

DOCKET ITEM #6

**Special Use Permit #2010-0018**

**2504 Oakville Street**

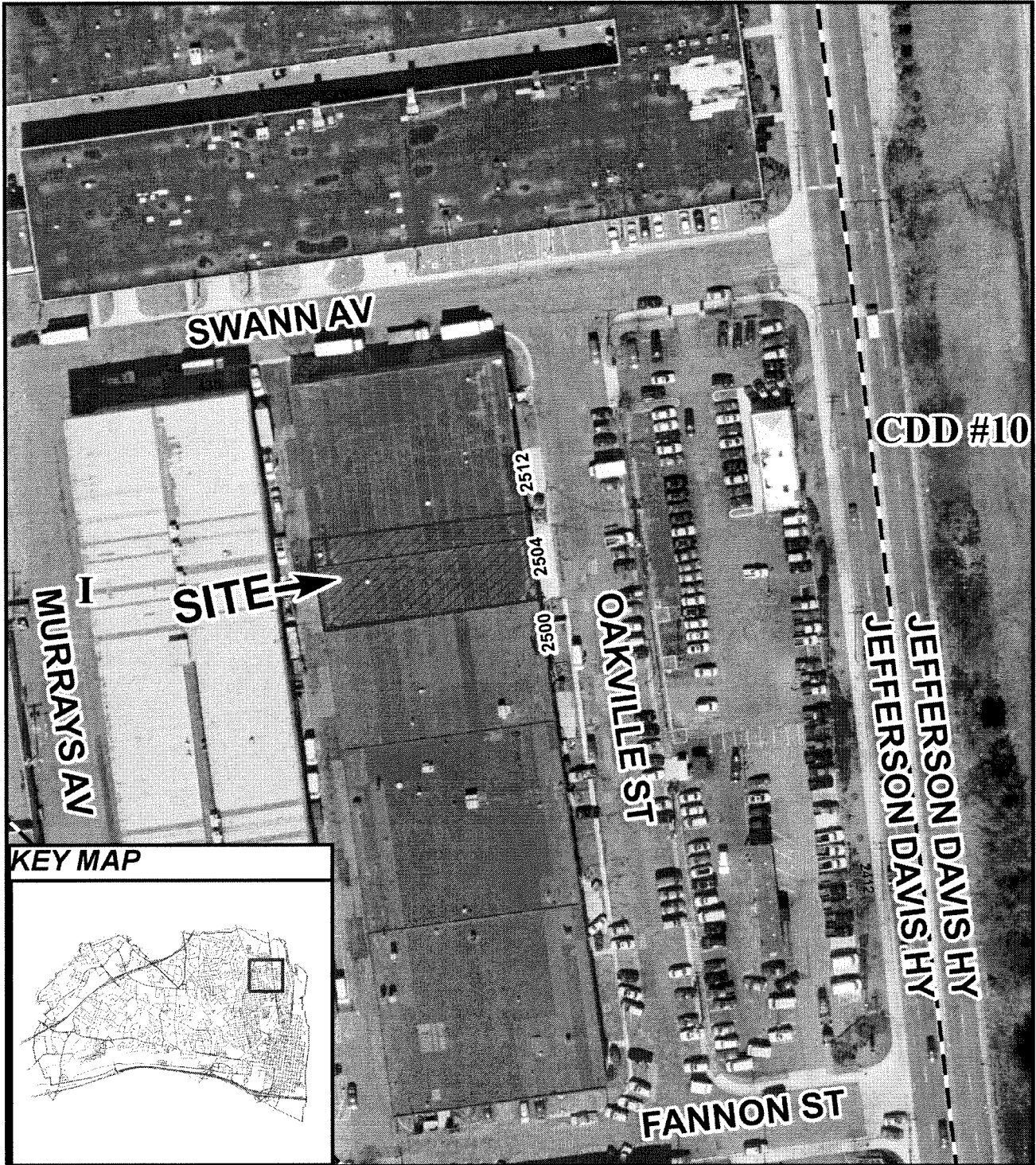
**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

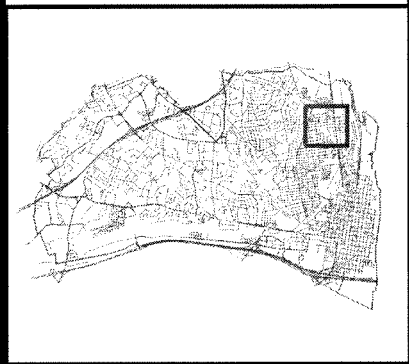
Application	General Data	
<b>Request:</b> Consideration of a request to extend the approval and expand hours of operation at an existing athletic sports club, and a request for a parking reduction.	<b>Planning Commission Hearing:</b>	June 1, 2010
<b>Address:</b> 2504 Oakville Street	<b>City Council Hearing:</b>	June 12, 2010
<b>Applicant:</b> Trident Athletics, LLC	<b>Zone:</b>	I / Industrial
	<b>Small Area Plan:</b>	Potomac West

**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)



KEY MAP



SUP #2010-0018

06/01/10



## I. DISCUSSION

### REQUEST

The applicant, Trident Athletics LLC, requests a special use permit amendment to extend the hours of operation, eliminate an expiration date, and to include a parking reduction for an amusement enterprise/health and athletic club located at 2504 Oakville Street.

### SITE DESCRIPTION

The subject site is one tenant space located within Building #2 of the Oakville Industrial Park. The space measures approximately 5,600 square feet in size and has frontage on Oakville Street.

The surrounding area is occupied by a mix of industrial and commercial uses. Self-storage units are located to the north and to the west. A courier business is located to the south, and Best Auto Sales is located to the east between Oakville Street and Jefferson Davis Highway.



### BACKGROUND

On June 16, 2007, City Council granted Special Use Permit #2007-0036 for the operation of the Alexandria Boxing Club as an amusement enterprise health and athletic club. The SUP was approved with a three-year expiration date (June 16, 2010.) On April 27, 2010, staff administratively approved Special Use Permit #2010-0012 to change ownership of the amusement enterprise use to Trident Athletics, LLC. The expiration date continues in the new SUP.

### PROPOSAL

The applicant proposes to remove the expiration date on the existing Special Use Permit in order to continue the yet-to-open health and athletic club, or amusement enterprise, use. The use consists primarily of small physical fitness classes of approximately 15 users at any given time. The applicant also seeks to expand hours of operation to include mid-day hours.

Current Hours: 5:30 am – 7:30 am and 4:00pm – 8:00pm (Monday-Friday)  
9:00 am – 12:00 noon (Saturdays)

Proposed Hours: 5:30 am – 8:00 am (Monday – Saturday)

Students: Approximately 15 at any one time  
Noise: Standard levels for fitness center are expected  
Trash/Litter: Normal amounts of office paper and food wrappers are expected

PARKING

According to Section 8-200 (A)(13) of the Zoning Ordinance, an amusement enterprise requires one parking space for every 200 square feet of floor area. The use with 5,600 square feet will be required to provide 28 off-street parking spaces.

The applicant partially satisfies this requirement by offering 20 parking spaces in the vicinity for customer use. Although some parking spaces in Oakville Industrial Park are located in the public right-of-way, these spaces may count toward required parking here based on approval of Encroachment #94-0008. Oakville Industrial Park is also subject to an umbrella parking reduction (SUP#96-0182). However, this parking reduction only applies to permitted uses in the I/Industrial zone. Therefore, the applicant has applied for an eight-space parking reduction, which is the difference between the requirement and what it can provide.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the I/Industrial zone. Section 4-1203 (A.1) of the Zoning Ordinance allows an amusement enterprise in the I/Industrial zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for industrial use.

**II. STAFF ANALYSIS**

Staff supports the requested amendments and the parking reduction. The requested hours of operation are reasonable and staff does not find the expiration date to be necessary here. Staff also believes the eight-space parking reduction is justified.

With only approximately 15 students attending classes at any one time, the scale of this use is relatively small. It is not expected to create a significant impact on the largely industrial surrounding area. As to the specific changes in operation requested, the additional hours of operation are intended to capture mid-day customers and overall are typical for health and athletic clubs. Staff has included condition language permitting the club to operate in the evenings until 9:00pm and also on Sundays to provide the applicant additional flexibility. Staff also supports the removal of the expiration date. It was likely included here because the previous tenant, the Alexandria Boxing Club, only needed space for a few years while its permanent location at the Charles Houston Recreation Center was being renovated.

Staff has heard some concern from the Del Ray Land Use Committee that the proposed use has the potential to displace future industrial tenants, especially given the relative scarcity of industrial-zoned land in the City. However, staff points out that finding appropriate space for a health and athletic club in the City can also prove difficult. Industrial areas and industrial/flex centers represent an attractive option, given their open floor plans and general compatibility with other industrial uses. Furthermore, a number of vacancies exist at the Oakville Industrial Park at the present time and can absorb future industrial demand.

Staff believes the eight-space parking reduction is justified here for a few reasons. The original 1993 umbrella parking reduction granted a reduction of four spaces for this unit. This reduction does not carry-over to the current use since it specifically applies only to permitted uses in the I zone and not uses, like this one, that require a Special Use Permit. However, as a practical matter, the current request amounts to a new parking reduction of only four parking spaces because the applicant provides 20 spaces and four spaces had been previously reduced. Staff has visited the site on several occasions and reports many open parking spaces in the area, particularly in the mornings and evenings, which are often peak times for health and athletic clubs. Furthermore, it is reasonable to assume that some customers will either walk or take public transportation to the site, given that several bus lines operate on Jefferson Davis Highway.

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

### 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#2007-00036)
2. **CONDITION AMENDED BY STAFF:** The hours of operation shall be limited to ~~Monday through Friday, 5:30am – 7:30am and 4:00 p.m. — 8:00~~ 9:00 p.m., seven days/week. and ~~Saturday, 9:00 a.m. — 12:00 p.m.~~ (P&Z) (SUP#2010-0012)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2007-00036)
4. 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. (P&Z) (SUP#2010-0012)
5. **CONDITION DELETED BY STAFF:** ~~This Special Use Permit shall expire on June 16, 2010, consistent with prior SUP approval. (P&Z) (SUP#2010-0012)~~
6. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP#2007-00036)
7. **CONDITION DELETED BY STAFF:** ~~The making by any person of unreasonably loud or unnecessary noise, including but not limited to that made by the human voice in public places is prohibited between hours of 11:00 p.m. to 7:00 a.m. (T&ES) (SUP#2007-00036)~~
8. Condition deleted. (SUP#2010-0012)
9. **CONDITION AMENDED BY STAFF:** The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the proposed site. (Police) (SUP#2010-0012)
10. **CONDITION AMENDED 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, 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#2010-0012)

11. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (SUP#2010-0012)
12. 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) (SUP#2010-0012)
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) (SUP#2010-0012)
14. **CONDITION ADDED BY STAFF:** The maximum number of students at any one time shall be 20. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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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) (SUP2007-00036)
- R-2 The making by any person of unreasonably loud or unnecessary noise, including but not limited to that made by the human voice in public places is prohibited between hours of 11:00 p.m. to 7:00 a.m. (T&ES) (SUP2007-00036)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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 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). (T&ES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form.

- 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:

- F-1 No Comment



Health Department:

F-1 No Comment

Parks and Recreation:

F-1 No Comment

Police Department:

F-1 The Police Department has no objections to amending the hours of operation to 5:30 a.m. – 9 p.m., Monday thru Saturday



# APPLICATION

## SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0018

PROPERTY LOCATION: 2504 Oakville Street

TAX MAP REFERENCE: 025.03-01-18 ZONE: I

**APPLICANT:**

Name: Trident Athletics, LLC

Address: 2121 Jamieson Ave., Apt. 1506, Alexandria, VA 22314

PROPOSED USE: Recreational Cross-Fit sports club, amending an existing SUP to extend the hours of operation and eliminate an expiration date.

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>Mary Catherine Gibbs</u>	<u><i>Mary Catherine Gibbs</i></u>	<u>3/23/10</u>
Print Name of Applicant or Agent	Signature	Date
<u>307 N. Washington Street</u>	<u>703-836-5757</u>	<u>703-548-5443</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria, VA 22314</u>	<u>mcg.hcgk@verizon.net</u>	
City and State	Zip Code	Email address

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

SUP # 2010-0018

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 2504 Oakville Street, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: Jesse Martin  
Please Print

Phone: 301-347-4832

Address: 4550 Montgomery Ave #1100  
Beltsville MD 20714

Email: Jesse.Martin@vreck.com

Signature: [Handwritten Signature]

Date: 3-22-2010

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.

Andrea Seward, 324 N. Patrick Street, Alexandria, VA 22314 - 50%

Chriss Smith, 2121 Jamieson Ave., Apt. 1506, Alexandria, VA 22314 - 50%

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**OWNERSHIP AND DISCLOSURE STATEMENT**  
Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Andrea Seward	324 N. Patrick St., Alex., VA 22314	50%
2. Chriss Smith	2121 Jamieson Ave., Apt. 1506 Alexandria, VA 22314	50%
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2504 Oakville St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CLP Industrial Properties, Inc. c/o RREEF	P.O. Box 4900, Scottsdale, AZ 85261	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Andrea Seward	None	
2. Chriss Smith	None	
3. CLP Industrial Properties, Inc.	None	

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

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

5/10/10  
Date

Mary Catherine Gibbs  
Printed Name

Mary Catherine Gibbs  
Signature

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SUP # 2010-0018

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.)

Trident Athletics, LLC, has a pending application for a Change of Ownership of existing SUP # 2007-0036.

Trident is now filing this application for a full SUP in order to allow hours of operation between 5:30 a.m.

and 8 p.m., Monday through Saturday. Peak attendance is expected to be in the early morning and

evening hours. The use involves small physical fitness classes, with approximately 15 users at any given

time. There would be approximately two staff present at any time. There is ample parking on-site.

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**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).  
Approximately 15 at any given time. Size of Appointments and Classes will vary.

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).  
Approximately 2 at any given time. Shifts may vary.

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

Day:	Hours:
<u>Monday - Saturday</u>	<u>5:30 a.m. - 8 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.  
Standard levels for a fitness center.

B. How will the noise be controlled?  
\_\_\_\_\_  
\_\_\_\_\_

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 and food wrappers.

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

C. How often will trash be collected?

As needed.

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

None is expected.

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:

Normal cleaning products for a fitness center.  
\_\_\_\_\_  
\_\_\_\_\_

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

None are necessary.  
\_\_\_\_\_  
\_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PARKING AND ACCESS REQUIREMENTS**

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

- Approx 20 Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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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? 1

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

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

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

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?

No

**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?

5600 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 5600 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



# APPLICATION - SUPPLEMENTAL

## PARKING REDUCTION

**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)

The applicant is granted use of 20 spaces under its lease with the owner of the Oakville Industrial Park, based upon the amount of space it leases in the overall park. The zoning ordinance requires 28 spaces for an amusement enterprise, based on the square footage of the space, as a result, the applicant is requesting an 8 space parking reduction.

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

This is an industrial park, and all the spaces on the properties are shared with all the tenants. The leases provide that the tenant is authorized to use a commensurate number of spaces with the space it leases in the building, in this case 20 spaces. However, there is always ample parking available in the front of this use in the whole industrial park. The area is cut off from the neighboring properties, eliminating the ability for users to park on neighboring streets.

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

Additional spaces cannot be created for this one user in this existing industrial park. There are 239 spaces provided on the whole site as authorized by SUP 2688, and reviewed in SUP 98-0182. The overall parking reduction for the site provides that each special use permit use seek to obtain an individual parking reduction if necessary. It is necessary in this case because there is no ability to obtain additional spaces on site.

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

\_\_\_\_\_ Yes.       No.

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

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

See Attached Plan and Narrative.

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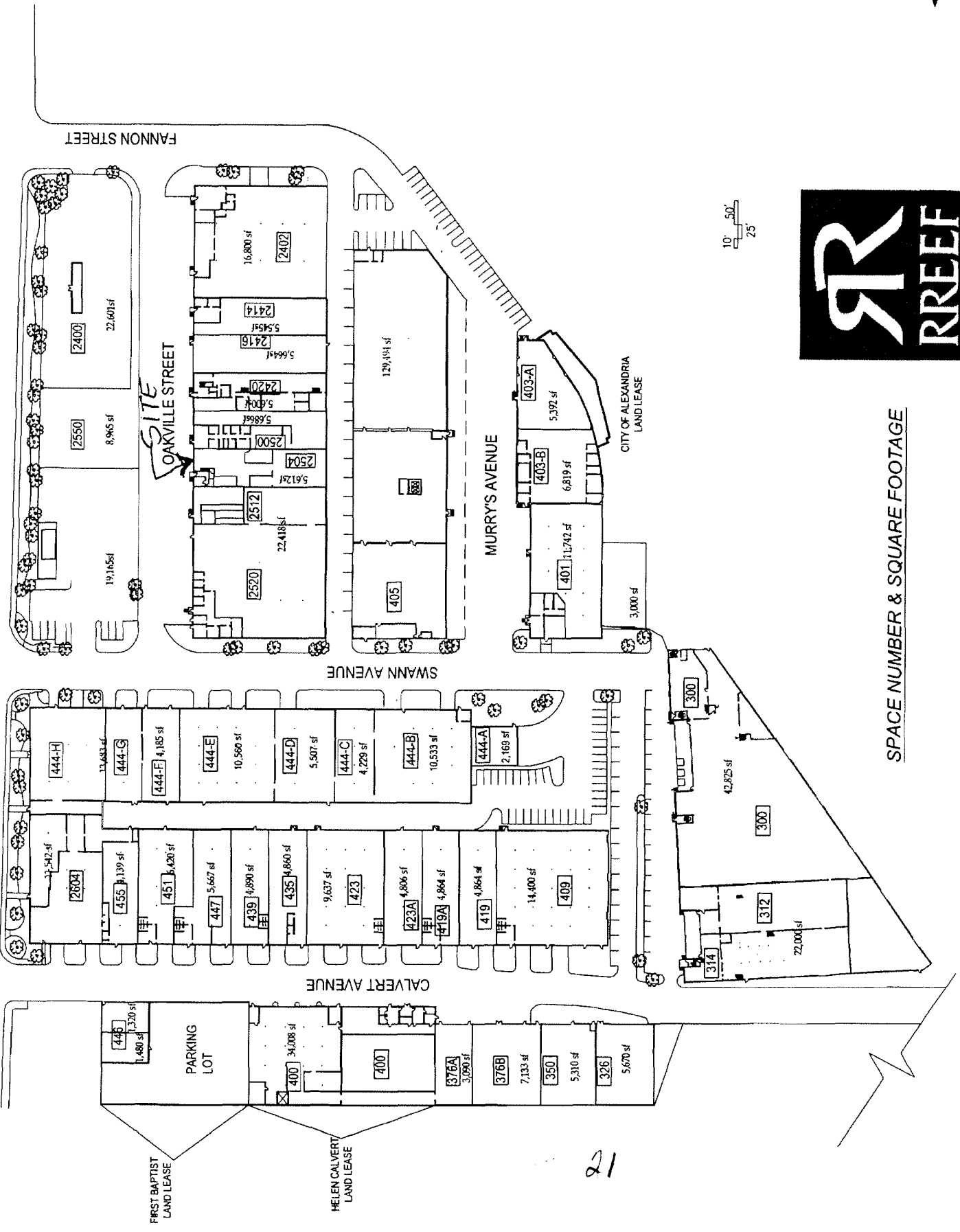
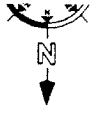
PARKING MANAGEMENT PLAN  
PARKING REDUCTION SUPPLEMENT

There are a total of 239 parking spaces on the entire site. See the attached plan from the original re-striping and improvement plan from 1993. The Applicant is authorized to use up to 20 spaces on the site, commensurate with the amount of space it leases in the whole park, 8.35%, of the site and the spaces. There are spaces in the front of its leased space along Oakville Street, as well as a parking area just to the south of the building, called Building 2 on the attached plan. The technical requirement for parking for an amusement enterprise of this size is 28 spaces, however all the spaces in Oakville are shared among all the users, and there is no ability to increase the number of spaces in the entire industrial park.

The same narrative about limited impact on adjacent neighborhoods applied in this case as it did in 1993. At that time, the applicant/owner of the entire industrial park stated:

Because of the industrial park's relative isolation from other businesses and residences, the only demand for on-street parking within the industrial park is generated by its tenants. The street network at Oakville Industrial park serves only the buildings in the industrial park and several industrial buildings on Calvert Avenue and Fannon Street. None of the streets in Oakville are "through" streets and access to residential neighborhoods can only be gained by Jefferson Davis Highway.

