

EXHIBIT NO. 1

8
6-15-02

Docket Item # 8
SPECIAL USE PERMIT #2002-0037

Planning Commission Meeting
June 4, 2002

ISSUE: Consideration of a request for a special use permit for expansion of the existing health club and request for a parking reduction.

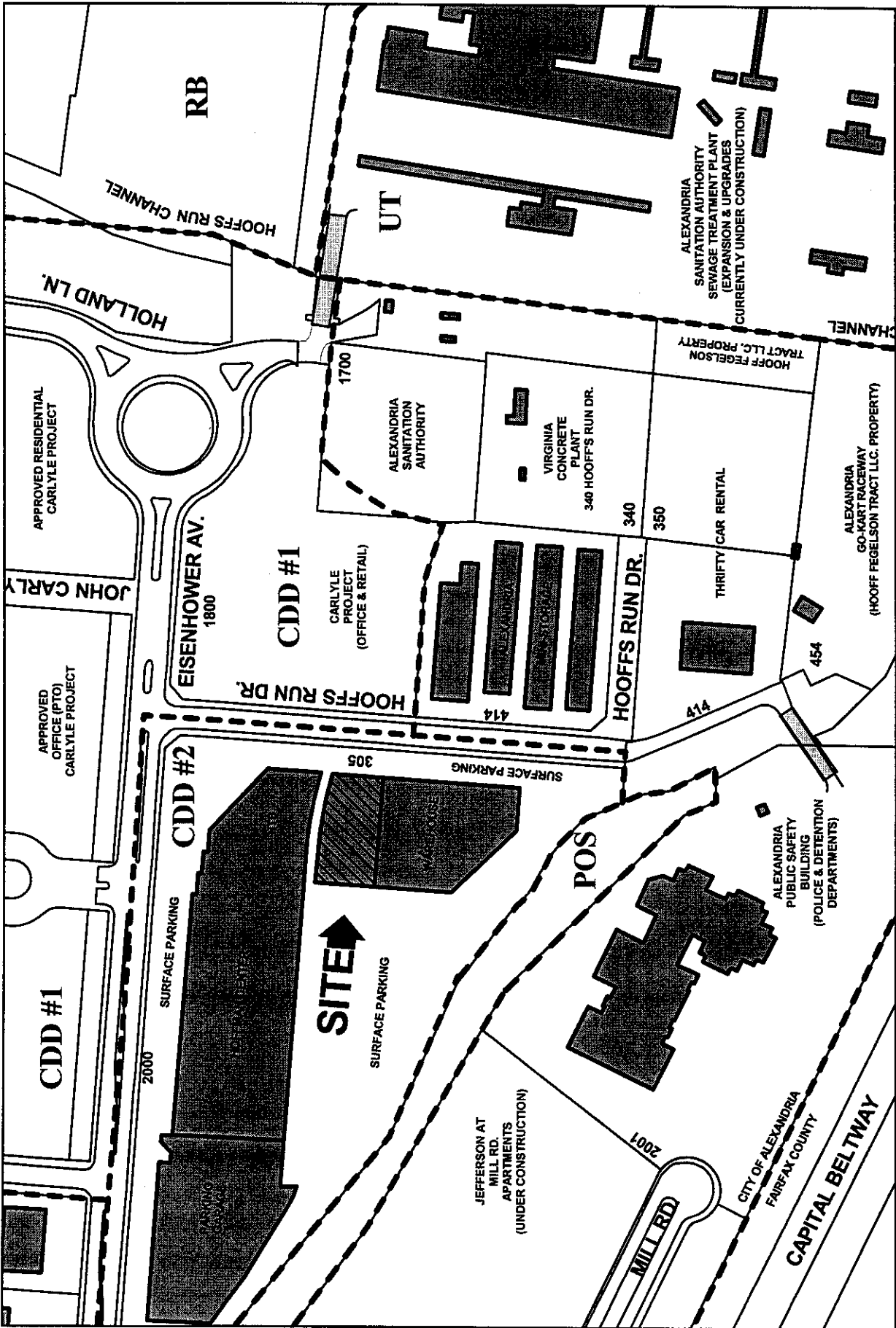
APPLICANT: Fitness Centers II, LLC
by Chris D. Kosmakos

LOCATION: 305 Hooff's Run Drive

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

PLANNING COMMISSION ACTION, JUNE 4, 2002: 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.



06/04/02

SUP #2002-0037



STAFF RECOMMENDATION:

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #2001-0118)
2. The hours of operation shall be limited to 5:00 a.m. to 10:00 p.m., Monday through Friday, and from 8:00 a.m. to 8:00 p.m. Saturday and Sunday. (P&Z) (SUP #2001-0118)
3. The applicant shall require its employees to park in the parking provided on-site. (P&Z) (SUP #2001-0118)
4. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP #2001-0118)
5. The applicant shall submit a photometric study to establish that the rear parking area meets current City lighting standards, and if deficient install additional fixtures as required to do so by the Director of Transportation and Environmental Services. T&ES) (SUP #2001-0118)
6. The applicant shall develop a landscape plan that includes shrubbery and shade trees for the existing planting beds fronting Hooff's Run Drive, and shall install and maintain in good condition the landscaping shown in the plan to the satisfaction of the Director of the Department of Planning and Zoning. The applicant shall submit to staff a plan document which includes, at a minimum, the location of existing landscaping, the location and dimensions of existing curb cuts, sidewalks, planting beds, drive aisles, and parking spaces, and the location and dimensions of the subject building and the adjacent buildings located on the same lot. (P&Z) (SUP #2001-0118)
7. The applicant shall seek the review and approval of the Director of Planning and Zoning for all future exterior signs and exterior alterations. (P&Z) (SUP #2001-0118)

8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the business. This is to be completed prior to the Health Club opening for business. (Police) (SUP #2001-0118)
9. The applicant shall identify each parking space provided for the subject use individually with either a standing sign or a sign painted on the pavement to the satisfaction of the Director of Planning and Zoning. (P&Z) (SUP #2001-0118)
10. **CONDITION RENEWED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP #2001-0118~~)

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

DISCUSSION:

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

Surrounding land uses include the National Tire and Break Center (NTB), storage and distribution businesses, a Thrifty Car Rental site, the public safety center, the Patent and Trade Office complex and additional vacant land that will be developed as part of the Carlyle development project.

3. On January 26, 2002, City Council granted Special Use Permit #2001-0118 to the applicant for operation of a health club located at 305 Hooff's Run Drive. The health club has not yet opened. When operational, the business will have a maximum of 3,500 members, 29 full-time employees, and 15 part-time employees. The health club will offer exercise equipment, individual exercise training, exercise classes, locker room facilities, a retail pro-shop selling gym oriented equipment and clothing, pre-packaged drinks and supplements, babysitting service limited to the time members are utilizing the fitness center, and spa services (including tanning, facials and massage). It will be open between 5:00 a.m. and 10:00 p.m. Monday through Friday, and 8:00 a.m. and 8:00 p.m. on Saturday and Sunday.
4. The applicant now requests an amendment to SUP #2001-0118 to allow construction of a mezzanine to expand the health club floor space and to allow a reduction in the amount of parking required by the zoning ordinance. The parking reduction is necessitated largely by the addition of the mezzanine space. The parking reduction is also required due to changed parking agreements between the applicant and the landlord. The applicant now has fewer parking spaces that it can provide during the day.

5. The health club was approved to include 32,600 square feet, and the applicant proposes to add 8,440 square feet by constructing a mezzanine level within the health club. The mezzanine level will include:

| | |
|-------------------|--|
| 1,600 square feet | Elevated Walkway – for patrons entering from the rear of the building so that they can access the front check-in counter without having access to the main floor of the health club. |
| 1,800 square feet | Health Club Office Space |
| 5,040 square feet | Retail and Personal Service Space – for spas, massage areas, and tanning areas. |

6. These uses have already been approved in the existing special use permit (SUP #2001-0118). No increase in the number of members is proposed.

7. There is no health club category listed in the off-street parking requirements of the zoning ordinance. Consequently, staff applies the requirement for indoor amusement enterprises (one space per 200 square feet) to health clubs. Under this requirement, the applicant is required to provide 206 parking spaces for the proposed 41,040 square foot health club. The applicant originally received approval for a 32,600 square foot health club that had an associated parking requirement of 163 parking spaces. In the original application, the applicant agreed to provide all of the required parking spaces on-site. With the proposed expansion, the applicant is required to provide an additional 43 parking spaces, for a total of 206 parking spaces.

8. The applicant requests approval to reduce the total number of required parking spaces by 63, for a reduction from 206 to 143 parking spaces. In addition to the 143 on-site parking spaces dedicated to the applicant's use, the landlord has granted the applicant access to the remaining parking spaces at the site after 5:00 p.m. during weekdays and 7:00 a.m. to 10:00 p.m. weekends. This will provide approximately 300 parking spaces in the on-site surface parking lot during evenings and weekends for the applicant. There are 724 parking spaces total on the site, located on a surface parking lot and in a parking garage. The additional parking spaces available to the applicant during evenings and weekends will be shared with all the other tenants of Hoffman Center, but they are office and industrial uses that are not likely to have evening and weekend hours, and so are unlikely to compete with the applicant's customers for parking spaces.

9. The applicant does not believe that the health club's parking demand will exceed the amount of available parking. The applicant calculates that its peak morning demand on weekdays is between 9:00 a.m. and 10:00 a.m. when it anticipates approximately 84 people (counting both employees and gym members) on-site. Based on these numbers, the 143 parking spaces designated for the sole use of the gym will provide sufficient weekday parking for the projected attendance. On evenings and weekends, the applicant has access to approximately 300 parking spaces which will more than meet the parking requirement of 206 parking spaces required under the zoning ordinance as well as the applicant's anticipated peak attendance of 125 members and employees.

The applicant has used its experience operating two other gyms in Fairfax County to arrive at attendance estimates for their new gym at 305 Hooff's Run Drive. The applicant estimates that 30% of its total membership will attend the gym during the average weekday. The applicant states that this 30% estimate is actually high for health clubs, and staff confirmed this with attendance numbers provided by the applicant for their two Fairfax gyms and with attendance numbers gathered by staff for two other local gyms. An analysis of these four existing gyms show that only between 21% and 26% of a gym's total membership generally attends a gym during a weekday.

There are two loading spaces on-site at the rear of the facility. The applicant expects approximately one delivery per week around 10:00 a.m.

10. The applicant expects an average of four to five bags of trash per day. These will be stored in outdoor bins provided and managed by the property owner. The applicant intends to have its staff patrol the subject property for litter and clean it up as necessary.
11. There are no proposed hazardous materials. No restaurant service or alcohol sales are proposed. The applicant does not expect that noise from the proposed business will be heard outside the fitness center. No unpleasant odors are expected as the applicant intends to clean the facility regularly. On-site organic compounds will include all purpose cleaners such as bleach, mild detergents, etc.
12. Zoning: The subject property is located in the Coordinated Development District #2, Eisenhower Avenue zone, with Office Commercial (OC) as the underlying zoning of the subject site. Section 4-803(M) of the zoning ordinance allows a health club in the OC zone only with a special use permit. The requested uses include a health club use, accessory retail use, accessory personal service use (spa use), and accessory babysitting service use.

13. Master Plan: The proposed use is consistent with the King Street/Eisenhower Avenue chapter of the Master Plan which designates the property part of the Coordinated Development District.

STAFF ANALYSIS:

Staff supports the proposed expansion of the health club and the proposed parking reduction. The proposed expansion—construction of a mezzanine for a walkway, office, retail and personal services use—does not significantly impact the surrounding community. The expansion does trigger a greater parking requirement under the zoning ordinance, however, the applicant has demonstrated that the actual parking demand will be less than that projected by the zoning ordinance. Additionally, the applicant will provide parking to meet the projected demand during the day and will meet the demand as determined by the zoning ordinance during evenings and the weekends. The applicant is required to provide 206 parking spaces, will provide 143 dedicated parking spaces during the day and approximately 300 shared parking spaces during evenings and weekends. Though the applicant shares approximately 300 parking spaces with other tenants of the Hoffman Center, these other tenants are daytime office and industrial uses that are not likely to compete for parking spaces during evenings and weekends.

Staff has noted the need for site improvements in the previous special use permit for the applicant. These site improvements continue as conditions of approval here.

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

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

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Chapter 11, Sec. 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 T&ES believes the applicant presents a rational case establishing the adequacy of available off-street parking during the hours of peak usage and has no objection to the parking reduction.
- R-1 T&ES recommends a one-year review of this operation.
- R-2 Applicant shall submit a photometric study to establish that the rear parking area meets current city lighting standards, and if deficient install additional fixtures as required to do so by the Director of Transportation and Environmental Services.

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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. An inventory and MSDS sheets for hazardous materials are required.
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing and mechanical layouts and schematics.

- C-4 This represents a change of use and as such requires compliance with the new use groups requirements for structural strength, fire protection, exit facilities or sanitary provisions.
- C-5 The required mechanical ventilation rate for air is 1.5 cfm per square foot of the floor area. In areas where motor vehicles operate for a period of time exceeding 10 seconds, the ventilation return air must be exhausted. An exhaust system must be provided to connect directly to the motor vehicle exhaust.
- C-6 Electrical wiring methods and other electrical requirements must comply with Article 511 of the National Electrical Code, 1996 for commercial repair garages of automobiles.

Health Department:

- F-1 No objections.

Police Department:

- R-1 Security survey for business. This is to be completed prior to the opening for business.
- R-2 Robbery awareness program for all employees.
- R-3 The applicant is not requesting an ABC permit. The police department concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2002-0037

[must use black ink or type]

PROPERTY LOCATION: 305 HOOFFS RUN DRIVE (303 THRU 307)

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

APPLICANT Name: FITNESS CENTERS II, LLC

Address: 5825 BARCLAY DRIVE, ALEXANDRIA, VA 22315

PROPERTY OWNER Name: HOFFMAN FAMILY, LLC

Address: 2461 EISENHOWER AVE, LOBBY FLOOR, ALEXANDRIA, VA 22331

PROPOSED USE: FULL-SERVICE HEALTH CLUB

Parking reduction for previously approved health club.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

CHRIS D. KOSMAKOS
Print Name of Applicant or Agent

Chris Kosmakos
Signature

5825 BARCLAY DRIVE
Mailing/Street Address

703-451-0978 703-922-2761
Telephone # Fax #

ALEXANDRIA VA 22315
City and State zip Code

3-26-02
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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

1. The applicant is (check one) the Owner Contract Purchaser

Lessee or Other: _____ of the subject property.

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

| | |
|---------------------------------|--------------------------|
| 51% = FITNESS CENTERS INC. | 49% = GEORGE D. KOSMAKOS |
| 100% OWNED BY CHRIS D. KOSMAKOS | 10226 PROVINCETOWN CT. |
| 7816 O'DELL STREET | FAIRFAX, VA 22032 |
| SPRINGFIELD, VA 22153 | |

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

N/A

Yes. Provide proof of current City business license

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

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

NARRATIVE DESCRIPTION

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)

We will build the mezzanine level of 8440 square feet, 1600 of which will be a simple walkway for patrons and employees to enter from the rear of the building to walk to the front check-in counter without having access to the gym proper first.

The remaining 6840 square feet will be broken down as follows:

- 1800 square feet for offices
- 5040 square feet for retail spaces such as the spas, massage, and tanning.

No other changes are made to the original SUP # 2001-0118, except for the Parking Reduction Application, also attached.

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).

See SUP 2001-0118

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

See SUP 2001-0118

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

Day:

Hours:

| | |
|--------------------------|-------|
| _____ | _____ |
| <u>See SUP 2001-0118</u> | |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

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

See SUP 2001-0118

B. How will the noise from patrons be controlled?

See SUP 2001-0118

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

See SUP 2001-0118

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?

See 2001-0118

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

See SUP 2001-0118

C. How often will trash be collected?

See SUP 2001-0118

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

See SUP 2001-0118

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:

See SUP 2001-0118

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

See SUP 2001-0118

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

205

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

_____ Standard spaces

See parking

_____ Compact spaces

Reduction Application

_____ 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? 2

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

C. Where are off-street loading facilities located? _____

See SUP 2001-0118

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

See SUP 2001-0118

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

See SUP 2001-0118

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?

See SUP 2001-0118

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 (Mezzanine)

How large will the addition be? 8440 square feet. (Mezzanine)

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

32600 sq. ft. (existing) + 8440 sq. ft. (addition if any) = 41040 sq. ft. (total)
(mezzanine)

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: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

See attached

2. Provide a statement of justification for the proposed parking reduction.

See Attached

3. Why is it not feasible to provide the required parking?

See Attached

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? Yes. No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction. *Attached*

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. *Attached*

PARKING REDUCTION SUPPLEMENTAL APPLICATION

1. We request a parking reduction requirement of 62 parking spaces. Jungle's Gym currently has 163 assigned parking spaces. In building our 8440 square foot mezzanine level, the requirement goes from 163 to 205 spaces. We wish to reduce our total assigned parking spaces to 143. (205 minus 143 equals a reduction of 62 spaces.)

2. Our lessor, Hoffman Family LLC, has, by contract, given us authorization to use all of the more than 300 on-site parking spaces weekdays after 5:00 p.m. and all day during Saturday and Sunday. See attachment A.

Attachment B, submitted with our original SUP application #2001-0118, is an exaggeration, or worst-case scenario of the maximum persons on the premise daily. (If 900 members come and go during one day, this would be approximately 30% of our total membership base. In our existing facilities, the reality is less than 20%, which is considered the norm among health clubs.) The parking issue under consideration is during weekday business hours. Based on the wouldn't-it-be-nice figures on Attachment B, the maximum number of persons on the premise would be 80, considerably less than even the 143 we wish to maintain. At our Barclay Drive location, we have been assigned 39 spaces for our 22,000 square foot facility. Again this works fine, since peak hours are after business hours when we have access to 150 spaces, then entire parking lot.

3. It is not feasible to provide the code-required parking due to other businesses in the same building needing many of the on-site parking spaces.
5. Attachment C shows the 143 on-site parking spaces we wish only to have. Item 2 above outlines the fact that even this many spaces will not be utilized during weekday "business" hours and during weeknights and all weekend we have access to over 300 spaces. Additionally, we anticipate that a considerable number of our mid-day patrons will be walking from their nearby offices for a lunch-hour workout. On-street parking is neither available nor necessary. We anticipate no negative affects by our requested parking reduction.
6. Because we do not expect to use even three-quarters of the designated spaces during weekday "business" hours, the parking reduction should have no negative impact on the surrounding neighborhood.

Attachment A.

SUP 2002-0037

11.4 Landlord reserves the right to correct, remove, and/or perform any maintenance, repairs, and replacements which Tenant fails, in Landlord's reasonable judgment, to properly perform under this Lease within ten (10) business days after written notice is given to Tenant by Landlord or, in the event of an emergency, such earlier period of time as the exigencies of the situation may require; provided, however, that in the event such repairs cannot reasonably be completed within said ten (10) day period, so long as Tenant commences such repairs within said ten (10) day period and diligently prosecutes such repairs to completion, Landlord shall have no such repair and reimbursement rights herein. Landlord also reserves the right to correct and/or remove any alterations and additions made by Tenant which do not conform to the requirements of this Article 11. In any instance in which Landlord exercises its rights under this Article 11, Landlord may, at its option, reenter the Premises and proceed forthwith to have such correction, removal, maintenance, repairs, or replacements made and to pay the cost thereof for Tenant's account. No such action by Landlord shall be deemed to waive or release any default by Tenant hereunder. If Landlord performs any correction, removal, maintenance, repairs or replacements pursuant to this Paragraph 11.4, then, and in any such event, Tenant shall pay Landlord, promptly on demand, as Additional Rent, any and all expenses incurred by Landlord in performing the same, such expenses to be Landlord's actual out-of-pocket expenses, plus fifteen percent (15%) thereof for Landlord's overhead.

11.5 Landlord shall provide or make available to Tenant, at an area designated by Landlord in the rear parking lot of the Facility, for the placement of a 10-20 cubic yard dumpster for the disposal of Tenant's trash from its operations at the Premises. Tenant shall separately contract with BFI, Waste Management Services, or other large regional or national waste disposal company which, approved in advance by Landlord, which approval will not be unreasonably withheld, for the prompt removal of its refuse from the Premises and Facility. Tenant will at all times see to it that its trash is placed only inside the dumpster and not beside, around or on top of the dumpster.

ARTICLE 12
PARKING

12.1 Tenant agrees that during the hours of 5:00 a.m. to 5:00 p.m., Monday - Friday, its members, employees, officers, agents, customers, licensees, business invitees and any concessionaires will park their respective automobiles, trucks and other vehicles only in the one hundred forty three (143) parking spaces or places allotted to Tenant hereunder and as identified in Exhibit "E" attached hereto ("Tenant's Parking Spaces"). The first 75 of Tenant's Parking Spaces shall be provided free of charge by Landlord. Furthermore, Tenant's members and customers shall have the right, in common with all other tenants of the Facility, to park their vehicles in any parking spaces which may available at the Facility from time to time, during the hours of 5:00 p.m - 11:30 p.m., Monday-Friday, and 7:00 a.m. - 10:00 p.m., Saturday and Sunday, free of charge. Tenant acknowledges that Landlord will be required to change its longstanding parking policies and procedures in order to accommodate Tenant's Permitted Use and therefore agrees to reimburse Landlord, upon demand, for Landlord's costs and expenses incurred in connection with implementing such free "after-hours," in-common parking, including, but not limited to having new parking signs with wording reflecting the above conditions installed at the Facility.

12.2 Tenant covenants that it shall, at Tenant's own cost and expense, through such reasonable measures as it may implement with the prior written approval of Landlord, be responsible for ensuring that Tenant's employees, officers, agents, customers, licensees, business invitees and any concessionaires shall not utilize any other parking spaces at the Facility other than Tenant's Parking Spaces and shall abide by and hereto such rules and regulations and methods of parking controls and/or procedures as may be established by the Landlord from time to time to control and supervise vehicular parking at, in and upon the Facility. Any such parking rules, regulations, methods or controls established by the Landlord will in no way relieve Tenant of its responsibility to attempt to ensure that Tenant's employees, officers, agents, customers, licensees, business invitees and any concessionaires shall not utilize any other parking spaces at the Facility other than Tenant's Parking Spaces or its corresponding liability for failing to so ensure.



Attachment B

SUP# 2001-0118

SUP 2002-0037

| TIME | CHECK IN | CHECK OUT | EMPLOYEES ON PREMISES | MAX PERSONS ON PREMISES | Usage Subtotals |
|--------------------|----------|-----------|-----------------------|-------------------------|-----------------|
| 5:00am - 6:00am | 75 | 0 | 2 | 77 | |
| 6:01am - 7:00am | 50 | 75 | 2 | 52 | |
| 7:01am - 8:00am | 50 | 50 | 4 | 54 | |
| 8:01am - 9:00 am | 10 | 50 | 4 | 14 | |
| 9:00 am -10:00 am | 75 | 10 | 9 | 84 | |
| 10:00 am -11:00am | 20 | 75 | 9 | 29 | |
| 11:00 am -12:00 pm | 20 | 20 | 9 | 29 | 300 |
| 12:00pm - 1:00 pm | 75 | 20 | 5 | 80 | |
| 1:00 pm - 2:00 pm | 50 | 75 | 7 | 57 | |
| 2:00 pm - 3:00 pm | 30 | 50 | 5 | 35 | |
| 3:00 pm - 4:00 pm | 25 | 20 | 5 | 40 | |
| 4:00 pm - 5:00 pm | 20 | 20 | 3 | 38 | 200 |
| 5:00 pm - 6:00 pm | 100 | 20 | 10 | 125 | |
| 6:00 pm - 7:00 pm | 100 | 100 | 10 | 125 | |
| 7:00 pm - 8:00 pm | 75 | 100 | 10 | 100 | |
| 8:00 pm - 9:00 pm | 65 | 75 | 10 | 90 | |
| 9:00 pm -10:00 pm | 40 | 75 | 4 | 49 | |
| 10:00 pm -11:00 pm | 20 | 70 | 4 | 44 | 400 |
| Usage Totals | | 900 | | | |

FITNESS CENTERS II, LLC
d/b/a JUNGLE'S GYM - FITNESS & AEROBICS
 5825 Barclay Drive
 Alexandria, Virginia 22315
 Phone (703) 922-2022 Fax (703) 922-2761

April 29, 2002

Ms. Mary Hashemi
 Dept of Planning and Zoning
 301 King Street, Room 2100
 Alexandria, VA 22313

Re: 305 Hoofs Run Drive

Dear Ms. Hashemi,

This letter is in response to your request for additional information in association with our amended SUP application.

The following summary outlines:

| <u>Facility Location</u> | <u>Total Sq. Ft.</u> | <u>Membership Base</u> | <u>Allocated Parking</u> |
|--------------------------|----------------------|------------------------|----------------------------------|
| 5825 Barclay Drive | 20,500 | 1,960 | 39 plus street |
| 9250 Old Keene Mill Rd. | 18,500 | 1,309 | Common Use In Shopping Center |


Concerning the Barclay Drive parking spaces, as in the case with Hooffs Run Drive, we have access to all of more than 140 spaces during non-business hours.

Regarding the Old Keene Mill Road parking spaces, this is a large shopping center facility with plenty of parking spaces, none of which are specifically assigned to any one store.

Attached please find detail and summary reports for the current clubs usage and maximum members on premises. We randomly picked three Mondays in the last four months. Of the three, March 11, 2002 was the busiest. We therefore used the date from that day to input the usage data in the charts.

If you have any further questions please do not hesitate to contact me at the above referenced number. I thank you in advance for your time and efforts with our project.

Sincerely,


 Marie Kosmakos
 Account Executive

Summary Usage Report

Alexandria Facility - 5825 Barclay Drive, Alexandria, VA 22315

Date of Report: 3/11/2002

Total Membership Base: 1,916

| TIME | CHECK IN | CHECK OUT | EMPLOYEES ON PREMISES | MAX PERSONS ON PREMISES |
|--------------------------|------------|-----------|-----------------------|-------------------------|
| 5:00am - 6:00am | 23 | 0 | 1 | 24 |
| 6:01am - 7:00am | 15 | 23 | 2 | 17 |
| 7:01am - 8:00am | 16 | 15 | 3 | 19 |
| 8:01am - 9:00 am | 19 | 16 | 3 | 22 |
| 9:00 am -10:00 am | 31 | 19 | 5 | 36 |
| 10:00 am -11:00am | 11 | 31 | 6 | 17 |
| 11:00 am -12:00 pm | 9 | 11 | 5 | 14 |
| 12:00pm - 1:00 pm | 17 | 9 | 5 | 22 |
| 1:00 pm - 2:00 pm | 11 | 17 | 3 | 14 |
| 2:00 pm - 3:00 pm | 10 | 11 | 3 | 13 |
| 3:00 pm - 4:00 pm | 28 | 10 | 3 | 31 |
| 4:00 pm - 5:00 pm | 40 | 28 | 3 | 43 |
| 5:00 pm - 6:00 pm | 44 | 40 | 6 | 50 |
| 6:00 pm - 7:00 pm | 48 | 44 | 6 | 54 |
| 7:00 pm - 8:00 pm | 52 | 48 | 5 | 57 |
| 8:00 pm - 9:00 pm | 16 | 52 | 3 | 19 |
| 9:00 pm -10:00 pm | 3 | 16 | 2 | 5 |
| 10:00 pm -11:00 pm | 0 | 3 | 2 | 4 |
| Total Daily Usage | 393 | | | |

Summary Usage Report

Burke Facility - 9250 Old Keene Mill Rd., Burke, VA 22015

Date of Report: 3/11/2002

Total Membership Base: 1,309

| TIME | CHECK IN | CHECK OUT | EMPLOYEES ON PREMISES | MAX PERSONS ON PREMISES |
|--------------------------|------------|-----------|-----------------------|-------------------------|
| 5:00am - 6:00am | 16 | 0 | 1 | 17 |
| 6:01am - 7:00am | 10 | 16 | 2 | 12 |
| 7:01am - 8:00am | 11 | 10 | 3 | 14 |
| 8:01am - 9:00 am | 13 | 11 | 3 | 16 |
| 9:00 am -10:00 am | 33 | 13 | 5 | 38 |
| 10:00 am -11:00am | 8 | 33 | 6 | 14 |
| 11:00 am -12:00 pm | 6 | 8 | 5 | 11 |
| 12:00pm - 1:00 pm | 12 | 6 | 5 | 17 |
| 1:00 pm - 2:00 pm | 8 | 12 | 3 | 11 |
| 2:00 pm - 3:00 pm | 7 | 8 | 3 | 10 |
| 3:00 pm - 4:00 pm | 19 | 7 | 3 | 22 |
| 4:00 pm - 5:00 pm | 36 | 19 | 3 | 39 |
| 5:00 pm - 6:00 pm | 34 | 36 | 6 | 40 |
| 6:00 pm - 7:00 pm | 33 | 34 | 6 | 39 |
| 7:00 pm - 8:00 pm | 36 | 33 | 5 | 41 |
| 8:00 pm - 9:00 pm | 11 | 36 | 3 | 14 |
| 9:00 pm -10:00 pm | 2 | 11 | 2 | 4 |
| 10:00 pm -11:00 pm | 0 | 2 | 2 | 4 |
| Total Daily Usage | 295 | | | |



SUP 2002-0037

May 16, 2002

Chairman and Members
Of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Special Use Permit #2002-0037
305 Hooff's Run Drive

Dear Mr. Chairman and Members of the Planning Commission:

The Eisenhower Partnership has had the opportunity to review the Special Use Permit Application filed by Fitness Centers II, LLC (Jungle's Gym) and to discuss the application with Mary Hashemi of the planning staff.

This facility was previously approved under Special Use Permit 2001-0118. Under the current SUP Application, the applicant is asking for permission to increase the square footage of their facility. The increased floor space will include a mezzanine of 8440 sq. ft., a 1600 sq. ft. walkway for patrons who enter the building from the rear, 1800 sq. ft. for offices and 5,040 sq. ft. for retail space for such services as spas, massages and tanning.

A full-service health club such as the one proposed by Jungle's Gym will be an added benefit to the Eisenhower Valley. After reviewing the application and after talking with Ms. Hashemi, the Eisenhower Partnership requests that the Planning Commission approve the requested SUP application.

Sincerely,

Sharon B. Hodges
Executive Director

cc: Michael Perine, Esq.
Chris D. Kosmakos
David Gonier

8
6-15-02

BUILDING DATA

NUMBER OF BAYS - 8

BAY SIZE
 Bay #1: 67 feet wide by average 188 feet deep
 Bay #2: 40 feet wide by average 178 feet deep
 Bays #3-#7: 40 feet wide by 200 feet deep
 Bay #8: 43 feet wide by average 200 feet deep

BAY AREA
 Bay #1: 7,906 gross square feet
 Bay #2: 7,128 gross square feet
 Bays #3-#7: 8,000 gross square feet
 Bay #8: 8,633 gross square feet

TOTAL BUILDING AREA - 63,659 gross square feet

Ceiling Height - 24 feet free and clear

SHELL BAY CUBAGE
 (measured top of slab to bottom of joists, less masonry partitions)
 Bay #1: 184,536 cubic feet
 Bay #2: 168,042 cubic feet
 Bay #3: 186,136 cubic feet
 Bay #4: 187,704 cubic feet
 Bays #5-#7: 190,080 cubic feet
 Bay #8: 201,128 cubic feet

TOTAL SHELL BAY CUBAGE - 1,497,786 cubic feet

CONSTRUCTION DATA

INSURANCE RATING: Protected masonry walls

FIRE PREVENTION: NFPA Standard for speculative warehousing, sprinklered for moderate to high hazard

ROOF: Built-up type

WALLS: Masonry brick veneer on block back-up

FLOORS: 5 inch thick-Reinforced Concrete

LOADING DOCK HEIGHT: 4 feet (unless otherwise indicated)

OVERHEAD DOOR SIZES:
 Loading Dock: 10 feet wide by 10 feet high
 Drive-In: 12 feet wide by 12 feet high

INTERIOR COLUMN DIMENSIONS: 16 inches by 16 inches

HEATING: Natural Gas Heaters - blower type

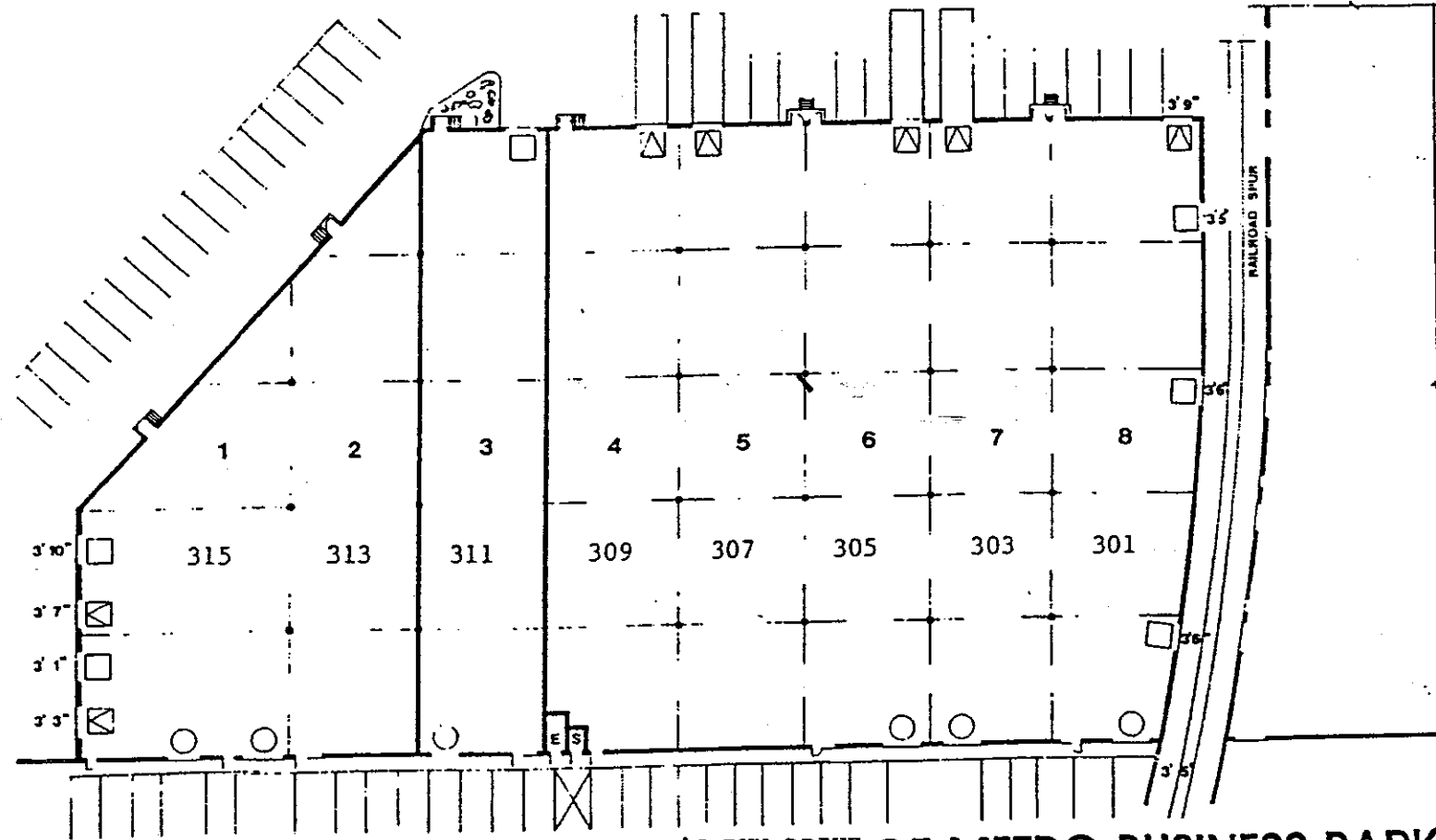
LIGHTING: Fluorescent - approximately 25 foot candles at floor level

UTILITIES

NATURAL GAS: Service from Washington Gas Light Company.

ELECTRICAL: 200 amps 277/220 volts (3 wire) standard per Bay from Vepco.

WATER & SEWER: One inch water tap with 5/8 inch meter per Bay. Water service from Virginia American Water Company. Sewer Service from City of Alexandria.



- KEY**
- DRIVE-IN ENTRANCE
 - ⊗ POTENTIAL EXRM - IN
 - LOADING DOCK
 - ⊗ POTENTIAL LOADING DOCK
 - ⊗ LOADING DOCK WITH FILL WATER
 - S SPRINKLER ROOM
 - E ELECTRICAL ROOM
 - ⊗ GASOLINE PUMP

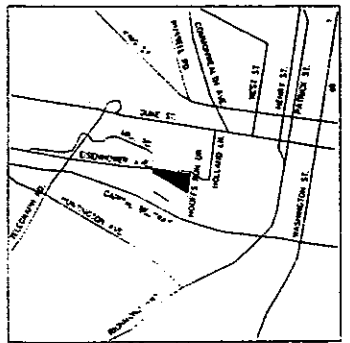
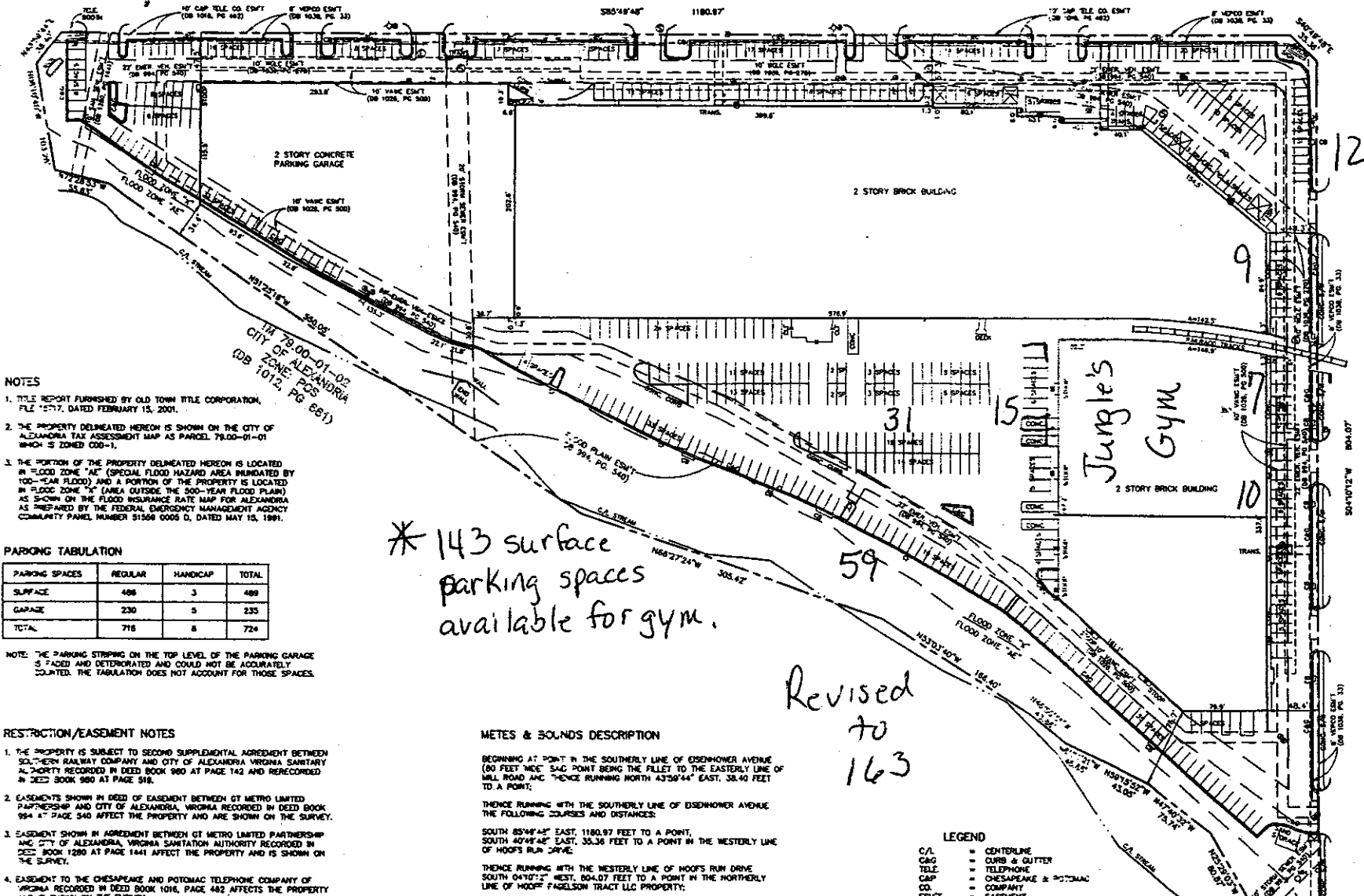
HOOFF'S RUN DRIVE **GT METRO BUSINESS PARK BUILDING 2**

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

SUP 2002-0037

EISENHOWER AVENUE
(60' WIDE)

MILL ROAD
(VARIABLE WIDTH)



COMMUNITY MAP
SCALE: 1"=2000'

8
6-15-02

NOTES

- TITLE REPORT FURNISHED BY OLD TOWN TITLE CORPORATION, FILE #17, DATED FEBRUARY 15, 2001.
- THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP AS PARCEL 79.00-01-02 WHICH IS ZONED CDD-1.
- A PORTION OF THE PROPERTY DELINEATED HEREON IS LOCATED IN FLOOD ZONE "AE" (SPECIAL HAZARD AREA ILLUMINATED BY 100-YEAR FLOOD) AND A PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ALEXANDRIA AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER S1560 0000 D, DATED MAY 15, 1991.

PARKING TABULATION

| PARKING SPACES | REGULAR | HANDICAP | TOTAL |
|----------------|---------|----------|-------|
| SURFACE | 406 | 3 | 409 |
| GARAGE | 230 | 5 | 235 |
| TOTAL | 716 | 8 | 724 |

NOTE: THE PARKING STRIPING ON THE TOP LEVEL OF THE PARKING GARAGE IS FACED AND EXTENDED AND COULD NOT BE ACCURATELY SLOTTED. THE TABULATION DOES NOT ACCOUNT FOR THOSE SPACES.

RESTRICTION/EASEMENT NOTES

- THE PROPERTY IS SUBJECT TO SECOND SUPPLEMENTAL AGREEMENT BETWEEN SOUTHERN RAILWAY COMPANY AND CITY OF ALEXANDRIA VIRGINIA SANITARY AUTHORITY RECORDED IN DEED BOOK 980 AT PAGE 142 AND RECORDED IN DEED BOOK 980 AT PAGE 518.
- EASEMENTS SHOWN IN DEED OF EASEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND CITY OF ALEXANDRIA, VIRGINIA RECORDED IN DEED BOOK 954 AT PAGE 540 AFFECT THE PROPERTY AND ARE SHOWN ON THE SURVEY.
- EASEMENT SHOWN IN AGREEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND CITY OF ALEXANDRIA, VIRGINIA SANITATION AUTHORITY RECORDED IN DEED BOOK 1280 AT PAGE 1441 AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 1016, PAGE 482 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO WASHINGTON GAS LIGHT COMPANY RECORDED IN DEED BOOK 1038 AT PAGE 270 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1038 AT PAGE 33 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- EASEMENT SHOWN ON DEED OF EASEMENT AND AGREEMENT BETWEEN GT METRO LIMITED PARTNERSHIP AND VIRGINIA AMERICAN WATER COMPANY RECORDED IN DEED BOOK 1025 AT PAGE 500 AFFECTS THE PROPERTY AND IS SHOWN ON THE SURVEY.
- THE ALEXANDRIA SANITATION AUTHORITY 80" TRUNK LINE AS SHOWN ON PLAT ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 501, 5 WITHIN THE 20' SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 994 AT PAGE 540 WHICH IS SHOWN ON THE SURVEY, THIS 80" TRUNK LINE MAY NOT BE ACTIVE AND MAY HAVE BEEN RELOCATED.
- THE PROPERTY IS SUBJECT TO THE ASSIGNMENT OF LEASES AND RENTS DATED FEBRUARY 26, 1998 BY GT METRO LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ASSIGNEE, TO HOFFMAN FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, ASSIGNEE, RECORDED IN DEED BOOK 1560, PAGE 1952.

* 143 surface parking spaces available for gym.

Revised to 163

METES & BOUNDS DESCRIPTION

BEGINNING AT POINT IN THE SOUTHERLY LINE OF EISENHOWER AVENUE (60 FEET WIDE) S40 POINT BEING THE FILLET TO THE EASTERLY LINE OF MILL ROAD AND THENCE RUNNING NORTH 43°50'44" EAST, 38.40 FEET TO A POINT;

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

SOUTH 85°46'42" EAST, 1180.97 FEET TO A POINT,

SOUTH 40°49'48" EAST, 35.36 FEET TO A POINT IN THE WESTERLY LINE OF HOOFF FAGELSON TRACT LLC PROPERTY;

THENCE RUNNING WITH THE WESTERLY LINE OF HOOFF RUN DRIVE SOUTH 04°10'27" WEST, 84.07 FEET TO A POINT IN THE NORTHERLY LINE OF HOOFF FAGELSON TRACT LLC PROPERTY;

THENCE RUNNING WITH THE NORTHERLY LINE OF HOOFF FAGELSON TRACT LLC PROPERTY, NORTH 85°40'48" WEST, 82.37 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE HOOFF FAGELSON TRACT LLC PROPERTY;

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

NORTH 25°25'03" WEST, 80.87 FEET TO A POINT,

NORTH 47°40'22" WEST, 75.74 FEET TO A POINT,

NORTH 58°15'22" WEST, 43.05 FEET TO A POINT,

NORTH 81°41'21" WEST, 45.85 FEET TO A POINT,

NORTH 48°50'51" WEST, 43.86 FEET TO A POINT,

NORTH 53°05'42" WEST, 108.40 FEET TO A POINT,

NORTH 68°27'04" WEST, 305.42 FEET TO A POINT,

NORTH 51°25'17" WEST, 550.05 FEET TO A POINT,

NORTH 72°28'53" WEST, 55.63 FEET TO A POINT IN THE EASTERLY LINE OF MILL ROAD;

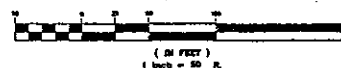
THENCE RUNNING WITH THE EASTERLY LINE OF MILL ROAD, NORTH 05°10'40" WEST, 133.26 FEET TO THE POINT OF BEGINNING,

CONTAINING 57,844 SQUARE FEET.

LEGEND

- C/L CENTERLINE
- CAG CURB & GUTTER
- TELE TELEPHONE
- CAP CHESAPEAKE & POTOMAC COMPANY
- CO EASEMENT
- ESMT VIRGINIA ELECTRIC POWER COMPANY
- WELC WASHINGTON GAS LIGHT COMPANY
- DB DEED BOOK
- PG PAGE
- VAMC VIRGINIA AMERICAN WATER COMPANY
- CONC CONCRETE
- Q/HANG OVERHANG
- TRANS TRANSFORMER
- CS CATCH BASIN
- SEAL SANITARY
- EMER EMERGENCY
- VEH VEHICLE
- MH MANHOLE
- S/W SIDEWALK
- ELC ELECTRIC MANHOLE
- SSM SANITARY SEWER MANHOLE
- TEL TELEPHONE PEDESTAL
- FIH FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- GM GAS METER
- GV GAS VALVE
- LP LIGHT POLE
- BOLLARD

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

TO HOFFMAN FAMILY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, OLD TOWN TITLE CORPORATION AND MORGAN STANLEY DEAN WITTER MORTGAGE CAPITAL INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 2.3, 4.7(a), 8.9.10 & 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED HEREBY CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA, ACSM LAND TITLE SURVEYS.



SUP 2002-0037

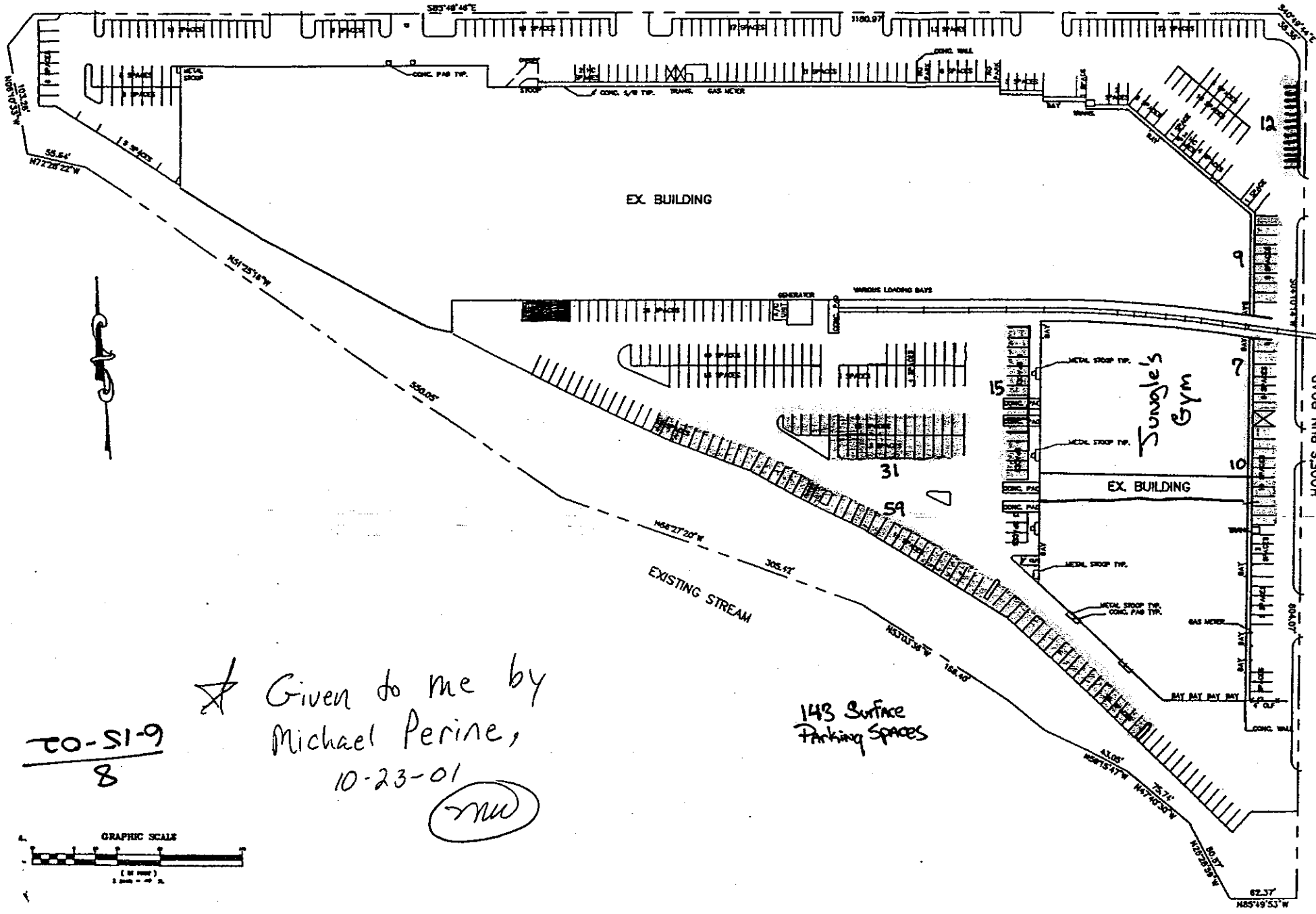
ALTA/ACSM LAND TITLE SURVEY
PARCEL 79.00-01-02
(DEED BOOK 235, PAGE 681)
BEING THE LAND OF
HOFFMAN FAMILY LLC
(DEED BOOK 1560, PAGE 1143)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=50' DATE: MARCH 5, 2001

| | | | |
|--|--------------|-----------|--|
| DATE | 1/22 | REVISION | |
| BY | | DATE | |
| CHKD | | DATE | |
| APP'D | | DATE | |
| <p>BOWMAN CONSULTING GROUP</p> <p>REGISTERED PROFESSIONAL SURVEYORS</p> | | | |
| PROJECT NO: 1530-01 | DATE: 3/5/01 | SHEET: 01 | |

SUP 2002-0037

SUP 2001-0110

EISENHOWER AVENUE



143 Surface Parking Spaces

★ Given to me by
 Michael Perine,
 10-23-01
 (MLP)

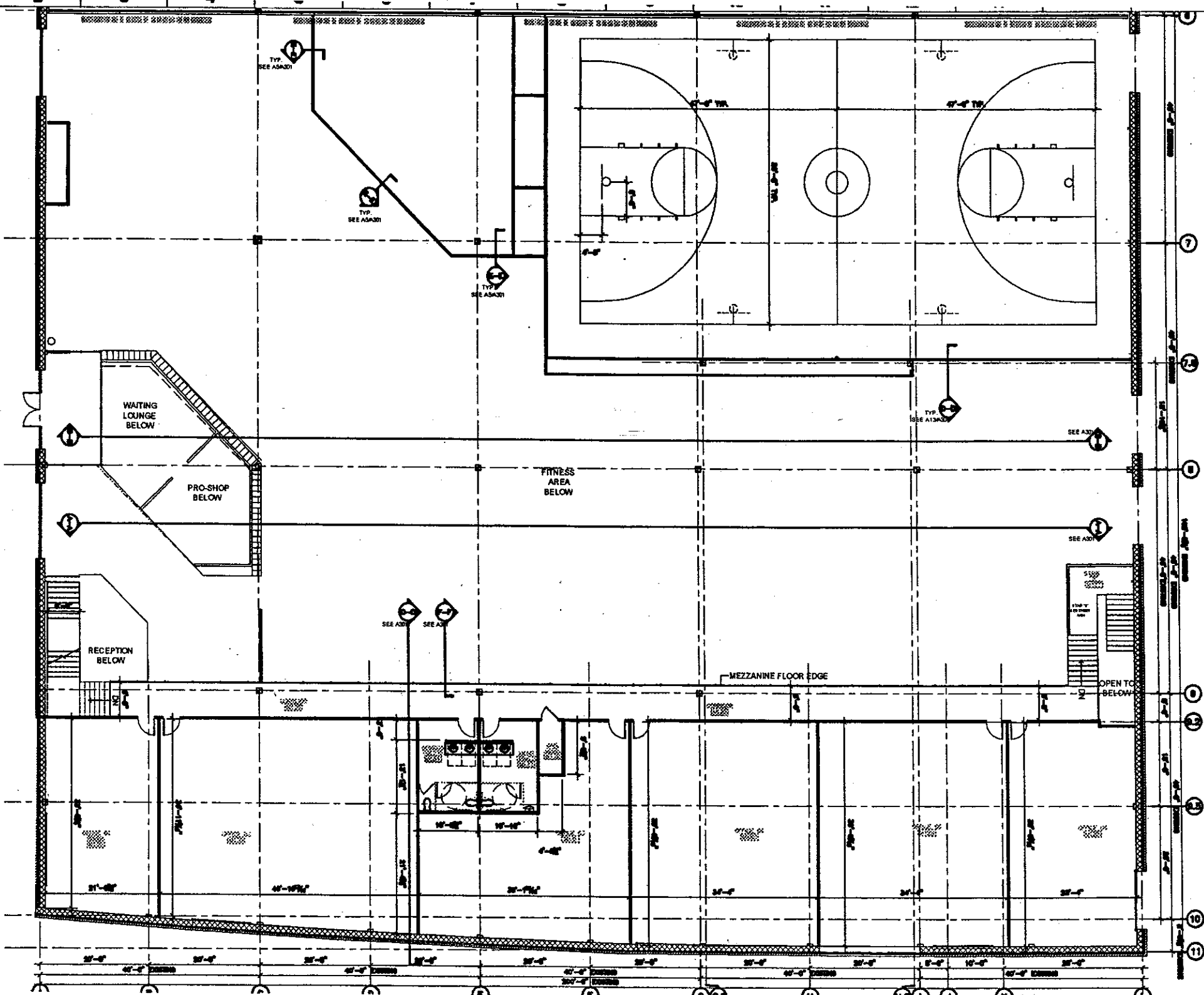
6-15-02
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| | | |
|---|--------------------------------------|---|
| HOLLAND ENGINEERING 2111 EISENHOWER AVENUE ALEXANDRIA, VIRGINIA 22314 (703) 648-2186 FAX: (703) 638-0761 | | DATE: 11-17 SCALE: 1"=40' SHEET: 1 OF 1 |
| PROJECT: SUNJOLE'S GYM CITY OF ALEXANDRIA SCALE: 1"=40' DATE: MAY 6, 1987 | | JOB NO.: VA 812-18 © COPYRIGHT HOLLAND ENGINEERING, 1997 |
| DRAWN BY: [blank] CHECKED BY: [blank] | REVISIONS NO. DATE BY DESCRIPTION | [blank] |

Attachment C

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6-15-02

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GENERAL NOTES

Key Plan

PERMIT / BID SET 06/12/02
 No. Permitting / Submittals Shop



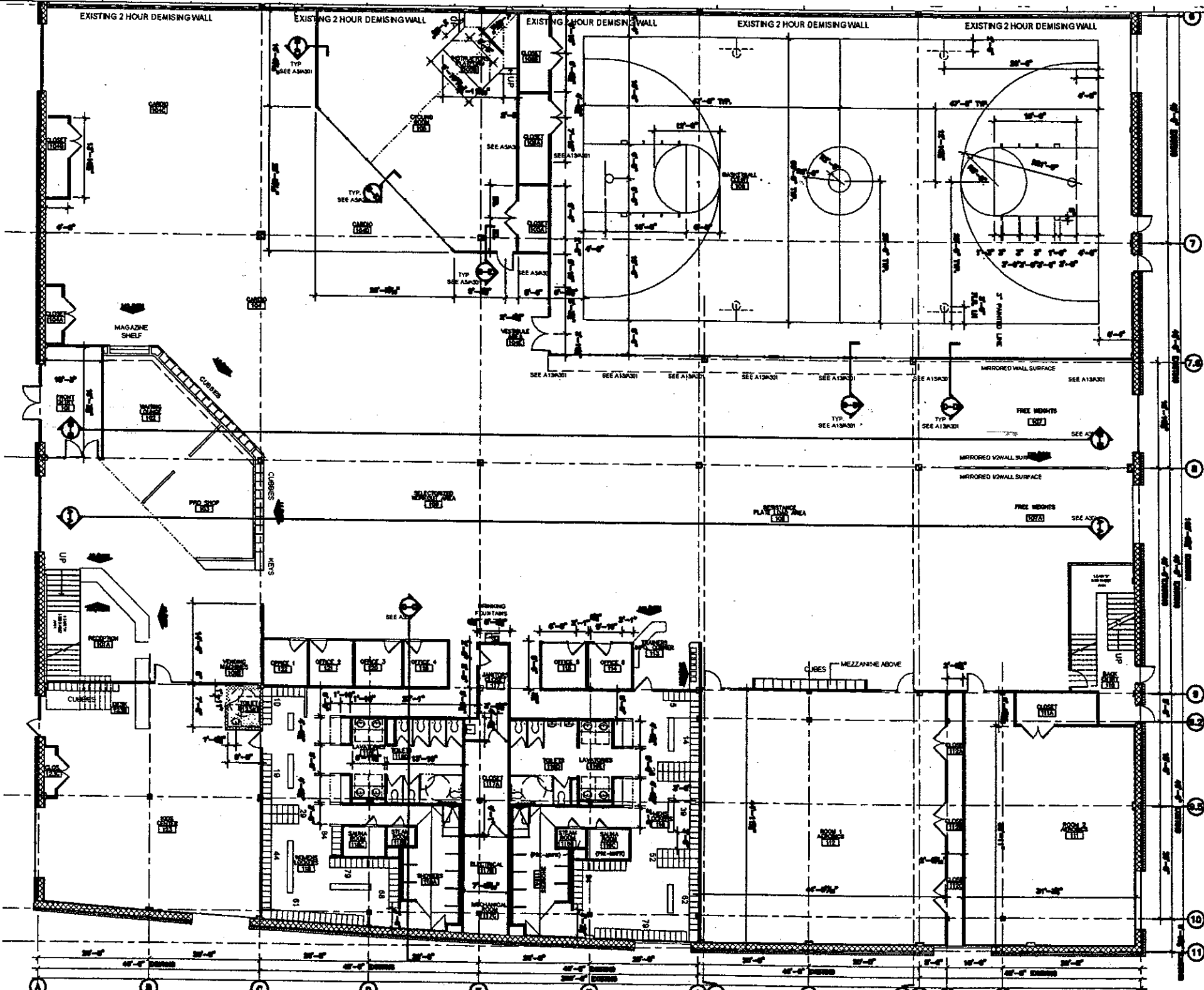
JUNGLE'S GYM
 305 HOOFFS RUN DRIVE
 ALEXANDRIA, VIRGINIA

MEZZANINE PLAN

| | | |
|-----|----------|-------------|
| NO. | DATE | DESCRIPTION |
| 10 | 01/30/02 | 1"=0'-1/8" |
| 11 | | A102 |

SUP 2002-0037

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MATERIALS KEY PLAN LISTING
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6-15-02

GENERAL NOTES

SUP 2002-0037

| | | |
|--|------------------------|-------------|
| 1 | PRINT / NO. 517 | 06/12/2002 |
| 2 | Revisions / Submittals | Date |
| BEERYRIO ARCHITECTURE + INTERIOR | | |
| 3041 BRADDOCK ROAD 4TH FLOOR SPRINGFIELD VA 22151 703-433-9937 www.beeryrio.com © 2002-06-15-02 | | |
| JUNGLE'S GYM | | |
| 305 HOOFFS RUN DRIVE ALEXANDRIA, VIRGINIA | | |
| FIRST FLOOR PLAN | | |
| DATE | SCALE | PROJECT NO. |
| | 1/8"=1'-0" | 01305 |
| | | A101 |

VH

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APPLICATION for SPECIAL USE PERMIT # 2002-0037

[must use black ink or type]

PROPERTY LOCATION: 305 HOOFFS RUN DRIVE (303 THRU 307)

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

APPLICANT Name: FITNESS CENTERS II, LLC

Address: 5825 BARCLAY DRIVE, ALEXANDRIA, VA 22315

PROPERTY OWNER Name: HOFFMAN FAMILY, LLC

Address: 2401 EISENHOWER AVE, LOBBY FLOOR, ALEXANDRIA, VA 22331

PROPOSED USE: FULL SERVICE HEALTH CLUB

Parking reduction for previously approved health club.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

CHRIS D. KOSMAKOS
Print Name of Applicant or Agent

Chris Kosmakos
Signature

5825 BARCLAY DRIVE
Mailing/Street Address

703-451-0978 703-922-2761
Telephone # Fax #

ALEXANDRIA VA 22315
City and State Zip Code

3-26-02
Date

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

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

ACTION - PLANNING COMMISSION: 6/04/02 RECOMMEND APPROVAL UC

ACTION - CITY COUNCIL: 6/15/02PH-- CC approved the Planning Commission recommendation. (SEPARATE MOTION)