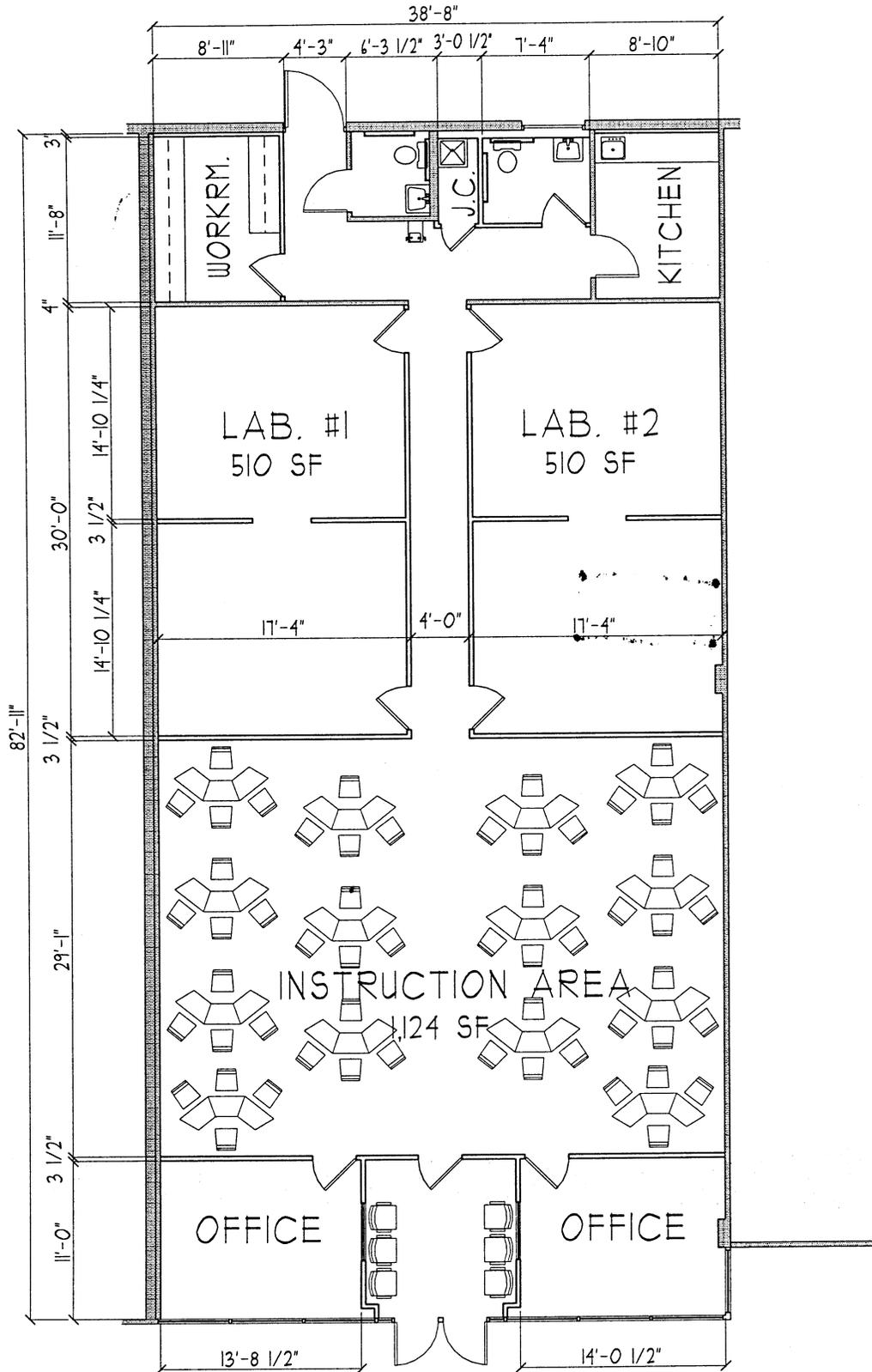
PARKING TABULATION

615 STANDARD SPACES
 19 HANDICAP SPACES
 634 TOTAL SPACES

AREA TABULATION

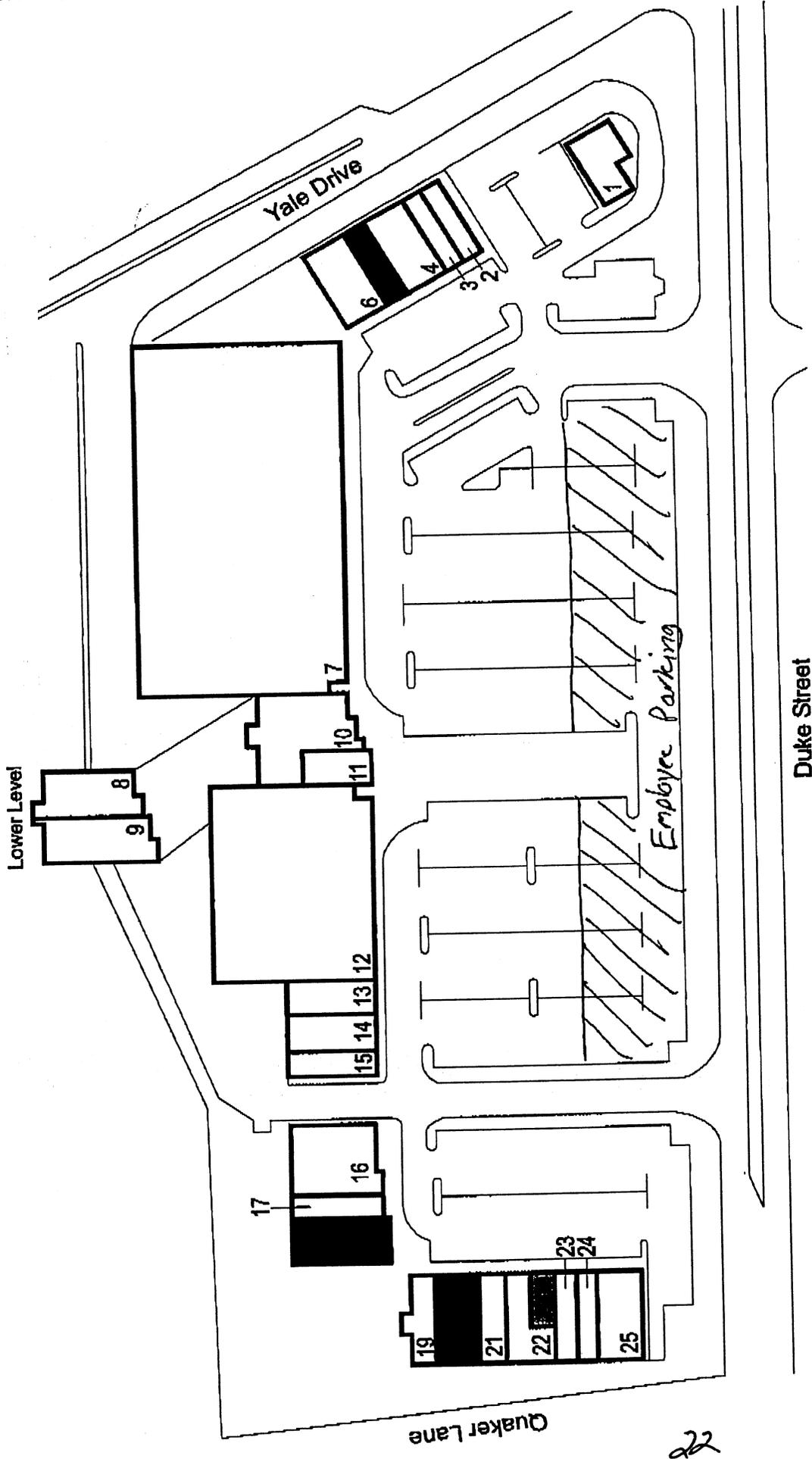
PARCEL 1 = 9.9504 ACRES (LOT 500)
 PARCEL 2 = 2.4374 ACRES (PRESIDENTIAL GARDENS ET AL)
 TOTAL AREA = 12.3877 ACRES

OF THE LANDS OF STUART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.	ALTA/ACSM SURVEY	Webb & Associates, Inc. Land Surveying - Planning 10195 Main Street Suite P Fairfax, VA 22031 Phone (703) 591-3884 Fax (703) 591-0686
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<p>SUCCESSLAB ALEXANDRIA COMMONS 3209 DUKE STREET ALEXANDRIA, VIRGINIA</p>	<p>Arencibia Architects Inc. 703-733-0190 13368 POINT RIDER LANE, HERNDON, VA. 20171</p>	<p>DATE 10 MARCH 2005</p> <p>SCALE 3/32" = 1'-0"</p>
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Alexandria Commons



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APPLICATION for SPECIAL USE PERMIT # 2005-0039

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

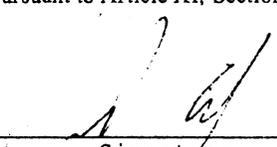
PROPOSED USE: 45-seat SuccessLab Learning Center Commercial School

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.

Jonathan P. Rak/David R. Gill
Print Name of Applicant or Agent
McGuireWoods LLP
1750 Tysons Blvd, Suite 1800
Mailing/Street Address


Signature

(703) 712-5000 (703) 712-5050
Telephone # Fax #

McLean, VA 22102
City and State Zip Code

March 31, 2005
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

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

ACTION - PLANNING COMMISSION: UC recommended approval

ACTION - CITY COUNCIL: 6/21/05 CC approved the Planning Commission recommendation 6-