Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.777.6666 | www.alexandriava.gov/planning

PROPERTY LOCATION: 2901 Mainline Blvd and 2900 Potomac Ave, Alexandria, VA 22301

ZONE: CDD 10
TAX MAP REFERENCE: 025.01-05-07 and 025.01-05-12

APPLICANT'S INFORMATION:
Applicant: Jim D’Agostino
Business/Trade Name: MRP Realty
Address: 3050 K Street, NW, Suite 125, Washington DC, 20007
Phone: 202-204-4945
Email: jdagostino@mrprealty.com

PROPOSED USE:
- Animal Care with Overnight Accommodations
- Auto Trailer Rental or Sales
- Catering Operation
- Child and Elder Care Homes
- Day Care Center
- Health and Athletic Club
- Light Assembly, Service, and Craft
- Light Auto Repair
- Live Theater
- Massage Establishment
- Outdoor Dining (Other than King Street Outdoor Dining Area)
- Outdoor Food and Crafts Market
- Outdoor Garden Center
- Outdoor Display
- Public School Trailers
- Restaurant
- Valet Parking
- Vehicle Parking or Storage for More Than 20 Vehicles

Form Revised November 2019
As the property owner, I hereby grant the applicant use of Landbay G Parcels B and E (property address), for the purposes of operating a Temporary Parking and Trailers (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: JBG/Landbay G, LLC  Phone: (240) 333-3400
BETHESDA, MD 20814
JBG/LANDBAY G, L.L.C.,
a Delaware Limited Liability Company, mail: vcoates@jbgsmth.com
Address: By: JBG/Company Manager, L.L.C., its Managing Member
Signature: By: _________________ Date: 12/10/2019
Name: Anthony Greenberg
Title: Authorized Signatory

1. The applicant is the (check one):
   Owner
   Contract Purchaser Lessee or
   ✔ Other: Adjacent Construction Activity Operator 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 and the percent of ownership.

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.
USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Temp. construction worker parking and construction trailers to support an adjacent construction project. 2 - 60'x24' trailers, 1 - 60'x12' trailer, and 2 - 48'x12' trailers are proposed. Security fencing will be provided around the perimeter of the site. Duration of 2 years.

3. Please describe the proposed hours of operation:

<table>
<thead>
<tr>
<th>Days</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Or give hours for each day of the week

<table>
<thead>
<tr>
<th>Day</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td>6am - 7pm</td>
</tr>
<tr>
<td>Tuesday</td>
<td>6am - 7pm</td>
</tr>
<tr>
<td>Wednesday</td>
<td>6am - 7pm</td>
</tr>
<tr>
<td>Thursday</td>
<td>6am - 7pm</td>
</tr>
<tr>
<td>Friday</td>
<td>6am - 7pm</td>
</tr>
<tr>
<td>Saturday</td>
<td>7am - 5pm</td>
</tr>
<tr>
<td>Sunday</td>
<td>N/A</td>
</tr>
</tbody>
</table>

4. 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).

N/A

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

N/A

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard and compact spaces</td>
<td>100</td>
</tr>
<tr>
<td>Handicapped accessible spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>
B. Please give the number of:

- 100 Parking spaces on-site
- N/A Parking spaces off-site

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

N/A

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

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

N/A

B. Where are off-street loading spaces 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?

N/A

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

None

8. What is the square footage the use will be occupying?

N/A square feet
APPLICANT'S SIGNATURE

Please read and initial each statement:

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

THE UNDERSIGNED, 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.

Print Name of Applicant or Representative

Signature: [Signature]
Date: 12/17/19

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: MRP Realty, 3050 K St. NW, Suite 120, Washington, DC 20007
Phone: 703 901-0730
Email: jdagostino@mrprealty.com
Fax:
Department of Planning & Zoning
Administrative Special Use Permit New Use Checklist

☑ Application form
☑ Application fee

Supplemental Worksheet for the following uses:
☐ Catering Operation
☐ Child or Elder Care Home
☐ Daycare Center
☐ Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
☐ Live Theater
☐ Outdoor Dining
☐ Outdoor Display
☐ Outdoor Food and Crafts Market
☐ Outdoor Garden Center
☐ Restaurant
☐ Valet Parking

Interior floor plan
☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image
☑ Show subject site, on-site parking area, surrounding buildings, cross streets

If applicable
☐ Outdoor plan for outdoor uses
## GENERAL CONSTRUCTION NOTES

1. The general contractor shall coordinate and control all aspects of construction.
2. The general contractor shall ensure that all work is performed in accordance with the plans and specifications.
3. The general contractor shall ensure that all materials and equipment are of the quality and type specified in the plans and specifications.
4. The general contractor shall ensure that all work is performed in a safe and efficient manner.
5. The general contractor shall ensure that all work is performed in accordance with applicable laws and regulations.

## GENERAL AND SITE SPECIFIC NOTES

1. All work shall be performed in accordance with the plans and specifications.
2. All work shall be performed in a safe and efficient manner.
3. All work shall be performed in accordance with applicable laws and regulations.

## DEMOLITION NOTES

1. A demolition permit is required for the demolition of any existing structures.
2. All existing structures shall be removed before construction begins.
3. All existing structures shall be removed in a safe and efficient manner.
4. All existing structures shall be removed in accordance with applicable laws and regulations.

## ENVIRONMENTAL SITE ASSESSMENT

1. An environmental site assessment shall be performed before construction begins.
2. The environmental site assessment shall be prepared by a registered professional engineer.
3. The environmental site assessment shall be reviewed by the project manager.

## STORMWATER BEST MANAGEMENT PRACTICES (BMP) NOTES

1. A stormwater management plan shall be prepared before construction begins.
2. The stormwater management plan shall be reviewed by the project manager.
3. The stormwater management plan shall be implemented during construction.

## MOSQUITO CONTROL NOTES

1. A mosquito control plan shall be prepared before construction begins.
2. The mosquito control plan shall be reviewed by the project manager.
3. The mosquito control plan shall be implemented during construction.

## RODENT ABATEMENT NOTE

1. A rodent abatement plan shall be prepared before construction begins.
2. The rodent abatement plan shall be reviewed by the project manager.
3. The rodent abatement plan shall be implemented during construction.

## CODE NOTES

1. This project is subject to the following codes:
   - Building Code
   - Electrical Code
   - Plumbing Code
   - Fire Code
   - Environmental Code

## Solid Waste

1. All solid waste shall be removed from the site on a daily basis.
2. All solid waste shall be disposed of in accordance with applicable laws and regulations.

## Survey Notes

1. All survey work shall be performed by a licensed surveyor.
2. All survey work shall be performed in accordance with applicable laws and regulations.

## Noise Note

1. All construction activities shall be performed during the hours of 7:00 AM to 6:00 PM.
2. All construction activities shall be performed in a manner that minimizes noise.

## Site Security

1. Site security shall be provided by the general contractor.
2. Site security shall be provided in accordance with applicable laws and regulations.

## Materials

1. All materials shall be stored in accordance with applicable laws and regulations.
2. All materials shall be protected from the weather.
3. All materials shall be protected from theft.

## General and Site Specific Notes

1. All work shall be performed in accordance with the plans and specifications.
2. All work shall be performed in a safe and efficient manner.
3. All work shall be performed in accordance with applicable laws and regulations.

## Utility Works

1. All utility lines shall be protected during construction.
2. All utility lines shall be protected from damage.
3. All utility lines shall be protected from theft.

## Article XIII Compliance

1. This project is subject to Article XIII of the City of Alexandria, Virginia Code.
EROSION CONTROL LEGEND

ARCHAEOLOGY NOTES
1. PRIOR TO A PROJECT GOING TO THE CONTRACTOR FOR BIDDING, MAPPING OF THE PROJECT SITE WILL BE CONDUCTED TO DETERMINE THE LOCATION OF POTENTIAL ARCHAEOLOGICAL FEATURES AND TO ESTABLISH A MINIMUM DISTANCE BETWEEN THE FEATURES AND THE PROPOSED DISTURBED AREA. THESE REQUIREMENTS WILL BE PRESENTED IN WRITING TO THE CONTRACTOR AND MAINTAINED IN THE SITE WORK PERMIT.
2. PRIOR TO THE BEGINNING OF DISTURBANCE OF THE PROJECT SITE, A KICKER AND ADJUSTMENT WILL BE PERFORMED TO DETERMINE THE ACTUAL LOCATION OF THE FEATURES OR AT A MINIMUM, THE LOCATIONS OF THE PROJECT SITE WILL BE DETERMINED TO MEET THE DISTANCE REQUIREMENTS.

INSTITUTE FOR DEFENSE ANALYSES AT POTOMAC YARD
OFFSITE CONSTRUCTION WORKER PARKING AND CONSTRUCTION TRAILERS

TOTAL DISTURBED AREA = 42,604 SF (0.9781 AC)
THIS SHEET IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY