

DOCKET ITEM # 4

EXHIBIT NO. 14  
3-14-09**Special Use Permit #2008-0094**  
**5308 Eisenhower Ave**

Application	General Data	
<b>Request:</b> Consideration of a request for a special use permit amendment to operate a health and fitness club by expanding an existing amusement enterprise, to increase hours, and for an expanded parking reduction.	<b>Planning Commission Hearing:</b>	March 5, 2009
	<b>City Council Hearing:</b>	March 14, 2009
<b>Address:</b> 5308 Eisenhower Avenue	<b>Zone:</b>	OCH/Office Commercial High
<b>Applicant:</b> Lillian Chao-Quinlan	<b>Small Area Plan:</b>	Landmark/Van Dorn

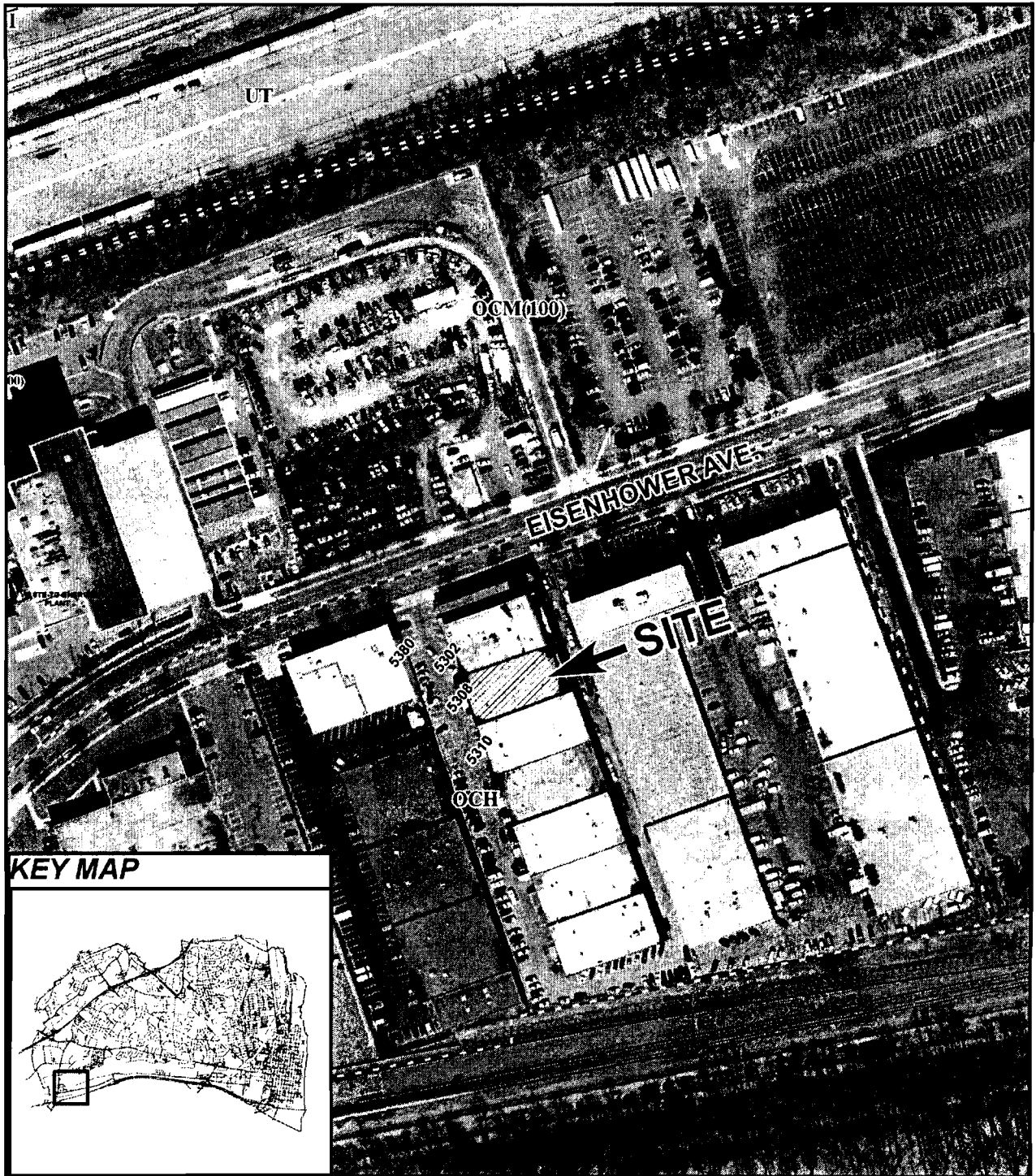
**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, MARCH 5, 2009:** 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.

**CITY COUNCIL ACTION:**



**SUP #2008-0094**

**03/05/09**



## I. DISCUSSION

### REQUEST

The applicant, Lillian Chao-Quinlan, requests approval for a special use permit amendment to operate a health and fitness club by expanding an existing amusement enterprise, to increase hours, and for an expanded parking reduction, located at 5308 Eisenhower Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 200 feet of frontage along Eisenhower Avenue, a depth of approximately 594 feet, and an area of 2.54 acres. The property is developed with a large one-story warehouse building divided into nine tenant spaces occupied by several auto repair shops, a pet supplies store, and office uses. The existing tenant space for the amusement enterprise is 7,829 square feet and would be doubled to 15,658 if an expansion is approved. Access to the property is from Eisenhower Avenue.



The waste-to-energy plant and the City impound lot are located across Eisenhower Avenue to the north of the subject property. Warehouse and office uses are located to the east and west and the Van Dorn Metro Station is located to the west. Metro and other rail lines are located south of the property along the Fairfax County border.

### BACKGROUND

On October 14, 1995, City Council granted Special Use Permit 95-0126 for the operation of an amusement enterprise (indoor rock climbing gym) and for a parking reduction. On September 16, 2006, City Council granted Special Use Permit 2006-0060 to change the ownership of the business and to change the hours of operation at the existing facility.

On January 30, 2009, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

### PROPOSAL

The applicant proposes to double the size of the existing indoor rock climbing facility from 7,829 square feet to 15,658 square feet. Within this expanded space the applicant seeks to include additional rock climbing walls, health and fitness equipment, and room for yoga classes. The applicant also seeks to expand the morning hours of operation and increase the parking reduction from the existing 27 spaces to a total of 43 spaces.

<u>Hours:</u>	Monday – Friday: 5:00am – 11:00pm Saturday & Sunday: 9:00am – 9:00pm
<u>Number of customers:</u>	Approximately 50 on weekdays Approximately 100 on weeknights & weekends
<u>Noise:</u>	Noise levels are anticipated to be low due to nature of the business
<u>Trash/Litter:</u>	Office paper, wrappers, paper towels are expected types of trash generated at facility. Trash will be collected weekly.

#### PARKING

Health & fitness clubs have been determined to have the same parking requirement as retail establishments. Section 8-200(A)(16) of the Zoning Ordinance requires that off-street parking be provided for retail uses at this location at a ratio of one space for each 230 square feet of floor area. The facility will be 15,658 square feet in size. Therefore, the applicant must provide 69 parking spaces. The applicant has 26 reserved parking spaces at all times and is able to use a total of 80 spaces after 6:00 p.m. A 27-space parking reduction was approved for the operation when the facility obtained its first Special Use Permit in 1995 and now the applicant seeks a parking reduction of 43 spaces in total, which is an increase of 16.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned OCH/Office Commercial High. Section 4-1103(L) of the Zoning Ordinance permits a health and fitness club only with a special use permit in the OCH zone.

The use is consistent with the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property OCH.

## **II. STAFF ANALYSIS**

Staff supports the applicant's request to expand the existing facility into a health fitness club that includes additional rock climbing walls, fitness equipment, and room for yoga classes. The use is reasonable and appropriate for this location on Eisenhower Avenue. Furthermore, as the applicant notes in its application, it is likely that the facility has a positive impact on the surrounding area as it provides a more constant level of activity when surrounding businesses are closed. As such, staff also supports the applicant's request for increased hours of operation.

Staff is also supportive of the expanded parking reduction. Although the requested reduction seems large, staff believes it is justified for two major reasons. First, the location is within walking distance to Metro and the applicant estimates that at least 25% of her customers arrive via public transportation. Second, the applicant essentially needs a parking reduction only on weekdays since it has the use of 80 parking spaces on the property on evenings and weekends, which exceeds the minimum parking requirement of 69 spaces. Furthermore, the busiest times at the facility are expected to be in the evenings and on weekends when the applicant is able to meet and exceed the minimum parking requirement. Staff is not aware of any complaints or issues with parking at the existing facility.

Subject to the conditions contained in Section III of this report, staff recommends approval of this request.

### 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 business or entity in which the applicant has a controlling interest. (P&Z) (SUP#95-0126)
2. **DUPLICATE CONDITION DELETED BY STAFF (SEE CONDITION #9):** ~~No amplified sound shall be audible at the property line. (P&Z) (SUP#95-0126)~~
3. Lighting in the parking lot shall be maintained at a minimum of 2.0 foot candles. (Police) (SUP#95-0126)
4. **CONDITION AMENDED BY STAFF:** The applicant shall contact the Alexandria Police Department Community Relations Unit at 703-838-4520 for a security survey and robbery readiness program. ~~Should the new owner/applicant obtain all new employees then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for new employees. However, if the new owner/applicant retains the current employees, then the robbery readiness program is not necessary. If the new owner applicant deems the program necessary then the new applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 and make a request for the presentation. (Police)~~
5. **CONDITION AMENDED BY STAFF:** The hours of operation at the rock climbing facility shall be limited to ~~9:00 A.M.~~ 5:00 am to 11:00 P.M. daily. (P&Z) (SUP#95-0126)

6. The Director of Planning and Zoning shall review the permit after it has been for one year and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions; or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP#2006-0060)
7. **CONDITION AMENDED BY STAFF:** The applicant shall ~~encourage~~ 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. ~~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) (T&ES) (SUP#2006-0060)
8. 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) (SUP#2006-0060)
9. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2006-0060)
10. **CONDITION ADDED BY STAFF:** The applicant is granted a parking reduction of 44 parking spaces for the health and fitness club. The applicant shall submit annually to the Director of Planning & Zoning an up-to-date copy of its agreement with the property owner by which it has access to at least 72 parking spaces on the premises after 6:00pm and all day on weekends. (P&Z)
11. **CONDITION ADDED BY STAFF:** The applicant shall post the hours of operation at the entrance of the business. (P&Z)
12. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. **CONDITION ADDED BY STAFF:** 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](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

14. **CONDITION ADDED BY STAFF:** 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)
15. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$575.00 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)

**STAFF:** Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

---

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 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 Supply 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](http://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 \$575.00 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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)



Code Enforcement:

- C-1 The current use is classified as S-1; 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.
- 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 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-4 A demolition permit is required for the proposed project (USBC 108.1).
- C-5 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-8 The proposed use is a change in use group classification; a new Certificate of Occupancy is required (USBC 116.1).

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.  
(This includes health clubs).
- C-2 Permits are not transferable.
- C-4 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, Swimming Pools, Administrative Regulation 20-6, Swimming Pools.
- C-5 Permits must be obtained prior to operation.

Parks and Recreation:

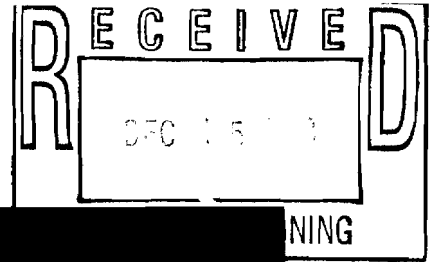
- F-1 No Comments

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 business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for all employees.
- F-1 The Police Department has no objections to the expansion and parking reduction.



# APPLICATION SPECIAL USE PERMIT



**SPECIAL USE PERMIT #** 95-0126 2008 0094

**PROPERTY LOCATION:** 5308 Eisenhower Ave. Alexandria, VA 22304

**TAX MAP REFERENCE:** 077.01-01-07 **ZONE:** CDD-4

**APPLICANT:**

**Name:** Lillian Chao-Quinlan - President / Sportrock Inc.

**Address:** 5308 Eisenhower Ave. Alexandria, VA 22304

**PROPOSED USE:** Amusement Enterprise

☒ **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.

Lillian Chao-Quinlan - President  
Print Name of Applicant or Agent

[Signature]  
Signature

12/12/08  
Date

5308 Eisenhower Ave.  
Mailing/Street Address

703.975.2697  
Telephone #

Fax #

Alexandria, VA 22304  
City and State Zip Code

Lillian@Sportrock.com  
Email address

**ACTION-PLANNING COMMISSION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ACTION-CITY COUNCIL:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

2008-0094

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 5300 Eisenhower Ave. Alexandria I hereby  
(Property Address) VA 22304  
grant the applicant authorization to apply for the Amusement Enterprise use as  
(use)  
described in this application.

