

EXHIBIT NO. 1

5
6-14-08

Docket Item #6
SPECIAL USE PERMIT #2008-0033

Planning Commission Meeting
June 3, 2008

ISSUE: Consideration of a request for a special use permit to expand a health club and an increase in the hours of operation.

APPLICANT: Capital Fitness- King Street, LLC
By M. Catharine Puskar

STAFF: Richard W. Bray
Richard.bray@alexandriava.gov

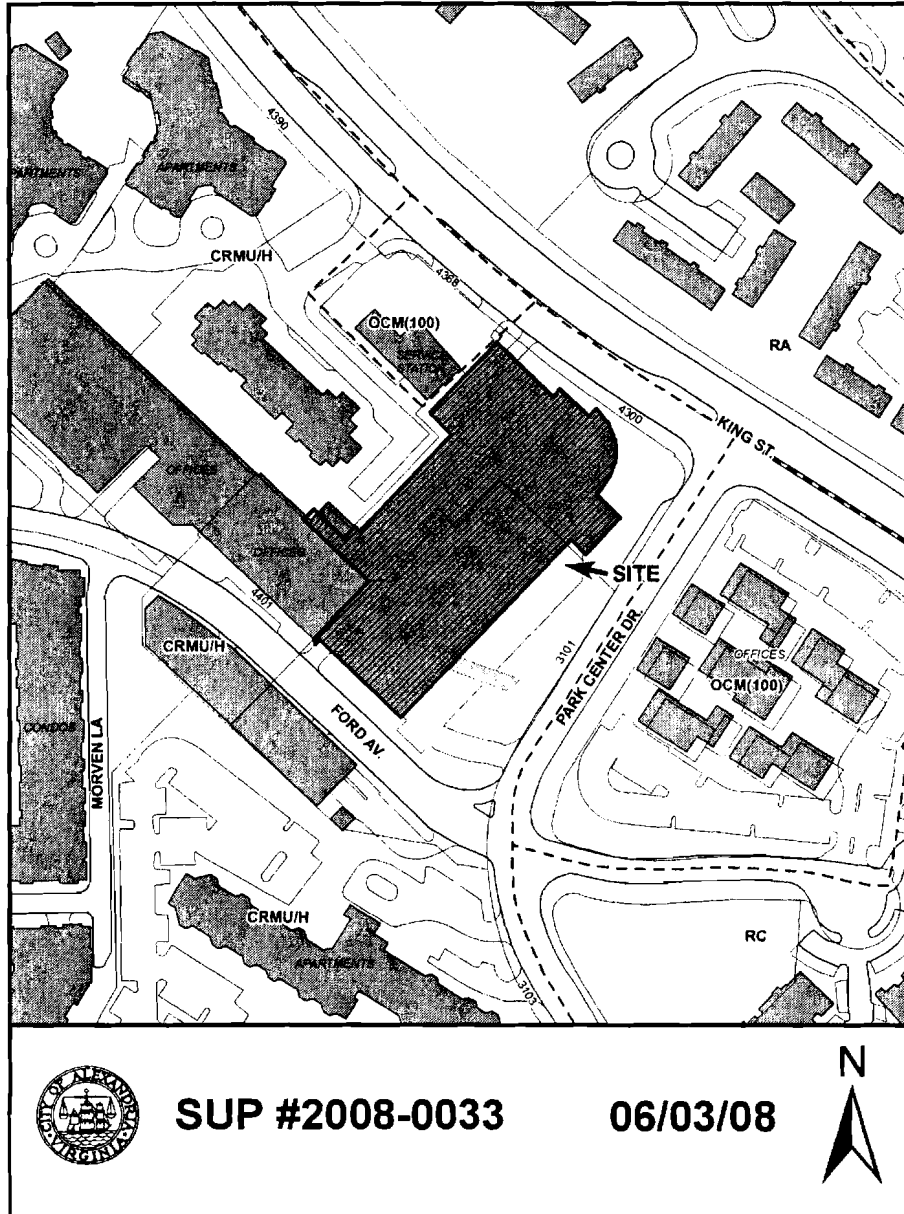
LOCATION: 4300 King Street

ZONE: CRMU/H/Commercial Residential Mixed Use High

PLANNING COMMISSION ACTION, JUNE 3, 2008: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



SUP #2008-0033

06/03/08



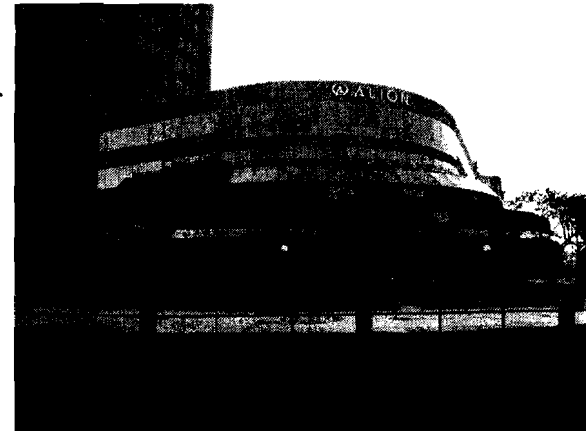
I. DISCUSSION

REQUEST

The applicant, Capital Fitness, Inc, requests amendments to an approved special use permit for the expansion of a health and athletic club located at 4300 King Street.

SITE DESCRIPTION

The subject property is a 55,000 square foot tenant space in one lot of record with 270 feet of frontage on King Street, 160 feet of frontage on Park Center Drive and a total lot area of 55,567 square feet. The tenant space is occupied by the athletic club and a former restaurant (Copeland's). The remainder of the site is developed with a high rise office building. Access to the property is from Park Center Drive.



The surrounding area is occupied by a mix of office, residential and service uses. Immediately to the northeast is the Fairlington Condos community. To the northwest is an automobile service station. To the south are office buildings.

BACKGROUND

On June 16, 1984, City Council granted Special Use Permit #1681 for the operation of a health and athletic club. The athletic club operated under this Special Use Permit from 1984 to October 31, 2006.

On September 13, 1986, City Council granted Special Use Permit #1933 to allow the operation of a restaurant. On June 12, 1999 City Council granted Special Use Permit #99-0039 for the expansion of the existing restaurant. Copeland's restaurant ceased operations on April 18, 2007.

PROPOSAL

The applicant proposes to expand the athletic club into the adjoining vacant restaurant space and increase the hours of operation from the previous hours of 6:00 am to 11:00 pm, daily to 24 hours a day, 7 days a week. The facility previously offered racquetball and basketball courts, a climbing wall, swimming pool, personal training and spa services. The expansion will increase and improve the existing services as well as adding a juice bar and apparel sales. The athletic club will utilize the outdoor seating area formerly used by the restaurant.

Hours: Previous: 6:00 am - 11:00 pm, daily
 Proposed: 24 hours a day, daily
 Anticipated peak usage: 6:00 am – 8:00 am & 5:00 pm – 9:00 pm

Number of customers: Up to 1,500 anticipated over a 24 hour period

Noise: There are no noise impacts anticipated

Trash/Litter: Commercial collection once per week or more frequent if necessary; no litter is anticipated, employees will patrol site for litter

PARKING

According to Section 8-200(A)(17) of the Zoning Ordinance, a health club requires one parking space for every 400 square feet. A health club with 55,000 square feet will be required to provide 138 off-street parking spaces. The applicant will provide 140 spaces in the on site parking garage.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CRMU-H/Commercial Residential Mixed Use (High) zone. Section 5-303(H) of the Zoning Ordinance allows a health and athletic club in the CRMU-H zone only with a special use permit.

The proposed use is consistent with the Alexandria West Small Area Plan chapter of the Master Plan which designates the property for a mix of residential, commercial and office uses in high density settings.

II. STAFF ANALYSIS

Staff supports the re-establishment and expansion of the health club facility. The location is ideally situated in a high rise office park. This enables the club to provide services to the many employees working in the surrounding offices. The convenient location at the western end of King Street provides easy access to commuters in the mornings and evenings and allows patrons flexibility in scheduling. The athletic club will occupy space in the office building vacated with the closing of Copeland's restaurant. The 24 hour a day nature of the operation will not have impacts on the neighborhood due to the office nature of the surrounding area. The Fairlington Condominium community is buffered from the use by King Street and the athletic club operations are contained inside the office building. Lighting levels are not proposed to change. Staff feels that the neighboring residential community is insulated against glare. The club requests the use of the outdoor seating formerly utilized as outdoor dining by Copeland's. In order to prevent patrons of the athletic club from disturbing the residents of Fairlington, staff is adding the condition that the outdoor seating be closed at 11:00 pm. Staff has also included the standard one year review condition to ensure that there are no problems with the operation of the expanded health and athletic club.

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 or limited liability company in which the applicant has a controlling interest. (P&Z)
2. The health and athletic club shall be permitted to operate 24 hours a day, 365 days a year. (P&Z)
3. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions. (P&Z)
5. The outdoor seating area shall be open to patrons from 6:00 am to 11:00 pm daily. (P&Z)
6. The outdoor seating area shall be cleaned daily. (P&Z)
7. Trash shall be collected at least once a week or more often if necessary. (P&Z)
8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
9. Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
10. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
11. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

12. Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
13. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
14. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
15. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the health club. (Police)
16. 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: Richard Josephson, Acting Director, Department of Planning and Zoning;
Richard Bray, 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 All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
- R-2 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-4 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-5 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
- R-6 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- F-1 The current use is classified as **A-2**; the proposed use is **A-3**. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 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.
- F-2 The applicant shall submit a detailed floorplan, outlining dimensions of the proposed space to be used and any and all fire protection systems currently in place.
- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five 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-3 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-4 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 116.1.
- C-5 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 108.1).
- C-6 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.

- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Permits are non-transferable.
- C-3 Permits must be obtained prior to operation
- C-4 Five sets of plans are to be submitted to and approved by this department prior to construction of any facility regulated by the health department.
- C-5 Plans for food facilities must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-6 Pool plans must comply with Title 11 Chapter 11, Swimming Pools. Tourist establishment pools must have six (6) sets of plan submitted.
- C-7 Personal grooming facilities must comply with Title 11, Chapter 7, Personal Grooming Establishments.
- C-8 Tanning Salons must meet State code Title 59.1, Chapter 24.1, Tanning Facilities.
- C-9 Massage facility plans must comply with Title 11, Chapter 4.2 Massage Regulations. All massage therapist must possess a current massage therapist certification, issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, §54.1-3029 and must possess and Alexandria Massage permit in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.
- C-10 Food must be protected to the point of service at any outdoor dining facility.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks & Recreation:

- F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the health club.
- F-1 The applicant is not seeking an A.B.C. permit. The Police Department concurs.
- F-2 The Police Department has no objections to the health club expansion or the increase in hours of operation.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0033

PROPERTY LOCATION: 4300 King Street

TAX MAP REFERENCE: 012.01-01-18 **ZONE:** CRMU/H

APPLICANT:

Name: Capital Fitness - King Street, LLC

Address: 47 W210 Route 30, Big Rock, IL 60511

PROPOSED USE: Request to expand the existing Park Center (Center Club) (SUP 1681) health club, convert existing restaurant use to health club, and increase hours of operation.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

<u>M. Catharine Puskar</u>	<u>M. Catharine Puskar by Megan Shilling 3/25/08</u>	
Print Name of Applicant or Agent	Signature	Date
<u>Walsh Colucci Lubeley Emrich & Walsh, PC</u>	<u>(703) 528-4700</u>	<u>(703) 525-3197</u>
<u>2200 Clarendon Blvd., 13th Floor</u>	Telephone #	Fax #
Mailing/Street Address		
<u>Arlington, VA</u>	<u>22201</u>	<u>cpuskar@arl.thelandlawyers.com</u>
City and State	Zip Code	Email address

ACTION-PLANNING COMMISSION	DATE:
ACTION-CITY COUNCIL	DATE:

SUP # 2008-0033

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address) *see attached

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name: _____ Phone: _____
Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

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

2. The applicant is the (check one):

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

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.
Capital Fitness - King Street LLC is 100% owned by Capital Fitness Inc.
Breakdown is as follows:

- 30% Rayman Realty Trust, 47 W 210 Route 30, Big Rock, IL 60511
- 20% Evan M. Rayman Revocable Trust, 47 W 210 Route 30, Big Rock, IL 60511
- 10% Alan J. Feldman Living Trust, 47 W 210 Route 30, Big Rock, IL 60511
- 30% Dan Morrissey, 47 W 210 Route 30, Big Rock, IL 60511
- 10% Christine Rayman, 47 W 210 Route 30, Big Rock, IL 60511

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

Yes. Provide proof of current City business license

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

NARRATIVE DESCRIPTION

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

*see attached

USE CHARACTERISTICS

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

5. Please describe the capacity of the proposed use:

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

1500 patrons per day after approximately 18 months in operation.

Peak usage is projected during 6 - 8 a.m. and 5 - 9 p.m. Mon. through Wed.

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

Approx. 5 employees from 12 a.m. - 6 a.m.; 15 employees from 6 a.m. to noon;
20 employees from 12 p.m. - 2 p.m.; 10 employees from 2 - 5 p.m.;
30 employees from 5 - 10 p.m.

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

Day:	Hours:
<u>7 days/week</u>	<u>24 hours</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 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? (i.e. office paper, food wrappers)

Minimal trash associated with health club use.

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

One dumpster per week

C. How often will trash be collected?

Once per week

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

Health club use 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. [X] No.

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

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

The health club has internal security camera, required check-ins
of numbers, and photo IDs are required to join.

ALCOHOL SALES

13.

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

[] Yes [X] No

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

PARKING AND ACCESS REQUIREMENTS

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

- 140 Standard spaces
- Compact spaces
- Handicapped accessible spaces.

add'l 1800 Other. Shared spaces available, on a first-come, first-serve basis.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u> Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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

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

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

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

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 3 spaces

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u> Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? 50' from main entrance

C. During what hours of the day do you expect loading/unloading operations to occur?
9 a.m. to 5 p.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
1-2 times per week

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? _____ square feet.

18. What will the total area occupied by the proposed use be?
55,000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 55,000 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: 4300 King Street
 other. Please describe: _____

End of Application

Narrative Attachment

The Applicant requests an amendment to an existing special use permit, SUP #1681, and to incorporate and convert Copeland's restaurant, SUP #1933, into health club use. The existing health club, which is approximately 46,000 sf, and 9,000 sf restaurant are located at the base of an office building located at 4300 King Street. The amendment serves to increase the hours of the operation of the existing health club and expand the existing health club into adjacent restaurant space. The proposed larger health club will be operated by XSport Fitness. The total expansion of the existing health club use and conversion to XSport Fitness is approximately 55,000 square feet. The hours of operations will increase to 24 hours a day, 7 days a week. As part of the renovation and expansion, the Applicant proposes a variety of additional health club services that are not part of the existing health club services.

In a way of background, in 1984, SUP #1681 was granted by City Council to operate a health and athletic facility, known as Park Center Sporting Club, also known as the Center Club. In 1986, City Council granted approval of a restaurant, known as Copeland's of New Orleans, under SP #1933. There have been subsequent amendments in 1987 and 1996 that allow for an increase in and reallocation of seating indoors and outdoors.

The Applicant requests the renovation of the restaurant use into health club use and plans to combine both spaces into a renovated health club facility known as XSport Fitness. The types of facilities located within the space include basketball courts, a swimming pool, rock-wall climbing and racquetball courts. There will also be a small juice bar which protein-supplemented drinks would be served and blended on site. Nutritional supplements, vitamins, health food snacks, sports apparel sales are also available.

Approximately 40 seats of the existing outdoor seating (associated with Copeland's) will be used. Other uses include personal training, and spa-related services such as hair and nail care services, massage, physical therapy, rehabilitation services and weight loss services.

Additionally, the hours of the club would be expanded from the existing Park Center Club hours to 24 hours 7 days a week. The existing Park Center Club hours of operation are 6 a.m. to 11 p.m. 7 days a week. The Applicant envisions approximately 1,500 patrons per day; and 5 to 35 employees, depending on peak-hour operations. The peak hours of operation will likely be from 6 am to 8 am; and 5 pm to 10 pm. The Park Center fitness facility included the use of 115 parking spaces and a garage adjacent to the facility. The Applicant intends to provide 140 spaces in the same garage.

In addition, the total square footage the Applicant proposes is approximately 55,000 square feet and will include occupation of the first and second story of the building. In general, the renovation will considerably upgrade the existing facility.

XSport Fitness looks forward to serving citizens of Alexandria. The first XSport Fitness facility in the Northern Virginia area is located in the Merrifield Town Center, and has been very successful. XSport expects the same success in Alexandria and feels that it offers residents the flexibility and services they seek in a modern health club facility.

SUP2008-0033

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4300 King Street, I hereby
(Property Address)
grant the applicant authorization to apply for the Health Club's use as
(use)
described in this application.

LANDLORD:

Phone: 703-709-8866

MILLBROOK APARTMENTS ASSOCIATES, LLC,
a Delaware limited liability company

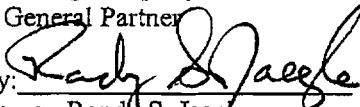
Email: rjaegle@cambridgeus.com

Date: 3/24/08

By: The Northwestern Mutual Life Insurance
Company, a Wisconsin corporation,
an authorized representative

By: Cambridge Asset Advisors Limited
Partnership, an authorized agent

By: Cambridge Property Advisors, Inc.,
as General Partner

By: 
Name: Randy S. Jaegle

Its: Chief Operating Officer

ARKTX
 ARCHITECTURE | DESIGN
 PLANNING | INTERIORS
 PROJECT MANAGEMENT

4000 KING STREET, ALEXANDRIA, VA 22304
 703.461.1000
 WWW.ARKTX.COM

PROPERTY OWNER
 Cambridge Property Group
 560 Henderson Parkway
 Suite 100
 Herndon, VA 20170

XSPORT FITNESS

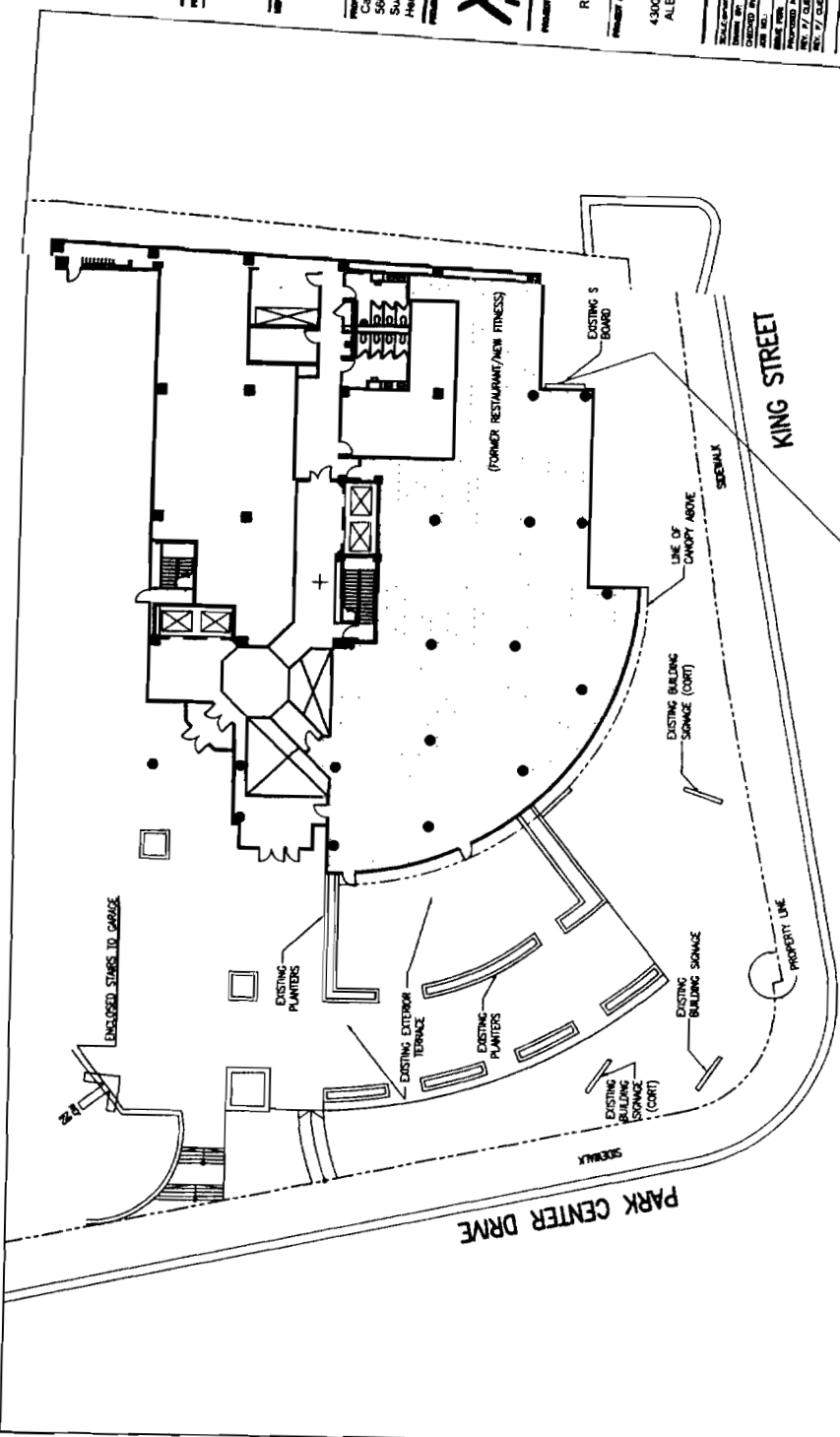
PROPOSED
 RENOVATIONS

4900 KING STREET
 ALEXANDRIA, VA

SCALE	AS SHOWN
DRAWN BY	AK/ML
CHECKED BY	AK/ML
DATE	02/20/20
DATE PLOTTED	03/18/20
PROJECT NUMBER	03.18.20
DATE OF ISSUE	03.18.20
DATE OF REVISION	03.18.20

EXISTING
 SITE &
 SIGNAGE

THIS PROJECT APPROVED FOR CONSTRUCTION BY THE CITY OF ALEXANDRIA, VA. THIS PLAN IS THE PROPERTY OF ARKTX AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF ARKTX.



1 EXISTING SITE SIGNAGE
 SCALE: NOT TO SCALE



2 EXISTING SITE VIEW
 SCALE: NOT TO SCALE



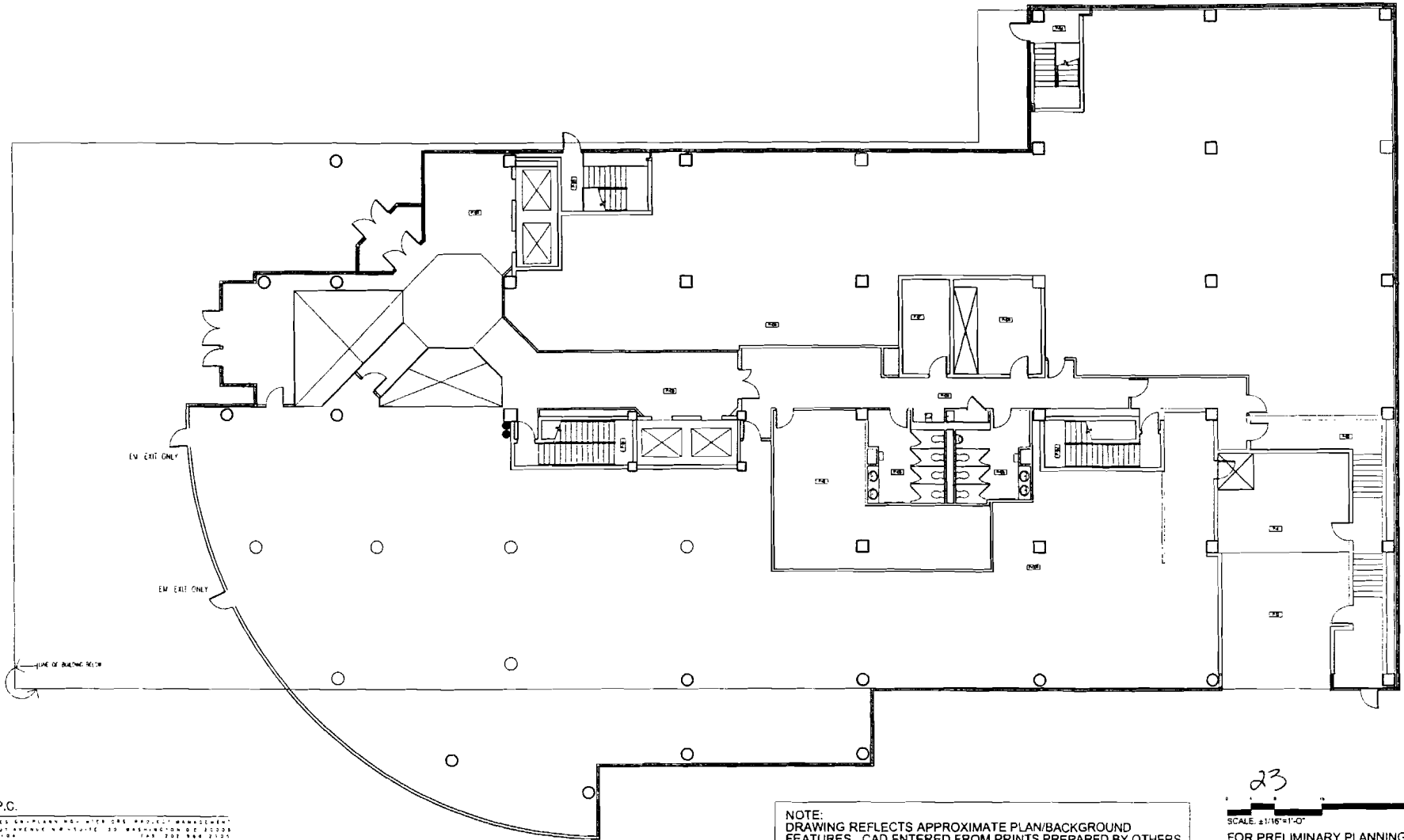
3 EXISTING SIGN BOARD
 SCALE: NOT TO SCALE

EXISTING CONDITIONS

(SEE NOTE BELOW)

4300 King Street
Alexandria, Virginia

23



ARKTX, P.C.

ARCHITECTURE, DESIGN, PLANNING, INTERIOR DESIGN, PROJECT MANAGEMENT
1201 COMMERCE CENTER AVENUE, SUITE 200, WASHINGTON, DC 20004
TEL: 202.784.2104 FAX: 202.784.2104

NOTE:
DRAWING REFLECTS APPROXIMATE PLAN/BACKGROUND
FEATURES. CAD ENTERED FROM PRINTS PREPARED BY OTHERS

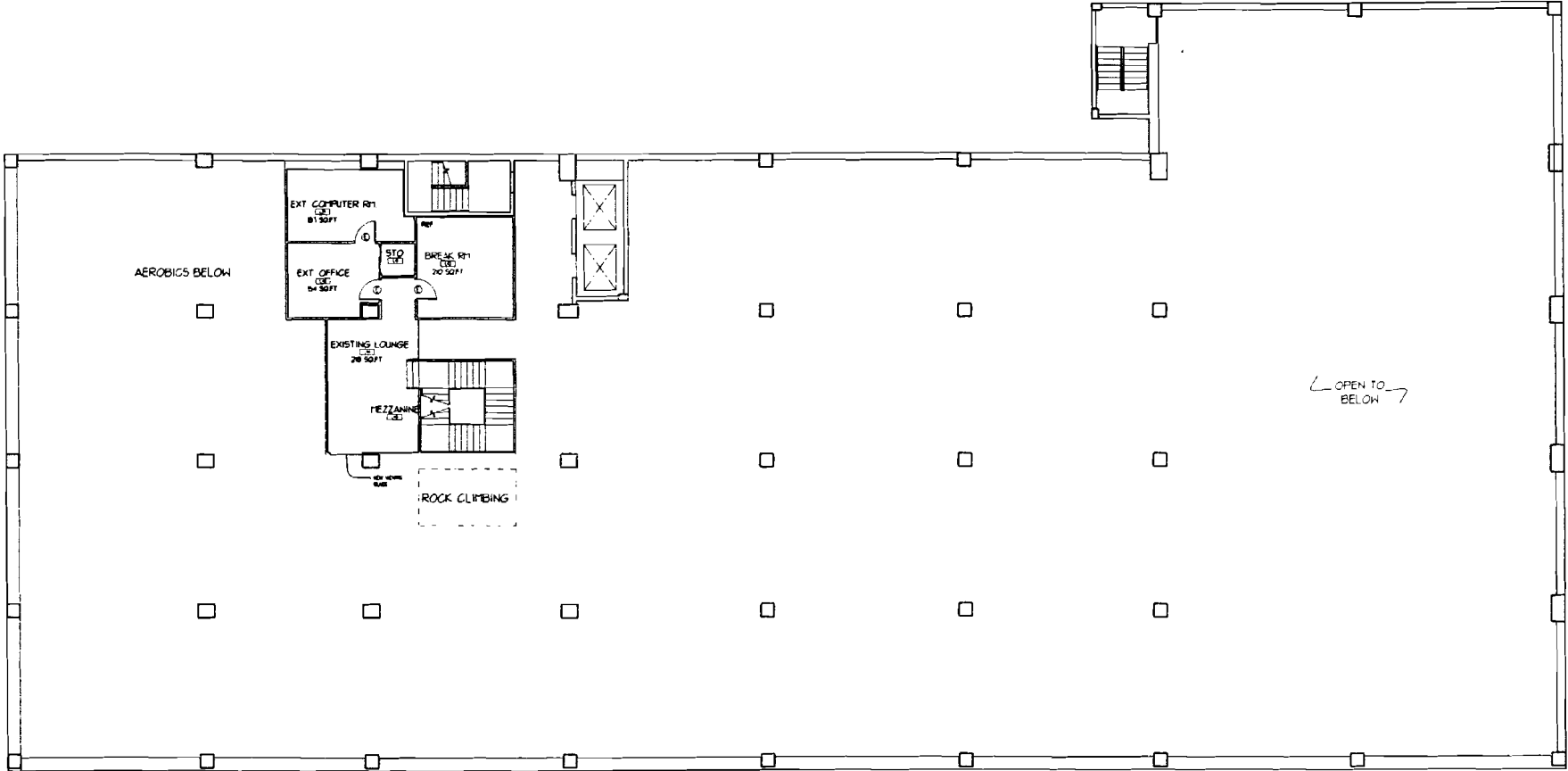
23
SCALE: 1/16"=1'-0"
FOR PRELIMINARY PLANNING
03.24.08

EXISTING CONDITIONS

(SEE NOTE BELOW)

4300 King Street
Alexandria, Virginia

hc



A R K T X . P . C .

ARCHITECTURE DESIGN PLANNING INTERIORS PROJECT MANAGEMENT
1121 CONNECTICUT AVENUE N.W. 11 150 WASHINGTON DC 20009
TEL: 202 462 2122 FAX: 202 462 2123

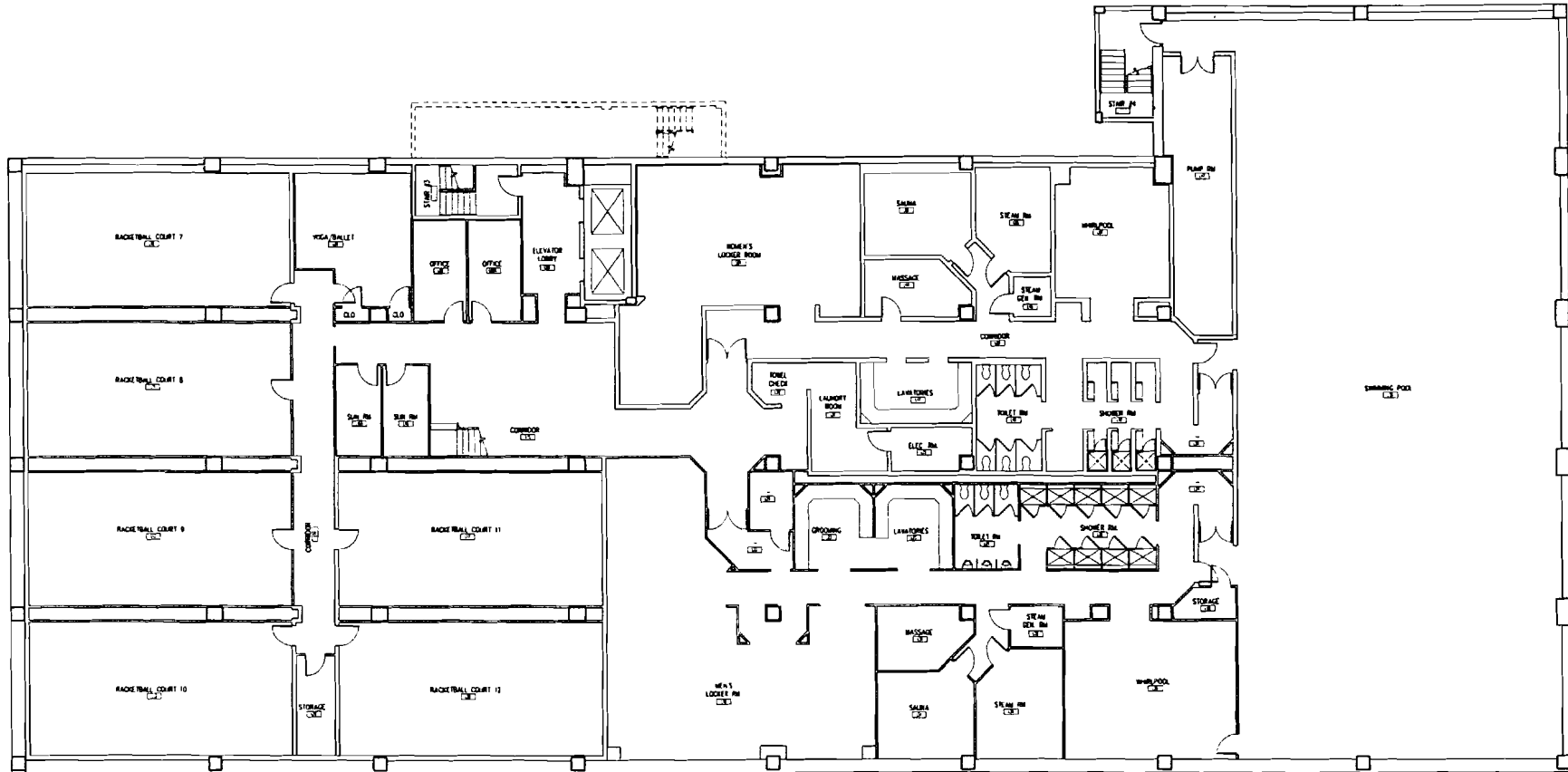
NOTE:
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FEATURES. CAD ENTERED FROM PRINTS PREPARED BY OTHERS.

21
SCALE 1/16"=1'-0"
FOR PRELIMINARY PLANNING
03.24.08

EXISTING CONDITIONS

(SEE NOTE BELOW)

4300 King Street
Alexandria, Virginia



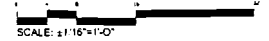
25

25

ARKTX.P.C.

1101 FUTURE DESIGN PLANNING INTERIORS PROJECT MANAGEMENT
4331 COMBLY COT AVENUE N.W. #150 WASHINGTON D.C. 20024
TEL: 202 844 2121 FAX: 202 844 2122

NOTE:
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FEATURES. CAD ENTERED FROM PRINTS PREPARED BY OTHERS



SCALE: 1/16"=1'-0"
FOR PRELIMINARY PLANNING
03.24.08

AR KTX
 ARCHITECTURE | DESIGN
 PLANNING | INTERIORS
 PROJECT MANAGEMENT

1320 COMMERCIAL AVE. SUITE 100
 ALEXANDRIA, VA 22304
 TEL: 703.231.1000
 FAX: 703.231.1001

PROJECT CONSULTANTS

NOT RECORDED

PROPERTY OWNER:
 Cambridge Property Group
 550 Herndon Parkway
 Suite 100
 Herndon, VA 20170



PROJECT SCOPE:
 PROPOSED
 RENOVATIONS

PROJECT ADDRESS

4300 KING STREET
 ALEXANDRIA, VA

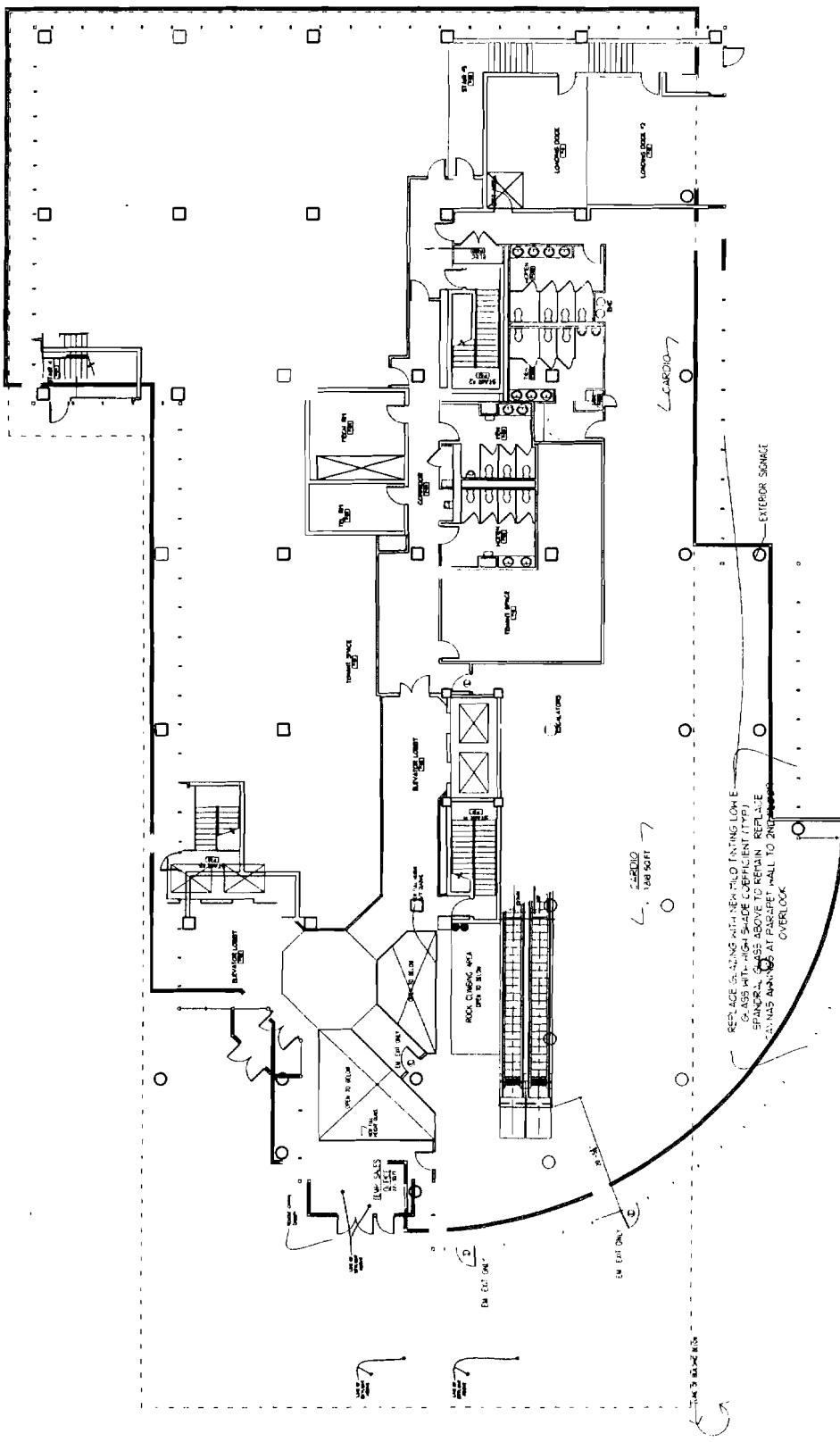
TITLE	DATE
SUBMIT	01/18/18
DESIGN	01/18/18
CONSTRUCTION	01/18/18
AS BUILT	01/18/18
CHECKED BY	01/18/18
JOB NO.	000000
SCALE	AS SHOWN
DRAWN BY	01/18/18
PROJECT MANAGER	01/18/18
CLIENT	01/18/18
DATE	01/18/18

DISCIPLINES

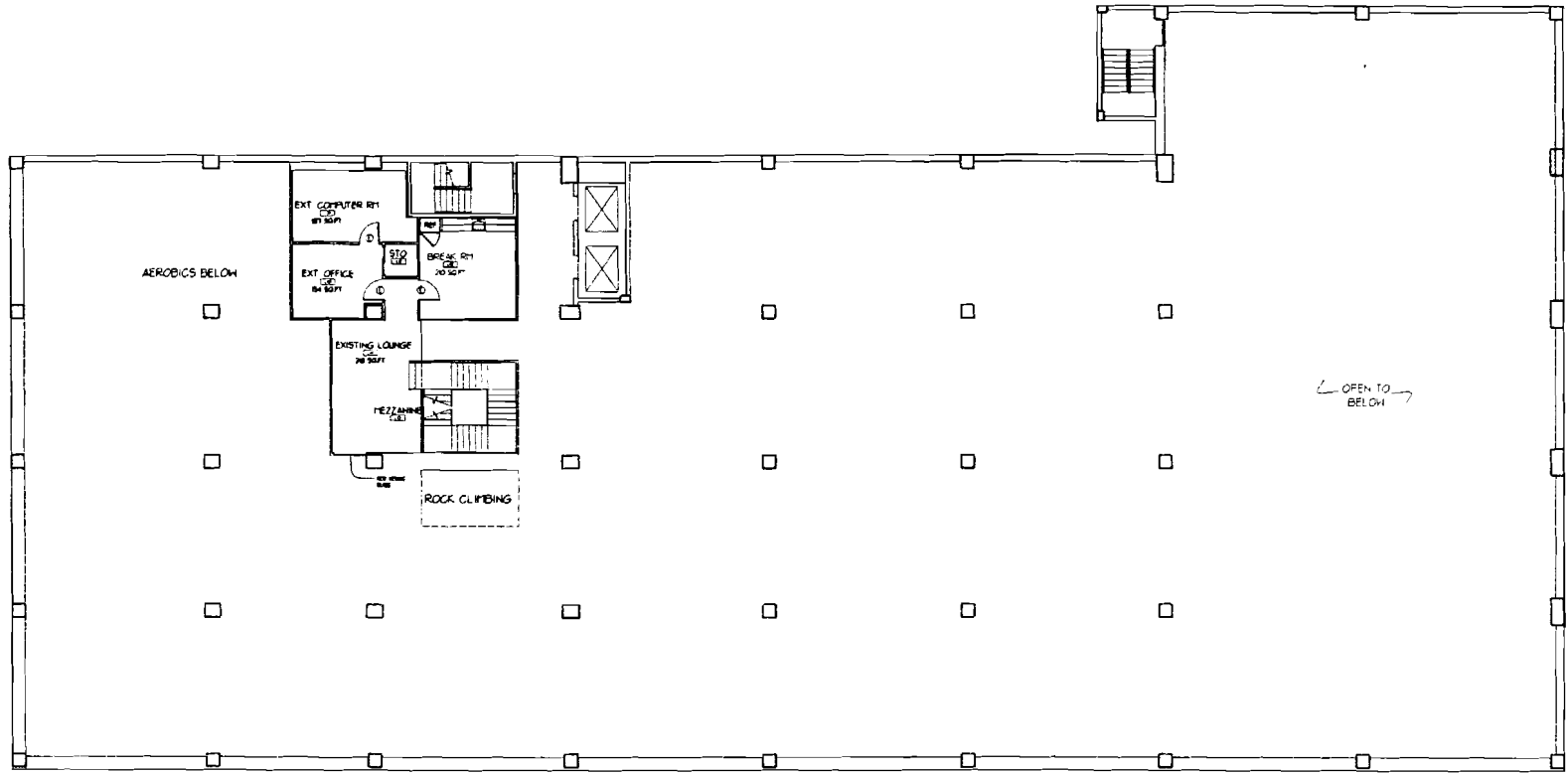
SHEET TITLE:
 PLAZA
 PRELIMINARY
 BLOCKING
 PLAN

26
 SHEET NO.:
 PBP-2

DATE: 01/18/18
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 PROJECT NO.: [REDACTED]



27



ARKTX

ARCHITECTURE | DESIGN
PLANNING | INTERIORS
PROJECT MANAGEMENT

1401 COMMERCE BL. # 100 SUITE 100
WASHINGTON, D.C. 20008
T 202 462 2104 | F 202 462 2105

PROJECT COMPLIANCE

MEP ENGINEER

PROPERTY MANAGER
Cambridge Property Group
560 Herndon Parkway
Suite 100
Herndon, VA 20170



PROJECT SCOPE
PROPOSED
RENOVATIONS

PROJECT ADDRESS
4300 KING STREET
ALEXANDRIA, VA

SCALE (PLOT DIM)	AS SHOWN
DRAWN BY	ARLITE
CHECKED BY	JP
SIB NO.	000000
ISSUE FOR	
PROPOSED PLANNING	03.18.08
REV. BY CLIENT	03.24.08

CERTIFICATION

SHEET TITLE

MEZZANINE
PRELIMINARY
BLOCKING
PLAN

SHEET NO
27
PBP-2

NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE.
2. FEATURES NOT SHOWN ARE TO BE PREPARED BY OTHERS.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0033

PROPERTY LOCATION: 4300 King Street

TAX MAP REFERENCE: 012.01-01-18 ZONE: CRMU/H

APPLICANT:

Name: Capital Fitness - King Street, LLC

Address: 47 W210 Route 30, Big Rock, IL 60511

PROPOSED USE: Request to expand the existing Park Center (Center Club) (SUP 1681) health club, convert existing restaurant use to health club, and increase hours of operation.

[] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

<u>M. Catharine Puskar</u>	<u>M. Catharine Puskar by Megan Shillings</u>	<u>3/25/08</u>
Print Name of Applicant or Agent	Signature	Date
<u>Walsh Colucci Lubeley Emrich & Walsh, PC</u>		
<u>2200 Clarendon Blvd., 13th Floor</u>	<u>(703) 528-4700</u>	<u>(703) 525-3197</u>
Mailing/Street Address	Telephone #	Fax #
<u>Arlington, VA</u>	<u>22201</u>	<u>cpuskar@arl.thelandlawyers.com</u>
City and State	Zip Code	Email address

By unanimous consent, recommended approval 6-3-08
 ACTION-PLANNING COMMISSION DATE: _____
 ACTION-CITY COUNCIL approved PC recommendation DATE: 6/14/08
 7-0