

SUP # 2012-0051

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 615 S. PICKETT ST. ALEXANDRIA, VA 22304 hereby
(Property Address)
grant the applicant authorization to apply for the AMUSEMENT - SPECIAL USE use as
(use)
described in this application.

Name: Leonard A. Greenberg, for W:K Investments LP Phone: 201/657-2525
Please Print
Address: 4901 Fair Email: kcoakley@greenhillcompanies.com
Signature: [Signature] Date: 6/27/12

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.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

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

CLARENCE C. LEWIS III
VALONDA R. LEWIS

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. CLARENCE LEWIS	14223 CASTLEMOCK CT BURTONSVILLE MD 20824	50%
2. YALOWDA LEWIS	SAME	SAME
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____, 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.		
2.		
3.		

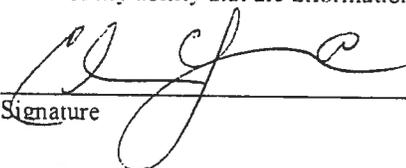
3. Business or Financial Relationship. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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. CLARENCE LEWIS	14223 CASTLEMOCK CT BURTONSVILLE MD 20824	50%
2. YALOWDA LEWIS	SAME	SAME
3.		

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

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

3/28/12 CLARENCE LEWIS
Date Printed Name


Signature

SUP # 2012-0051

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 PUMP IT UP IS TO PROVIDE THE COMMUNITY
WITH SAFE & CLEAN FUN & AMUSEMENT FOR KIDS OF ALL AGES.
ADDITIONALLY, TO PROVIDE A FUN & LOCAL ALTERNATIVE FOR
CORPORATE TEAM BUILDING OR MEETING EVENTS. THE FACILITY
WILL HAVE 2 SEPARATE ROOMS WITH MULTIPLE INFLATABLES/
MOON BOUNCE & OTHER KIDS ENTERTAINMENT APPARATUS. THERE
WILL ALSO BE 2 RECEPTION ROOMS USED FOR PARTIES & RECEPTIONS.
THERE WILL BE NO ALCOHOL SOLD OR PERMITTED. THE DELIVERY
OF FOOD & DRINKS WILL ALSO BE AVAILABLE FOR SERVICE TO
PARTIES, MEETINGS, & OTHER EVENTS. PUMP IT UP WILL CATER TO
ALL AGES INCLUDING AGGRESSIVE MARKETING TO ~~SPER~~ SPECIAL
NEEDS CHILDREN

SEE ATTACHED FOR ADDITIONAL DETAILS.

Ellyse Christopher, LLC proposes to build and operate a Pump It Up: an indoor children's recreational facility.

Address: 615 S. Pickett St. City: Alexandria State: VA Zip: 22304
 Total SF: approx. 10,000 Usage: A-3, Indoor recreation IBC Table 10: 50 gross

Introduction: Pump It Up is a national franchise chain based in Tempe, Arizona. Pump It Up is a family entertainment party business that offers the latest super-sized branded inflatable equipment on which children ages 3 and up can jump, bounce, slide, climb, tumble and otherwise play. Pump It Up is a destination based business for private parties and special occasions, scheduled by reservation, primarily birthday parties for children. Pump It Up also offers party supplies and refreshments to enhance the party experience for its patrons. In addition to parties for children, Pump It Up hosts events for national holidays, teenagers, adults, business groups, community organizations and other groups.

Facility Description: The proposed facility will be approximately 10,000 square feet and will contain two private Arena play areas and two private Party Rooms. These areas are defined as follows:

- Arena play area – The primary activity at a Pump It Up facility is the use of interactive inflatable rides (Bounce Houses, Obstacle Courses, and Slides) and interactive team games. These games are located in the Arena play areas. The inflatable games are constructed of 100% vinyl and thread and are inflated with forced air provided by NEC approved, 1.5 HP squirrel cage blower units. Safety measures are in place to prevent rapid deflation, collapse, or tipping and all inflatable games are engineered and manufactured to meet, or exceed, the requirements set forth in CA Prop 65, CPSIA, the ASTM F-24 standards, and the NFPA 701 and ASTM E84 smoke and flame spread requirements.
- Party Rooms – Party rooms are used specifically for the opening of presents, consumption of patron supplied cake, and/or consumption of delivered pizza, and private celebration of a birthday or event. No preparation or cooking of food is done on site.

Activities: In accordance with the proven success of the national brand, the Ellyse Christopher Pump It Up franchise will offer several family entertainment party packages that include play time on the inflatables rides and games followed by refreshments in a party room. In addition, there will be other packages and programs such as:

- Pop in Play – designated times for parents to bring their children to play in the arenas without a reservation
- Pump Start – structured play times specifically designed for pre-school aged children
- Special Events – school field trips, fundraisers, day care facility field trips, holiday activities, day camps
- Corporate Team Building – professionally developed programs for adults

The mission of Pump It Up is to create a safe, clean environment that encourages physical activity and social interaction among children and parents. Parents must sign a detailed waiver for each minor child before (s)he enters the facility to play.

During hours of operation for pop-in play times, private parties, and special events, trained Pump It Up employees are present to ensure that all rules, as well as our zero tolerance policy regarding the use of drugs and alcohol, are being enforced to maintain a safe, fun environment. Additionally, all occupancy limits, set by the local Fire Marshal or city code, for each room or area is closely monitored to ensure proper and safe egress in the unlikely event emergency exiting is required.

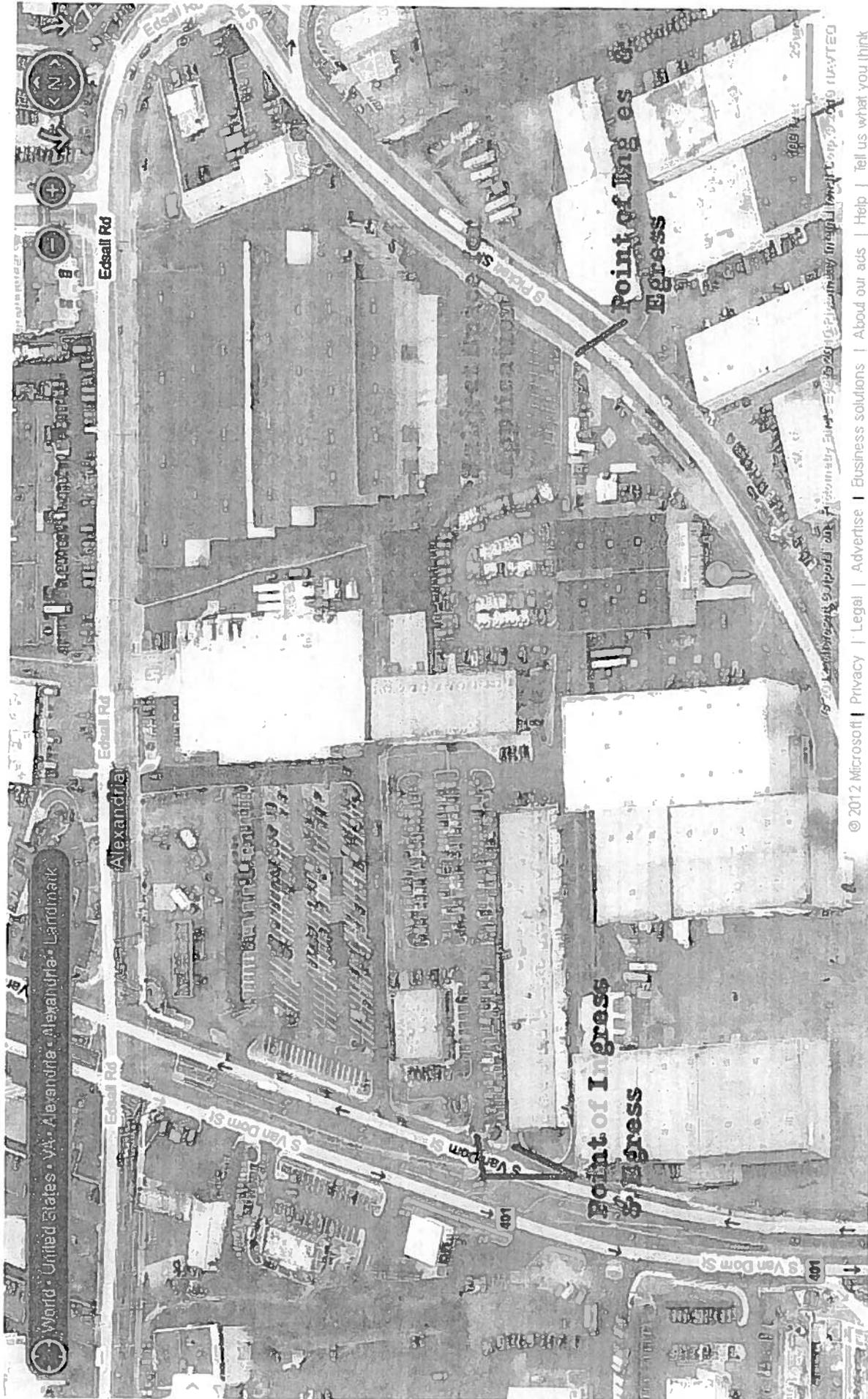
Pump It Up will be open for business 6 days a week: Tuesday through Thursday, 10:00 a.m. to 6:00 p.m., Friday and Saturday, 10:00 a.m. to 8:00 p.m. and Sunday, 12:00 a.m. to 6:00 p.m., closed on Monday. Pump It Up

estimates that eighty percent of the parties or special occasion events are expected to be hosted after typical business/industrial park offices have closed, specifically, after 4:00 pm weekdays and all day Saturday and Sunday.

Typical Party Size: Maximum party size is 25 children. At peak volume, this Pump It Up facility could entertain three private parties running simultaneously; one in each of the two private arena play areas and one in one of the two private party rooms. This results in a proposed maximum of 75 children in the facility at one time.

Parking Demand: Parking for driving customers is provided in 50 guaranteed spaces with access to 240 spaces. Based on independent parking studies conducted at like facilities, the estimated average parking requirement is nine public and two employee cars per party. Based on the information outlined above, the resulting estimated total parking space requirement during peak hours of operation is 33 spaces. Of the four parking studies, independently conducted at similar facilities, the highest car count has been 33. This included cars that were used for drop-off and pick-up only. In the ten year history of Pump It Up as a national franchise, there has never been a single reported accident or incident in a Pump It Up parking lot.

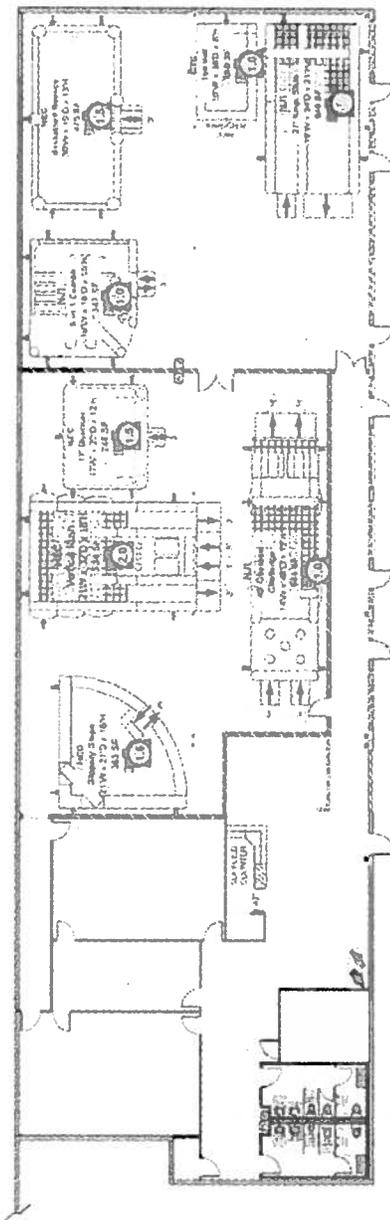
Entry & Exit into the Parking Lot: Pump It Up Alexandria shall prohibit amusement center customers from using the existing one-way rear access road in an easterly direction from the rear parking area to South Pickett Street and shall, in cooperation with the property owner, install "Do Not Enter" or similar signage at the property.



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DRAFT

THIS DRAFT IS INTENDED FOR REVIEW ONLY
AND HAS NOT BEEN APPROVED BY
PIU HOLDINGS LLC FOR CONSTRUCTION



SAMPLE INFLATABLE LAYOUT

The Inflatable & Arcade Layout shown here is not approved for use. It is a proposed layout for spatial review only. An approved Inflatable Layout will follow after all options and concerns have been addressed.

Scale: 1/8" = 1'-0" @ 24" x 36" Arch D

Proposed Drop Ceiling Height: 9' Ft. AFF

08-002-01

Applicable Area By Area Specifications:

20' Ft. AFF

Designed, Drawn, or Converted by:

RDB

Property of:

PIU Holdings LLC
1860 77 University Dr
Suite 108
Tempe, AZ 85281
All Rights Reserved

File Name:

VA_Alexandria_Pickett_120622
615 S. Pike St.
Alexandria, VA, 22304
1918" x 579"
- 10,866 SF

Inflatable Layout

Revision #:

01

CONFIDENTIALITY NOTICE:
This Scope Plan Design document, and all information contained herein, is the sole property of PIU Holdings LLC. It is produced solely for use by a licensed Pump It Up franchisee. It may not be disseminated or disclosed, in whole or in part, without the expressed written consent of PIU Holdings LLC.

This Sample Inflatable Layout is provided for design purposes only. No warranty or guarantee is provided, implied or stated by PIU Holdings LLC regarding the accuracy of this design as it relates to wall measurements and/or other dimensions. It is intended for informational purposes only and is not to be used for construction or product design.



Summary of Usage:

The following information is offered as a description of our proposed usage to assist in the application to allow an indoor children's recreational facility to be located at:

Address: 615 South Pickett Street **City:** Alexandria **St:** VA **Zip:** 22304
Total SF: approx 10,000+ **Usage:** A-3, Indoor recreation **IBC Table 10:** 50 gross

Introduction: The proposed children's recreational facility will be known as Pump It Up. Pump It Up is a private use, indoor recreational facility designed to serve the needs of private parties and special occasions, primarily birthday parties for children. Pump It Up is a destination based business with parties and special occasion events scheduled by reservation. There are currently 157 Pump It Up facilities operating in 36 states, 26 of which are located in California. Additionally there are another estimated 45 facilities scheduled to open over the next three years.

Facility Description: The proposed facility will contain two private Arena play areas and two private Party Rooms. They are further defined as:

Arena play area: The primary activity at a Pump It Up facility is the use of interactive inflatable rides (Bounce Houses, Obstacle Courses, and Slides) and Interactive team games. These games are located in the Arena play areas. The inflatable games are constructed of 100% vinyl and thread and are inflated with forced air provided by NEC approved, 1.5 HP squirrel cage blower units. Safety measures are in place to prevent rapid deflation, collapse, or tipping and all inflatable games are engineered and manufactured to meet, or exceed, the requirements set forth in CA Prop 65, CPSIA, the ASTM F-24 standards, and the NFPA 701 and ASTM E84 smoke and flame spread requirements.

Party Rooms: Party rooms are used specifically for the opening of presents, consumption of patron supplied cake, and/or consumption of delivered pizza, and private celebration of a birthday or event. No preparation or cooking of food is done on site.

Hours of Operation: Hours of operation are limited to 9:00 am to 10:00 pm. As a private party facility, operations are driven by reservations hence the actual hours of operation will vary daily within the 9:00 am to 10:00 pm parameter. Private parties or special occasion events are typically limited in duration to two hours, with the latest reservation occurring no later than 8:00 pm. If there is not a party, special occasion event, or restricted entry event scheduled, the facility remains closed to the public. Pump It Up estimates that eighty percent of the parties or special occasion events are expected to be hosted after typical business park offices have closed. Specifically, after 4:00 pm weekdays and all day Saturday and Sunday.

Availability to the Public: Pump It Up facilities are not open to the general public except for very specific hours for very specific programs or events. The primary use of the facility is private, scheduled reservation parties and special occasions, primarily birthday parties for children. Pump It Up is also available for other restricted entry events which typically fall into one of the following two categories:

Corporate Event: A corporate event is described as an event or party for which a company rents the entire facility for their own private company use. This may include something as simple as a Christmas party or as complicated as a team building or convention meeting. During these corporate events, public access is restricted to the hosting entity only.

Non-Profit events: A non-profit event is described as any time the facility is rented by an outside, non-profit organization for their own private use. Admittance is restricted to invited guests of the organization or the invited public to attend an event hosted by the organization. Examples of such events may include school fund raisers, charity events, and church events.

During these restricted entry events, trained Pump It Up employees are present to ensure that all rules, as well as our zero tolerance policy regarding the use of drugs and alcohol, are being enforced to maintain a safe, fun environment. Additionally, all occupancy limits, set by the local fire Marshal or city code, for each room or area is closely monitored ensure proper and safe egress in the unlikely event emergency exiting is required.

Capacity and Typical Party Size: Pump It Up states that the average party size is 34 persons including parents or legal guardians that remain with the children. At peak volume, this Pump It Up facility could entertain three private parties running simultaneously; one in each of the two private arena play areas and one in one of the two private party rooms. In addition, the facility would utilize 8-12 employees at peak volume. This results in a proposed maximum occupancy of 114 total persons.

Parking Demand: Based on independent parking studies conducted at like facilities, the estimated average parking requirement is nine public and two employee cars per party. Based on the information outlined above, the resulting estimated total parking space requirement during peak hours of operation is 33 spaces. Of the four parking studies, independently conducted at similar facilities, the highest car count has been 33. This included cars that were used for drop-off and pick-up only. In the ten year history of Pump It Up as a national franchise, there has never been a single reported accident or incident in a Pump It Up parking lot.

Service Limitations: No services of any kind are provided by Pump It Up other than making the facility available to be reserved for private parties and special occasion events. All private parties and special occasion events are scheduled by reservation only. No food preparation is done on site. **No alcohol is allowed on the premises at any time.**

If you have any questions, or concerns, please feel free to contact me via the information listed below.

Randy Baker
Director of Safety and Site Development,
PIU Management LLC.
480 371-1217
rbaker@fun-brands.com

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
- a new use requiring a special use permit,
 - an expansion or change to an existing use without a special use permit,
 - an expansion or change to an existing use with a special use permit,
 - other. Please describe: _____

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

their parents/caregivers: In any single 90-minute period, we expect the following numbers of patrons, including children and
Weekdays before 4pm: 15-30 patrons; weekdays after 4pm: 30-70 patrons;
weekends/holidays: 75-100 patrons

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

We expect the following numbers of employees to be on site during these time periods:
Weekdays before 4pm: 2-3; weekdays after 4pm: 3-5;
weekends/holidays: 8-12 employees

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

Day:	Hours:
<u>Tuesday through Thursday</u>	<u>10:00 a.m. - 6:00 p.m.</u>
<u>Friday and Saturday</u>	<u>10:00 a.m. - 8:00 p.m.</u>
<u>Sunday</u>	<u>12:00 p.m. - 6:00 p.m.</u>
_____	_____

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

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

It is not anticipated that noise levels will exceed permitted
levels under the Alexandria City Code. All loudspeakers will be
prohibited from the exterior of the building, and no amplified sounds will be audible at the
property line.

- B. How will the noise be controlled?

It is not anticipated that patron noise will be a source of
complaints; as such, no extraordinary noise mitigation and
control measures are warranted.

The low level sound from the air blowers for the inflatables will be
maintained at a low level with the use of sound dampening boxes.
The facility will comply with Alex's Noise Control Code, Title 11, Ch. 5

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

It is not anticipated that offensive odors will emanate from the use of this property as a children's indoor recreation facility. No cooking or food prep will take place at the facility

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)

Trash and garbage from refreshments served at parties (e.g., plastic cups, paper plates, pizza boxes, napkins, plastic bottles); paper towels from bathroom and cleaning; paper and other refuse from usual office operations; plastic toy wrappers

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

It is anticipated that the amounts of trash and garbage generated will be as follows:
weekdays: up to 12 55-gallon bags; weekends: up to 35 55-gallon bags
Recycling bins for plastic and paper will be located inside the facility

- C. How often will trash be collected?

It is anticipated that trash collection will ~~be scheduled for Monday and Friday~~ take place twice per week or more (as frequently as landlord's trash collection service is contracted) ~~morning pick-ups~~. The facility will comply with Alex's Solid Waste Control, Title 5, Ch 1 for recycling of materials, and will complete a Recycling Implementation Plan Form as required.

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

Litter is not an anticipated problem. However, staff of the facility will self-police

the adjacent rights-of-way & spaces adjacent to or within 75 ft., picking up litter at least twice a day, at the close of business, and more often if 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:

Small quantities of organic compounds, generally recognized to be appropriate for use by children's indoor recreation facilities, will be stored, used as solvents, and disposed of in accordance with all applicable regulations and not be discharged to the sanitary or storm sewers or onto the ground.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
All occupancy limits set by the local Fire Marshal or Alexandria City Code for each room or area will be closely monitored to ensure proper and safe egress in the unlikely event emergency exiting is required.

The inflatable games are constructed of 100% vinyl and thread and are inflated with forced air provided by NEC approved, 1.5 HP squirrel cage blower units. Safety measures are in place to prevent rapid deflation, collapse or tipping, and all inflatable games are engineered and manufactured to meet, or exceed, the requirements set forth in CA Prop 65, CPSIA, the ASTM F 24 standards, and the NFPA 701 and ASTM 84 smoke and flame spread requirements. We will also contact Alex Police Community

ALCOHOL SALES Relations regarding a security survey and robbery readiness program for all employees, ~~we will provide~~ and provide security personnel to the satisfaction of the Dir. of P & Z if necessary.

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

[] Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 90 Standard spaces
- _____ Compact spaces
- _____ Handcapped accessible spaces.
- _____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

B. Where is required parking located? (check one)

- on-site
- off-site

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

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 0

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

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B. Where are off-street loading facilities located? ~~off-street~~ off-street loading will take place on the onsite surface parking area.

C. During what hours of the day do you expect loading/unloading operations to occur? ~~LOADING / UNLOADING~~ activities will occur Monday through Friday between 9:00 am & 3:00 p.m. Such activities will not take place between 11:00 pm & 7:00 a.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? ~~None~~ It is anticipated that deliveries will take place once per week.

18. 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? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? 0 square feet.

18. What will the total area occupied by the proposed use be?
10,800 sq. ft. (existing) + 0 sq. ft. (addition if any) = 10,800 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: VAN DORN STATION
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application