Name: KRUOFF Realty Partnership Phone: 202-362-2007  
Please Print  
Address: 2870 Upton St, NW Email: KRUREALTY@  
Washington DC 20008 CS.COM  
Signature: [Signature] Date: 12 Dec 08

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.

(see next page)

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.

---

---

---

---

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 5300 Eisenhower Ave Alexandria, I hereby  
 (Property Address) VA 22304  
 grant the applicant authorization to apply for the Amusement Enterprise use as  
 (use)  
 described in this application.

Name: (See previous page) 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.

Brian and Lillian Quinlan 3808 Ridgelea Dr. Fairfax, VA 22031

Bang Trinh 1830 Fountain Dr. Unit 302 Reston, VA 20190

Ken McInain 5805 Hampton Forest Way Fairfax, VA 22030

**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).

Depends on programs being run but in general:

50-100 patrons (50 M-F from 12-6, 100 after 6pm and on weekends)

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

Depends on programs being run but in general: M-F from 12pm to 6pm -  
2 staff, after 6pm to 11pm - 3 staff; Saturday and Sunday - 3-5 staff

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

Day:

Monday through Friday

Saturday and Sunday

Hours:

5am - 11pm

9am - 9pm

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

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

Low - no mechanical equipment involved in rock climbing  
patrons are typically quiet when climbing

- B. How will the noise be controlled?

all activities are held indoors

SUP # 2008-0094

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.

### **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.)

*- please see attached -*

**SUP#95-0126****SPECIAL USE PERMIT****NARRATIVE DESCRIPTION**

Sportrock Inc. is an indoor rock climbing gym. It is the only facility of its kind in the Northern Virginia area. The first location opened in 1994 in Rockville, MD. The 5308 Eisenhower Ave. location opened its doors in 1996 and our third facility is in Sterling, VA with its opening in 2001. We have over 1,500 members at all of our facilities and offer walk-up, events, parties, and instructional programs to patrons.

Our business has thrived, particularly at 5308 Eisenhower Ave. location, with its convenience to the Van Dorn Metro and close proximity to RT 495 Capital Beltway, RT 395 and RT 95. We are seeking to expand into the next bay 5310. That would increase our total space from 7,829 sq. ft. to 15,658 sq. ft. Our expansion plans include additional climbing walls with a separate kids' party and climbing alcove, a separate instruction wall, an area for cardio and weights, a yoga room, expanded offices and larger locker and bathrooms. Our focus is to increase and retain our membership base via offering a more full service experience and to attract new patrons via an updated party area, private area for instruction and a studio grade yoga space.



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

none

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)

Office paper, energy bar and candy wrappers, recyclable bottles, paper towels

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

Trash - 1 bag per day ; recyclables - 1 bag per day  
(20 gallon) (20 gallon)

- C. How often will trash be collected?

weekly

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

Provide adequate trash cans and recycling bins inside;  
outside facility is monitored by landlord.

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 nearby residents, employees and patrons?

We adhere to industry standards set forth by the  
Climbing Wall Association.

### ALCOHOL SALES

- 13.

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

☐ Yes ☒ No

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

---

---

---

---

SUP # \_\_\_\_\_

## PARKING AND ACCESS REQUIREMENTS

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

Per our lease:

25 Standard spaces all times/80 total after 6 pm and on weekends  
           Compact spaces  
1 Handicapped accessible spaces.  
80 Other. 80 week days 6 pm - closing and all day weekends

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

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

☒ on-site

☐ off-site

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

\_\_\_\_\_

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

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

☒ Parking reduction requested; see attached supplemental form

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

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

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

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

N/A

D. 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? 7,829 square feet.

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

7,829 sq. ft. (existing) + 7,829 sq. ft. (addition if any) = 15,658 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: \_\_\_\_\_

☐ other. Please describe: \_\_\_\_\_

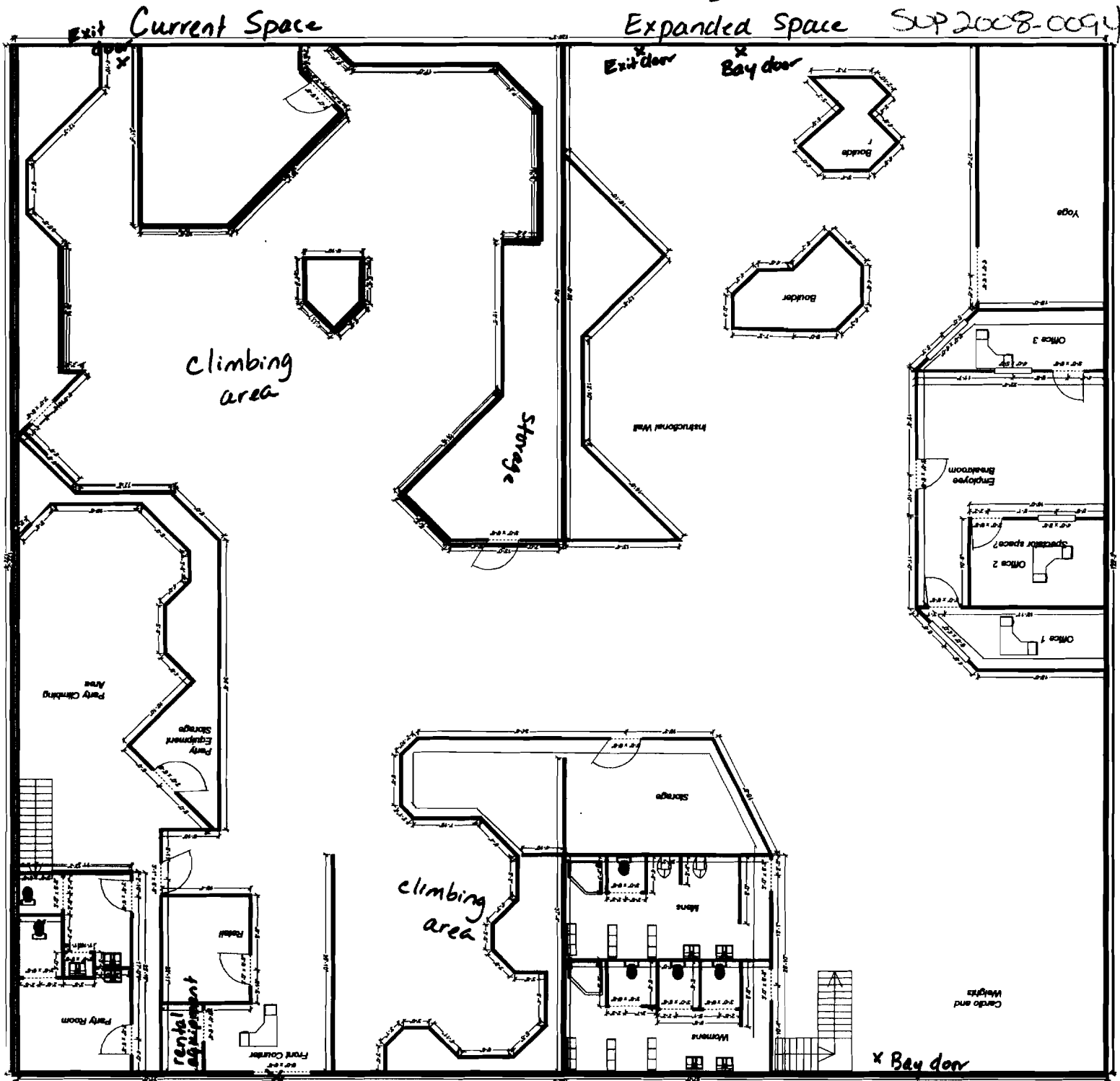
End of Application

Applicant:  
Lillian Chao-Quinlan  
President  
Lillian@sportrock.com  
703.975.2697

Sportrock Inc.  
5308 Eisenhower Ave.  
Alexandria, VA 22304  
Current sq. footage 7,829sf.  
additional sq. footage 7,829sf.

5308 Eisenhower Ave.

5310 Eisenhower Ave.



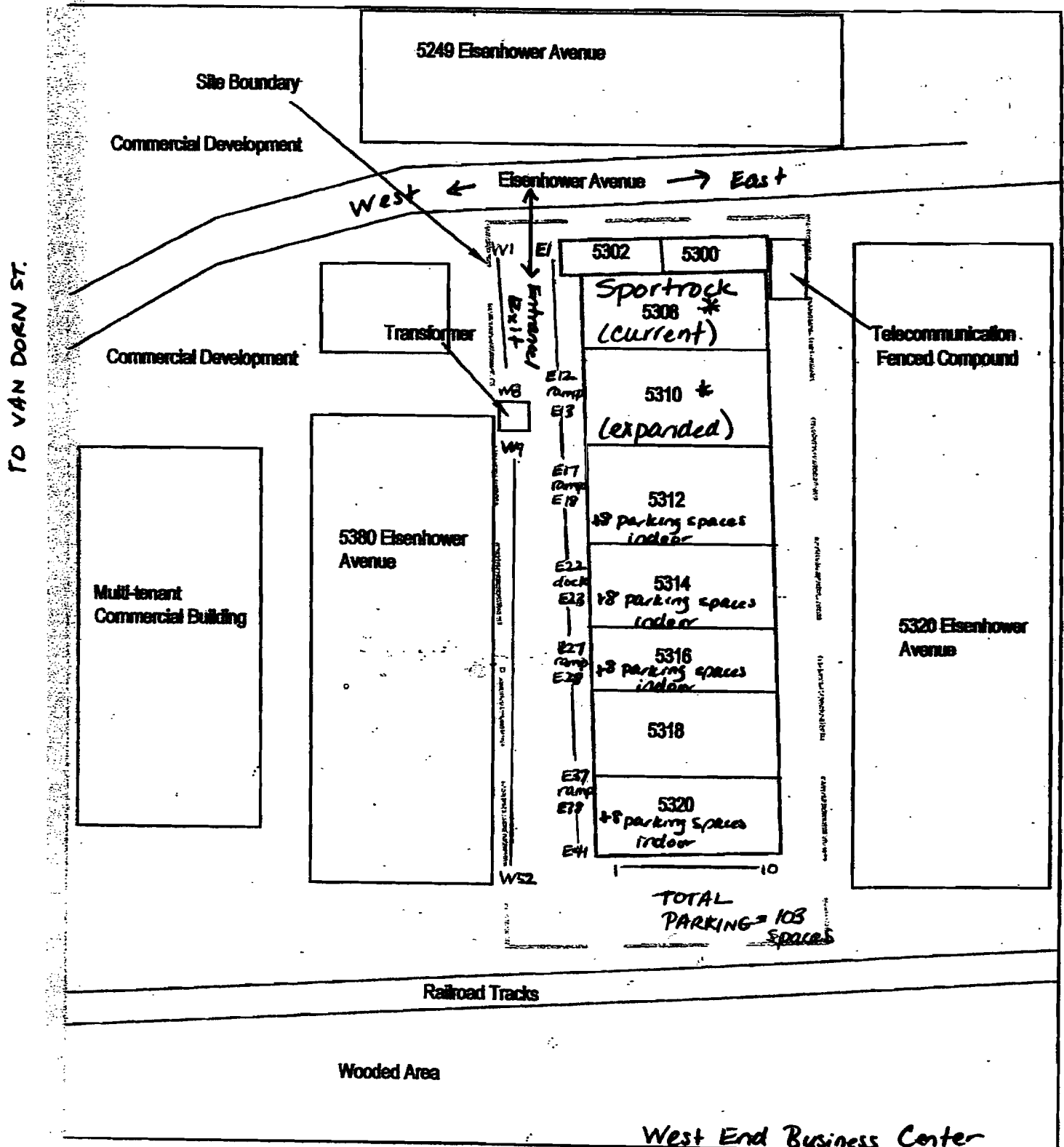
Interior Floor Plan

Van Dorn St.

Sportrack Inc.  
Site Plan - 5308 Eisenhower Ave.  
Alexandria, VA 22304

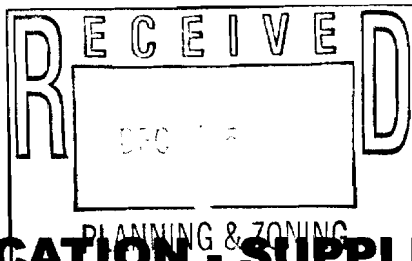


Sportrock Inc. <sup>1000000000</sup>  
5308 Eisenhower Ave.  
Alexandria, VA 22304



SITE PLAN : 5300 Eisenhower Ave.

Alexandria, VA 22304



2008-0094  
SUP # 95-0126



## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

ⓧ *see attached*

**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)

---

---

---

---

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

---

---

---

---

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

---

---

---

---

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

\_\_\_\_\_ Yes.      X   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.

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



## **APPLICATION-SUPPLEMENTAL: PARKING REDUCTION**

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

Per our lease, we are assigned 26 parking spaces and 80 spaces after 6:00 p.m. Monday through Friday and all day on Saturday and Sunday. We are requesting a parking reduction of 42 spaces. This is based on city requirements of 1 space per 230 sq. feet for our use as a health club. Per city requirements, we should have 69 spaces. Thus, 69 spaces minus our assigned 26 spaces = 42 less existing SUP reduction 27; 16 spaces reduction requested.

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

Sportrock is an indoor rock climbing gym. Like most fitness centers, we have a membership base of primarily young professionals who climb after work hours. Our peak hours for climbing are typically 7:00 p.m. – 10:00 p.m. This is the time when all other businesses in our complex (90% of them automotive repair in nature) have closed. Sportrock has operated at 5308 Eisenhower Avenue with SUP #95-0126 parking reduction since 1995. Additionally, four of the five automotive repair shops have eight additional parking spaces within their facilities.

Sportrock is located one and one half blocks from the Van Dorn Metro Station. At least 25% of our members patron Sportrock using the Metro. Additionally, Sportrock participates in the SmartBenefits program with WMATA, encouraging our employees to use mass transportation via reimbursement and/or pre-tax contributions.

Operating until 11:00 p.m. on week night and 9:00 p.m. on weekends when the majority of businesses are closed has reduced the instances of vagrancy, homelessness and drug use in the West End area. We have reported homeless people sleeping in abandoned cars, drug use and suspicious people lurking about the area on numerous occasions. Having a business like Sportrock is advantageous for the overall safety of the area.

The West End area of Alexandria is currently primarily industrial type businesses (e.g., UPS, automotive repair shops, offices, waste-to-energy plant, City impound lot, firing range). Sportrock is a service oriented business, unique in that it is the only rock climbing facility in the Northern Virginia area, and thus is an attraction for many people. On weekends, birthday parties and kids programs are plentiful and on week nights, we maintain a loyal membership and climbing community. The opportunity to expand our facility would continue to bring people to the West End area and contribute to the area's revitalization and growth.

Sep 2008 copy

**APPLICATION-SUPPLEMENTAL: PARKING REDUCTION**  
**(page 2 of 2)**

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

5300 Eisenhower Ave. West End Business Center was built in 1965 and was not built for current parking requirements. Additionally, the Van Dorn Metro was not built until later, allowing patrons to use alternative commuting options.

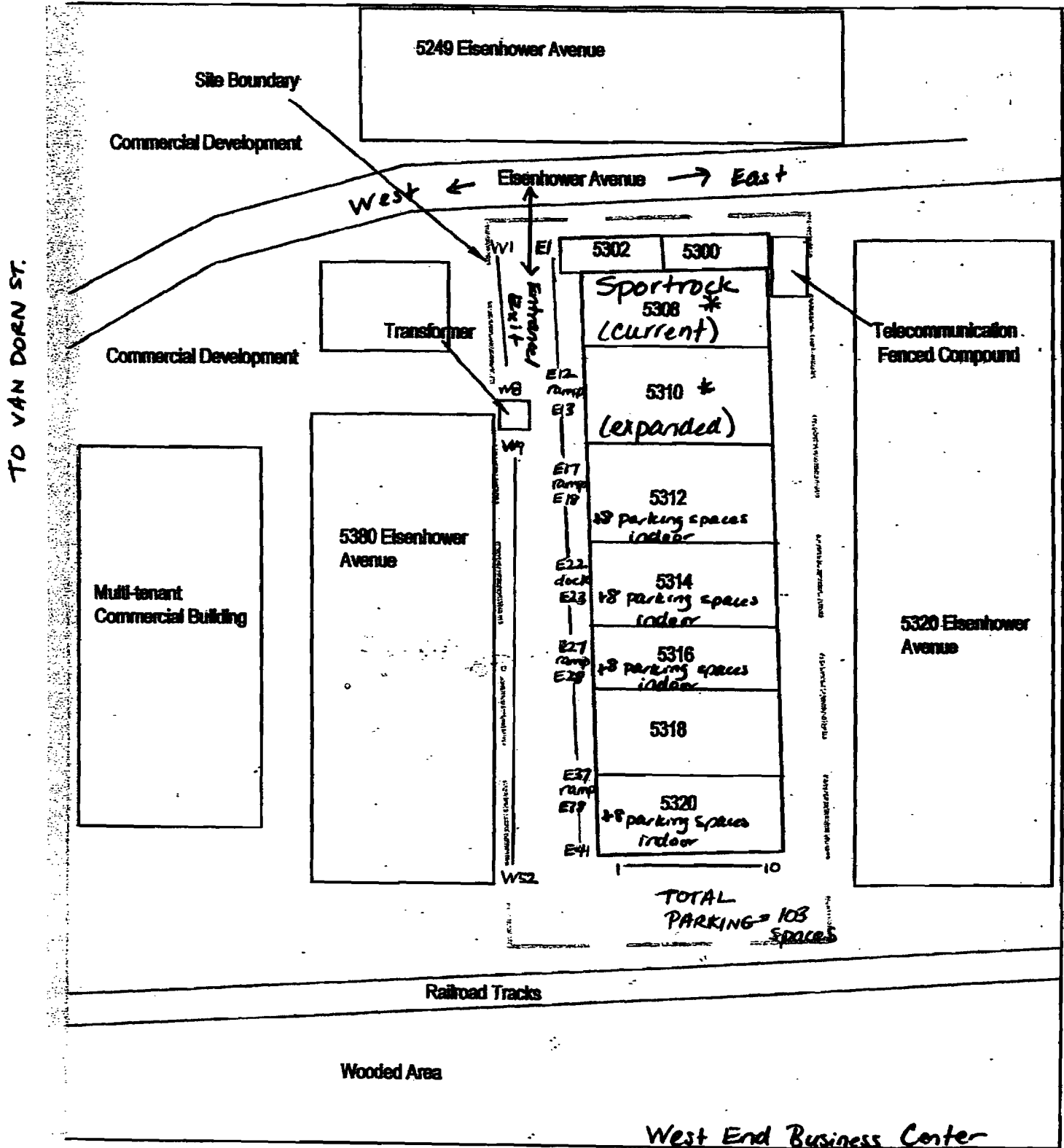
**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? No.**

**5. Parking Management Plan –**

Per our lease, we have 26 assigned spaces and 80 spaces after 6pm and on weekends. There are a total of 103 spaces in the business center. We have 80 spaces on-site after hours and on weekends, during our peak business hours. That provides for a remaining 23 spaces not used by Sportrock should we utilize the maximum number of spaces.

Attached is the current number of on-site parking spaces.

Sportrock Inc.  
5308 Eisenhower Ave.  
Alexandria, VA 22304  
Sep 2008 0094



SITE PLAN : 5300 Eisenhower Ave.

Alexandria, VA 22304

## SPEAKER'S FORM

DOCKET ITEM NO. 4

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

1. **NAME:** Duncan W. Blair, Esquire
2. **ADDRESS:** 524 King Street, Alexandria, Virginia 22314  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landclark.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
Sportrock, Inc., by Lillian Chao-Quinlan
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?**  
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

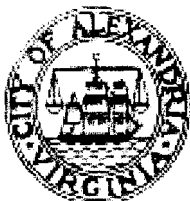
Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

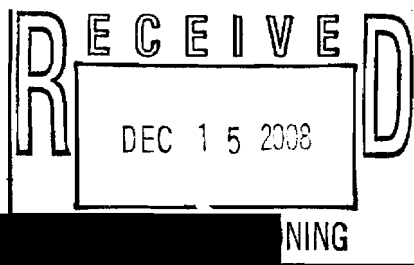
In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

### Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker



# APPLICATION SPECIAL USE PERMIT



SPECIAL USE PERMIT # 95-0126 2008 0094

PROPERTY LOCATION: 5308 Eisenhower Ave. Alexandria, VA 22304

TAX MAP REFERENCE: 077.01-01-07 ZONE: CDD-4

**APPLICANT:**

Name: Lillian Chao-Quinlan - President / Sportrock Inc.

Address: 5308 Eisenhower Ave. Alexandria, VA 22304

PROPOSED USE: Amusement Enterprise

☒ **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.

Lillian Chao-Quinlan - President  
Print Name of Applicant or Agent

[Signature]  
Signature

12/12/08  
Date

5308 Eisenhower Ave.  
Mailing/Street Address

703.975.2697  
Telephone #

Fax #

Alexandria, VA 22304  
City and State Zip Code

Lillian@Sportrock.com  
Email address

By unanimous consent, recommended approval 7-0 3/5/09  
ACTION-PLANNING COMMISSION: DATE:  
ACTION-CITY COUNCIL: CC approved PC recommendation 7-0 3/14/09  
DATE: