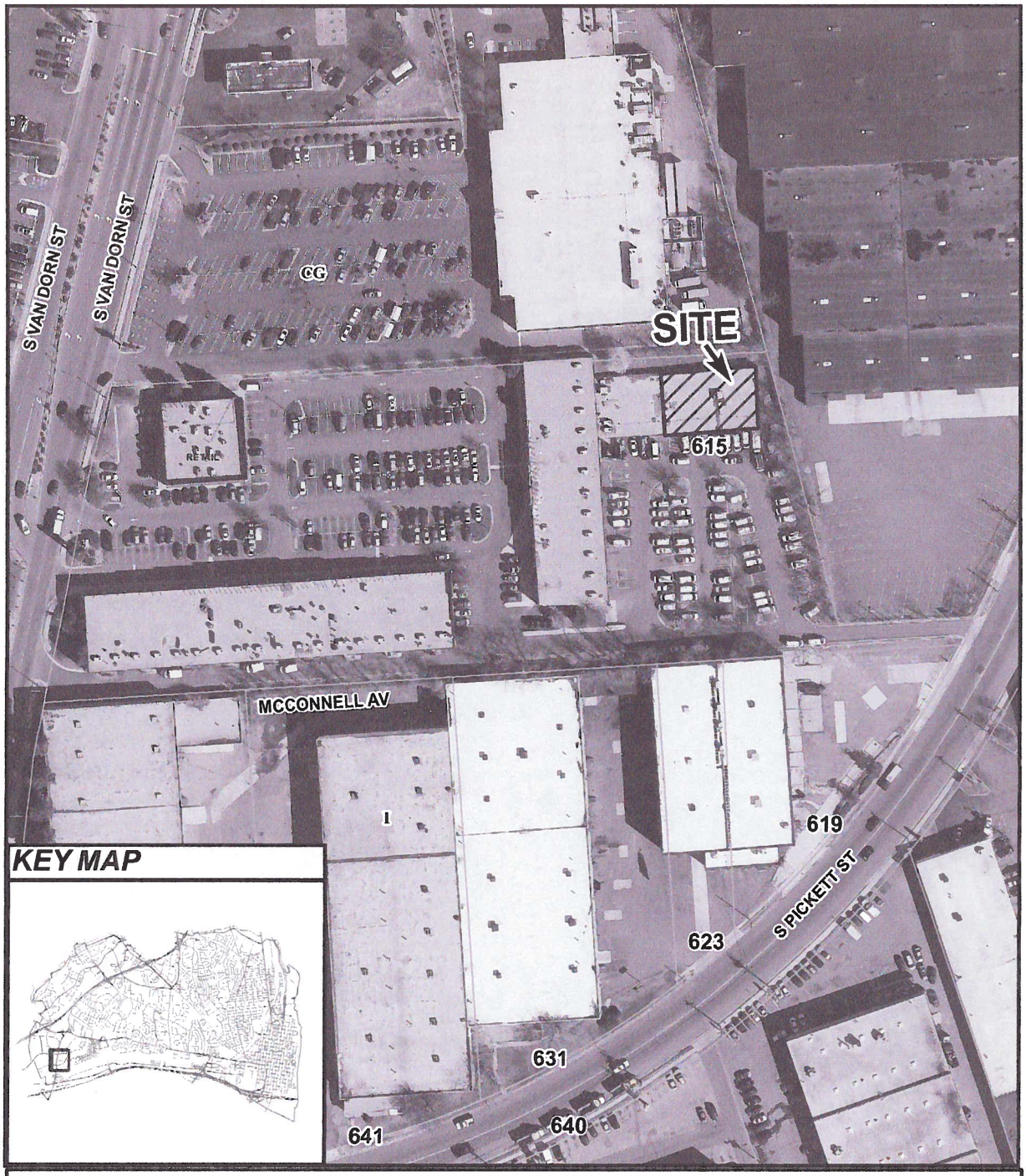
DOCKET ITEM #6
Special Use Permit #2012-0016
615 South Pickett Street – Jamboree Jumps
(Parcel address: 504 South Van Dorn Street)

Application	General Data	
Consideration of a request to operate an amusement enterprise.	**Planning Commission Hearing:**	May 1, 2012
	City Council Hearing:	May 12, 2012
Address: 615 South Pickett Street (Parcel Address: 504 South Van Dorn Street)	**Zone:**	CG/Commercial General Zone
Applicant: Jamboree Jumps LLC	**Small Area Plan:**	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov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CITY OF ALEXANDRIA VIRGINIA
SUP #2012-0016
5/1/2012
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I. DISCUSSION

The applicant, Jamboree Jumps LLC, requests Special Use Permit approval for an amusement enterprise at 615 South Pickett Street.

SITE DESCRIPTION

The subject site is an industrial/flex space located on the same property as the Van Dorn Station Shopping Center. The property is one lot of record with approximately 315 feet of frontage on South Van Dorn Street, an average length of 720 feet, and a total lot area of 219,000 square feet (5.02 acres). The property may be accessed from South Van Dorn Street, from Edsall Road through the adjacent supermarket parking lot, and from South Pickett Street via a rear access road.

The site is surrounded by commercial and industrial uses, including restaurants and retail businesses located elsewhere in the shopping center, a Giant supermarket to the north, and several industrial warehouses to the south and east. The Landmark Gateway mixed-use redevelopment has been approved for the site immediately to the south at the corner of South Van Dorn and South Pickett Streets.

BACKGROUND

The Van Dorn Station Shopping Center received site plan approval in 1988 (SIT88-0036). The subject tenant space was used most recently as a Comcast office.

PROPOSAL

The applicant proposes to operate a children's amusement center with inflatable amusements, obstacle courses, and slides. The applicant expects to receive a significant portion of his business from birthday parties, although individuals will also be welcome if the space is not committed. For parties, a maximum of three groups of children will move through the two amusement rooms at different times and complete their visit with food and dessert in one of two function/meeting rooms. Up to 75 children, plus some adults, are expected to be present at the site at any one time. The meeting rooms will also be available for events such as corporate team-building exercises for all ages. The applicant expects to offer a small number of food items, such as popcorn, ice cream and candy, at an accessory snack bar, but the vast majority of food consumed on the premises will be brought to the facility either by parents or caterers. Additional elements of the applicant's proposal are as follows:

Hours of Operation:	10 a.m. – 6 p.m. Monday – Thursday
	10 a.m. – 9 p.m. Friday - Sunday

Number of Attendees:	Up to 75 children, plus adults, at any one time
Number of Employees:	Up to 10 employees at any one time
Food Service:	Accessory on-site snack bar will offer popcorn, ice cream and candy. Otherwise all food is catered or otherwise brought to the site by participants.
Alcohol:	No alcohol will be allowed on the premises
Live Entertainment:	No live entertainment will be offered (aside from kiddie amusement rides)
Noise:	Low noise levels are expected
Trash/Litter:	Food waste, wrappers and other trash will be stored in on-site dumpster and collected twice each week or as contracted by property owner

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG / Commercial General zone. Section 4-403(A) of the Zoning Ordinance allows an amusement enterprise in the CG zone only with a Special Use Permit.

The Landmark/Van Dorn Corridor Plan, approved as part of the Landmark/Van Dorn Small Area Plan in June 2009, envisions residential/retail mixed-use redevelopment on this property and in the immediate vicinity.

PARKING

According to Section 8-200(A)(13) of the Zoning Ordinance, an amusement enterprise use requires one off-street parking space for every 200 square feet of space. An amusement enterprise business with 6,000 square feet of space is therefore required to provide 30 off-street parking spaces. The applicant has negotiated with the landlord for the dedicated use of 30 parking spaces in the 90-space surface parking lot immediately in front of the building.

II. STAFF ANALYSIS

Staff does not object to the applicant's request to operate an amusement enterprise in this location. The proposal is essentially an interim use of this warehouse site given the likelihood of redevelopment here and in the Landmark-Van Dorn area generally. It appears to be a reasonable use for the neighborhood and is part of a larger shopping center not currently adjacent to residences. Staff believes that the use will retain its compatibility upon completion of the mixed-use Landmark Gateway project next-door, particularly given that it is geared primarily toward children and does not include late-night hours, live entertainment, or alcohol.

Staff held a meeting with Cameron Station Civic Association (CSCA) representatives and the applicant to discuss the application generally and three specific matters of concern: insufficient parking for the use, the one-way status and site distances of the rear access road from the parking lot to South Pickett Street, and the possibility of teenagers loitering at the business. Staff has reviewed each of these concerns and taken steps to address them.

Parking
Although the applicant meets its parking requirement, CSCA expressed concern that additional parking beyond the zoning requirement would be needed as a practical matter to account for circumstances such as overlapping birthday parties. Staff had similar concerns and discussed them with the applicant. In response to staff's request, the applicant reports that it has been unable to obtain any more than the required 30 spaces.

Staff believes that the provision of parking for the use is nonetheless adequate for two reasons. First, parking demand is reduced here given the likelihood that many parents will bring more than one child or will simply drop-off their children for events. Second, some future uses in the now-vacant tenant spaces nearby, such as warehouses or offices, are unlikely to fill the parking lot, particularly during the applicant's expected peak hours on evenings and weekends, leaving more parking spaces for the use.

To help reduce parking demand, staff has included special condition language in this report to require the applicant to encourage carpooling by reminding customers to carpool at the time reservations are made or confirmed and by posting reminders on its website and in printed advertising materials (Condition #18).

Rear Access Road
Staff shares the CSCA's concern regarding the narrow width of the access road located between the rear parking lot and South Pickett Street. Although the road is already signed for one-way inbound traffic only, a stronger prohibition and better signage is needed to prevent vehicles from exiting the site via the access road, thereby potentially slowing traffic and creating unsafe conditions. Staff has included Condition #8 in this report to require the applicant to prohibit customer vehicles from traveling the wrong way on the access road and to install adequate signage, such as a "Do Not Enter" sign at the intersection of the access road and the parking lot or other suitable location. Customers will still be able to enter the shopping center site using the rear access road and exit the site using South Van Dorn Street or Edsall Road. The inclusion of this condition also addresses CSCA's concerns regarding poor sight distances for vehicles

turning onto South Pickett Street since vehicles will prohibiting from exiting the shopping center using the rear access road. Staff has discussed the requirements of Condition #8 with the applicant and his leasing agent and they are fully agreeable.

Loitering
In response to concerns expressed about teenage loitering at the site, staff has also included condition language requiring the applicant to hire security personnel to the satisfaction of the Director if it is deemed necessary in the future (Condition #9). The condition has been specifically crafted to allow a degree of flexibility to staff to either require (or later suspend) the provision of security personnel depending on its practical necessity. The applicant has also agreed to this special condition.

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

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)

2. The maximum number of attendees at the site at any one time shall be 75. This condition may be amended by the Director of Planning & Zoning subject to the provision of additional off-street parking to the satisfaction of the Director. (P&Z)

3. The hours of operation at the business shall be limited to between 10 a.m. and 6 p.m. Monday through Thursday and between 10 a.m. and 9 p.m. Friday through Sunday. (P&Z)

4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

5. The on-site snack bar must remain accessory to the overall amusement enterprise use as determined by the Director of Planning & Zoning. The snack bar may not operate when the amusement enterprise use is closed and may not have a separate entrance. (P&Z)

6. No live entertainment shall be allowed at the amusement enterprise. (P&Z)

7. No alcohol consumption shall be permitted at the amusement enterprise. (P&Z)

8. The applicant shall prohibit amusement center customers from using the existing one-way rear access road in a westerly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install "Do Not Enter" or similar signage at the property to the satisfaction of the Director of Planning & Zoning. (P&Z)

9. The applicant shall provide security personnel at the business to the satisfaction of the Director of Planning & Zoning if, at any time, the Director determines such security is necessary. (P&Z)

10. 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)

11. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

12. The applicant shall control cooking 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)

13. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

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

15. 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)

16. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

17. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

18. The applicant shall encourage its customers to carpool to and from the site by posting carpooling information on its website and in any printed materials, and recommending carpooling to customers when reservations are made or confirmed. (P&Z)

19. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)

20. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a security survey for the business and a robbery readiness program for all employees. (Police)

21. 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: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

R-2 The applicant shall control cooking 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-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)

R-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-5 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)

R-6 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (T&ES)

R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (AUP2007-00003)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council 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)

Code Enforcement:

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

C-1 The proposed use is a change in use group classification; a new Certificate of Occupancy is required.

C-2 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-5 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.

C-6 The *Registered Design Professional* shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection, passive/active f) structural strength g) means of egress h) heating/ventilating systems i) handicapped accessibility j) plumbing facilities.

C-7 A fire prevention code permit is required for the proposed operation.

C-8 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-9 The maximum occupant load permitted in any area, space or room is based on USBC 1004.1. Any assembly room or space that contains an occupant load of 50 or more will require a Fire Prevention Permit, as well as an approved permanent legible sign stating the occupancy load located at main exit or exit access doorway in the room or space.

C-10 Toilet Rooms for Persons with Disabilities:
(a) Water closet heights must comply with USBC 1109.2.2
(b) Door hardware must comply with USBC 1109.13

C-11 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).

C-12 The applicant shall comply with the applicable accessible signage requirements of USBC 1110.

C-13 Electrical wiring methods and other electrical requirements must comply with NFPA #70, 2008.

C-14 Sufficient toilet rooms must be provided to accommodate the total occupancy load.

C-15 Provide detailed information on the installation of the moon bounce upon submission of a building permit. The following information shall be include in the submission.

- Size of moon bounce. (height and area)
- Quantity and details anchorage methods.
- Number of blowers being installed.
- Certificate of fire spread information and fire resistant rating.
- Serial and identification number of device
- Length of time device will be operated.
- Proof of liability insurance.
- Location of device installation.
- Certification to verify the device will be operated, maintained and inspected in accordance with ASTM F2374.
- Maximum capacity by weight or number of users.
- Installation and specification of moon bounce device.

Health:

C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.

C-2 Permits must be obtained prior to operation.

C-3 Six sets of plans of each facility must be submitted through the Permit Center and approved by this department prior to construction. Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a $200.00 fee for review of plans for food facilities.

C-4 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.

Parks and Recreation:

F-1 No comments received

Police Department:

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a security survey for the business.

R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-1920 regarding a robbery readiness program for all employees.

APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2012-0016

PROPERTY LOCATION: 615 S Pickett St Units A-D, Alexandria, VA 22304

TAX MAP REFERENCE: 67-02-02-01 **ZONE:** CG

APPLICANT:

Name: Jamboree Jumps LLC

Address: 615 S Pickett St Units A-D, Alexandria, VA 22304

PROPOSED USE: Amusement Center with Inflatables for all ages.

[X]**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.

[X]**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.

[X]**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.

[X]**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.

Jonathan Kelleta	Jonathan Kelleta	2/14/2011
Print Name of Applicant or Agent	Signature	Date
12615 Bear Creek Terr	202-413-2727	
Mailing/Street Address	Telephone #	Fax #
Beltsville, MD 20705	DeltaJK@yahoo.com	
City and State / Zip Code	Email address	

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

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

RECEIVED
FEB 21 2012
PLANNING & ZONING

SUP # 2012-0016

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 615 S. Pickett St., Alexandria, VA 22304 (Property Address), I hereby grant the applicant authorization to apply for the Amusement – Special Use (use) use as described in this application.

Name: Leonard A. Greenberg, Trustee Phone 301/657-2525

Please Print

Address: c/o Greenhill Realty Co. 4901 Fairmont Ave. Suite 200, Bethesda MD 20814 Email:

Signature: Date: 2/7/12

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.

   [X] **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
   [X] Lessee or
   [ ] Other: _____ of the subject property.

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

Selam Kelleta Mebrat Belay

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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 ten 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. Jonathan Kelleta	12615 Bear Creek Terr, Bellsville,MD	50%
2. Selam Kelleta	5623 Brookland Ct, Alexandria, VA	25%
3. Mebrat Belay	7328 Mallory, Ln, Alexandria, VA	25%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 615 S Pickett St, Alex., VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. W.R. Investment L.P.	4901 Fairmont Ave. Ste 250 Bethesda, MD 21814	100%
2. by Leonard A. Linda H. Greenberg	"	34.32% of W.R
3. WH Greenberg Trust 93 RS Greenberg Trust 93	" "	31.93% of W.R 31.93% of W.R

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 require 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 the12-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 indicated each person or entity below and "None" in the corresponding fields)**

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. Jonathan Kelleta	None	None
2. Selam Kelleta	None	None
3. Mebrat Belay	None	None

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/1/2012 — Date

JONATHAN KELLETA — Printed Name

Signature

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MAR-01-2012 22:39 From: To:17038386393 Page:2/2

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If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[ ] **Yes.** Provide proof of current City business license

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The purpose of Jamboree Jumps, LLC is to provide the community with safe and clean fun and amusement for kids of all ages, along with providing a fun and local alternative for Corporate Team Building or Meeting events. The Fun and Activities Center will have two separate rooms with at least three inflatable/moon bounces each that include slides, interactive areas and obstacle courses. There would also be two party and/or activity rooms that will be used for parties and other associated activities. There will be no alcohol permitted on site. There will be a small ancillary concession stand with non-grilled food, popcorn, ice cream, candy, etc. The delivery of food and drinks will also be available for service to parties and other activities or meetings. The Fun and Activities Center will cater to all ages including kids celebrating a variety of parties and adults on corporate team building events.

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USE CHARACTERISTICS

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

[X] 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).
Maximum of 100 people per any two hour period

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
6 – 10 during the time the center is in operation.

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

Day:	Hours:	
Monday - Thursday	10am	6pm
Friday - Sunday	10am	9pm

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

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

Low level sound from the air blowers

B. How will the noise be controlled?

The sound is low enough that it will not be heard outside the rooms.

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

No odors

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)
Food and drink associated trash and debris materials

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
Appx. 10 bags per day

C. How often will trash be collected?

Twice a week or as frequently as Landlord's Trash Service is contracted

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

Landlord has onsite Dumpster/Trash Enclosures that would be utilized as part of the lease, in addition to Leasee would provid exterior trash containers for daily trash storage prior to evening disposal

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

[ ] Yes. [X] No.

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

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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. [X] No.

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

_____

_____

_____

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

Extensive employee training with regard to operation of equipment, evacuation in case of emergency, etc.

_____

_____

ALCOHOL SALES

13.

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

[ ] Yes [X] 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.

_____

_____

_____

_____

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PARKING AND ACCESS REQUIREMENTS

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

90 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
0 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)*
[X] 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? 0

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 # 2012-0016

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?
No loading/unloading needed

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

None

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 adequate

SITE CHARACTERISTICS

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

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

How large will the addition be? 0 square feet.

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

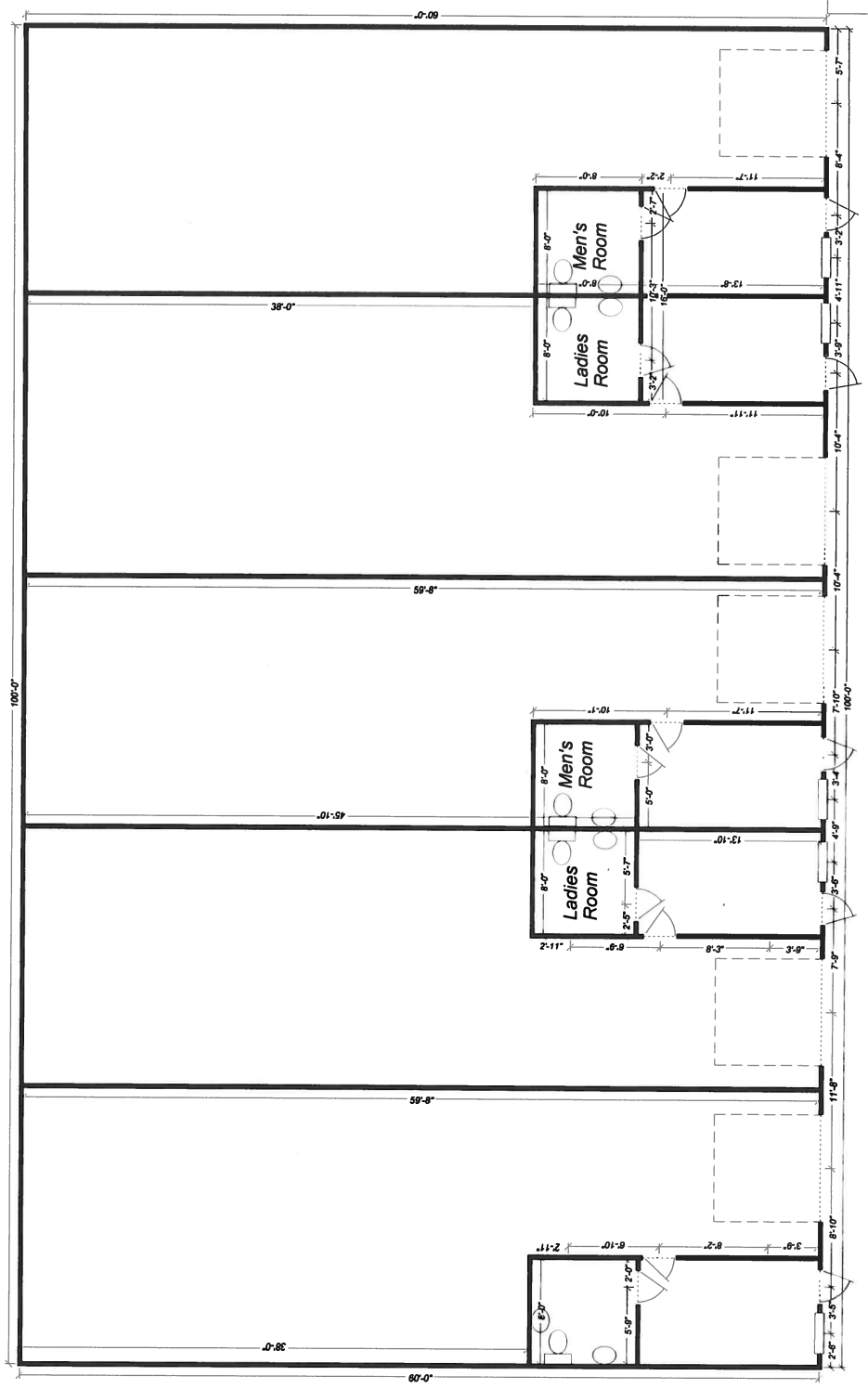
6000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 6000 sq. ft. (total)

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

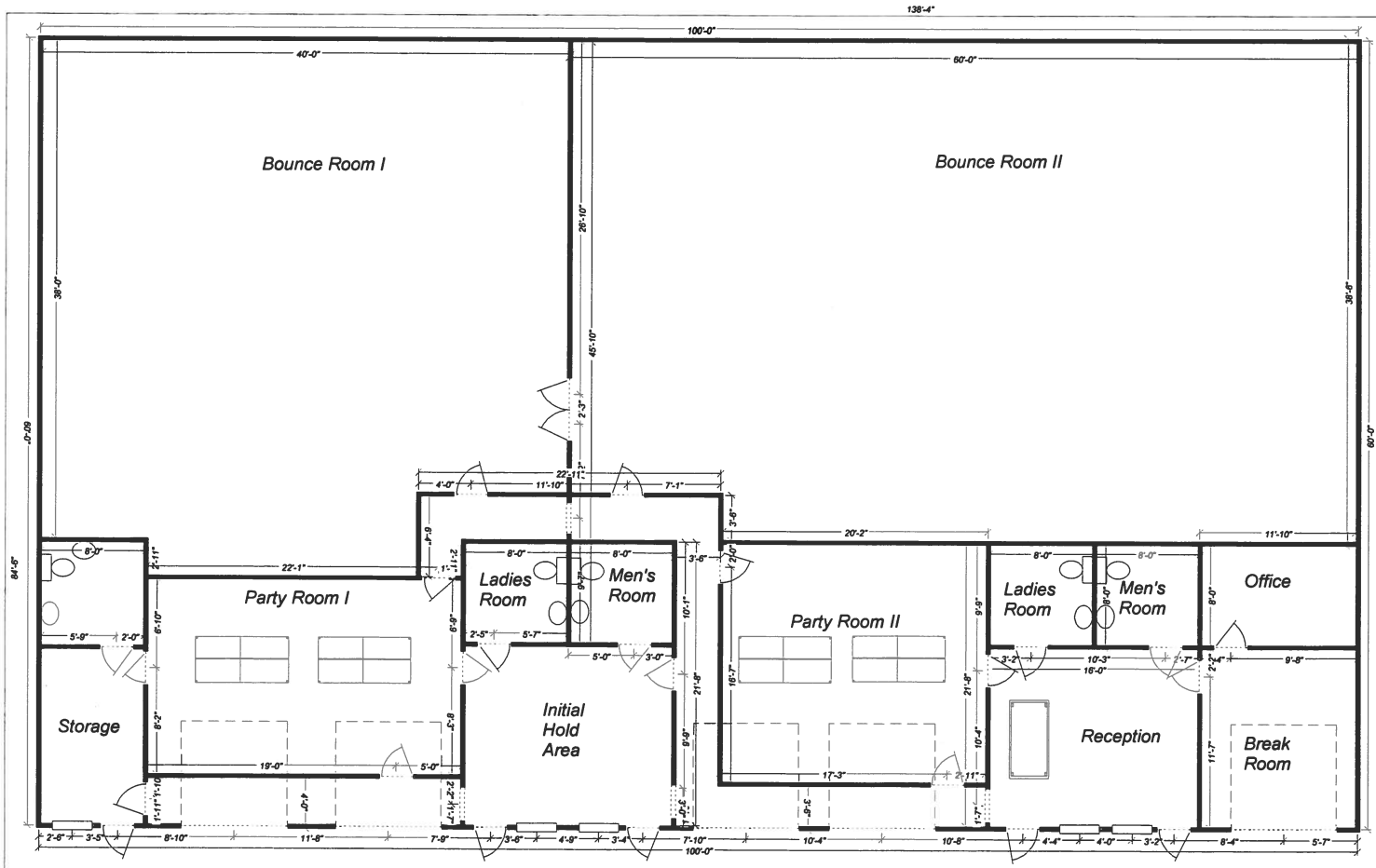
[ ] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[X] a shopping center. Please provide name of the center: Van Dorn Station
[ ] an office building. Please provide name of the building:
[ ] other. Please describe:

End of Application

SUP 2012-0016



Jamboree Jumps LLC - Current Floorplan
615 S Pickett St, A-E, Alexandria, VA 22304
Date: 2/20/2012
Names: Jonathan Kelleta, Mebrat Belay, Selam Kelleta
Square Footage: 6000 Sq. Ft.
Scale: 1" = 13'4"



Jamboree Jumps LLC - Future Floorplan
615 S Pickett St, A-E, Alexandria, VA 22304
Date: 2/20/2012
Names: Jonathan Kelleta, Mebrat Belay, Selam Kelleta
Square Footage: 6000 Sq. Ft.
Scale: 1" = 13'4"

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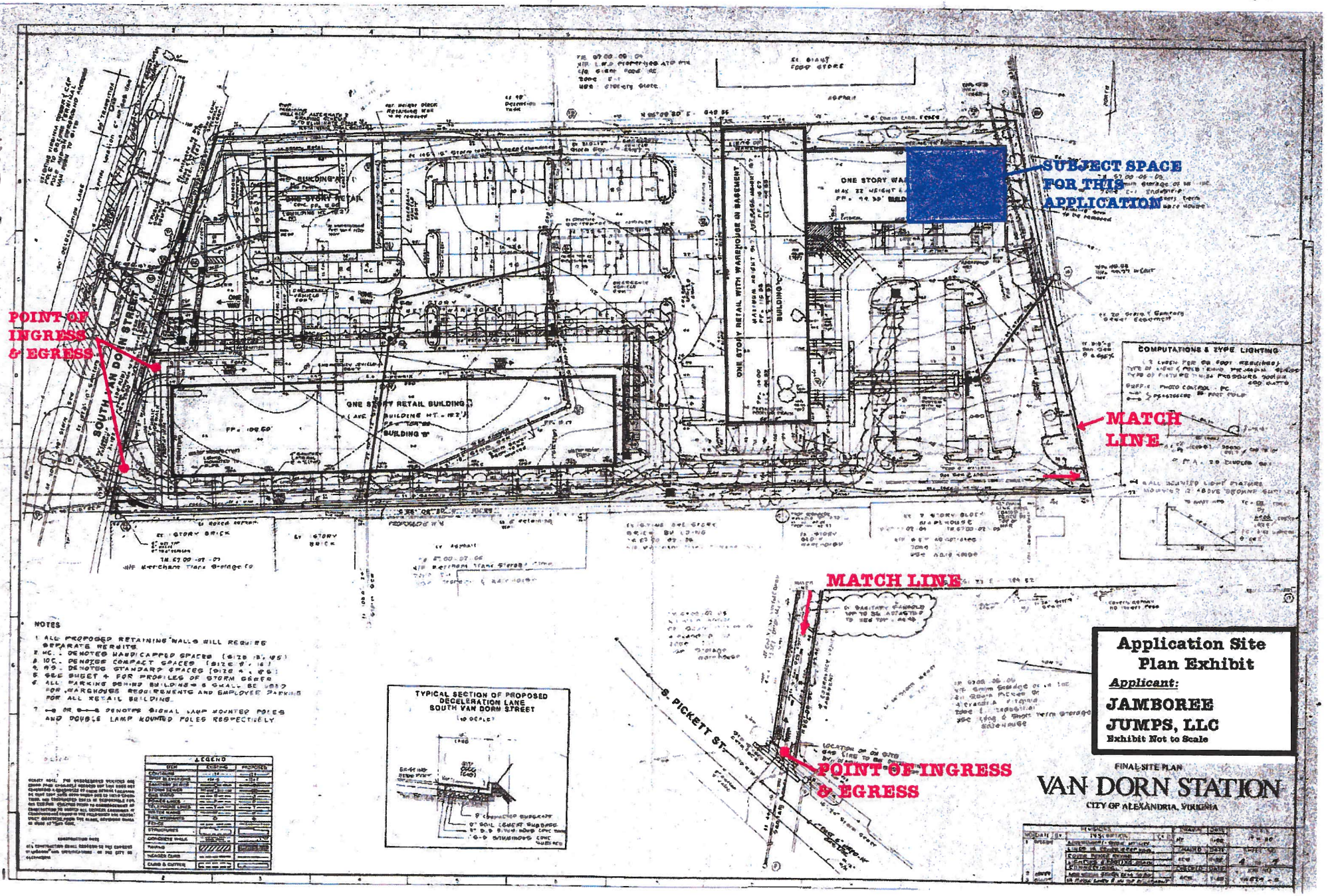

SUP2012-0016

SUP 2012- 0016

GREENHILL

March 23, 2012

RE: 615 S. Pickett Street
Units A-E
Alexandria, Virginia

To Whom It May Concern:

The landlord, W&R Investment L.P., shall provide a minimum of 30 onsite parking spaces for Jamboree Jumps, LLC's use. All 291 spaces are shared by our tenants on a first-come first-served basis, with no parking issues.

Sincerely,

W&R Investment L.P.
c/o Greenhill Realty Company
4901 Fairmont Avenue, Suite 200
Bethesda, MD 20814