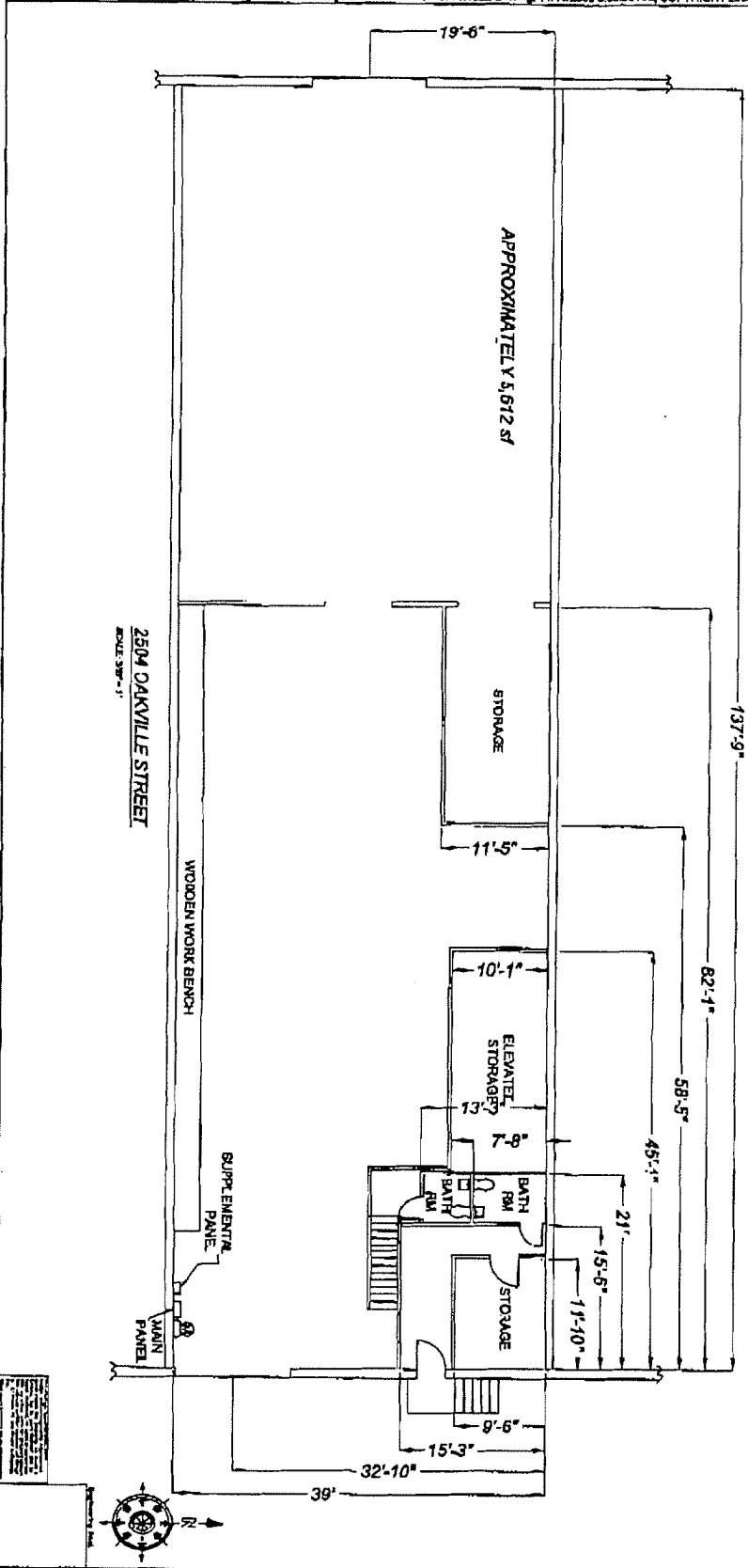
The same remains true today. Based upon the isolated nature of the industrial park from the adjacent neighborhood, there should be no negative impact on the surrounding neighborhood if the parking reduction is granted.



SPACE NUMBER & SQUARE FOOTAGE

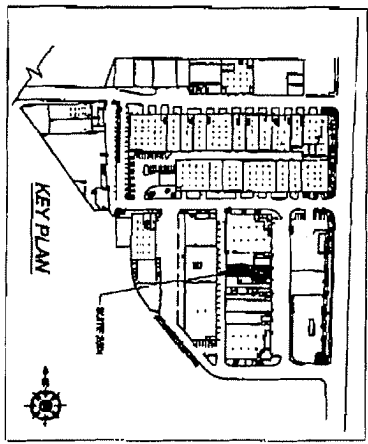
SUP 2010-0018

K:\Clients\RREEF - Oakville\06-0167-04 Existing-Aa Building\06-0167-04 2504 OAKVILLE ST.dwg, 11/18/2006 8:52:58 AM, COPYRIGHT 2006 PRESTI & CO. ALL RIGHTS RESERVED



**RREEF**

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Project No: 06-0167-04  
 Drawing Title: OAKVILLE INDUSTRIAL PARK, ALEXANDRIA, VA  
 Drawing No: EC1

OAKVILLE INDUSTRIAL PARK  
 ALEXANDRIA, VA  
 2504 OAKVILLE STREET  
 EXISTING CONDITIONS

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