

Docket Item #5
SPECIAL USE PERMIT #2006-0027

Planning Commission Meeting
June 6, 2006

ISSUE: Consideration of a request for a special use permit amendment for an increase in the hours of operation and an expansion of the existing health and athletic facility.

APPLICANT: Old Town Athletic Club, Inc. d/b/a Sport & Health Company
by M. Catharine Puskar, attorney

LOCATION: 209 Madison Street

ZONE: OCM(50)/Office Commercial Medium

PLANNING COMMISSION ACTION, JUNE 6, 2006: On a motion by Mr. Komoroske, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

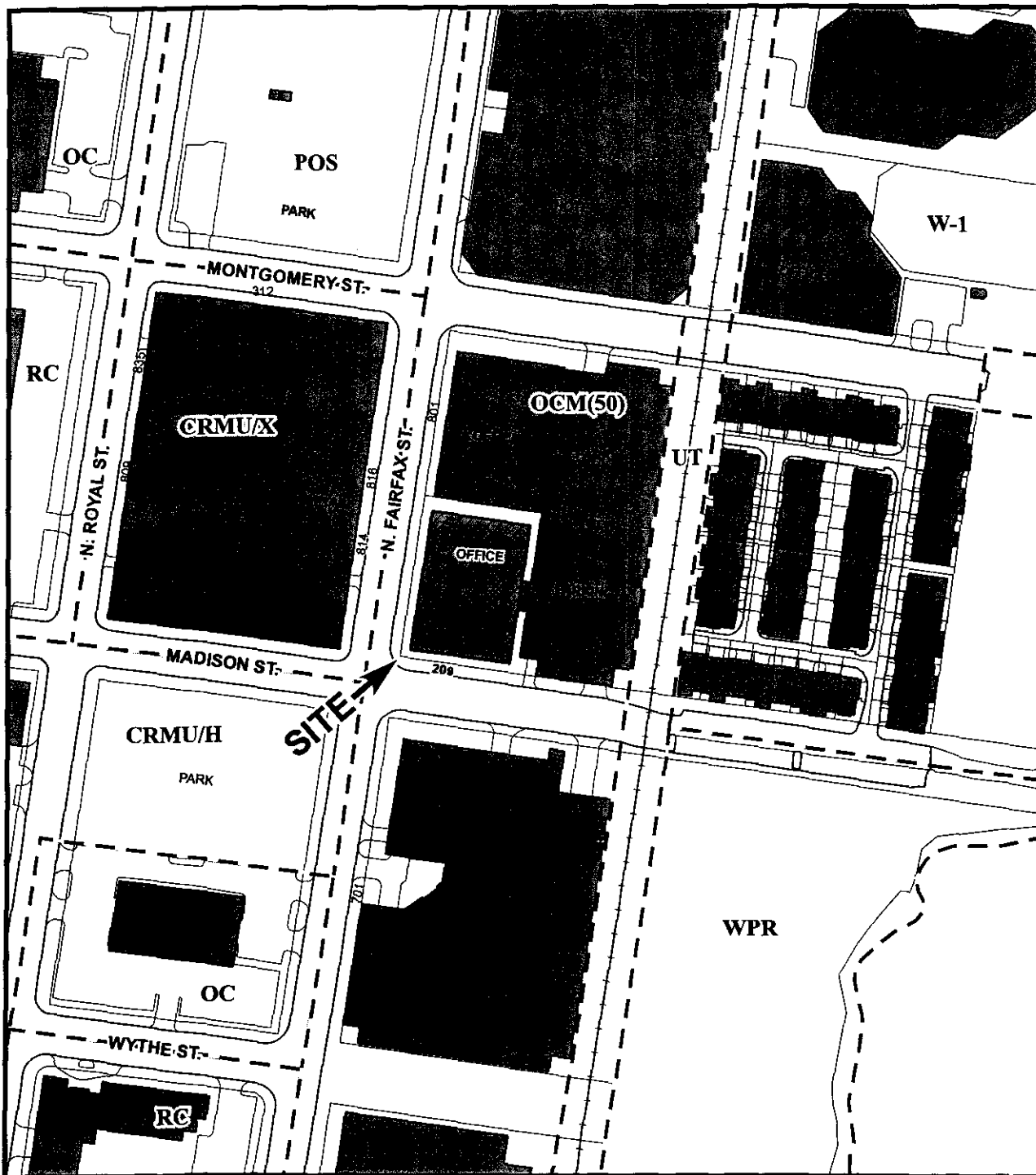
Reason: The Planning Commission agreed with the staff analysis, and noted that the applicant will work with the North Old Town Urban Design Advisory Committee on any design issues with the front entrance prior to the City Council hearing.

Speakers:

Cathy Puskar, attorney, spoke in support of the application, and stated that the information requested by the Urban Design Advisory Committee has been provided to them, and that the applicant will work with the Committee prior to City Council to address any concerns. Ms. Puskar noted that the applicant intended to remove the box signs, and that Condition #11 requires removal of the sign on Madison Street.

Ally Ann Greer, chair of the North Old Town Urban Design Advisory Committee, stated that the Committee approved the proposal in concept, but did not have sufficient time to review the site plan and street elevation that they had just received. The Committee had concerns about the maintenance of the proposed planters and the existing box signs.

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



SUP #2006-0027

06/06/06



I. DISCUSSION

REQUEST

The applicant, Old Town Athletic Club, Inc. d/b/a Sport & Health Company, requests special use permit approval for an increase in the hours of operation and an expansion of the existing health and athletic facility at 209 Madison Street.

SITE DESCRIPTION

The Old Town Athletic Club is located in the office building located at the northeast corner of Madison and North Fairfax Streets. The building contains approximately 116,600 square feet of floor space and occupies a lot that is almost an acre in size. The subject athletic facility currently occupies the basement and first floor levels of the office building, totaling 25,124 square feet. The proposed expansion is to occupy the entire second floor, adding 16,302 square feet.



The site is bordered on the north by another office building, on the east by the Rivergate townhouses, on the south by the United Way building; the Montgomery Center is to the west.

BACKGROUND

City Council originally approved Special Use Permit #2056 for The Old Town Athletic Club on November 14, 1987. On May 18, 1996, City Council approved Special Use Permit #96-0031 to increase the hours of operation. On June 14, 1997, City Council approved Special Use Permit #97-0062 for an expansion of the facility. Staff approved Special Use Permit #2000-0031 in 2000 to change the ownership of the facility to Sport and Health Company, LC.

On April 25, 2006, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found that the facility opened 15 minutes prior to the allowable opening hour. The applicant amended this application as a result to allow the facility to open at 5:30 a.m. daily.

Staff is not aware of any recent complaints regarding the health and athletic facility.

PROPOSAL

The applicant proposes to expand the health and athletic facility, to total 41,426 square feet in the basement, first and second levels of the building. The expansion will allow the health club to provide larger, upgraded locker rooms as well as upgraded work-out areas. The existing interior

spaces will be renovated as part of the expansion, and a new entrance is proposed to be installed on the south side of the building, facing Madison Street (see attached drawings). The new entrance will provide access directly to the lobby from Madison Street. The club will still have access from the parking garage at the east side of the building and from Fairfax Street.

The applicant also requests to amend its hours of operation. The requested changes are as follows:

Existing SUP Hours

5:45 a.m. to 10:00 p.m. Monday-Friday
7:00 a.m. to 8:00 p.m. Saturday
8:00 a.m. to 8:00 p.m. Sunday

Proposed Hours

5:30 a.m. to 11:00 p.m. Monday-Friday
5:30 a.m. to 9:00 p.m. Saturday/Sunday

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a health and athletic facility of 41,426 square feet is required to provide 104 spaces. According to Site Plan #85-016, the subject office building was built with 298 parking spaces, totaling one parking space for every 400 feet, which is the same requirement as the health club facility. Therefore, the applicant complies with the parking requirement.

The parking garage currently operates on a shared basis with no reserved spaces for a particular use in the building. There are two access points to the parking garage. The upper level is accessed off of Montgomery Street and has a parking attendant during the weekdays. During daytime hours, patrons without a keycard are charged the standard hourly parking rate. Parking is free to patrons during evening and weekend hours. The lower level is accessed off of Madison Street, and currently provides a keycard only access system. According to the applicant, patrons may buy an annual parking pass to access both levels of the garage. The applicant is considering adding a parking attendant on the first level garage.

In the future, the Club plans to offer parking validation to permit short term parking at a reduced rate for Club use only, while preventing long term commuter parking. According to the applicant, the parking will more than likely remain open and free on evenings and weekends, as staff observed upon visiting the facility.

ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCM(50)/Office Commercial Medium (50). Section 4-903(M) of the Zoning Ordinance permits a health and athletic club with a special use permit in the OCM(50) zone.

The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property OCM(50).

II. STAFF ANALYSIS

Staff does not object to the expansion and increase of hours at the Old Town Athletic Club. The facility has been at this location for several years, and provides a service to area residents and workers. Parking is more than adequate within the adjacent parking structure. The only residential uses in the immediate vicinity are located to the east of the parking structure and railroad tracks, reducing the potential for any negative impacts from the proposed expansion. Staff is not aware of any recent complaints about the club.

While technically there is adequate parking, staff found that there is little incentive to use the garage given that the upper deck is accessed only from Montgomery Street, and that the lower deck that is closest to the facility is only available to those who have paid for an annual parking pass. To reduce the potential for impacts to on-street parking, staff recommends the standard condition that the applicant post information about mass transit opportunities for both employees and patrons. In addition, staff recommends that the applicant post information regarding the location of the access to the parking garage, and its hours and fees, particularly those hours when parking is free. Finally, staff recommends that the applicant require all employees who drive to work to park in the on-site parking structure.

Staff has no objection to the proposed new door on Madison Street. Staff worked with the applicant on several iterations of the design, and finds the attached design to be compatible with the building and North Old Town Design Guidelines. Although some mature shrubs will be lost, the applicant proposes to replace it.

Staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP 2056)
2. **CONDITION AMENDED BY STAFF:** The hours of operation of the public health club shall be from 5:30 ~~5:45~~ A.M. to 11:00 ~~10:00~~ P.M. Monday through Friday, 5:30 ~~7:00~~ A.M. to 9:00 ~~8:00~~ P.M. on Saturday, and 8:00 ~~8:00~~ A.M. to 8:00 ~~8:00~~ P.M. on Sunday, as requested by the applicant. (P&Z) ~~(SUP-96-0031)~~

3. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and robbery awareness program for employees. (Police) (SUP#2000-0031)
4. **CONDITION ADDED BY STAFF: The applicant shall encourage its employees and patrons to use mass transit or to carpool when traveling to and from the facility, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)**
5. **CONDITION ADDED BY STAFF: 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, and on how to prevent underage sales of alcohol. (P&Z)**
6. **CONDITION ADDED BY STAFF: The applicant shall post information regarding the location, cost, and hours of the parking structure, and post when parking is free at the structure. If a parking validation program is implemented, the applicant shall post information regarding the program. (P&Z)**
7. **CONDITION ADDED BY STAFF: The applicant shall require all of its employees who drive to work to park in the on-site parking structure. (P&Z)**
8. **CONDITION ADDED BY STAFF: The facade improvements for the proposed new doorway and sign on the south side of the building shall be consistent with the attached plans. (P&Z)**
9. **CONDITION ADDED BY STAFF: The applicant shall submit a minor plan amendment to current approved site plan (to be submitted to T&ES) to implement the proposed new building entrance. (T&ES)**
10. **CONDITION ADDED BY STAFF: Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)**
11. **CONDITION ADDED BY STAFF: The applicant shall remove the existing box sign on Madison Street. (P&Z)**

12. **CONDITION ADDED 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 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, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, 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 The applicant shall submit a minor plan amendment to current approved site plan (to be submitted to T&ES) to implement the proposed new building entrance.
- R-2 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- 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.
- F-1 T&ES has objections to the proposed expansion.

Code Enforcement:

- F-1 The applicant is proposing an open stair through 3 levels of the structure. This stair shall conform to applicable requirements of the USBC.
- C-1 The current use of the proposed space is classified as B, Business; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.

- C-3 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required (USBC 111.1).
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 A revised fire prevention code permit is required for the proposed increase in operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-8 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-9 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. This facility is currently operating as Old Town Sport & Health under an Alexandria Health Department permit issued to Sport & Health Company, L.C.
- C-2 Permits are non-transferable
- C-3 This facility must meet current Alexandria City Code requirements for health clubs.
- C-4 If any changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 11, Administrative Regulations 20-6. Swimming Pools.
- C-5 Permits must be obtained prior to operation.

Police Department:

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

- F-1 The Police Department has no objections to the expansion of hours of operation, the expansion of the facility and, no objections to the adding of a new entrance into the facility.

APPLICATION for SPECIAL USE PERMIT # 2006-0027

[must use black ink or type]

PROPERTY LOCATION: 209 Madison Street

TAX MAP REFERENCE: 55.03-02-01.52 ZONE: OCM (50)

APPLICANT Name: Old Town Athletic Club, Inc. d/b/a Sport & Health Company

Address: 1953 Gallows Road, Suite 590, McLean, VA 22182

PROPERTY OWNER Name: Waterfront Investment Group, LLC

c/o Gates, Hudson and Associates, Inc.

Address: 3020 Hamaker Ct., Suite 301, Fairfax, VA 22031-2220

PROPOSED USE: Request to expand health club into existing space within building and increase hours of operation.

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.

M. Catharine Puskar
Print Name of ~~Applicant~~ Agent

M Catharine Puskar
Signature

Walsh, Colucci, Lubeley, Enrich & Terpak
2200 Clarendon Blvd., 13th Floor
Mailing/Street Address

703-528-4700 703-525-3197
Telephone # Fax #

Arlington, VA 22201
City and State Zip Code

March 28, 2006
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.

See attached Schedule A.

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

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION
Attachment

The Applicant requests a special use permit ("SUP") amendment for an increase in the hours of operation and an expansion of the existing Sport & Health club in the Waterfront II building, located at 209 Madison Street. In order to further serve its members, the Applicant proposes to expand its hours of operation to permit greater access to the club facilities. In addition, it proposes to renovate and expand its existing space by occupying approximately 16,302 square feet of vacant space on the second floor within the existing building. This expansion would increase the overall square footage of the club from 25,124 square feet to approximately 41,426 square feet. As part of the renovation/expansion, the Applicant also proposes to add a new entrance along Madison Street.

In the way of background, in 1987, SUP #2056 was granted by City Council to permit the establishment of the health club. In 1996, City Council granted approval of an amendment to increase the hours of operation for the health club (SUP# 96-0031). In 1997, City Council approved another amendment to expand the health club by 8,408 square feet (SUP# 97-0062). Most recently, in 2000, administrative approval was granted for Special Use Permit #2000-0031 to permit a change in ownership.

The Applicant now requests approval of a special use permit amendment which will facilitate the ability of the health club to upgrade its facilities and better serve its clientele, which is comprised of a large number of Alexandria residents and individuals who work in the vicinity. In order to provide greater flexibility for patrons of the health club, the club proposes to expand its hours of operation both in the morning and in the evening. The existing hours of operation are 5:45 A.M. to 10:00 P.M. Monday through Friday, 7:00 A.M. to 8:00 P.M. on Saturday, and 8:00 A.M. to 8:00 P.M. on Sunday. The proposed hours of operation are 6:00 A.M. to 11:00 P.M. Monday through Friday and 6:00 A.M. to 9:00 P.M. on Saturday and Sunday.

In addition, the Applicant proposes to expand its facility by 16,302 square feet by occupying the second story in the building. As reflected on the attached exhibits, this expansion will allow the health club to better serve its patrons by providing larger, upgraded locker rooms as well as consolidated, upgraded work out areas. While many patrons walk from their jobs or homes to the health club, 104 parking spaces, which represent the required parking under the Zoning Ordinance, are being provided in the onsite parking structure adjacent to the building. As such, there is adequate parking to serve the proposed expansion.

Finally, in order to facilitate a better layout within the existing space, the Applicant is proposing to add a new entrance to the facility on Madison Street. As reflected on the attached exhibit, the Applicant will remove a portion of a

SUP 2006-0027

planter located adjacent to the building on Madison Street and replace it with new stairs and an entrance into the facility which will bring patrons directly into the new lobby area of the health club. This direct pedestrian access from the street does not exist today as patrons entering from Fairfax Street need to take an elevator or stairs to get down to the existing lobby and enter the club.

The Sport & Health Club looks forward to being able to better serve its patrons with the improvements outlined above and respectfully requests approval of this Special Use Permit Amendment.

J:\SPORT&HEALTH\997.18 OldTown\narrative.doc

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).
- Approximately 350-800 patrons per day.
- _____

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).
- Approximately 15-20 employees per shift.
- _____

6. Please describe the proposed hours and days of operation of the proposed use:
- | Day: | Hours: |
|--------------------------|-------------------------------|
| <u>Monday - Friday</u> | <u>6:00 a.m. - 11:00 p.m.</u> |
| <u>Saturday - Sunday</u> | <u>6:00 a.m. - 9:00 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.
- No noise shall emanate from the property.
- _____

B. How will the noise from patrons be controlled?

N/A

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

No odors shall emanate from the site.

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?

Minimal trash associated with health club use.

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

Less than one dumpster per month.

C. How often will trash be collected?

Twice per week.

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

Health club does not generate litter-type waste.

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:

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

Health club has internal security cameras. All members/guests are
checked in at the front desk. Photo ID's are required of all members.

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.

N/A

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?

1 space/400 SF = 104 spaces

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

104 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

0 Other.

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

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

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

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

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

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

B. How many loading spaces are available for the use? N/A

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

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

N/A

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

N/A

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

Street access is adequate.

SITE CHARACTERISTICS

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

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

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

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

25,124 sq. ft. (existing) + 16,302 sq. ft. (addition if any) = 41,426 sq. ft. (total)
*expansion into existing 2nd floor space

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: Waterfront II

other, please describe: _____

**Schedule A
Statement of Ownership**

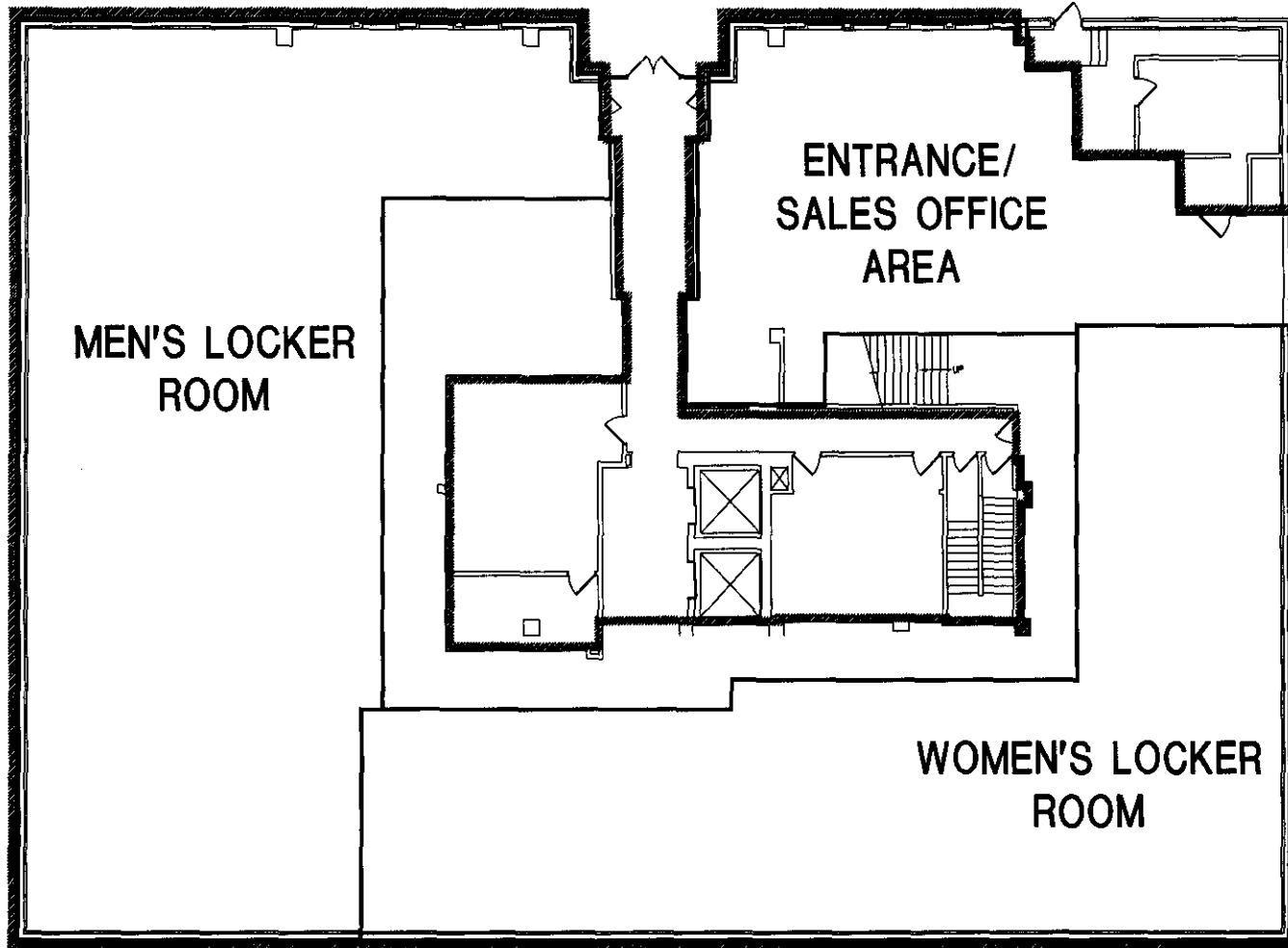
Lessee: Old Town Athletic Club, Inc., a Virginia Corporation

Owned by: Sport & Health Virginia Properties, LC
Owned 100% by:
Sport & Health Clubs, LC
Owned 100% by:
Sport & Health Holdings, LC

Addresses of All Above:
Sport & Health Company
Suite 590
1953 Gallows Road
McLean, VA 22182

Beneficial Owners of Sport & Health Holdings, LC

John H. Ariail, Jr.	Alexandria, VA
Jonathan Adler	Potomac, MD
Thomas D.W. Fauquier	Bethesda, MD
Donald W. Konz	Fairfax, VA
Russell Minkoff	Potomac, MD
Barry Minkoff	Bethesda, MD



60

1

BASEMENT NEW WORK PLAN

1" = 20'-0"

FLOOR AREA 13,116 SQ.FT.



**ARCHITECTURE
INCORPORATED**

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.476.3900
FAX - 703.264.0733

E-MAIL : A@ARCHINC.COM

RENOVATION FOR:
**SPORT &
HEALTH**
Old Town
Alexandria, VA

Project: 25159.03

Date: 03/23/06

Scale: 1"=20'-0"

Sketch:

2

25159-0027

2500-9002P2



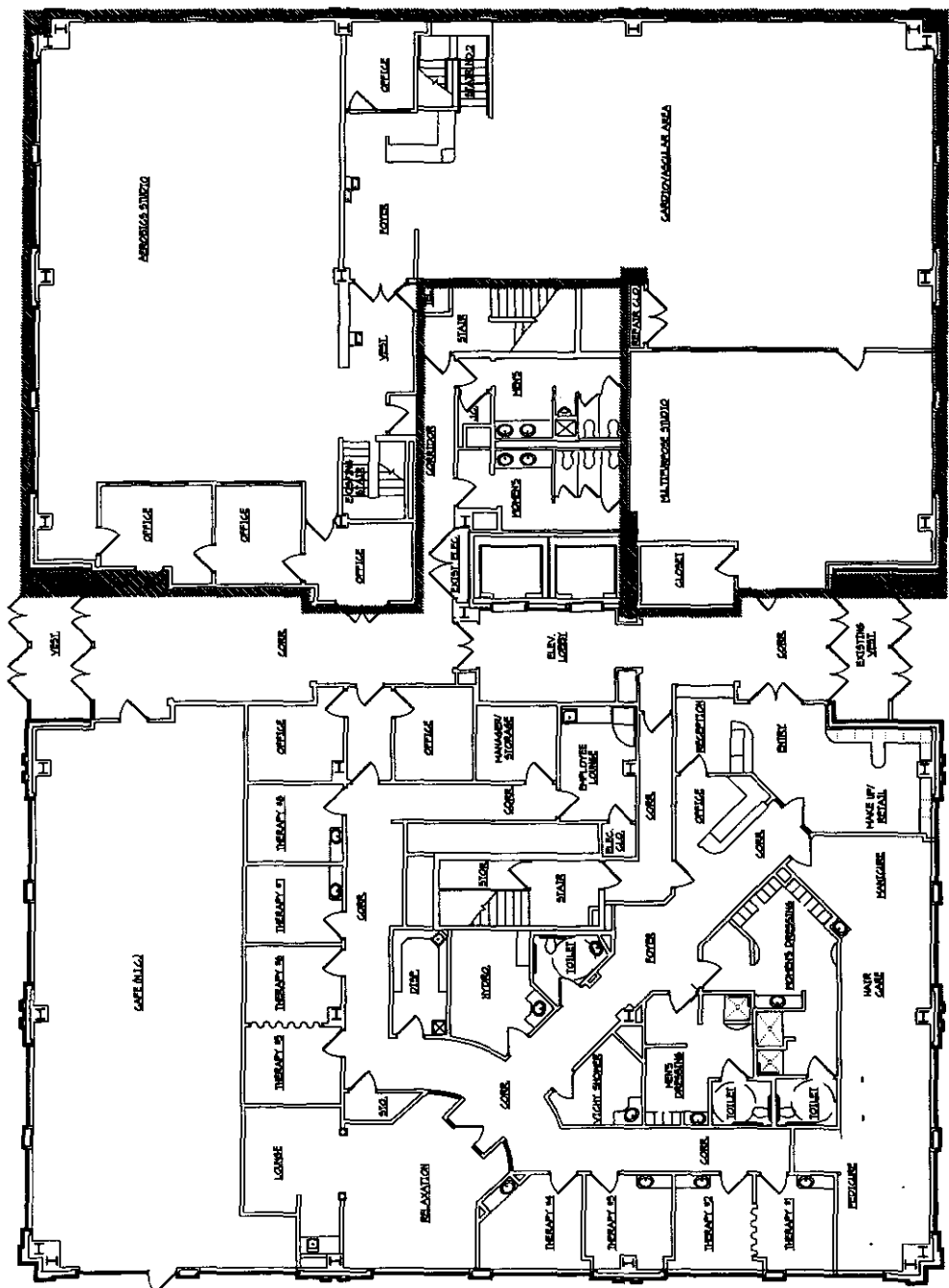
ARCHITECTURE
INCORPORATED
1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191
TEL - 703.476.3900
FAX - 703.384.0793
E-MAIL : A@ARCHINC.COM

RENOVATION FOR
SPORT & HEALTH
Old Town
Alexandria, VA

Project: 25159.03

Date: 03/23/06
Scale: 1"=20'-0"

Sketch: 3



1 FIRST FLOOR EXISTING PLAN

1" = 20'-0"

FLOOR AREA 11,408 SQ.FT.

SUP 2006-0027



ARCHITECTURE
INCORPORATED

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.476.3900
FAX - 703.264.0733

E-MAIL - A@ARCHINC.COM

RENOVATION FOR:
**SPORT &
HEALTH**
Old Town
Alexandria, VA

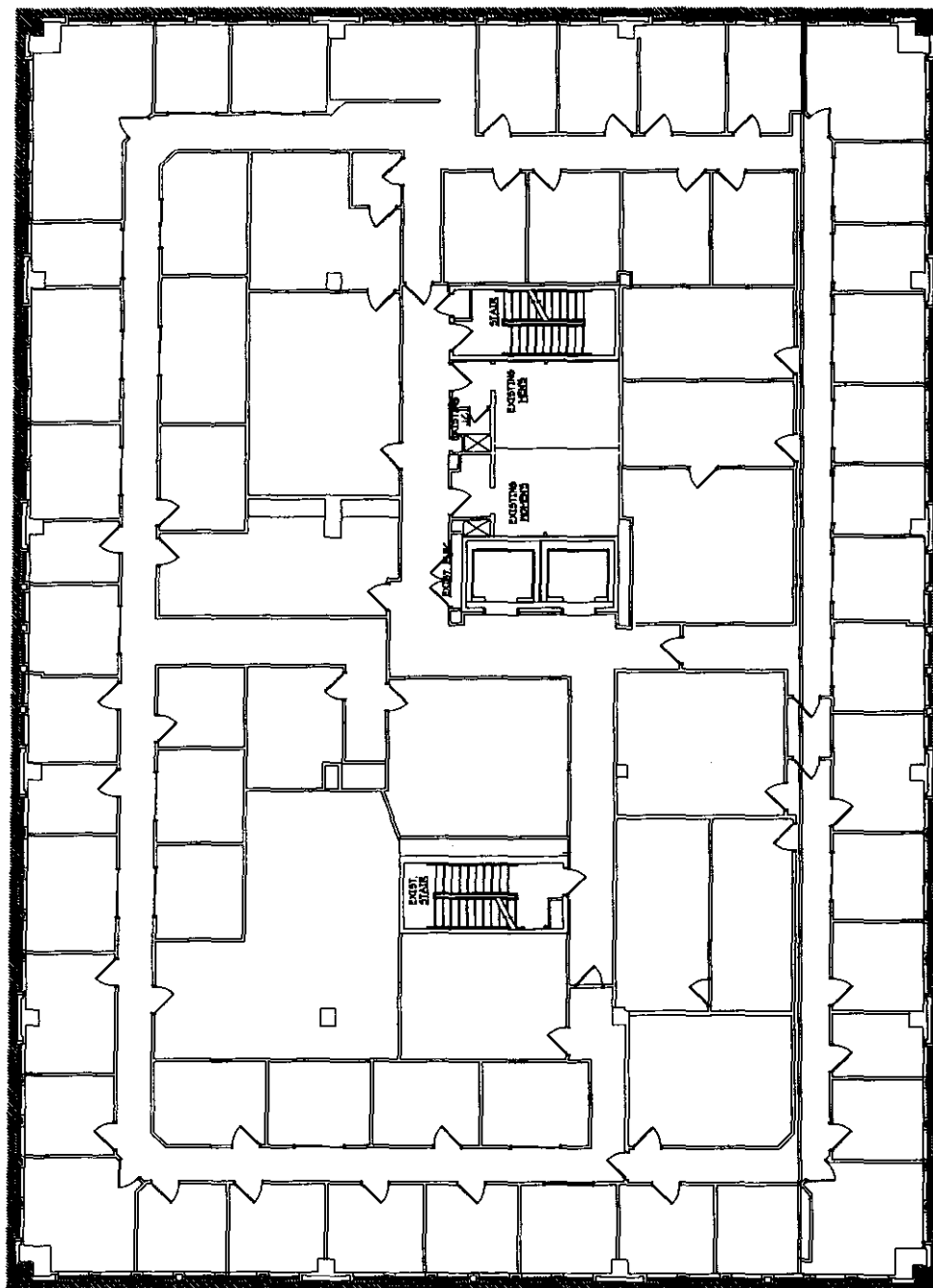
Project: 26159.03

Date: 03/23/06

Scale: 1"=20'-0"

Sketch:

5



1 SECOND FLOOR EXISTING PLAN

1" = 20'-0"

FLOOR AREA 16,302 SQ.FT.

SUP 2006-0029



**ARCHITECTURE
INCORPORATED**

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191
TEL - 703.476.3300
FAX - 703.464.0733
E-MAIL: A@ARCHINC.COM

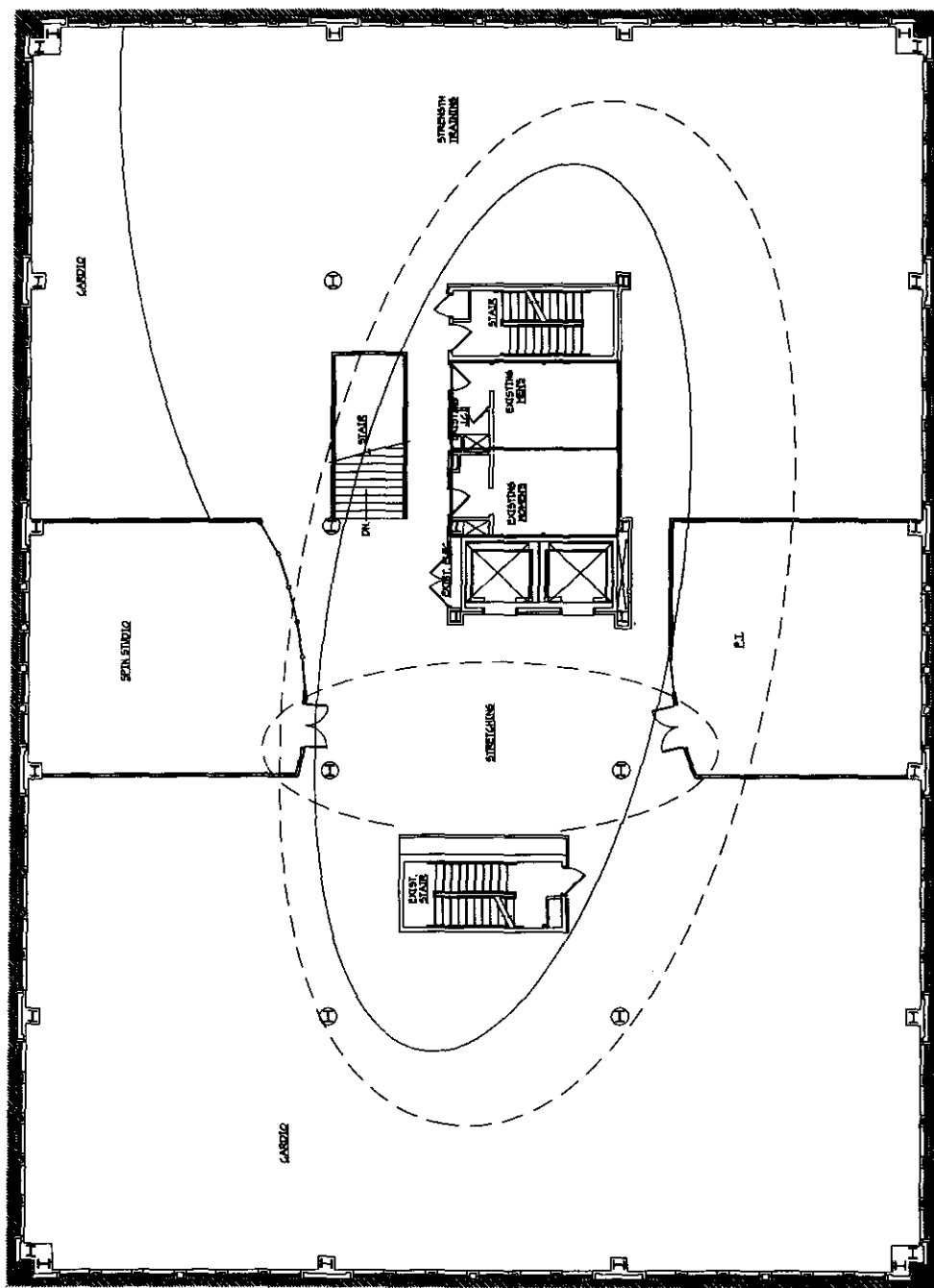
**SPORT &
HEALTH**
RENOVATION FOR
Old Town
Alexandria, VA

Project: 25159.03

Date: 03/23/06
Scale: 1"=20'-0"

Sketch

6

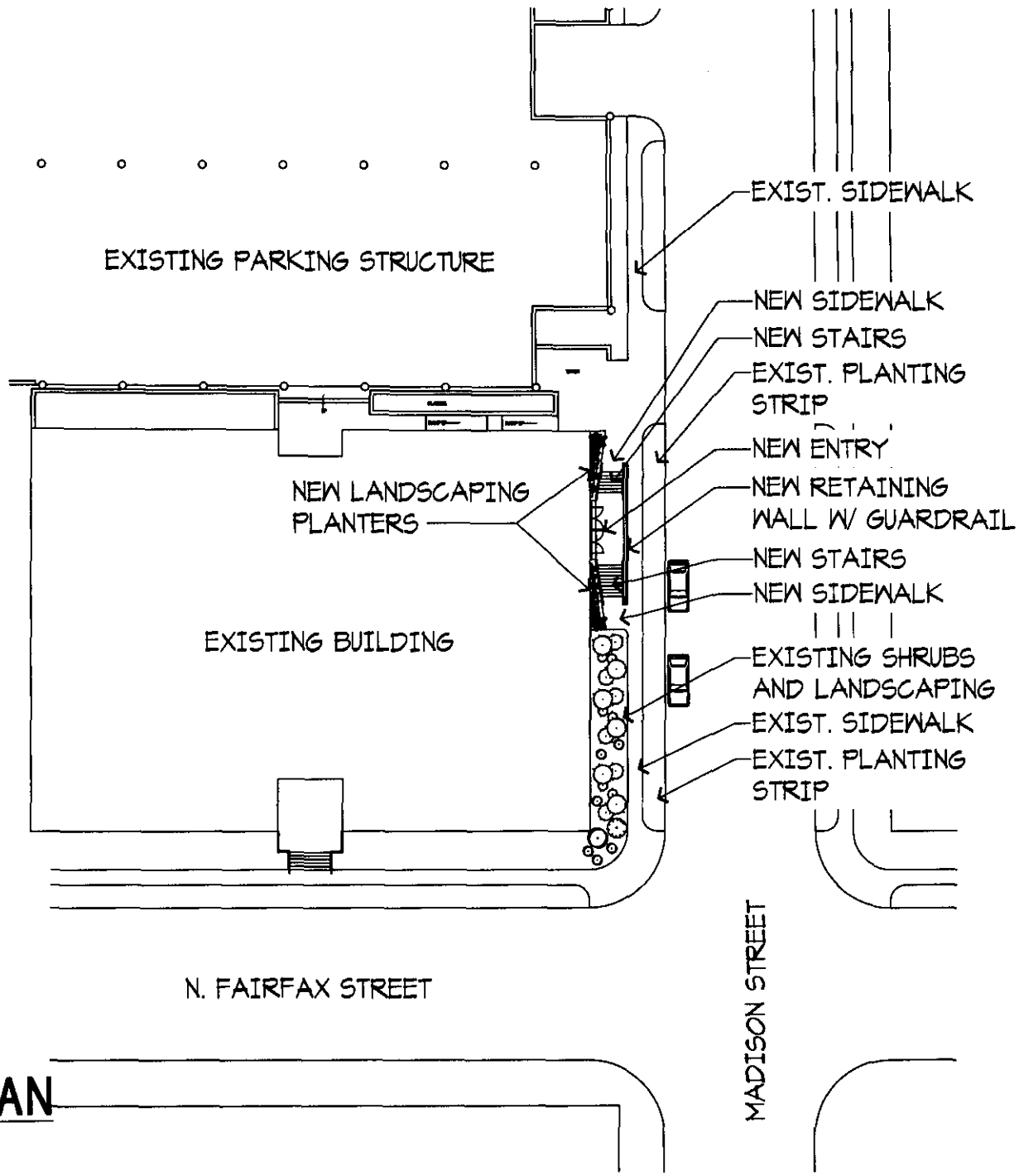


1 SECOND FLOOR NEW WORK PLAN

1" = 20'-0"

FLOOR AREA 16,302 SQ.FT.

28



1

SITE PLAN
1" = 40'-0"

ARCHITECTURE INCORPORATED
1801 ALEXANDER BELL DRIVE, SUITE 640
RESTON, VIRGINIA 20191
TEL - 703.476.3900
FAX - 703.364.0733
E-MAIL : AM@ARCHINC.COM

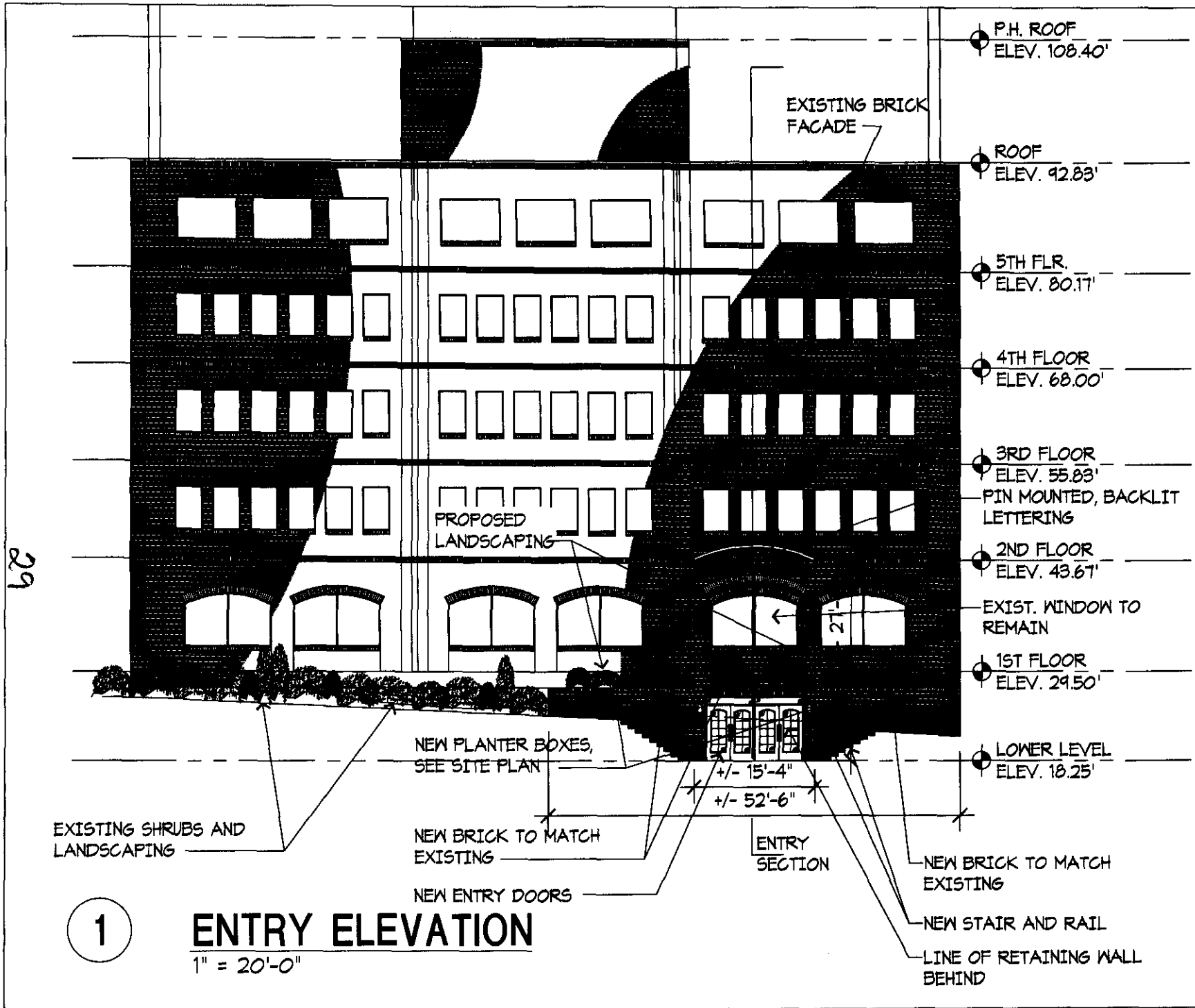
RENOVATION FOR
Old Town
SPORT & HEALTH
Club
Alexandria, VA 22314

Project 25159.03

Date: 03/23/06
Scale: 1"=40'-0"

Sketch:
7

5072006-0027



- P.H. ROOF
ELEV. 108.40'
- ROOF
ELEV. 92.83'
- 5TH FLR.
ELEV. 80.17'
- 4TH FLOOR
ELEV. 68.00'
- 3RD FLOOR
ELEV. 55.83'
- PIN MOUNTED, BACKLIT
LETTERING
- 2ND FLOOR
ELEV. 43.61'
- EXIST. WINDOW TO
REMAIN
- 1ST FLOOR
ELEV. 29.50'
- LOWER LEVEL
ELEV. 18.25'

1

ENTRY ELEVATION

1" = 20'-0"



**ARCHITECTURE
INCORPORATED**

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.476.3900
FAX - 703.264.0733

EMAIL : AIB@ARCHINC.COM

RENOVATION FOR
Old Towne
**SPORT &
HEALTH**
Club
Alexandria, VA 22304

Project 25159.03

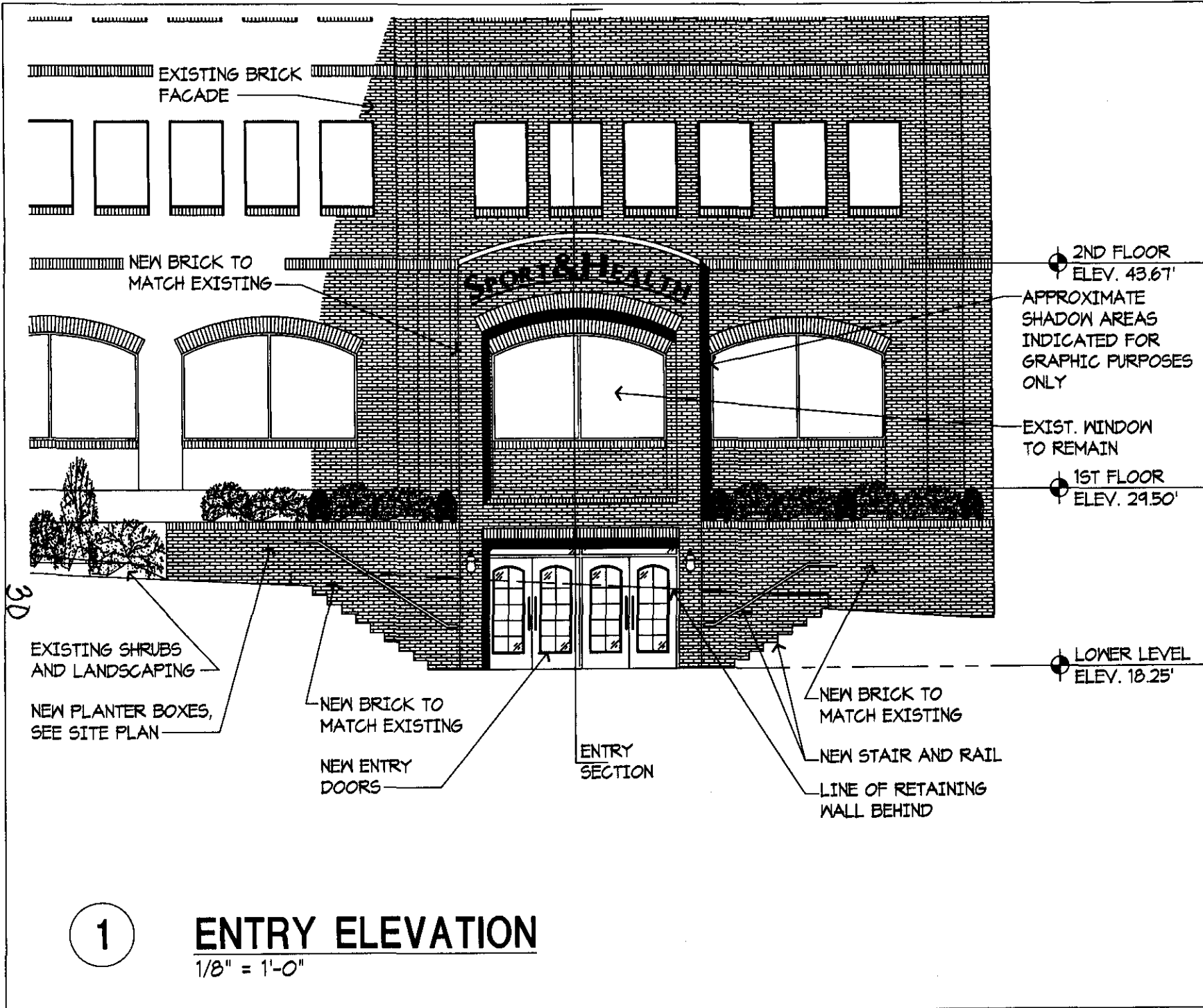
Date: 05/23/06

Scale: 1"=20'-0"

Sketch:

8

SU # 2006.0027



1 **ENTRY ELEVATION**
 1/8" = 1'-0"

ARCHITECTURE INCORPORATED
 1801 ALEXANDER HILL DRIVE, SUITE 640
 RESTON, VIRGINIA 20191
 TEL - 703.476.3800
 FAX - 703.264.0733
 EMAIL: AM@ARCHINC.COM

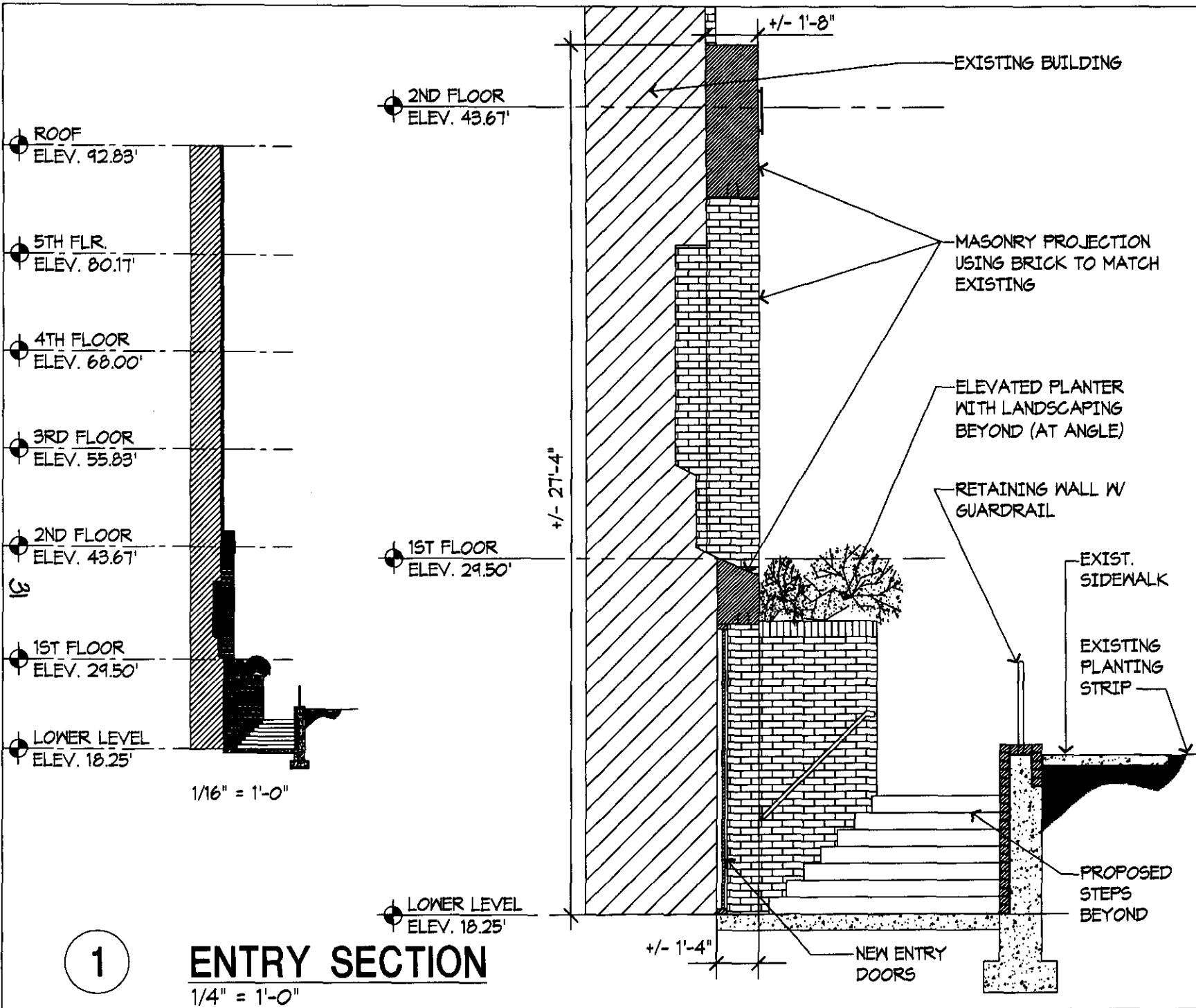
RENOVATION FOR
Old Town
SPORT & HEALTH
 Alexandria, VA 22314

Project 26159.03

Date: 05/23/06
 Scale: 1/8"=1'-0"

Sketch
 9

SUP#2006-0027



1

ENTRY SECTION

ARCHITECTURE INCORPORATED
 1801 ALEXANDER BELL DRIVE, SUITE 640
 RESTON, VIRGINIA 20191
 TEL - 703.476.3900
 FAX - 703.384.0733
 E-MAIL: AIB@ARCHINC.COM

RENOVATION FOR
Old Town
SPORT & HEALTH
 Alexandria, VA 22314

Project 26158.03

Date: 05/23/06
 Scale: AS NOTED

Sketch:
10

5.000.0008 ARCH INC



**ARCHITECTURE
INCORPORATED**

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.478.9900
FAX - 703.264.0733

E-MAIL: IAMB@ARCHINC.COM

RENOVATION FOR
Old Town
**SPORT &
HEALTH**
Club
Alexandria, VA 22314

Project: 25169.03

Date: 05/23/06

Scale: 1/8" = 1'-0"

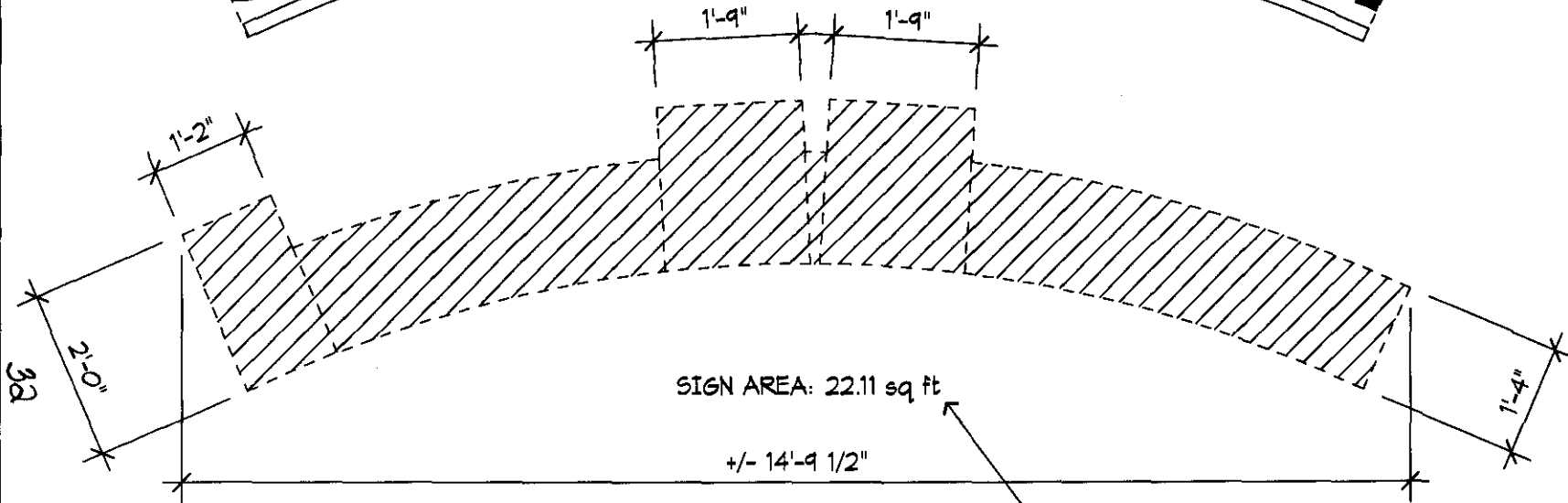
Sketch:

11

SUP# 0006.0007

PIN MOUNTED, BACKLIT
CHANNEL LETTERING

SPORT & HEALTH



SIGN AREA: 22.11 sq ft

+/- 14'-9 1/2"

AREA OF SIGN AS CALCULATED PER
PARAGRAPH 9-106 OF SUPPLEMENT NO.
36 OF THE ALEXANDRIA ZONING
ORDINANCE.

1

SIGNAGE

1/8" = 1'-0"



"Puskar, M. Catharine"
<cpuskar@arl.thelandlawyers.com>
05/02/2006 02:17 PM

To <Valerie.Peterson@alexandriava.gov>
cc "McKeeby, Elizabeth"
<emckeeby@arl.thelandlawyers.com>,
<Richard.Josephson@alexandriava.gov>
bcc

Subject RE: FW: S&H Old Town

History: This message has been replied to and forwarded.

Valerie,

As we discussed on our site visit, the parking is currently available to Sport & Health patrons and will be available in the future as well.

The parking garage currently operates on a shared basis with no reserved spaces for a particular use in the building. This arrangement works well as the peak hours for the Sport and Health Club (during weekends and before 9:00 am and after 5:00 pm weekdays) occur during the off peak hours for the office building.

There are two access points to the parking garage. The upper level is accessed off of Montgomery Street and has a parking attendant during the weekdays. The lower level is accessed off of Madison Street and currently provides a cardkey system for access.

Currently, patrons can buy an annual parking pass to get them in and out of the garage or they can pay an hourly fee to park. If they buy an annual pass, they get a card key that provides access on both levels of the garage. If they pay an hourly fee, they must pay the standard hourly rate to the attendant on the top level of the garage. On evenings and weekends (the Club's busiest times), the gates are open and parking is free.

In the future, instead of doing an annual parking pass, patrons will be charged a nominal fee per visit to utilize the parking while in the Club. Patrons will take their parking ticket into the Club for validation to permit short term parking at a reduced rate for Club use only, while preventing long term commuter parking. They will then present the validated ticket to the attendant and pay a reduced rate on the way out. The parking will more than likely remain open and free on evenings and weekends. As stated abivem there is currently a parking attendant on the top level of the garage and Sport and Health is considering adding an attendant at the first level of the garage as well.

Sport and Health, in its lease, has the right to use the parking garage in this manner and has adequate parking to meet the requirement set forth in the Zoning Ordinance.

Let me know if you need additional information. Also, please let me know what you think of the revised elevations! Thanks.

Cathy

M. Catharine Puskar
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201



**ARCHITECTURE
INCORPORATED**

1801 ALEXANDER BELL
DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.476.3900
FAX - 703.264.6733

E-MAIL : A@ARCHINC.COM

RENOVATION FOR
Old Town
**SPORT &
HEALTH**
Club
Alexandria, VA 22314

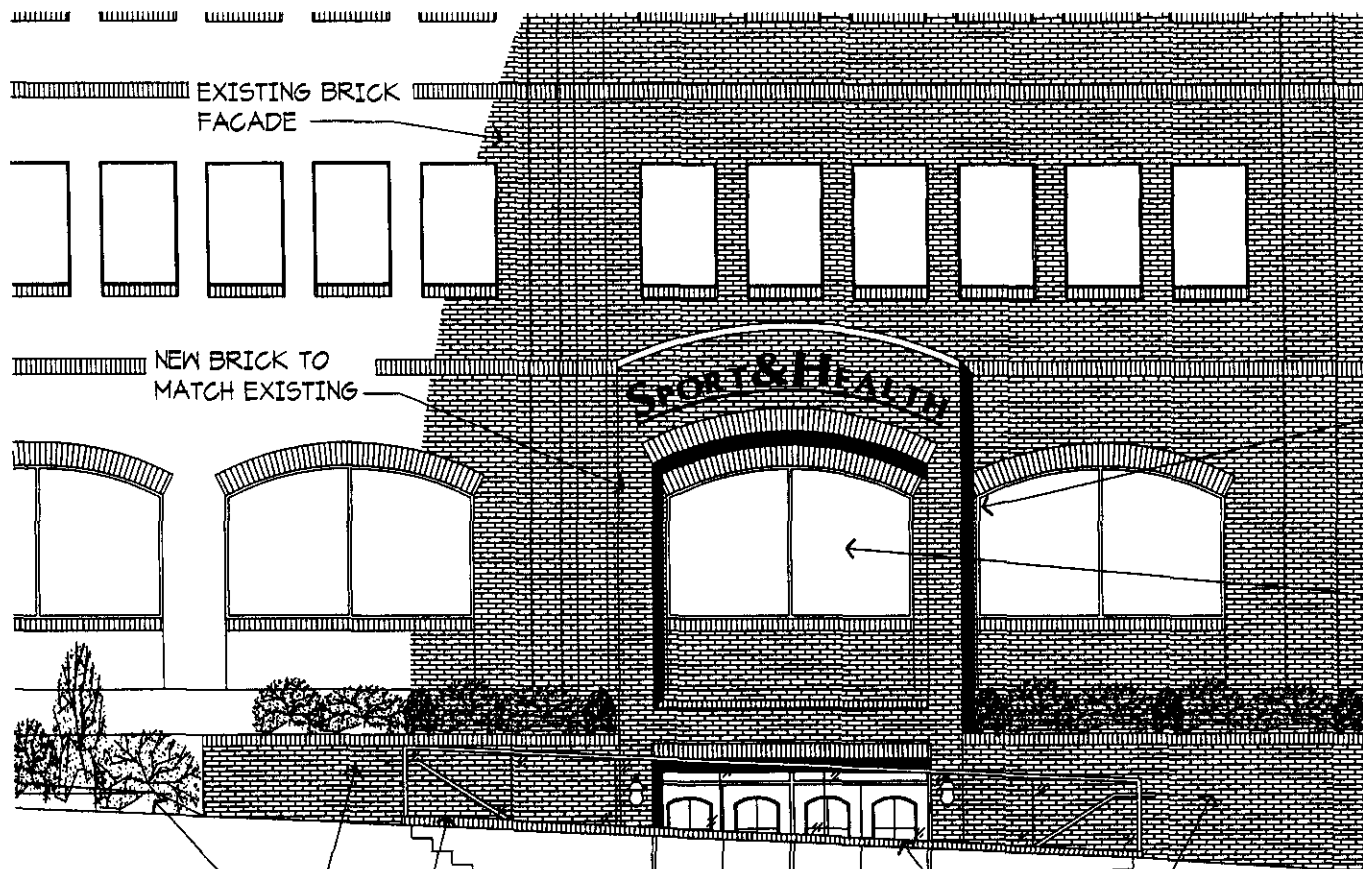
Project: 25159.03

Date: 06/06/06

Scale: 1/8"=1'-0"

Sketch

13



EXISTING BRICK
FACADE

NEW BRICK TO
MATCH EXISTING

APPROXIMATE
SHADOW AREAS
INDICATED FOR
GRAPHIC PURPOSES
ONLY

EXIST. WINDOW
TO REMAIN

EXISTING SHRUBS
AND LANDSCAPING

NEW PLANTER BOXES,
SEE SITE PLAN

NEW BRICK TO
MATCH EXISTING

NEW ENTRY
DOORS

NEW BRICK TO
MATCH EXISTING

NEW STAIR BEYOND

TOP OF RETAINING
WALL WITH GLASS
RAILING

1

ENTRY ELEVATION (VIEW FROM STREET)

1/8" = 1'-0"

LANDSCAPE DESIGN BY:
 PERFECT LANDSCAPES
 P.O. BOX 604
 ASHBURN, VA 20146
 703-742-9076

LANDSCAPING MATERIALS DESCRIPTION
 ILEX CRENATA 'SOFT TOUCH' 18"-24" BUSHES. THE HOLLIES ARE EVERGREEN SHRUBS AND WILL THRIVE IN THIS AREA.

ONE GALLON SALVIA "PURPLE RAIN". THE SALVIA IS PERENNIAL AND WILL GROW BACK EACH SPRING.

DAFFODIL BULBS PLANTED ALL AROUND BED

VINCA VINE ALONG THE FRONT EDGE OF THE PLANTER. EVERY SPRING VINCA VINE WILL BE PLANTED ALONG THE FRONT EDGE OF THE PLANTER SO IT HANGS OVER THE FRONT EDGE.

IRRIGATION DESCRIPTION

FOR IRRIGATION, WE RECOMMEND A SOAKER HOSE FOR EACH PLANTER. THESE CAN BE CONNECTED TO HOSE BIBS IN THE PLANTERS THAT ARE FED FROM WITHIN THE BUILDING BY A WATERLINE CONTROLLED WITH A VALVE ON A TIMER TO REGULATE THE WATER DELIVERY.

MAINTENANCE DESCRIPTION

ROUTINE MAINTENANCE WILL BE PERFORMED VIA ANNUAL CONTRACT AGREEMENT WITH SPORT & HEALTH. ACCESS TO THE PLANTERS SHALL BE READILY OBTAINED VIA SMALL STEP LADDER.

3 ILEX CRENATA

DAFFODIL BULBS ALL AROUND BED

15 ONE GALLON SALVIA

EXISTING BUILDING

15 ONE GALLON SALVIA

DAFFODIL BULBS ALL AROUND BED

3 ILEX CRENATA

VINCA VINE

VINCA VINE

EXISTING STREET TREES TO REMAIN (TYP)

EXIST. SIDEWALK

NEW STAIRS

NEW SIDEWALK

EXIST. PLANTING STRIP

NEW RETAINING WALL WITH HAND RAILS

MADISON STREET

EXISTING SHRUBS AND LANDSCAPING

95

1

LANDSCAPING CONCEPT PLAN

1/8" = 1'-0"



ARCHITECTURE INCORPORATED

1807 ALEXANDER BELL DRIVE, SUITE 640
 RESTON, VIRGINIA 20191

TEL - 703.476.3900
 FAX - 703.264.0733

EMAIL: A@ARCHINC.COM

RENOVATION FOR
Old Town

SPORT & HEALTH
Club
 Alexandria, VA 22314

Project: 25159.03

Date: 05/24/06

Scale: 1/8"=1'-0"

Sketch

12

APPLICATION for SPECIAL USE PERMIT # 2006-0027

[must use black ink or type]

PROPERTY LOCATION: 209 Madison Street

TAX MAP REFERENCE: 55.03-02-01.52 ZONE: OCM (50)

APPLICANT Name: Old Town Athletic Club, Inc. d/b/a Sport & Health Company

Address: 1953 Gallows Road, Suite 590, McLean, VA 22182

PROPERTY OWNER Name: Waterfront Investment Group, LLC

c/o Gates, Hudson and Associates, Inc.

Address: 3020 Hamaker Ct., Suite 301, Fairfax, VA 22031-2220

PROPOSED USE: Request to expand health club into existing space within building and increase hours of operation.

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.

M. Catharine Puskar
Print Name of ~~Applicant~~ Agent

M Catharine Puskar
Signature

Walsh, Colucci, Lubeley, Emrich & Terpak
2200 Clarendon Blvd., 13th Floor
Mailing/Street Address

703-528-4700 703-525-3197
Telephone # Fax #

Arlington, VA 22201
City and State Zip Code

March 28, 2006
Date

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

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

ACTION - PLANNING COMMISSION: Recommended Approval 6-6 6/6/06

ACTION - CITY COUNCIL: 6/17/06 - CC approved the PC recommendation 6-0