

Docket Item #15
SPECIAL USE PERMIT #2003-0111

Planning Commission Meeting
April 6, 2004

ISSUE: Consideration of a request for a special use permit amendment to allow an intensification of theater uses and for the reduction of required parking.

APPLICANT: Old Town Theater, LLC
By Duncan W. Blair, attorney

LOCATION: 815 ½ King Street

ZONE: CD/Commercial Downtown Zone

PLANNING COMMISSION ACTION, APRIL 6, 2004: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and with an amendment to condition #4. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission supported the creative and flexible use of the theater, noting that the King Street Planning Study supports the addition of a theater use and other entertainment venues. Although the Commission was supportive of approving flexibility in the form of late daily hours, the Commission reminded the applicant that it was not its intention to allow for frequent late night events that may encourage heavy drinking or nuisance behavior. The Commission also reminded the applicant that if the theater is not operated as anticipated by the Commission that the case will have to come back to hearing for reconsideration of the conditions.

Speakers:

Duncan Blair, applicant's attorney, spoke in support of the application. He clarified that the applicant is not seeking approval for the service of mixed drinks and represented that it was not the applicant's intent to turn the theater into a sports bar or to have frequent late night televised sports events.

Carolyn Merck, President of Old Town Civic Association, spoke in support of reopening the theater. She expressed concerns, however, regarding the requested hours and alcohol service because of potential late night impacts and the precedent for future restaurants along King Street. The Old Town Civic Association proposed a 12 midnight closing hour from Sunday through Thursday and limiting beer and wine consumption to specific areas of the theater, so as not to create the potential for a sports bar environment.

Julie Crenshaw, speaking on behalf of John Lyons from a civic association described as being on Cameron Street, located immediately behind the theater, spoke in support of the theater and the proposed hours of operation.

Ann Bedell Hunt, resident in the 800 block of Queen Street, spoke in support of the application, stating that it will be nice to have a theater venue close to her home so that she does not have to go to Shirlington.

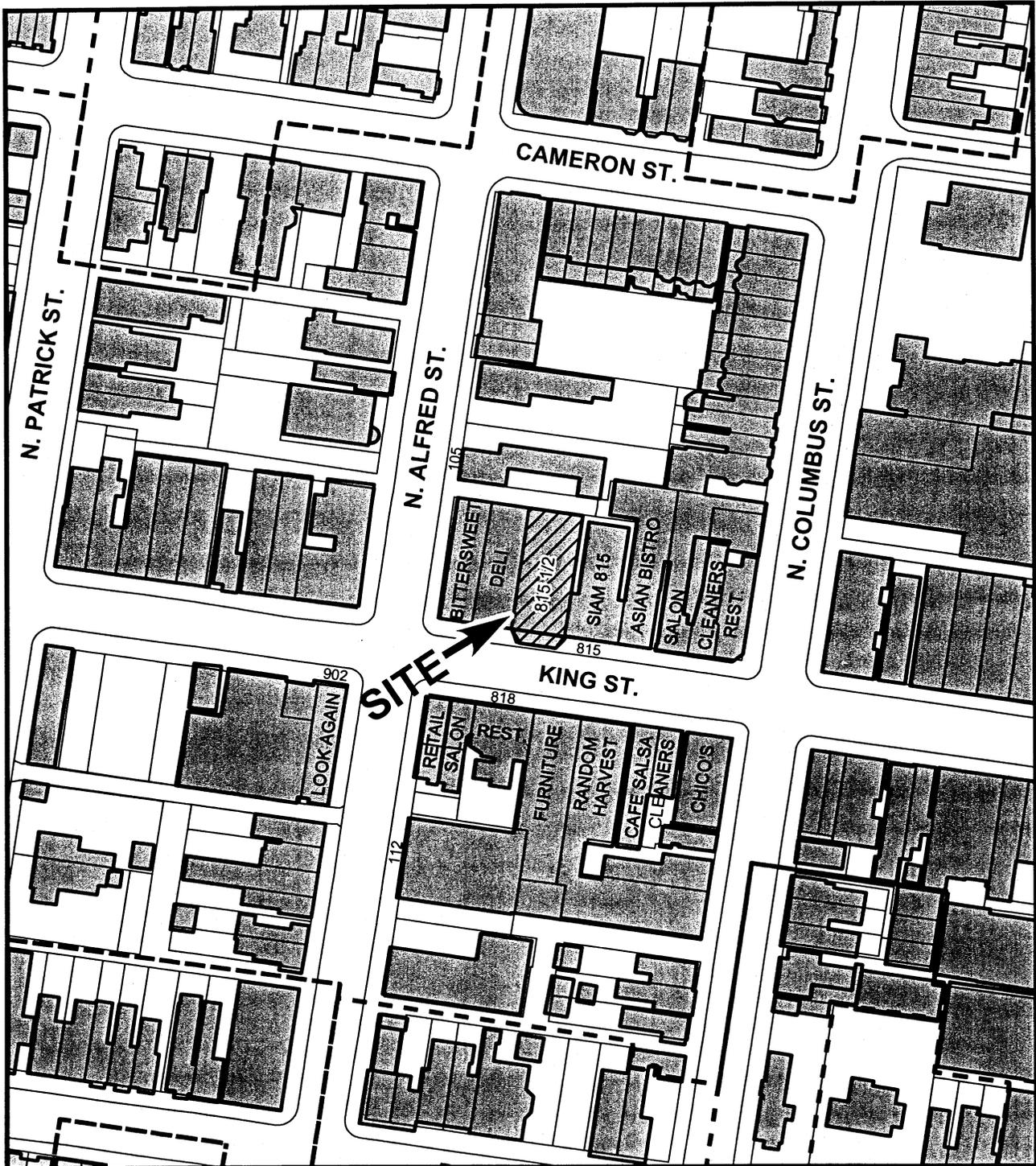
PLANNING COMMISSION ACTION, MARCH 2, 2004: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.

PLANNING COMMISSION ACTION, FEBRUARY 3, 2004: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.

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



SUP #2003-0111

04/06/04



2.a

I. DISCUSSION:

REQUEST

The applicant, Old Town Theater, LLC, requests special use permit approval to allow an intensification of the theater use (amusement enterprise) and for a reduction of required parking at 815 ½ King Street.

SITE DESCRIPTION

The subject property is one lot of record with approximately 41 feet of frontage on King Street, 100 feet of depth and a total lot area of approximately 4,100 square feet. The site is developed with the Old Town Theater and is located in the Old and Historic Alexandria District.

SURROUNDING USES

The surrounding area is a mix of retail, office, and residential uses. There are a number of restaurants in this block of King Street including Café Salsa, Bittersweet, Siam 815 (closed for renovation), Asian Bistro, and Austin Grill. Immediately to the east of the theater is the six story building recently approved for residential condominiums (SUP#2002-0082).

HISTORY

The theater was constructed in 1922 and was used as a dance hall and then a movie theater during its early years of operation. On May 25, 1976, City Council granted Special Use Permit #1057 to the National Puppet Center for the operation of an amusement enterprise (puppet theater). That use never began operation and the special use permit expired. Instead, a movie theater operated at the site for 25 years. On May 13, 2000, City Council granted Special Use Permit #2000-0033 for the operation of a live theater to include musicals, comedies, and dramas, and for a parking reduction. The theater was vacated last year. The applicant acquired Old Town Theater, Inc., has reopened the theater, and has been operating recently under the prior SUP.

PROJECT DESCRIPTION

The applicant proposes to expand the activities at the theater to create a community venue for entertainment, culture, and education. The applicant anticipates that the theater will host the following activities: films (including midnight movies), music performances, sporting events, lectures, occasional live theater production, educational and community outreach activities, and private special events for businesses, organizations, and individuals who may want to rent the facility (see attached "Summary Business Plan"). In addition, the applicant proposes to offer more of a variety of concessions items including hot dogs and sandwiches, and proposes to offer on-premise beer, wine, and mixed drinks.

Specific aspects of the operation are as follows:

- # Seats: The applicant calculates that the theater space has 445 seats, which includes 229 main floor theater seats, 194 balcony seats, and 22 moveable seats both for handicapped patrons and to accommodate the "Richmond Room," which is a small lobby area on the second floor. The room will not increase the theater occupancy, but is proposed to be used to serve patrons utilizing the theater facilities. Seating is not proposed in the concessions area.
- The applicant proposes that for live theater performances, the full theater capacity will be used. However, because the addition of film and projection media is a change from the prior theater use, it requires upgrades to the building if the theater includes 300 seats or more. The applicant has therefore proposed that for film and projection events, the theater will use fewer than 300 seats and that the box office will be prohibited from selling more than 299 tickets for those events.
- Hours: The applicant proposes to have the theater available for operation seven days a week from 7:30 a.m. to 2:00 a.m. The long hours will provide the flexibility to allow for early morning meetings, lectures, or other events, afternoon matinees, evening movies and performances, and midnight movies. See applicant's attached "Weekly Program Schedule", which shows a sample schedule of anticipated events during a week's time. Because of the variety of events proposed to occur at the theater, the application requests the flexibility to offer the same hours for sales of beer, wine, and mixed drinks. The prior operator proposed evening hours of operation generally between 4:00 p.m. and 11:00 p.m., however, the hours were not a condition of the special use permit.
- Attendance: It is anticipated that the Old Town Theater will be attended by 150 to 200 patrons for each performance. The number of performances each day will vary depending upon the day of the week and schedule of planned activities.
- Restaurant: As there is not a full service kitchen located on the premises, the applicant proposes to offer a limited menu of concession items including hot dogs, sandwiches, refreshments, and requests approval for the sale of on-premise beer, wine, and mixed drinks. Food and beverage service will be offered to patrons at the theater for a performance, event, or private function. The applicant also proposes to offer the same food service to the public during lunch and dinner hours when the theater is not otherwise scheduled for an event, and anticipates showing news or other programming to the general

public in the theater. The applicant does not propose a designated seating area for consuming food and drink, but anticipates that patrons will take food and refreshments to their theater seats or will take it out of the premises to consume elsewhere.

- Employees: The theater will employ on a full or part time basis approximately 25 people working in two or more shifts. Generally, there will be five employees on site at any given time: a manager, two concession attendants, one usher, one box office attendant and one audio visual/lighting specialist.
- Trash: The type of trash and garbage generated by the movie theater will mainly consist of paper products used in connection with the preparation of the limited food prepared by the theater's concession stand. The applicant anticipates two cans of trash each day generated each day. Trash is proposed to be collected twice a week.
- Litter: The applicant does not anticipate that litter will be a problem; however, the theater staff will self-police the adjacent public right-of-way.
- Facade: The applicant proposes to renovate the facade of the theater, which will require approval by the Board of Architectural Review.
- Equipment: State of the art audio visual equipment will be installed to support the proposed activities.

PARKING

Section 8-200 (A)(8) of the zoning ordinance requires a theater with 445 seats to provide 112 parking spaces. As the property includes no land for parking, the applicant requests a parking reduction to provide no off-street parking.

In May 2000 City Council granted SUP# 2000-0033 to the applicant's predecessor, allowing a live performance theater and a parking reduction. The applicant was required to subsidize parking for patrons for the amount of \$1. The current applicant also requests a parking reduction for the current application intensifying the theater use, and justifies its request by stating the following:

1. The reestablishment of the Old Town Theater as an entertainment center on King Street is an essential component to the continued and future commercial vitality of the central business district. The entertainment use will assist in the retention of existing uses and encourage new restaurant and retail businesses. The theater was constructed without parking and it is impossible for the applicant to provide parking on site.

2. Because the property is in the Central Business District and contains less than 10,000 square feet of land, the building could be converted to a use, such as retail, office or restaurant, and be exempt from the requirement to provide parking.
3. There is an ample supply of public and private off-street parking facilities in the immediate area to accommodate the patrons of the Old Town Theater.
4. The Old Town Theater has an informal arrangement with the owner and operator of the Cameron Alfred Street garage to keep the facility open for the hours the theater is open and is willing to subsidize \$1.00 of a patrons' parking cost.

According to the applicant, it is not feasible to provide the required parking because the property is located in the fully developed downtown urban Old Town area, where little, if any, land is available for surface parking. Additionally, the applicant states that it is neither financially nor practically feasible to provide parking. The applicant specifically maintains that it is not feasible for it to operate the theater and pay for parking and have the business be economically viable.

ZONING

The subject property is located in the CD/Commercial downtown zone. Section 4-503(A) of the zoning ordinance allows an amusement enterprise in the CD zone only with a special use permit.

MASTER PLAN

The proposed use is consistent with the Old Town small area plan chapter of the Master Plan which designates the property for commercial downtown use.

II. STAFF ANALYSIS:

Staff strongly supports the reuse of the Old Town Theater as a venue for live performances, movies and other destination activities. A vacant theater in the middle of Old Town is a waste of valuable community entertainment space, discourages street vitality and undermines economic stability in the area. The rebirth of the theater and the revitalization of the building to include active uses is important to all of Old Town and an important economic boost for the community in general. Staff supports the owner's efforts to be competitive with larger theater and movie houses in the region by offering a variety of functions and entertainment possibilities. Therefore, staff supports the SUP request.

Parking

Staff also supports the proposed parking reduction which is similar to the one approved for the prior theater operator. The applicant has agreed to subsidize \$1.00 of each patron's parking costs and to post information directing patrons to nearby garage parking. The applicant has also arranged for the

North Alfred Street garage to remain open until after the theater closes on those evenings that events are scheduled to close later than the garage's normal closing time. The applicant, by letter of February 2, 2004, proposed condition language to this effect, and staff has included that language in its recommended conditions.

Late Closing Hours

Staff's only concern about the proposed use relates to the applicant's request to remain open until 2:00 a.m every night of the week. This unusually late closing hour throughout the week is necessary, according to the applicant, in order to allow it the flexibility it requires to schedule events when they are available, and to be able to coordinate two different performances each night. Staff's concern is that large crowds of theater patrons leaving the theater late at night may cause disruption to neighboring residential areas if they are loud and behave badly when walking to their parked cars on nearby residential streets. The fact that the theater proposes to serve alcohol adds to the potential late night problems. Part of the applicant's proposal is for closed circuit television sporting events and midnight movies. Staff also notes that the applicant's future plans are not precise, so there is uncertainty about how often late night events will occur and how large they will be. It was for these reasons that staff, in its initial report published two months ago, recommended that closing hours be limited to midnight during the week, although it supported a 2:00 a.m. closing on the weekend nights.

The Director of the Department of Planning and Zoning has, with professional planning and economic help, been analyzing data about businesses and market trends in Old Town as part of its King Street Retail Strategies planning effort. In that context, concern has been expressed about the need for entertainment and other destinations on King Street, at least if Old Town is to compete for business with Clarendon, Shirlington, and other popular restaurant/nightlife/shopping venues in the region. Entertainment venues are especially important because patrons of movies, theater, and other media attractions also shop and dine where they are entertained. The spillover effect acts as a multiplier in terms of business generation.

Against the background of this concern, Alexandria's historic approach to late night destination activity in Old Town, including its vigilance as part of the SUP process, may come into question, with its concern about late night alcohol, noise, and parking issues. While Old Town residents have not recently experienced the extreme late night impacts of 15 and 20 years ago, those problems were very significant at the time. Staff remains mindful of the important balance to be struck in a mixed use community such as Old Town between the economic health of our business community and the need for quiet enjoyment of our residential areas. Staff also notes that the Old Town Civic Association has taken a position in this case regarding the closing hours that is similar to staff's original one. However, staff has changed its proposed condition regarding the issue, and is now supporting the hours proposed by the theater operator.

Staff's position in favor of a 2:00 a.m. closing hour every night is based on a series of factors. First, it considers the economic health of King Street to be one of the City's principal concerns, and it considers the Old Town Theater to be both a symbol and an actual factor in that economic health. Consultants for the City have expressed great concern about the lack of evening activity on King Street as a business generator.

In addition, staff notes that the applicant has agreed to stop serving alcohol one hour before closing and to not begin shows after 11:30 p.m. during the week and after 12:00 midnight on weekends and holidays. Those limitations help limit the potential for loud patrons leaving the theater at 2:00 a.m. The applicant's arrangement with the North Alfred Street garage further limits the possibility of patrons parking on neighborhood streets.

The applicant has also agreed to a condition requiring its participation in a structured process pursuant to which the owners and operators of the Old Town Theater would engage in dialogue with area businesses and residents to address concerns, if any, that result from the operation of the theater. The Old Town Civic Association has indicated its willingness to participate. Finally, staff has included its standard condition regarding the need for a one year review, which will give the City an opportunity to experience the theater's actual programming during that time and to assess whatever late night problems occur over the next year. The combination of an ongoing dialogue to discuss issues regarding the theater with affected persons, and the official SUP review provides safeguards for the future.

With these conditions, staff recommends approval of the special use permit.

III. PERMIT 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#2000-0033)
2. **CONDITION AMENDED BY STAFF:** The applicant shall post signs directing patrons to the availability of parking at the public garage located on the 100 block of North Alfred Street. The applicant and the operator of the garage shall have an arrangement that allows theater patrons to park in the public garage for \$1.00 off the regular price of parking. In addition, the applicant shall have an arrangement with the public garage operator that on nights that there are performances the garage operator will extend the hours of operation of the public garage to a time that is one-half an hour after the last performance and theater closing. The applicant shall

submit a copy of the agreement with the garage operator to the Director of Planning and Zoning on an annual basis. Alternatively, the applicant shall otherwise subsidize parking to at least the extent of \$1.00 to each patron who presents a parking garage ticket. (P&Z)

~~The applicant shall post signs directing patrons to the availability of parking in a public parking garage located within a two block radius of 815 ½ King Street at which public parking garage the applicant shall subsidize parking at least to the extent of \$1 off the regular price for patrons. The applicant shall submit annually to the Director of Planning and Zoning a copy of the lease or other agreement by which it provides this subsidy. (P&Z) (SUP#2000-0033)~~

3. The applicant shall require that its employees who drive to work use off-street parking. (P&Z) (SUP#2000-0033)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~On site alcohol beer and wine service is permitted until one hour before the theater's closing hour. No alcohol sales are permitted. (P&Z) (SUP#2000-0033) (P&Z) (PC)~~
5. No amplified sound shall be audible at the property line. (P&Z) (SUP#2000-0033)
6. **CONDITION AMENDED BY STAFF:** The applicant shall ~~consult with~~ contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and ~~shall schedule~~ a robbery awareness program for all employees. (Police) (SUP#2000-0033)
7. **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, 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#2000-0033)
8. **CONDITION ADDED BY STAFF:** The hours of operation for the public shall be limited to 7:30 a.m. to 2:00 a.m. daily. No shows shall start after 11:30 p.m. on Sunday through Thursday, or after 12:00 midnight on Fridays, Saturdays, and the evenings before holidays and holiday evenings. (P&Z)

9. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training session on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
10. **CONDITION ADDED BY STAFF:** Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
11. **CONDITION ADDED BY STAFF:** The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
12. **CONDITION ADDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
13. **CONDITION ADDED BY STAFF:** No theater event that includes film or other media projection presentation, to include closed circuit television events, shall include more than 299 patrons until and unless the applicant meets Building Code requirements triggered by the change of use of the theater. (Code, P&Z)
14. **CONDITION ADDED BY STAFF:** The applicant shall participate in a structured process organized by the Director of Planning pursuant to which the owners and operators of the Old Town Theater engage in a dialogue with area businesses and residents to address concerns, if any, that result from the operation of the theater. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS:

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

Transportation & Environmental Services:

- 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.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers.
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Service.
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line.

Code Enforcement:

- F-1 Inspection reports from 2003 indicate business is closed and not in operation.
- F-2 The scope of the project is broad and requires further clarification by the applicant as to the layout, specific uses and functions of the project. The applicant should meet with Code Enforcement in order to provide more specific details and interior layout proposals in order to properly address Code concerns in advance.
- C-1 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four 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-4 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-5 The following code requirements apply where food preparation results in the development of grease laden vapors:
- (a) All cooking surfaces, kitchen exhaust systems, grease removal devices and hoods are required to be protected with an approved automatic fire suppression system.
 - (b) A grease interceptor is required where there is drainage from fixtures and equipment with grease-laden waste located in food preparation areas of restaurants. Food waste grinders can not discharge to the building drainage system through a grease interceptor.
- C-6 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
- (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is reacquired for all regulated facilities. Permits are non-transferable.
- C-2 This facility must meet current Alexandria City Code requirements for food establishments. Contact Environmental Health at 703-838-4400 Ext.255 to arrange a "change of ownership" inspection.
- C-3 If change to the facility are to be dine, 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 2, Food and Food Establishment. There is a \$135.00 fee for review of plans for food facilities.

- C-4 Permits must be obtained prior to operation.
- C-5 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 Certified Food Mangers must be on duty during all hours of operation
- C-7 Restrooms, including those in common areas, serving the restaurant, are to be meet Alexandria City Code, Title 11, Chapter 2 requirements.
- C-8 This facility is currently operating as Old Town Theater under Alexandria Health Dept. permit, issued to Old Town Theater, Inc
- C-9 Provide a menu or list of foods to be handled at this facility to the Health Department Prior to opening.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business. This is to be completed prior to opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If ABC off' is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

Application for Special Use Permit

2003-0111

PROPERTY LOCATION: 815 1/2 King Street, Alexandria, Virginia 22314

TAX MAP REFERENCE: 74.02 01 03

ZONE: CD Commercial Downtown Zone

APPLICANT Name: OLD TOWN THEATER, LLC, a Virginia limited liability company.
Address: 815 1/2 King Street, Alexandria, Virginia 22314

PROPERTY OWNER Name: Roger D. Fons
Address: 517 S. St. Asaph Street, Alexandria, Virginia 22314

PROPOSED USE: Special Use Permit to operate an amusement enterprise (Section 4-503 of the Alexandria Ordinance, 1992, as amended ("Ordinance")) for a movie theater, theater for live performances and events utilizing the theater's seating, stage and projection facilities, and for the reduction of required parking.

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

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

Land, Clark, Carroll, Mendelson & Blair, P.C.
Duncan W. Blair, Esquire
Print Name of Applicant or Agent



Signature

524 King Street
Mailing/Street Address

(703) 836-1000
Telephone #

(703) 549-3335
Fax #

Alexandria, Virginia 22314
City and State Zip Code

dblair@landclark.com
November 25, 2003
Date

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

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Old Town Theater, LLC, is a Virginia limited liability company. The members of the limited liability company owning in excess of a ten percent interest are: Roger D. Fons and Brenda A. Meyer. The members mailing addresses are 815 1/2 King Street, Alexandria, Virginia, 22314.

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

Yes. Provide proof of current City business license

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

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

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, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Old Town Theater, LLC, a Virginia limited liability company, trading as the Old Town Theater ("OTT") is requesting a special use permit to reintroduce movies to the Old Town Theater and to make the theater the entertainment center of the City's downtown Central Business District. The Theater will provide family and community oriented live performances, including music, plays, lectures, and comedy shows, in addition to movies. The theater will become a venue where many activities can occur. For example the newly created Richmond Room in the mezzanine area of the theater (See the attached floor plans and building section) can be used for before and after parties by private groups as a meeting and gathering place. OTT envisions children's birthday parties or functions where business and pleasure will mix and utilize the state of the art audio visual equipment. The theaters concession area will offer a limited variety of food including the soon to be famous "OTT" dog and other quick food that allows patrons to take advantage of the entertainment and dine. OTT will also offer a limited alcoholic beverage for patron during age appropriate events. Attached is a copy of OTT business Plan.

OTT is committed to restoring the Old Town Theater to the level of entertainment of the glory days of the Richmond Theater making it the center of entertainment on King Street an anchor for the downtown urban area businesses and the community.

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*

a new use requiring a special use permit,

a development special use permit,

an expansion or change to an existing use without a special use permit,

expansion or change to an existing use with a special use permit,

other. Please describe: In May of 2000 the City Council approved Special Use Permit 2000-0033 converting the "Old Town Theater" formerly the "Richmond Theater" from a noncomplying use movie theater to a theater for live performances. This application is to expand the permitted activities to include the reestablishment of the movie theater uses along with live performance and activities.

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).

It is anticipated that the Old Town Theater will be attended by 150-200 patrons per performance. The number of performances per day will vary depending upon the day of the week and use for Business and Community Activities. Attached as Exhibit A is an illustrative "Weekly Program Schedule."

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

The Old Town Theater will employ on a full or part time basis approximately twenty five (25) people working in two (2) or more shifts. Generally, there will be five employees onsite at any given time: a manager, two (2) concession attendants, one (1) usher, one (1) box office attendant and one (1) audio visual/lighting specialist.

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

Day: Seven (7) Days a Week.

Hours: 7:30 AM to 2:00 AM

Attached as Exhibit A is an illustrative "Weekly Program Schedule" to give as an example of the Old Town Theater's hours of operation. It is anticipated that starting time for "Business and Community Activities" may be as early as 7:30 AM.

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

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

It is not anticipated that noise levels will exceed permitted levels under the Alexandria City Code.

- B. How will the noise from patrons be controlled?

It is not anticipated that patron noise will be a source complaints: as such; no control measures are warranted.

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

It is not anticipated that offensive odors will emanate from the use of the property as a movie theater. If required, cooking equipment in the concession area will be equipped with exhaust and venting systems compliant with City regulations.

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?

The type of trash and garbage generated by the movie theater will mainly consist of paper products used in connection with the preparation of the limited food prepared by the theater's concession stand and consumed by patrons.

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

Approximately two (2) cans per day.

- C. How often will trash be collected?

It is anticipated that trash and garbage will be collected a commercial collector twice a week.

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

Litter is not anticipated to be a problem; however, the theater staff will self-police the adjacent public right-of-way.

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:

Small quantities of cleaning solvents and other materials generally recognized to be appropriate for use by movie theaters in the operation of its business will be used, stored and disposed of in accordance with applicable regulations.

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

0 Standard spaces

0 Compact spaces

0 Handicapped accessible spaces.

0 Other.

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

If the required parking will be located off-site, where will it be located: **NONE**

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

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

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **NONE**

B. How many loading spaces are available for the use? **NONE**

C. Where are off-street loading facilities located? **The existing designated loading zone on north east corner of the 100 block of North Alfred street.**

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

Limited deliveries will occur during the daytime hours.

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

It is anticipated that two (2) deliveries will occur per day.

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 to the theater is adequate and no new street improvements are required.

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?

6250 sq. ft. (existing) + 0 sq. ft. (addition if any) = 6250
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: **Existing Movie Theater.**

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: X At a bar: _____ Total number proposed: **470**

228 theater seats on ground floor of theater, 181 theater seats in balcony and 61 moveable seats for handicap patrons and in the Richmond Room.

2. Will the restaurant offer any of the following?

X alcoholic beverages X beer and wine (on-premises)

_____ beer and wine (off-premises)

3. Please describe the type of food that will be served:

The Old Town Theater will serve traditional movie fare, i.e. popcorn and candy, as well as hot dogs to be sold as "OTT Dogs" and other quick foods, deli type sandwiches, i.e. chicken, sausage, and veggie.

4. The restaurant will offer the following service (check items that apply):

_____ table service _____ bar _____ carry-out _____ delivery

Service at the Old Town Theater concession stand.

5. If delivery service is proposed, how many vehicles do you anticipate? **Not applicable**

Will delivery drivers use their own vehicles? ___ Yes. ___ No.

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? X Yes. _____ No.

If yes, please describe: The scope of entertainment use of the Old Town Theater is fully described in the Application for Special Use permit to operate an Amusement Enterprise.

SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN

**CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS
ADOPTED BY CITY COUNCIL BY RESOLUTION, NOVEMBER 13, 1993**

Parking

1. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:
 - A. The parking demand generated by the proposed restaurant.
 - B. The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
 - C. How employees who drive will be accommodated off the street at least in the evenings and on weekends.
 - D. The predicted impact of the restaurant on the parking supply at the evening peak, weekend peak, and daytime peak.
 - E. A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

2. Additionally, please answer the following:
 - A. What percent of patron parking can be accommodated off-street?
(check one)
 100%
 75-99%
 50-74%
 1-49%
 No parking can be accommodated off-street

 - B. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends?
(check one)
 All
 75-99%
 50-74%
 1-49%
 None

 - C. What is the estimated peak evening impact upon neighborhoods?
(check one)
 No parking impact predicted
 Less than 20 additional cars in neighborhood
 20-40 additional cars
 More than 40 additional cars

Litter

The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours

1. Maximum number of patrons shall be determined by adding the following:

$$\begin{array}{r} \underline{\quad 409 \quad} \text{ Maximum number of patron dining seats} \\ + \quad \underline{\quad 61 \quad} \text{ Maximum number of patron bar seats} \\ \hline \underline{\quad 470 \quad} \text{ Maximum number of patrons} \end{array}$$

2. 7 Maximum number of employees by hour at any one time

3. Hours of operation:
(check one)

Closes by 8:00 P.M.
 Closes after 8:00 P.M. but by 10:00 P.M.
 Closes after 10:00 P.M. but by Midnight
 Closes after Midnight

[Closing time means when the restaurant is empty of patrons.]

4. Alcohol Consumption:

(Check one)

High ratio of alcohol to food
 Balance between alcohol and food
 Low ratio of alcohol to food

PARKING REDUCTION SUPPLEMENTAL APPLICATION

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)

Old Town Theater, LLC ("OTT") is requesting a special use permit to permit a reduction of the required parking for the Old Town Theater at 815 1/2 King Street. Prior to May 2000 the Old Town Theater was exempt as a grandfathered use from being required to provide parking under the Ordinance. In May of 2000 the City Council granted a special use to the former operator of the Old Town Theater converting it use from a movie theater to a theater for live performances, both uses classified as amusement enterprises under the Ordinance. This change in type of performances was determined to be a change of use under the Ordinance and the grandfathered rights were lost. OTT is requesting a special use permit to expand the uses of the theater to include the traditional and historic use of the theater for to include movies and other uses which will utilize the theater's stage, seating and audio visual facilities.

The required parking is for one parking space for each four (4) seats in the theater. The theater has four hundred seventy (470) seats. One hundred eighteen spaces (118) are required. The theater has no onsite or off site parking facilities, and the provisions of the required parking is impossible.

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

The reestablishment of the Old Town theater as an entertainment center on King Street is a essential component to the continued and future commercial vitality of the central business. The entertainment use will assist in the retention of existing uses and encourage new restaurant and retail businesses. The theater was constructed without parking and it is impossible for OTT to the land necessary to support one hundred eighteen (118) Ordinance complaint parking spaces. Alternatively, since the property is in the Central Business District and contains less than ten thousand (10,000.00) square feet of land the building could be converted to a use, such as retail, office or restaurant and be exempt from the requirement to provide parking.

Additionally, there is an ample supply of public and private off street parking facilities in the immediate area to accommodate the patron of the Old Town Theater.

Lastly, OTT has an informal arrangement with the owner and operator of the Cameron Alfred Street garage to keep the facility open for the hours the theater is open.

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

The Property is located in the fully developed downtown urban Old Town area, where little, if any, land is available for surface parking and no open land on the land the theater is constructed on. As such, OTT can neither financially or practically provide the required parking. It is impossible for OTT to operate the theater and pay for parking and have the business be economically viable.

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.

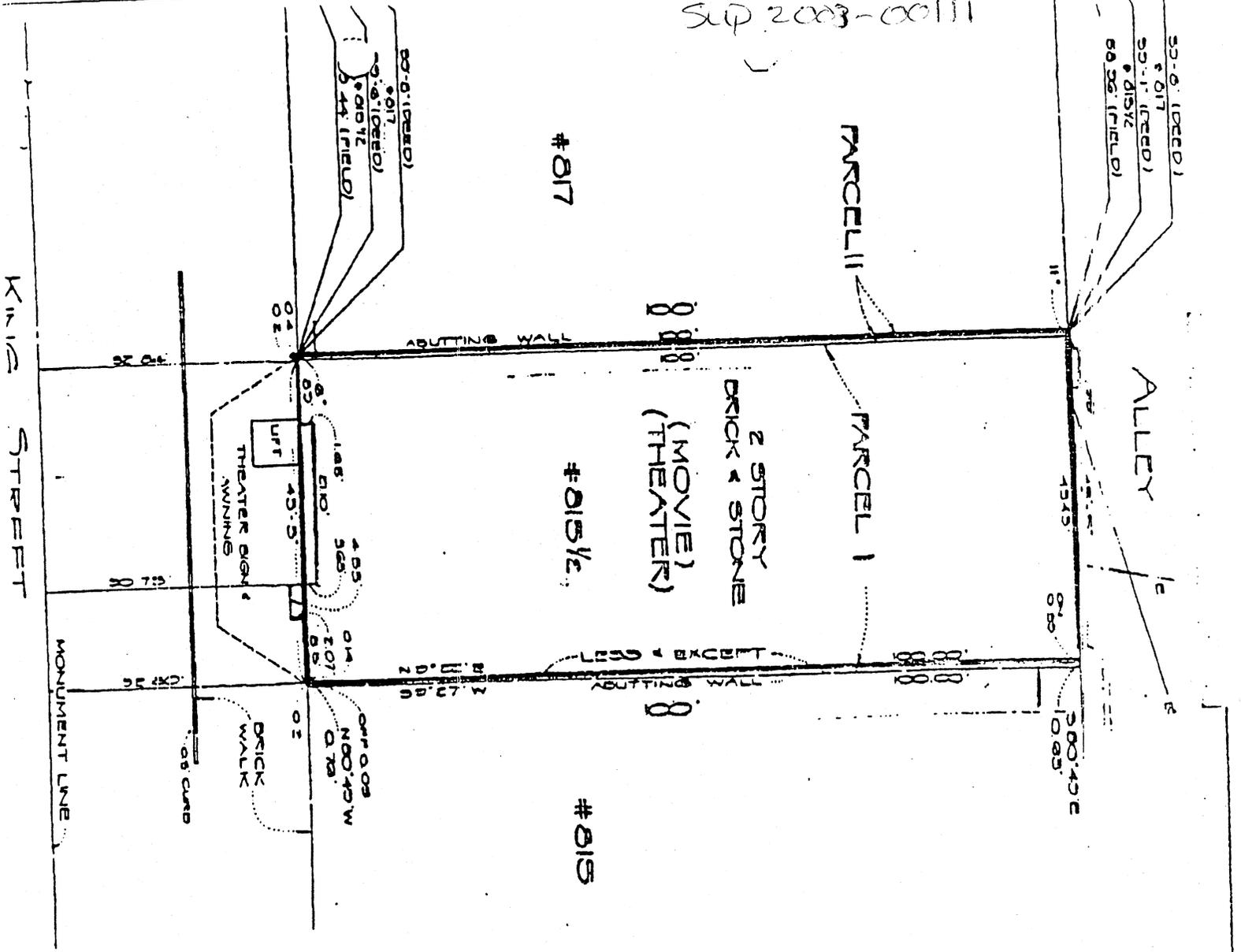
See attached Parking Management Plan.

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

The requested parking reduction will not have a negative impact on the current parking conditions in the neighborhood surrounding the theater. The parking reduction is technical in nature, as it effectively recognizes the status quo. The theater operated for more than fifty years without parking and for the past two years with a parking reduction, it is not anticipated that the proposed theater operations will create a greater parking demand than generated by the historic uses of the theater and will not have a negative impact on the community.

U:\Betsy\adata\zoning\OTTFonsparkingreductionsup.app.wpd

SEP 2003-00111



KING STREET

MONUMENT LINE

I HEREBY CERTIFY THAT THE PORTION OF ALL THE
 RECORDS PROVIDED HAVE BEEN CAREFULLY
 EXAMINED BY A TRUSTED LAND SURVEYOR AND
 ALL ARE CORRECT AND TRUE TO THE ORIGINAL
 VISIBLE RECORDS.

CASE NAME: NEALDI / REAS
 NO. 10011

Kenneth W. White
 SURVEYOR TO THE VIRGINIA

COMMONWEALTH OF VIRGINIA
 LICENSE NO. 1277 & 271
 (Seal)

PLAT
 SHOWING HOUSE LOCATION
 ON THE PROPERTY LOCATED
 AT
815 1/2 KING STREET
ALEXANDRIA, VIRGINIA

SCALE: 1" = 50'
 DATE: DEC 18 '92
 ALEXANDRIA SURVEYING, INC.

27

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law

**524 KING STREET
ALEXANDRIA, VA 22314**

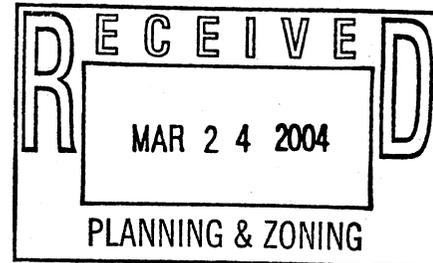
H. CARTER LAND, III
JAMES C. CLARK
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN W. BLAIR

.....
(703) 836-1000

FACSIMILE
(703) 549-3335

March 23, 2004

MAILING ADDRESS:
P.O. Box 19888
ALEXANDRIA, VIRGINIA 22320-0888



Delivered by Hand

Eileen P. Fogarty
Director, Department of Planning & Zoning
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

**In re: Special Use Permit 2003-0111
Old Town Theater, LLC – 815 ½ King Street, Alexandria**

Dear Eileen:

I am writing on behalf of our client, Old Town Theater, LLC, a Virginia limited liability company, the applicant requesting approval of Special Use Permit No. 2003-0111 to amend its application to provide for different seating capacities for different types of performances. This is in furtherance of a meeting between my clients and representatives of the City of Alexandria on Thursday, March 4, 2004.

Based on a recent accurate count, there are 229 seats on the lower auditorium, a wheelchair accessible seating area which can accommodate up to 22 wheelchairs and/or temporary seating, and a balcony area with 194 seats. Old Town Theater, LLC agrees to limit the capacity of patron seating in the theater to 300 patrons or less for performances consisting of motion picture films. Generally, the capacity will be regulated through a limitation on the number of tickets which are sold for such performances. It is the applicant's understanding that for live performances the theater can operate at its full capacity.

As discussed at the meeting on March 4, 2004, Old Town Theater acknowledges and agrees to participate in a structured process pursuant to which the owners and operators of the Old Town Theater would engage in dialogue with area businesses and residents to address concerns, if any, that result from the operation of the Old Town Theater.

Eileen P. Fogarty
Director, Department of Planning & Zoning
March 23, 2004
Page -2-

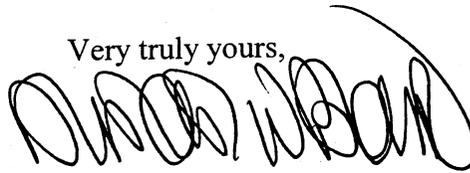
I look forward to a continued dialogue with you and your staff with regards to the hours of operation of the Old Town Theater. As we have discussed on numerous occasions, it is critical to the success of the theater that it be allowed to operate during hours that will insure the ability to schedule two performances per night with start hours responsive to patrons' needs and desires.

The Old Town Theater has operated in the City of Alexandria for more than eight-five years as an entertainment center for the downtown commercial area. Throughout its life, it has been both a venue for live performances and for motion picture films. Technically, the use of the Old Town Theater has been classified as an Amusement Enterprise. Within that classification, there are a broad range of businesses, many unrelated in use characteristics. On behalf of my client, I submit that the Old Town Theater has always operated as a theater, both for live performances and for showing motion pictures films. On its behalf, I am requesting that for the purpose of zoning, that the record be re-established and to grandfather the uninterrupted use so as to preserve a continuous use and occupancy as a venue for both live performances and motion pictures films. Essentially, the request is to acknowledge that the 2000 Special Use Permit added live performances as an addition to motion picture film performances, not in place of the prior use. Old Town Theater has and will continue to operate to provide the public with a broad range of theatrical and film performances as well as other events which would utilize the state of the art projection and audio systems.

Except as amended by this letter and contained in this letter, all other provisions of the original application remain unchanged.

Thank you and your staff for the assistance which you have given my clients over the past several months. I look forward to hearing from you as we prepare for next month's hearings.

Very truly yours,



Duncan W. Blair

DWB:kl\Fogarty-Oldtowntheater 031804

cc: Roger Fons
Carolyn Merck
Eric R. Wagner, Chairman
Members of the Planning Commission

LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

Attorneys & Counsellors at Law
524 KING STREET
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MAILING ADDRESS:
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ALEXANDRIA, VIRGINIA 22320-0888

February 2, 2004

Mr. Eric Wagner, Chairman
and Members of Alexandria Planning Commission
c/o Department of Planning and Zoning
301 King Street, Room 2100, City Hall
Alexandria, VA 22314

RE: Docket Item #27, February 3, 2004
Special Use Permit #2003-0111
Old Town Theater, LLC

Dear Chairman Wagner and Members of Planning Commission:

I am writing on behalf of our client Roger Fons and Brenda Myer, the principles of Old Town Theater, LLC., the owner of the property and the applicant requesting this special use permit.

In September 2003, Roger Fons acquired the Old Town Theater with the expectation and desire of converting it into a multi-media community venue offering a wide variety of entertainment to the residents of the City of Alexandria. Since acquiring the property, a great deal of time, energy effort and finances has gone into making the Old Town Movie Theater the premiere entertainment spot and catalyst for the stimulation of the King Street retail and restaurant businesses. Unfortunately, the Old Town Theater was not able to survive as either a two-theater first-run movie theater or as a live entertainment theater. The viability of the Old Town Theater as a community entertainment center hinges on the ability to have a varied selection of programing and flexibility of hours to permit different types of programing as well as to ensure that the theater can successfully have two performances per evening.

On behalf of the applicants, I am requesting that the Planning Commission amend condition #8, as added by staff, to allow the Old Town Theater to remain open until 2:00 A.M., seven days per week, subject to a provision that would limit the start time for the last performances. This is consistent with the special use permit limitations imposed on the Hoffman Town Center movie theaters (DSUP #2002-0028, condition #4-a and b) and the Potomac Yard Theater (SUP #98-0086, condition #3 and 4.) The revised condition shall read: "8. The hours of operation of the theater shall be limited to 7:30 A.M. and 2:00 A.M., daily. No shows shall start after 11:30 P.M. on Sunday through Thursday, and up to 12:00 Midnight on Fridays, Saturdays, and the evenings before holidays and holiday evenings."

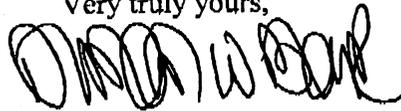
February 2, 2004
Chairman and Members,
Alexandria Planning Commission
RE: Old Town Theater

Additionally, we are requesting the inclusion of a new condition of a revised condition relating to parking for patrons for the theater to read: "The applicant shall post signs directing patrons to the availability of parking at the public garage located on the 100 block of North Alfred Street. The applicant and the operator of the public garage shall have an arrangement that allows theater patrons to park in the public garage for \$1.00 off the regular price of parking. In addition, the applicant shall have an arrangement with the public garage operator that on nights that there are performances the garage operator will extend the hours of operation of the public garage to a time that is one-half an hour after the last performance and theater closing. The applicant shall submit a copy of the agreement with the garage operator to the Director of Planning and Zoning on an annual basis. Alternatively, the applicant shall otherwise subsidize parking to at least the extent of \$1.00 to each patron who presents a parking garage ticket."

It is our belief that with the addition of these two changes, no unreasonable or unnecessary restrictions would be imposed upon the operation of the theater.

If you have any questions, please do not hesitate to call.

Very truly yours,



Duncan Blair

Old Town Theater Summary Business Plan

The Old Town Theater (OTT) is devoted to the history and education of film – from its classic foundations to the latest, cutting-edge independent filmmakers – exhibited in the Old Town Theater.

The Old Town Theater is a uniquely American neighborhood movie house located in the heart of historic Alexandria, Virginia – one of America's oldest cities – and has operated as a community movie house for nearly 90 years. In addition to serving a diverse audience interested in high quality, repertory film programming, the Old Town Theater will offer a venue for community filmmakers, educational programming, and occasional live performances. The Old Town Theater will become a window for learning through partnerships with area arts and theater institutions, cultural organizations, schools, and businesses.

Unlike many downtowns that have experienced a decline in pedestrian traffic during the evenings and weekends, the King Street corridor in Old Town Alexandria attracts large numbers of people who frequent the many restaurants, retail stores, and historical attractions. Many of these people represent the key target market of the Old Town Theater, namely, families, young professionals, and older baby boomers. With the right programming and working with the surrounding businesses and neighborhoods, OTT will bring together the necessary key components to once again establish the Old Town Theater as a primary entertainment venue. This will enhance the Old Town experience and further serve to stimulate the King Street corridor, and the entire city, economically.

Numerous city and civic associations and have endorsed the OTT and believe that the return of the Old Town Theater as a vibrant entertainment venue is a win-win scenario for the city and community.

Programs

The programs and services provided by the Old Town Theater will complement the main mission of the organization, which is to provide a cultural and creative alternative to the commercial film-going experience and to provide a year-round venue for entertainment, culture, and education. The standards of quality of the services presented will be based on creative and imaginative programming, culminating in a unique experience unavailable even in other venues.

Services provided by the OTT are targeted to three specific areas:

1. Theater presentation, including cinema, lectures, and occasional live production

The Old Town Theater will offer film and even occasional live entertainment in a historical movie theater in a densely populated community. Regular entertainment events will offer an exciting blend of programming, from specialized retrospectives and family-oriented films to film-oriented educational programming, as well as the occasional live entertainment by local and touring artists and musicians.

2. Educational and community outreach

The Old Town Theater will provide exciting learning opportunities for local schools and universities. The Old Town Theater will bring the arts alive and enliven the aspect of cinema with everything from unique retrospectives of restored classic movies to foreign films to presentations that specialize in themes of tolerance and diversity. The theater can augment these experiences with a wealth of after-school, weekend and summer enrichment offerings. Motion pictures offer a unique vehicle to enhance and reinforce educational concepts taught

in physics, art, history, technology, and literature. The OTT will develop unique educational programming, in conjunction with the local school systems and skilled educators, designed around the core K-12 curriculum. For example, the study of sound waves and reflection/refraction, both elements of physical science, can be investigated through the principles of motion picture development. In addition, the rich, hundred-year history of film can enhance the study of world conflicts—from World War I to the Gulf War—through the use of news reels documentaries, and the many fictional depictions of these events, all of which contribute a wealth of perspectives and depth of understanding to the study of history.

As in any community, individuals, clubs, schools and other groups in the population conduct private events and fund-raisers. The Old Town theater facility offers a clean, quaint, and elegant setting, for which to showcase films as a money-raising event.

3. Rentals, including businesses, organizations, and individuals

The OTT will solicit, arrange and host corporate and private special events in the Old Town Theater facility. The OTT will add other revenue-producing services to complement the base operation, such as local merchant advertising, special presentations, and other logical services as the demand arises.

Renovations and Improvements

It is the intent of the OTT to retain the theater as faithfully as possible to its original historical appearance and configuration while, at the same time, ensuring that the theater complies fully with current city and safety codes. Although many upgrades and improvements were made by the previous tenant, several additional upgrades and improvements have been identified that must be completed to return the theater to a cinematic venue. These improvements include:

- **New projectors.** New projection systems will be purchased to ensure that the theater is not only using reliable equipment but that the theater is configured to show films from the earliest days of cinema to the latest digital offerings. This will require installation of a two-projector system for film and a digital projection system.
- **Screen.** A new, retractable screen will be installed.
- **Sound System.** A sound system will be installed that will be capable of delivering the best sound experience possible for a range of film, from the earliest talkies to more contemporary Hollywood features.
- **Curtains & Wall Covering.** Screen curtains will be installed to provide variable masking of the screen to match the lenses and aperture plates of the projector being used. Wall coverings will be added to enhance the theater's interior and acoustics.
- **Rehabilitation of the Projection Area.** The main floor projection room will be refurbished and projector equipment and systems installed.
- **Conversion of Office Space to Multi-Use Room.** The office space underneath the balcony will be remodeled to enable use for events programming.
- **Marquee Rehabilitation.** The current marquee is in a state of disrepair, requiring restoration and ultimately replacement.
- **Building System Upgrades.** Replacement of existing HVAC and certain mechanical systems and electrical upgrades may be required as well as code requirements such as a sprinkler system.

The Market

The local and regional film and movie industry is dominated by the larger multiplex theaters showing predominately first-run movies. Further, the current classic, alternative, and independent film venues in the Washington, D.C. region are limited to Washington, DC-proper and the suburbs of Maryland. The Northern Virginia region (in general) and Alexandria (in particular) offer no opportunity to the movie-going population a serious alternative to the first- and second-run market.

There is no venue in Alexandria that currently provides the services and emphasis that the Old Town Theater will bring to the community and region. The Old Town Theater will fill an important gap in alternative programming, for both films and theater. Our programming is aimed at making the experience of being at the Old Town as interesting as the films that will be shown. With the properly aimed and executed marketing and outreach program, this will generate wide appeal and therefore more patrons.

The Old Town Theater's location and corresponding demographic profile of the neighborhood residents is well suited for a movie theater offering high quality, repertory film programming. The Old Town Theater is located in heart of the Old Town Alexandria business district, boasting a concentration and diversity of restaurants, shops, hotels, historical attractions and parks.

The residents of the Old Town area and surrounding zip codes, specifically, 22314 and 22301, are among the wealthiest communities in the nation. The residents are urban professionals and highly educated with almost 50 percent of local citizens having a college degree, making Alexandria the 7th most educated jurisdiction in the nation. The adjacent zip codes also boast single professionals with growing incomes and affluent tastes. According to the Alexandria Economic Development Partnership, Alexandrians spent significantly above the national average on entertainment in 2001, nearly \$3,500 per person.

To accomplish our goals, identifying and implementing the proper mix of film and live entertainment that will attract our core target market will be key. Further, we will identify and develop a critical donor base and corporate contributions through grants, memberships, and direct solicitations that will add to the financial resources of the theater.

Weekly Program Schedule

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00	Business & Community						
9:30	Community	Community	Community	Community	Community	Puppet Show	Open Community
10:15	Activities	Activities	Activities	Activities	Activities	Puppet Show	Puppet Show
11:00	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch	Lunch
2:00	Movie Matinee	Movie Matinee	Movie Matinee				
4:00	Afternoon matinee	Afternoon matinee	Afternoon matinee				
6:00	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
7:30	1st Show	1st Show	1st Show				
9:30							2nd Show
10:00	2nd Show	2nd Show					
12:00		midnite matinee	midnite matinee	midnite matinee	midnite matinee	midnite matinee	
2:00	Closed	Closed	Closed	Closed	Closed	Closed	Closed

LEADING FABRICS RETAILER ELEVATES GOAL, FENDS OFF CRAFT CHAINS

Look for **Hancock Fabrics** to step up its expansion effort with plans to open 40 stores throughout the country, a goal that beats this year's expected growth by 10 locations. **Tupelo, Mo.-based Hancock Fabrics Inc.** plans to meet this year's target of approximately 30 new stores by opening seven to 10 additional units as the company heads into the last quarter of its fiscal year. The 430-unit Hancock chain is a leading specialty retailer and wholesaler of cloths and home sewing products, with stores in 42 states. **Jo-Ann Stores Inc.** reigns as the kingpin of the fabrics sector, with some 920 stores mostly in strip malls nationwide. Hancock Fabrics reported \$360 million in sales through the first 10 months of this year, while year-to-date sales for Jo-Ann totaled \$1.36 billion. **Hudson, Ohio-based Jo-Ann Stores Inc.** looks to open a total of 30 to 40 new locations in 2004 between its Jo-Ann and Jo-Ann etc. superstores. Arts-and-crafts chains **Michaels** and **Hobby Lobby Creative Centers** also nip at the segment with limited selections of fabric, pushing Hancock to fold more home accents and other decorative items into its core set of offerings.

The typical Hancock Fabrics store fills 15,000 s.f. and needs a minimum of 80 feet of frontage. The chain considers sites in neighborhood strip centers, larger community strip centers, power centers and freestanding properties. It prefers to be near discount retailers such as **Dollar Tree** or **Big Lots** and in markets with a trade-area population of about 60,000. Towns also should boast a healthy percentage of middle-income women—Hancock's target customer.

The chain's most recent expansion added stores in Texas, Tennessee, Oklahoma, Iowa and Nebraska. Hancock avoids malls, and in most cases, shares strip space with other stores. The retailer has a few freestanding locations and will consider endcap and anchor space. Almost all of its stores are in second-generation space. The chain's team of five regional real estate managers, led by Senior V.P. of Real Estate **Bill Smothers**, usually push for leases with a 10- to 20-year primary and two five-year options.

THEATER-RESTAURANT HYBRIDS SET FOR LOCAL SCRAP FOR SITES...

Continued from Page 3

Studio Movie Grill primarily looks to renovate shuttered, smaller theaters. Megaplex leader **AMC Theaters** will spend the next few years casting off older theaters with 10 or fewer screens, mostly in downtown locations across the country, and such properties are ideal for Studio Movie Grill. Studio Movie Grill pours about \$3 million into complete refurbishing and is open to both leasing and purchasing property.

Privately held Studio Movie Grill could be a particularly good tenant in the turnaround of a failing strip center. Its first two movie grills went into properties with middle-tier retailers and about 30 percent occupancy. Now these properties are stacked with hair salons, hip restaurants and boutique offices that feed off the foot traffic of the approximately 300,000 patrons that each theater attracts annually. The chain relies on the off-site assistance of **Steve Merkle** of **The Harberg-Masinter Co.** for real estate matters.

The chain has acknowledged to peeking beyond the Texas border at potential new markets, but for now, Dallas, Houston, San Antonio, South Lake, Austin and Arlington top its list. In addition to seating for 1,200, each movie grill includes a lounge with a fully stocked bar and an overhead projection screen, while the individual theaters feature banquet-like tables that are shared among viewers seated in swivel chairs. Founder and President **Brian Schultz** has spent the last decade developing the concept and aims for an older, upscale crowd that has shunned megaplexes and the throngs of teeny-boppers they attract. On its website, Studio Movie Grill claims it is the answer to the nagging question, "Should we eat before or after the movie?" Corporate chef **Thad Kelley**, formerly of **Macaroni Grill** and **Planet Hollywood**, brings a gourmet's touch to a menu that includes an \$8 Margarita Pizza and a \$19 rack of ribs.

The Great Texas Movie Co. admits to being somewhat less lavish about its theaters, with the most expensive buildout held to under \$1 million. The chain has paid \$400,000 at the lower end to renovate a property, and its three draftshouses range in size from 24,000 to 28,000 s.f. They each seat about 1,000, have either six or eight screens and all have gone into either former **AMC** or **General Cinemas** properties on the periphery of major metro areas—its preferred type of market. Future cinema eateries could be either freestanding or on a strip in a retail zone, and the chain is confident enough in its concept to sign leases with a 10-year primary term, plus one five-year option. CEO **Jeff Benson** oversees real estate and leases, looking to keep rates at about \$4 psf.

ETHAN ALLEN LOOKS TO SQUEEZE INTO CHILDREN'S SEGMENT

Ethan Allen Interiors, Inc. closely watches its young **Ethan Allen Kids** concept to determine where the concept might fit in among other children's furniture/home furnishings concepts such as **BombayKIDS**, **Pottery Barn Kids**, **PBteen** and **The Land of Nod**. The five-month-old brand is the parent company's attempt to reach out to a similar teenager demographic being courted by **The Bombay Company, Inc.**'s **BombayKIDS** division, **Williams-Sonoma, Inc.**'s **Pottery Barn** and **Pbteen** concepts; and **Crate & Barrel, Inc.**'s **Land of Nod**. Apparel retailers have been attempting to reach out to this young—and fickle—demographic for years, with checkered success.

These attempts have ranged the gamut from **Hot Topic**'s strong success—sales for its third quarter rose an astounding 32%—to **Gadzooks**' struggle with a 31% drop in sales during the same period and its subsequent marketing shift to target teenage girls instead of boys as originally intended. **Williams-Sonoma** is so far pleased with **Pottery Barn Kids**' sales—recording a 6.3 percent increase in year-to-year same-store sales. The company's **PBteen** catalog and Web site has shown encouraging signs, and if **Williams-Sonoma** remains true to its pattern, **PBteen** may be its next concept to transition into brick-and-mortar stores. **Crate & Barrel** seems to be in a holding pattern with **Land of Nod**. The chain has three locations, each about 6,000 s.f., and although **Crate & Barrel** has not recently signed leases for additional locations, it has not ruled out expansion.

The springboard for **Ethan Allen Kids** came from the solid sales generated by the children's furniture and accessories departments inside the full line **Ethan Allen Home Interiors** stores. The Kids stores feature the same wood juvenile furniture carried in the in-store sections, in addition to accents and upholstery, comforters, matching sheets and window treatments. Response has been strong enough to **Ethan Allen Kids**' first two stores—a 3,000 s.f. store in the Reston Town Center lifestyle center in Reston, Va., and a 2,000 s.f. store in the West Farms Mall in Farmington, Conn.—for **Ethan Allen Interiors** to get into due diligence for a third location, possibly in the Midwest, that will put the concept into a freestanding location. The store, measuring about 4,000 s.f., could open as early as March. Response to this third store could determine the future and growth of the brand.

THEATER-RESTAURANT HYBRIDS SET FOR LOCAL SCRAP FOR SITES

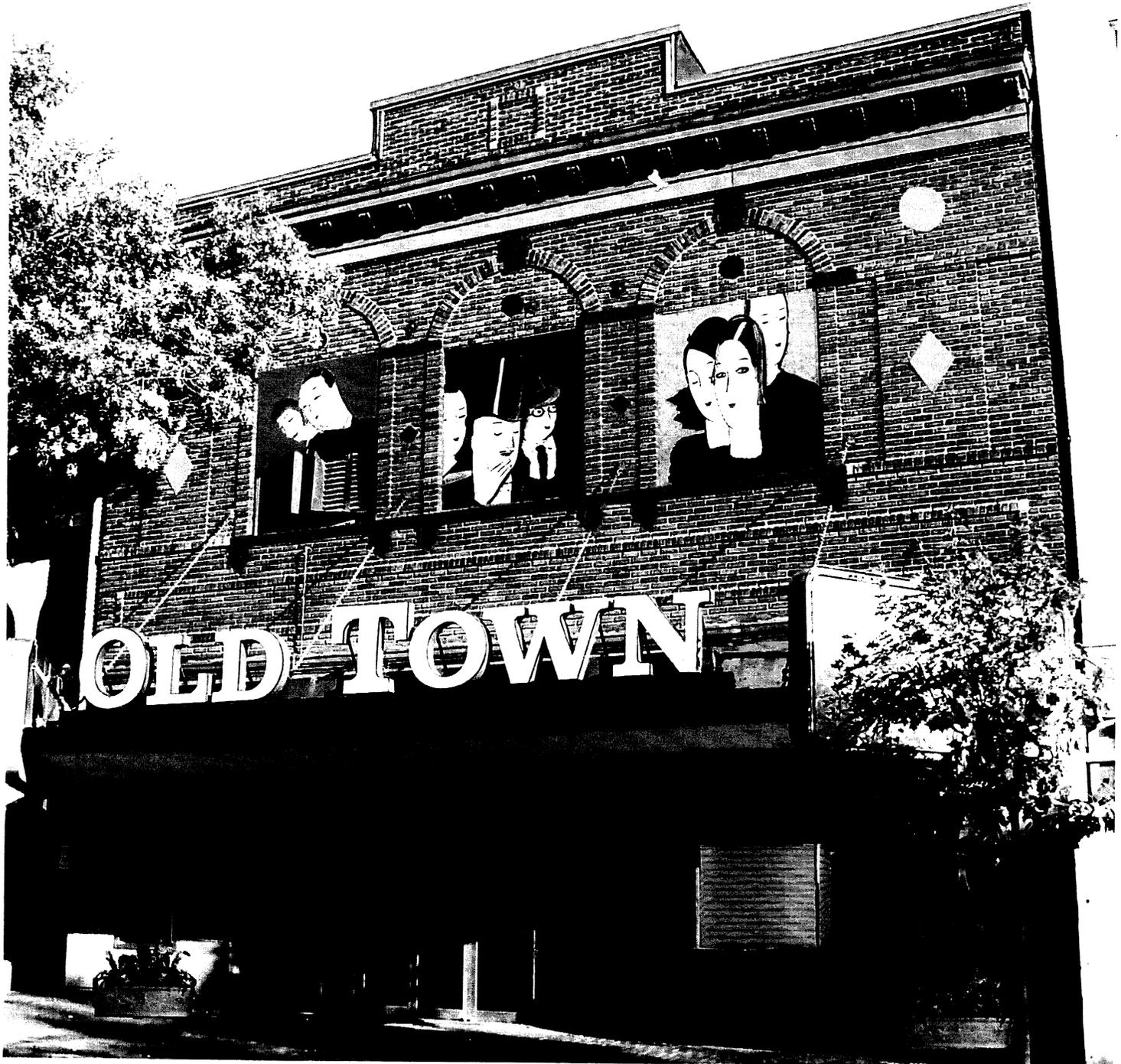
A regional food-and-drink fight is brewing, with several operators of hybrid theater-restaurants actively seeking sites for new locations in Texas. In one corner is **Studio Movie Grill**, which currently has two locations and is wrapping up lease negotiations on a third. In the other corner is **The Great Texas Movie Co.**, which operates three restaurant-style cinemas in the Lone Star state. A third company, **Alamo Drafthouse Cinemas**, has four locations.

The **National Association of Theater Owners** lists 18 cinema-eateries that show first-run films, in addition to 31 that fall into the drafthouse category. But a telling sign that the concept is catching on is the fact that a dozen of the 18 hybrid theaters to open in the last 30 months have been first-run cinemas. Granbury-based **The Great Texas Movie Co.** opened its third restaurant-style cinema just before Thanksgiving and wants to add a few more locations. Meanwhile, **Alamo Drafthouse Cinemas** concentrates on its first franchisee in the Dallas-Fort Worth Metroplex market.

What sets Plano, Texas-based **Studio Movie Grill** apart from its rivals is that it touts itself as a more polished concept, showcasing first-run movies and serving food and drinks comparable to those found at casual-dining concepts such as **Chili's** and **T.G.I. Friday's**. Austin-based **Alamo Drafthouse** focuses mainly on second-run flicks and frozen or pre-prepped food, and while **The Great Texas Movie Co.**, also shows first-run features, **Studio Movie Grill** leads the pack with the most aggressive expansion efforts.

Four-year-old **Studio Movie Grill** looks to have a total of 10 theaters open throughout Texas by 2007. It needs a 40,000 s.f. building with 25-foot-high ceilings and especially favors moving into an inline position in a strip center. Most important is a nearby retail mix of casual-dining restaurants and entertainment concepts such as bars or nightclubs. The chain also checks for a trade-area population of 300,000 within a 10-mile radius. **Studio Movie Grill**'s Plano location has seven screens, while one in Addison has five screens showing blockbusters such as Tom Cruise's "The Last Samurai."

Continued on Page 4



Illustrative Exterior Elevation



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Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Miles Holtzman. I have lived in Old Town for the past 12 ½ years and in and around the Alexandria area for most of my life. Overall, I applaud the way my City representatives manage what I know to be a myriad of daunting tasks. However, I continually have issues with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. I am heartened to see that now two of the three unused buildings at the intersection of King and Union St. appear to be positioned to operate and pay taxes. Unfortunately, it seems to have taken years to get to this point. It also appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. I remember fondly Henry Africa, but not so fondly the issues it had in trying to stay in business. I also remember the restrictions placed on its successor the VA Brewing Company with regard to the mall number of seats it could place at its bar. That seemed destined to hobble it from the beginning. I note that it is now that is now out of business and wish it successor, Founders Pub, success for the future.

Having said all this, I now come to my point. Two of my good friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live

entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Best Regards
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Subject: RE: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is ArthurFox. I have lived in Old Town for 16 years, and can not imagine living anywhere else. I think this is a great place to live. However, I do have some problems with the City's propensity to "handcuff" small business, and place unreasonable restrictions on their ability to succeed.

On such restriction that has been proposed, is the staff suggestion that the newly refurbished and about to open OLD TOWN THEATRE be restricted to operations only until midnight on Sunday through Thursday. First of all, this puts THE OLD TOWN THEATRE to a competitive disadvantage with other theatres in the area which are allowed to operate well past 12:00 PM. Secondly, this restriction would force those of us who reside in OLD Town and like to walk to different venues, to drive outside the city for entertainment, if we choose to see later time movies or shows.

In my opinion, this is patently unfair to the owners of The OLD TOWN THEATRE, and also to the citizens of OLD TOWN. I would hope that tyhe City Council would disregard staff's sugestions and allow this theatre to operate on a schedule that would allow for this business to be viable.

Thanks for your consideration,

Arthur V. Fox
418 S. Fairfax Street
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"Lavery, Jim"
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02/02/2004 12:17 PM

PC Docket Item #7
SUP2003-0111

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Subject: RE: Old Town Theater

Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Jim Lavery. I have lived in Old Town for the past 14 years. I am concerned with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. It appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City.

Two of my friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people

probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Jim Lavery
115 North Lee #209 .
Alexandria, VA 22314



Steve Sheffield
<ssheffield@cox.net>

02/02/2004 01:12 PM

PC Docket Item # ?
SEP 2003-0111

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Subject: Re: Old Town Theater

Dear Mayor, City Council Members and City Officials,

My name is Steve Sheffield. I have lived in the Old Town Area for the past 54 years. I am concerned with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. It appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. .

My friends, Roger Fons and Brenda Meyer bought the Old town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Steve Sheffield
8601 Cotswold Court
Alexandria, VA 22308



Robert Erikson
<RErikson@insitueast.com>

02/02/2004 01:14 PM

PC Docket Item #7
SUP 2003-0111

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Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Robert Erikson. I have lived in Old Town for the last 31 years.

I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who "know better" what is good fare in the free market.

Robert W. Erikson
333 Green Street
Alexandria, Virginia 22314
rerikson@insitueast.com



<SBellBro@aol.com>

02/02/2004 01:37 PM

PC Docket Item #7
SUP 2003-0111

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cc:

Subject: Old Town Theater

Two residents of Old Town are attempting to open the Old Town Theater. One of the restrictions suggested by the planning commission is limiting the theater from opening past 12:00PM midnight, Sunday thru Thursday. This does not make sense, as most of us work late hours and most likely will not be able to attend until 8:00PM. This would limit the theater to one performance on those days, as the average performance, at any theater lasts 2 1/2 to 3 hours, therefore decreasing the revenue by one half. We feel that this restriction is unwarranted, as it is a theater, and all theaters stay open past midnight. We want the theater to be successful and feel that the restriction will cause the owners to fail, as the previous theater failed with its one showing. We have been with out the theater for many years now, if these two people are willing to open it back up for our benefit, then they should have the every available opportunity to succeed. We are in favor of the theater's success and we believe that 2:00 AM is a reasonable request to get our theater back.

Steven C. Bell
914 So. St. Asaph Street
Alexandria, VA 22314



Nick Royle
<Nick.Royle@flexcar.com>
m>

02/02/2004 08:11 AM

*PC Docket Item #7
SUP 2003-0111*

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cc:

Subject: The Old Town Theater, Alexandria VA

> I support the opening of the Old Town Theatre, but am worried about some
> planning restrictions that may be imposed, threatening it's future
> viability:

>
> * Restricting the opening hours to Midnight. This will prevent, two
> evening live performances, seriously handicapping the Theaters financial
> viability. I Feel that 2:00am would be appropriate.
> * The Theater is located on King Street, in a bar and restaurant
> neighborhood, whose bars stay open late.
> * The Theatre is at least 1 block from most residential areas and
will

> not attract a rowdy crowd like some of the neighborhood bars.

> * Most Theaters do stay open past midnight.

>
> I respectfully ask that you consider allowing The Old Town Theater a
> licence to operate to 2:am, therefore helping us have a vibrant new source
> of entertainment in Old Town. It would be such a pity to have the Theater
> fail again for the sake of two hours.

>
> Sincerely
>
> Nick Royle



justin barber
<portcityfc@yahoo.com

>
02/02/2004 12:36 PM

PC Docket Item #7
SUP 2003-0111

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cc:

Subject: Old Town Theater

Two residents of Old Town are attempting to open the Old Town Theater. One of the restrictions suggested by the planning commission is limiting the theater from opening past midnight, Sunday thru Thursday. This does not make sense, as most of us work late hours and most likely will not be able to attend until 8pm. This would limit the theater to one performance on those day's, as the average performance at any theater last 2 1/2 to 3 hours, therefore decreasing the revenue by half. We feel that this restriction is unwarranted, as it is a theater and all theaters stay open past midnight. we want the theater to be successful and feel that the restriction will cause the owners to fail, as the previous theater failed with its one showing. We have been with out this theater for many years now and would like it back. If these two people are willing to open it back up for our benefit, then they should have every available opportunity to succeed. We are in favor of the theater successes and we believe that 2am is a reasonable request to get our theater back.

Regards,

Justin Barber

Do you Yahoo!?

Yahoo! SiteBuilder - Free web site building tool. Try it!
<http://webhosting.yahoo.com/ps/sb/>



Patrick Sweet
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02/02/2004 02:57 PM

PC Docket Item # 7
SUP 2003-0111

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"aleheup@earthlink.net" <aleheup@earthlink.net>,
"sbl1117@aol.com" <sbl1117@aol.com>,
"winterdream2@aol.com" <winterdream2@aol.com>,
"llloyd@funsided.com" <llloyd@funsided.com>, "hrl3@erols.com"
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Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Couldn't agree more ! Old Town is becoming the bedroom community of bedroom communities. This city should look to the revenue opportunities which are generated by business people, and their employees ,who desire to enjoy the amenities along with the increased taxes we are forced to endure. It 's time the city council recognized that adults are very capable of determining what they like and ease up on the restrictive covenants imposed upon the Old Town business and entertainment industry.

-----Original Message-----

From: Robert Erikson [mailto:RErikson@insitueast.com]

Sent: Monday, February 02, 2004 1:15 PM

To: 'alexvamayor@aol.com'; 'delpepper@aol.com'; 'councilmangaines@aol.com';
'rob@krupicka.com'; 'MacdonaldCouncil@msn.com'; 'PaulCSmedberg@aol.com';
'council@joycewoodson.net'; 'Phillip.sunderland@ci.alexandria.va.us';
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'Mark.jinks@ci.alexandria.va.us'; 'pula.riley@ci.alexandria.va.us'

Cc: 'rladamsjr@aol.com'; 'Paul.Alfieri@dau.mil'; 'jtbaer@hotmail.com'; 'Swbalducci@aol.com';
'mbaran@aba.com'; 'BARLOWGANG@aol.com'; 'becker.electric@verizon.net'; 'carnab@aol.com';
'greg@beiro.net'; 'FuzzDrumr@AOL.COM'; 'amatob@erols.com'; 'deebesford@aol.com';
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'nick@tsilliman.com'; 'colrickkaufmann@cs.com'; 'jkelley@morganlewis.com';
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'jveatch@apexsystemsinc.com'; 'avoorhees@summitva.com'; 'plw@contractlaw.com';
'jwaller@catalystevents.com'; 'waljer34@yahoo.com'; 'kathwaugh8@aol.com';
'johnwaugh14@aol.com'; 'whalen_tom@bah.com'; 'a480@erols.com'; 'rfwIII@aol.com';
'pistrix@erols.com'; 'dyabroud@att.net'; 'swfd94a@yahoo.com'; 'criermedia@aol.com'
Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Robert Erikson. I have lived in Old Town for the last 31 years.

I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who

"know better" what is good fare in the free market.

Robert W. Erikson
333 Green Street
Alexandria, Virginia 22314
rerikson@insitueast.com



"Paul Waldron"
<plw@contractlaw.com
>

02/02/2004 04:28 PM

Please respond to plw

PC Docket Item # 7
SUP# 2003-0111

To: "Patrick Sweet" <PSweet@SASI-CORP.com>, "Robert Erikson"
<RErikson@insitueast.com>, <alexvamayor@aol.com>,
<delperpe@aol.com>, <councilmangaines@aol.com>,
<rob@krupicka.com>, <MacdonaldCouncil@msn.com>,
<PaulCSmedberg@aol.com>, <council@joycewoodson.net>,
<Phillip.sunderland@ci.alexandria.va.us>,
<barbara.ross@ci.alexandria.va.us>,
<eileen.fogerty@ci.alexandria.va.us>,
<Mark.jinks@ci.alexandria.va.us>,
<pula.riley@ci.alexandria.va.us>

cc:

Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members and City Officials,

My name is Paul Waldron. I reside at 608 Oronoco Street. I have been a resident of Old Town, Alexandria for the past 16 years.

Two of my friends, Roger Fons and Brenda Meyer have recently purchased the Old Town Theatre and have dedicated not only their significant financial resources but their valuable time in an attempt to create an entertainment venue that will provide a great deal of benefit for the City of Alexandria.

I have recently learned that the Planning Commission has suggested limiting the theater's hours of operation to 12:00 midnight, Sunday through Thursday. As a citizen and member of the community, I would like to make the following points:

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- Roger and Brenda purchased the theater and have expended their time and substantial funds with the understanding that the planned use of the theater does not violate any published ordinance or other restriction
- To the best of my knowledge, no one has substantiated that an increase in operating hours to 2:00 a.m. Sunday through Thursday would have even a minor, if any, negative effect upon the community or its residents. Certainly, the obvious benefits to the community would far outweigh any objections from anyone.
- Other establishments in the King Street corridor are not faced with such limitations.
- When overly restrictive limitations are placed on other newly established enterprises, they invariably fail. Of particular note is the transition from Henry Africa's to the Virginia Brewing Company, which resulted in an economic disaster for the owners and operators of that establishment.
- I do not believe anyone in the community would like to see the newly renovated and emerging Old Town Theatre fail – again. Yet, by placing restrictions that directly affect the economic viability of the operation will almost certainly doom it to another failure.
- Overly restrictive limitations not contained in any ordinance or regulation will certainly deter, if not prevent other enterprising individuals and groups that wish to establish

65

businesses in the Old Town area.

- By allowing the Old Town Theatre to operate as planned will likewise benefit other Old Town businesses. A “second show” of a movie, play, concert, or the like, will allow people to have dinner and then see the performance.

As I am sure you are all aware, the plans for the new Old Town Theatre are to provide entertainment and a venue that supports virtually all segments of the community. Its business purposes are not limited to any particular group or form of entertainment and can indeed be called a venue for the multi-cultural nature of our city. However, if its economic viability cannot be supported (again with reasonable restrictions and not in violation of any ordinance or regulation) by the city government, then what could become a recognizable point of pride for the city will be lost.

I urge you to not impose these restrictions on Roger and Brenda and allow them to fulfill their dream utilizing their financial resources, their energy, their creativity and their time which will in turn benefit our entire community.

Paul L. Waldron

-----Original Message-----

From: Patrick Sweet [mailto:PSweet@SASI-CORP.com]

Sent: Monday, February 02, 2004 2:57 PM

To: 'Robert Erikson'; 'alexvamayor@aol.com'; 'delpepper@aol.com'; 'councilmangaines@aol.com'; 'rob@krupicka.com'; 'MacdonaldCouncil@msn.com'; 'PaulCSmedberg@aol.com'; 'council@joycewoodson.net'; 'Phillip.sunderland@ci.alexandria.va.us'; 'barbara.ross@ci.alexandria.va.us'; 'eileen.fogerty@ci.alexandria.va.us'; 'Mark.jinks@ci.alexandria.va.us'; 'pula.riley@ci.alexandria.va.us'

Cc: 'rladamsjr@aol.com'; 'Paul.Alfieri@dau.mil'; 'jtbaer@hotmail.com'; 'Swbalducci@aol.com'; 'mbaran@aba.com'; 'BARLOWGANG@aol.com'; 'becker.electric@verizon.net'; 'carnab@aol.com'; 'greg@beiro.net'; 'FuzzDrumr@AOL.COM'; 'amatob@erols.com'; 'deeberesford@aol.com'; 'aberman@carblack.com'; 'fablack@att.com'; 'jimblackburn@msn.com'; 'chuck.bryant@c21nm.com'; 'kdburner@aol.com'; 'jamesb7134@aol.com'; 'gscallaghan@aol.com'; 'cartlaw@bellatlantic.net'; 'KCasey@steelcloud.com'; 'caprep1@cs.com'; 'rbcthird@aol.com'; 'carlabear24@hotmail.com'; 'peterdee@mindspring.com'; 'edesoto@starpower.net'; 'JRDoo@erols.com'; 'tdukes@erols.com'; 'NuggetJewelers@aol.com'; 'jeifert@aol.com'; 'ddeesquire@aol.com'; 'CLAUSEN3@aol.com'; 'jecupman@aol.com'; 'fannanfj@erols.com'; 'dgg@fannonprinting.com'; 'fanloan@aol.com'; 'jfile@leggmason.com'; 'flannerydad@aol.com'; 'mwfogarty@aol.com'; 'bameyer@worldnet.att.net'; 's4hand@aol.com'; 'foxa@mindspring.com'; 'mikehfox@yahoo.com'; 'sean1k@earthlink.net'; 'lumpdog72@hotmail.com'; 'garrigl@mail.northgrum.com'; 'ezgoer32300@yahoo.com'; 'jgill@aba.com'; 'sherrygi@aol.com'; 'BeaG@TROA.org'; 'mikeguiffre@guiffredistributing.com'; 'ghamilton@qwestinternet.net'; 'sallyz@erols.com'; 'harringtongj@aol.com'; 'jwhpc@aol.com'; 'keith.hudkins@hq.nasa.gov'; 'TomHulfish@aol.com'; 'djacobs@pbs.org'; 'WDWAYNEJOHNSON@AOL.COM'; 'jay.johnson@osd.mil'; 'ojohnson@darby.com'; 'nick@tsilliman.com'; 'colrickkaufmann@cs.com'; 'jkelly@morganlewis.com'; 'Jkeegan@erols.com'; 'donna_lee_kennon@ao.uscourts.gov'; 'john.kerr@iesg.com'; 'irishjak@worldnet.att.net'; 'seaventure2@aol.com'; 'landgrafl.larry@pbgc.gov'; 'blangtsfin@aol.com'; 'elarlee@aol.com'; 'buzz_lasch@mail.northgrum.com'; 'John.C.Lavalle@rssmb.com'; 'jim.lavery@mail.va.gov'; 'aleheup@earthlink.net'; 'sbl1117@aol.com'; 'winterdream2@aol.com'; 'lloyd@funside.com';



"Tim Baer"
 <jtbaer@hotmail.com>
 02/03/2004 09:03 AM

PC Docket Item # 7
 SUP2003-0111

To: <lmairs@sagcorp.com>, <PSweet@SASI-CORP.com>, <RErikson@insitueast.com>, <alexvamayor@aol.com>, <dellepper@aol.com>, <councilmangaines@aol.com>, <rob@krupicka.com>, <MacdonaldCouncil@msn.com>, <PaulCSmedberg@aol.com>, <council@joycewoodson.net>, <Phillip.sunderland@ci.alexandria.va.us>, <barbara.ross@ci.alexandria.va.us>, <eileen.fogerty@ci.alexandria.va.us>, <Mark.jinks@ci.alexandria.va.us>, <pula.riley@ci.alexandria.va.us>

cc: <Martin.McGuinness@wc.ey.com>, <jim@atlanticdesign.com>, <drj@appliedtechnologygroup.com>, <karl_d_mckenney@dom.com>, <dmei@loc.gov>, <mlm1606@aol.com>, <herbbmillard@hotmail.com>, <mmiller@adfusa.org>, <captainmm@juno.com>, <ducttape@cox.net>, <murphyth@silverbulletinc.com>, <dnachtwey@yahoo.com>, <rbnealon@nealon.com>, <gmneary@mris.com>, <NellS@inlfl.state.gov>, <jim@norcom.com>, <gnunley@att.net>, <alberto@biscayne-contractors.com>, <dan.par2@verizon.net>, <smuzytbl@pwcs.edu>, <mpera@nrlfcu.org>, <npski@aol.com>, <rroudbush@hotmail.com>, <danr@fransmart.com>, <Whenrysavage@aol.com>, <ssheffield@cox.net>, <BonitaSheffield@cox.net>, <wshell@yahoo.com>, <esheridan@dsp-law.com>, <wsheridan@apexsystemsinc.com>, <walton.smith@owen.vanderbilt.edu>, <cmtrevi@aol.com>, <jveatch@apexsystemsinc.com>, <avoorhees@summitva.com>, <plw@contractlaw.com>, <jwaller@catalystevents.com>, <waljer34@yahoo.com>, <kathwaugh8@aol.com>, <johnwaugh14@aol.com>, <whalen_tom@bah.com>, <a480@erols.com>, <rflwll@aol.com>, <pistrix@erols.com>, <dyabroudy@att.net>, <swfd94a@yahoo.com>, <criermedia@aol.com>

Subject: Re: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Tim Baer. I live in Southern Fairfax County and frequent Old Town Alexandria regularly. I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

Please allow the current owner's simply to compete with the laws of economics rather than with

the laws of government officials who "know better" what is good fare in the free market.

Regards,

Tim Baer

8410 Culver Pl.

Alexandria, VA 22308

>From: Lee Mairs

>To: Patrick Sweet , 'Robert Erikson' , alexvamayor@aol.com, delpepper@aol.com, councilmangaines@aol.com, rob@krupicka.com, MacdonaldCouncil@msn.com, PaulCSmedberg@aol.com, council@joycewoodson.net, Phillip.sunderland@ci.alexandria.va.us, barbara.ross@ci.alexandria.va.us, eileen.fogerty@ci.alexandria.va.us, Mark.jinks@ci.alexandria.va.us, pula.riley@ci.alexandria.va.us

>Subject: Re: Old Town Theater 'alexvamayor@aol.com'

>Date: Mon, 02 Feb 2004 15:55:38 -0500

>

> ----- Original Message -----

> From: Patrick Sweet

> To: 'Robert Erikson' ; 'alexvamayor@aol.com' ; 'delpepper@aol.com' ; 'councilmangaines@aol.com' ; 'rob@krupicka.com' ; 'MacdonaldCouncil@msn.com' ; 'PaulCSmedberg@aol.com' ; 'council@joycewoodson.net' ; 'Phillip.sunderland@ci.alexandria.va.us' ; 'barbara.ross@ci.alexandria.va.us' ; 'eileen.fogerty@ci.alexandria.va.us' ; 'Mark.jinks@ci.alexandria.va.us' ; 'pula.riley@ci.alexandria.va.us'

> Cc: 'rladamsjr@aol.com' ; 'Paul.Alfieri@dau.mil' ; 'jtbaer@hotmail.com' ; 'Swbalducci@aol.com' ; 'mbaran@aba.com' ; 'BARLOWGANG@aol.com' ; 'becker.electric@verizon.net' ; 'carnab@aol.com' ; 'greg@beiro.net' ; 'FuzzDrumr@AOL.COM' ; 'amatob@erols.com' ; 'deeberesford@aol.com' ; 'aberman@carlblack.com' ; 'fablack@att.com' ; 'jimblackburn@msn.com' ; 'chuck.bryant@c21nm.com' ; 'kdburner@aol.com' ; 'jamesb7134@aol.com' ; 'gscallaghan@aol.com' ; 'cartlaw@bellatlantic.net' ; 'KCasey@steelcloud.com' ; 'caprep1@cs.com' ; 'rbcthird@aol.com' ; 'carlabear24@hotmail.com' ; 'peterdee@mindspring.com' ; 'edesoto@starpower.net' ; 'JRDoo@erols.com' ; 'tdukes@erols.com' ; 'NuggetJewelers@aol.com' ; 'jeifert@aol.com' ; 'ddeesquire@aol.com' ; 'CLAUSEN3@aol.com' ; 'jecupman@aol.com' ; 'fannanfj@erols.com' ; 'dgf@fannonprinting.com' ; 'fanloan@aol.com' ; 'jfile@leggmason.com' ; 'flannerydad@aol.com' ; 'mwfogarty@aol.com' ; 'bameyer@worldnet.att.net' ; 's4hand@aol.com' ; 'foxa@mindspring.com' ; 'mikehfox@yahoo.com' ; 'seanlk@earthlink.net' ; 'lumpdog72@hotmail.com' ; 'garrigl@mail.northgrum.com' ; 'ezgoer32300@yahoo.com' ; 'jgill@aba.com' ; 'sherrygi@aol.com' ; 'BeaG@TROA.org' ; 'mikeguiffre@guiffredistributing.com' ; 'ghamilton@qwestinternet.net' ; 'sallyz@erols.com' ; 'harringtonj@aol.com' ; 'jwhpc@aol.com' ; 'keith.hudkins@hq.nasa.gov' ; 'TomHulfish@aol.com' ; 'djacobs@pbs.org' ; 'WDWAYNEJOHNSON@AOL.COM' ;

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'buzz_lasch@mail.northgrum.com' ; 'John.C.Lavalle@rssmb.com' ; 'jim.lavery@mail.va.gov' ;
'aleheup@earthlink.net' ; 'sbl1117@aol.com' ; 'winterdream2@aol.com' ; 'llloyd@funside.com' ;
'hrl3@erols.com' ; 'beallowen@hotmail.com' ; 'MIKE@MACNAIRTRAVEL.COM' ;
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'dnachtwey@yahoo.com' ; 'rbnealon@nealon.com' ; 'gmneary@mris.com' ;
'NellS@inlfl.state.gov' ; 'jim@norcom.com' ; 'gnunley@att.net' ;
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'johnwaugh14@aol.com' ; 'whalen_tom@bah.com' ; 'a480@erols.com' ; 'rfwIII@aol.com' ;
'pistrix@erols.com' ; 'dyabroudy@att.net' ; 'swfd94a@yahoo.com' ; 'criermedia@aol.com'

> Sent: Monday, February 02, 2004 2:57 PM

> Subject: RE: Old Town Theater 'alexvamayor@aol.com'

>

>

> Couldn't agree more ! Old Town is becomming the bedroom community of bedroom communities. This city should look to the revenue opportunities which are generated by business people, and their employees ,who desire to enjoy the amenities along with the increased taxes we are forced to endure. It 's time the city council recognized that adults are very capable of determining what they like and ease up on the restrictive covenants imposed upon the Old Town business and entertainment industry.

> -----Original Message-----

> From: Robert Erikson [mailto:RErikson@insitueast.com]

> Sent: Monday, February 02, 2004 1:15 PM

> To: 'alexvamayor@aol.com' ; 'delpepper@aol.com' ; 'councilmangaines@aol.com' ;

'rob@krupicka.com' ; 'MacdonaldCouncil@msn.com' ; 'PaulCSmedberg@aol.com' ;

'council@joycewoodson.net' ; 'Phillip.sunderland@ci.alexandria.va.us' ;

'barbara.ross@ci.alexandria.va.us' ; 'eileen.fogerty@ci.alexandria.va.us' ;

'Mark.jinks@ci.alexandria.va.us' ; 'pula.riley@ci.alexandria.va.us'

> Cc: 'rladamsjr@aol.com' ; 'Paul.Alfieri@dau.mil' ; 'jtbaer@hotmail.com' ;

'Swbalducci@aol.com' ; 'mbaran@aba.com' ; 'BARLOWGANG@aol.com' ;

'becker.electric@verizon.net' ; 'carnab@aol.com' ; 'greg@beiro.net' ; 'FuzzDrumr@AOL.COM' ;

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'dnachtwey@yahoo.com'; 'rbnealon@nealon.com'; 'gmneary@mrisc.com'; 'NellS@inlfl.state.gov';
'jim@norcom.com'; 'gnunley@att.net'; 'alberto@biscayne-contractors.com';
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'rroudbush@hotmail.com'; 'danr@fransmart.com'; 'Whenrysavage@aol.com';
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'wsheridan@apexsystemsinc.com'; 'walton.smith@owen.vanderbilt.edu';
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'avorhees@summitva.com'; 'plw@contractlaw.com'; 'jwaller@catalystevents.com';
'waljer34@yahoo.com'; 'kathwaugh8@aol.com'; 'johnwaugh14@aol.com';
'whalen_tom@bah.com'; 'a480@erols.com'; 'rfwIII@aol.com'; 'pistrix@erols.com';
'dyabroudyy@att.net'; 'swfd94a@yahoo.com'; 'criermedia@aol.com'

> Subject: RE: Old Town Theater 'alexvamayor@aol.com'

>

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> Dear Mr. Mayor, City Council Members, and City Officials:

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> My name is Robert Erikson. I have lived in Old Town for the last 31 years.

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> I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

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> I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who "know better" what is good fare in the free market.

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>
>

> Robert W. Erikson

>
>

> 333 Green Street

>
>

> Alexandria, Virginia 22314

>
>

> rerikson@insitueast.com

>
>
>

Check out the coupons and bargains on MSN Offers!



"Douglas J. Meick"
<dmei@loc.gov>

02/03/2004 11:18 AM

Please respond to
"Douglas J. Meick"

DC Docket Item # 7
SUP 2003-0111

To: <alexvamayor@aol.com>
cc: <delperpe@aol.com>, <councilmangaines@aol.com>, <rob@krupicka.com>, <MacdonaldCouncil@msn.com>, <PaulCSmedberg@aol.com>, <council@joycewoodson.net>, <Phillip.sunderland@ci.alexandria.va.us>, <barbara.ross@ci.alexandria.va.us>, <eileen.fogerty@ci.alexandria.va.us>, <Mark.jinks@ci.alexandria.va.us>, <pula.riley@ci.alexandria.va.us>

Subject: Old Town Theater

> Dear Mr. Mayor, City Council Members, and City Officials:

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>

> My name is Douglas Meick. I have lived in Alexandria and Old Town for the last 24 years.

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>

> I join with my many neighbors in objecting to the City's propensity to impose restraints upon entertainment and business establishments in the City. This may be why we voted for new and revised leadership. I am requesting your vote for the the Old Town Theater to be left open as late as other businesses on Sunday through Thursday. I hope you can share with me in showing Old Town Alexandria to be a vibrant and very special urban environment.

>
>

> Douglas J. Meick
> 213 North Payne Street
> Alexandria, Virginia 22314

>
>
>

> dmei@loc.gov

>



> Douglas J. Meick.vcf



"Mutzelburg, Ronald E"
<ronald.e.mutzelburg@
BOEING.COM>

02/04/2004 03:40 PM

To: <alexvamayor@aol.com>, <Delpepper@aol.com>, <councilmangaines@aol.com>, <rob@krupicka.com>, <MacdonaldCouncil@msn.com>, <PaulcSmedberg@aol.com>, <council@joycewoodson.net>, <Philip.sunderland@ci.alexandria.va.us>, <barbara.ross@ci.alexandria.va.us>, <eileen.fogerty@ci.alexandria.va.us>, <Mark.Jinks@ci.alexandria.va.us>, <pula.riley@ci.alexandria.va.us>

cc:

Subject: FW: Old Town Theater

My wife and I would like to echo the comments of our neighbor, Miles Holtzman, on the importance of helping businesses flourish in Old Town. The Theater restoration and reopening is a case in point. It's in all our interests that the theater succeed, and I hope the City will "lean forward" in this regard.

Thanks for your consideration,

Ron and Myra Mutzelburg

212 Oronoco St.
Alexandria, VA, 22314

Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Miles Holtzman. I have lived in Old Town for the past 12 ½ years and in and around the Alexandria area for most of my life. Overall, I applaud the way my City representatives manage what I know to be a myriad of daunting tasks. However, I continually have issues with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. I am heartened to see that now two of the three unused buildings at the intersection of King and Union St. appear to be positioned to operate and pay taxes. Unfortunately, it seems to have taken years to get to this point. It also appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. I remember fondly Henry Africa, but not so fondly the issues it had in trying to stay in business. I also remember the restrictions placed on its successor the VA Brewing Company with regard to the small number of seats it could place at its bar. That seemed destined to hobble it from the beginning. I note that it is now that is now out of business and wish its successor, Founders Pub, success for the future.

Having said all this, I now come to my point. Two of my good friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the

showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Best Regards
Miles Holtzman
204 Oronoco St.
Alexandria, VA 22314

SUP # 20030111



Natalie Burch

02/29/2004 02:26 PM

To: Barbara Ross/Alex@Alex

cc:

Subject: (Re: Old Town Theater) City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)

FYI attached (is the theater staying open and if so, I need more info about their venues/hours in order to respond).

NB

----- Forwarded by Natalie Burch/Alex on 02/29/2004 02:24 PM -----



<benbowandwallace@earthlink.net>

02/28/2004 11:01 AM
Please respond to
benbowandwallace

To: <eileen.fogarty@ci.alexandria.va.us>

cc:

Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)



Time: [Sat Feb 28, 2004 11:01:02] IP Address: [67.72.161.213]

Response requested:

First Name: Eileen

Last Name: Wallace

Street Address: 6 Muirs Court

City: Alexandria

State: VA

Zip: 22314

Phone: 703-836-2014

Email Address: benbowandwallace@earthlink.net

Comments: Greetings.

I am thrilled about the opening of the OLD TOWN THEATER. My husband and 2-year-old are at a puppet show there right now, and my 4-year-old's ballet class will hold its recital at the theater in May.

It is a community treasure--a locally owned venue that provides relevant, wonderful entertainment. Come on--any place that shows SINGING IN THE RAIN at 2 pm on a weekday is pretty cool.

We live 2 blocks from the theater, and urge you to be reasonable and accomodating in considering

75

the owner's request for extended hours and special events. If anyone would be impacted by the POSSIBILITY of late night noise, it would be my family. WE ARE WILLING TO TAKE THAT RISK TO ENSURE THAT THE OLD TOWN THEATER CONTINUES TO OPERATE IN OUR NEIGHBORHOOD!

It is a gem.

Thanks for your consideration.

Eileen



"Holtzman, Miles (HQ
DLA)"
<Miles.Holtzman@dla.
mil>

02/02/2004 11:07 AM

PC Docket Item #7
SUP 2003-0111

To: "alexvamayor@aol.com" <alexvamayor@aol.com>,
"delpepper@aol.com" <delpepper@aol.com>,
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"rob@krupicka.com" <rob@krupicka.com>,
"MacdonaldCouncil@msn.com"
<MacdonaldCouncil@msn.com>, "PaulCSmedberg@aol.com"
<PaulCSmedberg@aol.com>, "council@joycewoodson.net"
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<eileen.fogerty@ci.alexandria.va.us>,
"Mark.jinks@ci.alexandria.va.us"
<Mark.jinks@ci.alexandria.va.us>,
"pula.riley@ci.alexandria.va.us" <pula.riley@ci.alexandria.va.us>
cc: "rladamsjr@aol.com" <rladamsjr@aol.com>,
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<greg@beiro.net>, "FuzzDrumr@AOL.COM"
<FuzzDrumr@aol.com>, "amatob@erols.com"
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<aberman@carlblack.com>, "fablack@att.com"
<fablack@att.com>, "jimblackburn@msn.com"
<jimblackburn@msn.com>, "chuck.bryant@c21nm.com"
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<tdukes@erols.com>, "NuggetJewelers@aol.com"
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"winterdream2@aol.com" <winterdream2@aol.com>,
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Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Miles Holtzman. I have lived in Old Town for the past 12 ½ years and in and around the Alexandria area for most of my life. Overall, I applaud the way my City representatives manage what I know to be a myriad of daunting tasks. However, I continually have issues with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. I am heartened to see that now two of the three unused buildings at the intersection of King and Union St. appear to be positioned to operate and pay taxes. Unfortunately, it seems to have taken years to get to this point. It also appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. I remember fondly Henry Africa, but not so fondly the issues it had in trying to stay in business. I also remember the restrictions placed on its successor the VA Brewing Company with regard to the mall number of seats it could place at its bar. That seemed destined to hobble it from the beginning. I note that it is now that is now out of business and wish it successor, Founders Pub, success for the future.

Having said all this, I now come to my point. Two of my good friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live

entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Best Regards
Miles Holtzman
204 Oronoco St.
Alexandria, VA 22314



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02/02/2004 11:49 AM
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PC Docket Item #7
Sup 2003-0111

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Subject: RE: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is ArthurFox. I have lived in Old Town for 16 years, and can not imagine living anywhere else. I think this is a great place to live. However, I do have some problems with the City's propensity to "handcuff" small business, and place unreasonable restrictions on their ability to succeed.

On such restriction that has been proposed, is the staff suggestion that the newly refurbished and about to open OLD TOWN THEATRE be restricted to operations only until midnight on Sunday through Thursday. First of all, this puts THE OLD TOWN THEATRE to a competitive disadvantage with other theatres in the area which are allowed to operate well past 12:00 PM. Secondly, this restriction would force those of us who reside in OLD Town and like to walk to different venues, to drive outside the city for entertainment, if we choose to see later time movies or shows.

In my opinion, this is patently unfair to the owners of The OLD TOWN THEATRE, and also to the citizens of OLD TOWN. I would hope that the City Council would disregard staff's suggestions and allow this theatre to operate on a schedule that would allow for this business to be viable.

Thanks for your consideration,

Arthur V. Fox
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02/02/2004 12:17 PM

PC Docket Item #7
SUP2003-0111

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Subject: RE: Old Town Theater

Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Jim Lavery. I have lived in Old Town for the past 14 years. I am concerned with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. It appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City.

Two of my friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

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probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Jim Lavery
115 North Lee #209 .
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PC Docket Item # ?
SLP 2003-0111

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Subject: Re: Old Town Theater

Dear Mayor, City Council Members and City Officials,
My name is Steve Sheffield. I have lived in the Old Town Area for the past 54 years. I am concerned with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. It appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. .

My friends, Roger Fons and Brenda Meyer bought the Old town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Steve Sheffield
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Alexandria, VA 22308



Robert Erikson
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02/02/2004 01:14 PM

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Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Robert Erikson. I have lived in Old Town for the last 31 years.

I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who "know better" what is good fare in the free market.

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02/02/2004 01:37 PM

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cc:

Subject: Old Town Theater

Two residents of Old Town are attempting to open the Old Town Theater. One of the restrictions suggested by the planning commission is limiting the theater from opening past 12:00PM midnight, Sunday thru Thursday. This does not make sense, as most of us work late hours and most likely will not be able to attend until 8:00PM. This would limit the theater to one performance on those days, as the average performance, at any theater lasts 2 1/2 to 3 hours, therefore decreasing the revenue by one half. We feel that this restriction is unwarranted, as it is a theater, and all theaters stay open past midnight. We want the theater to be successful and feel that the restriction will cause the owners to fail, as the previous theater failed with its one showing. We have been with out the theater for many years now, if these two people are willing to open it back up for our benefit, then they should have the every available opportunity to succeed. We are in favor of the theater's success and we believe that 2:00 AM is a reasonable request to get our theater back.

Steven C. Bell
914 So. St. Asaph Street
Alexandria, VA 22314



Nick Royle
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02/02/2004 08:11 AM

*PC Docket Item #7
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cc:
Subject: The Old Town Theater, Alexandria VA

> I support the opening of the Old Town Theatre, but am worried about some
> planning restrictions that may be imposed, threatening it's future
> viability:
>
> * Restricting the opening hours to Midnight. This will prevent, two
> evening live performances, seriously handicapping the Theaters financial
> viability. I Feel that 2:00am would be appropriate.
> * The Theater is located on King Street, in a bar and restaurant
> neighborhood, whose bars stay open late.
> * The Theatre is at least 1 block from most residential areas and
will
> not attract a rowdy crowd like some of the neighborhood bars.
> * Most Theaters do stay open past midnight.
>
> I respectfully ask that you consider allowing The Old Town Theater a
> licence to operate to 2:am, therefore helping us have a vibrant new source
> of entertainment in Old Town. It would be such a pity to have the Theater
> fail again for the sake of two hours.
>
> Sincerely
>
> Nick Royle



justin barber
<portcityfc@yahoo.com

>
02/02/2004 12:36 PM

PC Docket Item #7
SUP 2003-0111

To: alexvamayor@aol.com, delpepper@aol.com,
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barbara.ross@ci.alexandria.va.us,
eileenforgarty@ci.alexandria.va.us,
mark.jinks@ci.alexandria.va.us, paula.riley@ci.alexandria.va.us

cc:

Subject: Old Town Theater

Two residents of Old Town are attempting to open the Old Town Theater. One of the restrictions suggested by the planning commission is limiting the theater from opening past midnight, Sunday thru Thursday. This does not make sense, as most of us work late hours and most likely will not be able to attend until 8pm. This would limit the theater to one performance on those day's, as the average performance at any theater last 2 1/2 to 3 hours, therefore decreasing the revenue by half. We feel that this restriction is unwarranted, as it is a theater and all theaters stay open past midnight. we want the theater to be successful and feel that the restriction will cause the owners to fail, as the previous theater failed with its one showing. We have been with out this theater for many years now and would like it back. If these two people are willing to open it back up for our benefit, then they should have every available opportunity to succeed. We are in favor of the theater successes and we believe that 2am is a reasonable request to get our theater back.

Regards,

Justin Barber

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<http://webhosting.yahoo.com/ps/sb/>



Patrick Sweet
<PSweet@SASI-CORP.com>

02/02/2004 02:57 PM

PC Docket Item # 7
SUP 2003-0111

To: 'Robert Erikson' <RErikson@insitueast.com>, "alexvamayor@aol.com" <alexvamayor@aol.com>, "delpepper@aol.com" <delpepper@aol.com>, "councilmangaines@aol.com" <councilmangaines@aol.com>, "rob@krupicka.com" <rob@krupicka.com>, "MacdonaldCouncil@msn.com" <MacdonaldCouncil@msn.com>, "PaulCSmedberg@aol.com" <PaulCSmedberg@aol.com>, "council@joycewoodson.net" <council@joycewoodson.net>, "Phillip.sunderland@ci.alexandria.va.us" <Phillip.sunderland@ci.alexandria.va.us>, "barbara.ross@ci.alexandria.va.us" <barbara.ross@ci.alexandria.va.us>, "eileen.fogerty@ci.alexandria.va.us" <eileen.fogerty@ci.alexandria.va.us>, "Mark.jinks@ci.alexandria.va.us" <Mark.jinks@ci.alexandria.va.us>, "pula.riley@ci.alexandria.va.us" <pula.riley@ci.alexandria.va.us>

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Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Couldn't agree more ! Old Town is becoming the bedroom community of bedroom communities. This city should look to the revenue opportunities which are generated by business people, and their employees ,who desire to enjoy the amenities along with the increased taxes we are forced to endure. It 's time the city council recognized that adults are very capable of determining what they like and ease up on the restrictive covenants imposed upon the Old Town business and entertainment industry.

-----Original Message-----

From: Robert Erikson [mailto:RErikson@insitueast.com]

Sent: Monday, February 02, 2004 1:15 PM

To: 'alexvamayor@aol.com'; 'delperpe@aol.com'; 'councilmangaines@aol.com';
'rob@krupicka.com'; 'MacdonaldCouncil@msn.com'; 'PaulCSmedberg@aol.com';
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'pistrix@erols.com'; 'dyabroudy@att.net'; 'swfd94a@yahoo.com'; 'criermedia@aol.com'
Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Robert Erikson. I have lived in Old Town for the last 31 years.

I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who

"know better" what is good fare in the free market.

Robert W. Erikson
333 Green Street
Alexandria, Virginia 22314
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"Paul Waldron"
<plw@contractlaw.com
>

02/02/2004 04:28 PM
Please respond to plw

PC Docket Item # 7
SUP# 2003-0111

To: "Patrick Sweet" <PSweet@SASI-CORP.com>, "Robert Erikson"
<RErikson@insitueast.com>, <alexvamayor@aol.com>,
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cc:
Subject: RE: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members and City Officials,

My name is Paul Waldron. I reside at 608 Oronoco Street. I have been a resident of Old Town, Alexandria for the past 16 years.

Two of my friends, Roger Fons and Brenda Meyer have recently purchased the Old Town Theatre and have dedicated not only their significant financial resources but their valuable time in an attempt to create an entertainment venue that will provide a great deal of benefit for the City of Alexandria.

I have recently learned that the Planning Commission has suggested limiting the theater's hours of operation to 12:00 midnight, Sunday through Thursday. As a citizen and member of the community, I would like to make the following points:

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

- Roger and Brenda purchased the theater and have expended their time and substantial funds with the understanding that the planned use of the theater does not violate any published ordinance or other restriction
- To the best of my knowledge, no one has substantiated that an increase in operating hours to 2:00 a.m. Sunday through Thursday would have even a minor, if any, negative effect upon the community or its residents. Certainly, the obvious benefits to the community would far outweigh any objections from anyone.
- Other establishments in the King Street corridor are not faced with such limitations.
- When overly restrictive limitations are placed on other newly established enterprises, they invariably fail. Of particular note is the transition from Henry Africa's to the Virginia Brewing Company, which resulted in an economic disaster for the owners and operators of that establishment.
- I do not believe anyone in the community would like to see the newly renovated and emerging Old Town Theatre fail – again. Yet, by placing restrictions that directly affect the economic viability of the operation will almost certainly doom it to another failure.
- Overly restrictive limitations not contained in any ordinance or regulation will certainly deter, if not prevent other enterprising individuals and groups that wish to establish

businesses in the Old Town area.

- By allowing the Old Town Theatre to operate as planned will likewise benefit other Old Town businesses. A "second show" of a movie, play, concert, or the like, will allow people to have dinner and then see the performance.

As I am sure you are all aware, the plans for the new Old Town Theatre are to provide entertainment and a venue that supports virtually all segments of the community. Its business purposes are not limited to any particular group or form of entertainment and can indeed be called a venue for the multi-cultural nature of our city. However, if its economic viability cannot be supported (again with reasonable restrictions and not in violation of any ordinance or regulation) by the city government, then what could become a recognizable point of pride for the city will be lost.

I urge you to not impose these restrictions on Roger and Brenda and allow them to fulfill their dream utilizing their financial resources, their energy, their creativity and their time which will in turn benefit our entire community.

Paul L. Waldron

-----Original Message-----

From: Patrick Sweet [mailto:PSweet@SASI-CORP.com]

Sent: Monday, February 02, 2004 2:57 PM

To: 'Robert Erikson'; 'alexvamayor@aol.com'; 'delpepper@aol.com'; 'councilmangaines@aol.com'; 'rob@krupicka.com'; 'MacdonaldCouncil@msn.com'; 'PaulCSmedberg@aol.com'; 'council@joycewoodson.net'; 'Phillip.sunderland@ci.alexandria.va.us'; 'barbara.ross@ci.alexandria.va.us'; 'eileen.fogerty@ci.alexandria.va.us'; 'Mark.jinks@ci.alexandria.va.us'; 'pula.riley@ci.alexandria.va.us'

Cc: 'rladamsjr@aol.com'; 'Paul.Alfieri@dau.mil'; 'jtbaer@hotmail.com'; 'Swbalducci@aol.com'; 'mbaran@aba.com'; 'BARLOWGANG@aol.com'; 'becker.electric@verizon.net'; 'carnab@aol.com'; 'greg@beiro.net'; 'FuzzDrumr@AOL.COM'; 'amatob@erols.com'; 'deeberesford@aol.com'; 'aberman@carlblack.com'; 'fablack@att.com'; 'jimblackburn@msn.com'; 'chuck.bryant@c21nm.com'; 'kdburner@aol.com'; 'jamesb7134@aol.com'; 'gscallaghan@aol.com'; 'cartlaw@bellatlantic.net'; 'KCasey@steelcloud.com'; 'caprep1@cs.com'; 'rbcthird@aol.com'; 'carlabear24@hotmail.com'; 'peterdee@mindspring.com'; 'edesoto@starpower.net'; 'JRDoo@erols.com'; 'tdukes@erols.com'; 'NuggetJewelers@aol.com'; 'jeifert@aol.com'; 'ddeesquire@aol.com'; 'CLAUSEN3@aol.com'; 'jecupman@aol.com'; 'fannanfj@erols.com'; 'dgf@fannonprinting.com'; 'fanloan@aol.com'; 'jfile@leggmason.com'; 'flannerydad@aol.com'; 'mwfogarty@aol.com'; 'bameyer@worldnet.att.net'; 's4hand@aol.com'; 'foxa@mindspring.com'; 'mikehfox@yahoo.com'; 'sean1k@earthlink.net'; 'lumpdog72@hotmail.com'; 'garrigl@mail.northgrum.com'; 'ezgoer32300@yahoo.com'; 'jgill@aba.com'; 'sherrygi@aol.com'; 'BeaG@TROA.org'; 'mikeguiffre@guiffredistributing.com'; 'ghamilton@qwestinternet.net'; 'sallyz@erols.com'; 'harringtonj@aol.com'; 'jwhpc@aol.com'; 'keith.hudkins@hq.nasa.gov'; 'TomHulfish@aol.com'; 'djacobs@pbs.org'; 'WDWAYNEJOHNSON@AOL.COM'; 'jay.johnson@osd.mil'; 'ojohnson@darby.com'; 'nick@tsilliman.com'; 'colrickkaufmann@cs.com'; 'jkelly@morganlewis.com'; 'Jkeegan@erols.com'; 'donna_lee_kennon@ao.uscourts.gov'; 'john.kerr@iesg.com'; 'irishjak@worldnet.att.net'; 'seaventure2@aol.com'; 'landgraff.larry@pbgc.gov'; 'blangtsfin@aol.com'; 'elarlee@aol.com'; 'buzz_lasch@mail.northgrum.com'; 'John.C.Lavalle@rssmb.com'; 'jim.lavery@mail.va.gov'; 'aleheup@earthlink.net'; 'sbl1117@aol.com'; 'winterdream2@aol.com'; 'lloyd@funsided.com';



"Tim Baer"
<jtbaer@hotmail.com>
02/03/2004 09:03 AM

PC Docket Item # 7
SUP2003-0111

To: <Imairs@sagcorp.com>, <PSweet@SASI-CORP.com>, <RErikson@insitueast.com>, <alexvamayor@aol.com>, <delpepper@aol.com>, <councilmangaines@aol.com>, <rob@krupicka.com>, <MacdonaldCouncil@msn.com>, <PaulCSmedberg@aol.com>, <council@joycewoodson.net>, <Phillip.sunderland@ci.alexandria.va.us>, <barbara.ross@ci.alexandria.va.us>, <eileen.fogerty@ci.alexandria.va.us>, <Mark.jinks@ci.alexandria.va.us>, <pula.riley@ci.alexandria.va.us>

cc: <Martin.McGuinness@wc.ey.com>, <jim@atlanticdesign.com>, <drj@appliedtechnologygroup.com>, <karl_d_mckenny@dom.com>, <dmei@loc.gov>, <mlm1606@aol.com>, <herbbmillard@hotmail.com>, <mmiller@adfusa.org>, <captainmm@juno.com>, <ducttape@cox.net>, <murphyth@silverbulletinc.com>, <dnachtwey@yahoo.com>, <rbnealon@nealon.com>, <gmneary@mris.com>, <NellS@infl.state.gov>, <jim@norcom.com>, <gnunley@att.net>, <alberto@biscayne-contractors.com>, <dan.par2@verizon.net>, <smuzynbl@pwcs.edu>, <mpera@nrlfcu.org>, <npski@aol.com>, <rroudabush@hotmail.com>, <danr@fransmart.com>, <Whenrysavage@aol.com>, <ssheffield@cox.net>, <BonitaSheffield@cox.net>, <wshell@yahoo.com>, <esheridan@dsp-law.com>, <wsheridan@apexsystemsinc.com>, <walton.smith@owen.vanderbilt.edu>, <cmtrevi@aol.com>, <jveatch@apexsystemsinc.com>, <avoorhees@summitva.com>, <plw@contractlaw.com>, <jwaller@catalystevents.com>, <waljer34@yahoo.com>, <kathwaugh8@aol.com>, <johnwaugh14@aol.com>, <whalen_tom@bah.com>, <a480@erols.com>, <rfwill@aol.com>, <pistrix@erols.com>, <dyabroudy@att.net>, <swfd94a@yahoo.com>, <criermedia@aol.com>

Subject: Re: Old Town Theater 'alexvamayor@aol.com'

Dear Mr. Mayor, City Council Members, and City Officials:

My name is Tim Baer. I live in Southern Fairfax County and frequent Old Town Alexandria regularly. I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

Please allow the current owner's simply to compete with the laws of economics rather than with

the laws of government officials who "know better" what is good fare in the free market.

Regards,

Tim Baer

8410 Culver Pl.

Alexandria, VA 22308

>From: Lee Mairs

>To: Patrick Sweet , 'Robert Erikson' , alexvamayor@aol.com, delpepper@aol.com, councilmangaines@aol.com, rob@krupicka.com, MacdonaldCouncil@msn.com, PaulCSmedberg@aol.com, council@joycewoodson.net, Phillip.sunderland@ci.alexandria.va.us, barbara.ross@ci.alexandria.va.us, eileen.fogerty@ci.alexandria.va.us, Mark.jinks@ci.alexandria.va.us, pula.riley@ci.alexandria.va.us

>Subject: Re: Old Town Theater 'alexvamayor@aol.com'

>Date: Mon, 02 Feb 2004 15:55:38 -0500

>

> ----- Original Message -----

> From: Patrick Sweet

> To: 'Robert Erikson' ; 'alexvamayor@aol.com' ; 'delpepper@aol.com' ; 'councilmangaines@aol.com' ; 'rob@krupicka.com' ; 'MacdonaldCouncil@msn.com' ; 'PaulCSmedberg@aol.com' ; 'council@joycewoodson.net' ; 'Phillip.sunderland@ci.alexandria.va.us' ; 'barbara.ross@ci.alexandria.va.us' ; 'eileen.fogerty@ci.alexandria.va.us' ; 'Mark.jinks@ci.alexandria.va.us' ; 'pula.riley@ci.alexandria.va.us'

> Cc: 'rladamsjr@aol.com' ; 'Paul.Alfieri@dau.mil' ; 'jtbaer@hotmail.com' ; 'Swbalducci@aol.com' ; 'mbaran@aba.com' ; 'BARLOWGANG@aol.com' ; 'becker.electric@verizon.net' ; 'carnab@aol.com' ; 'greg@beiro.net' ; 'FuzzDrumr@AOL.COM' ; 'amatob@erols.com' ; 'deebereford@aol.com' ; 'aberman@carlblack.com' ; 'fablack@att.com' ; 'jimblackburn@msn.com' ; 'chuck.bryant@c21nm.com' ; 'kdburner@aol.com' ; 'jamesb7134@aol.com' ; 'gscallaghan@aol.com' ; 'cartlaw@bellatlantic.net' ; 'KCasey@steelcloud.com' ; 'caprepl@cs.com' ; 'rbctthird@aol.com' ; 'carlabear24@hotmail.com' ; 'peterdee@mindspring.com' ; 'edesoto@starpower.net' ; 'JRDoo@erols.com' ; 'tdukes@erols.com' ; 'NuggetJewelers@aol.com' ; 'jeifert@aol.com' ; 'ddeesquire@aol.com' ; 'CLAUSEN3@aol.com' ; 'jecupman@aol.com' ; 'fannanfj@erols.com' ; 'dgf@fannonprinting.com' ; 'fanloan@aol.com' ; 'jfile@leggmason.com' ; 'flannerydad@aol.com' ; 'mwfogarty@aol.com' ; 'bameyer@worldnet.att.net' ; 's4hand@aol.com' ; 'foxa@mindspring.com' ; 'mikehfox@yahoo.com' ; 'sean1k@earthlink.net' ; 'lumpdog72@hotmail.com' ; 'garrigl@mail.northgrum.com' ; 'ezgoer32300@yahoo.com' ; 'jgill@aba.com' ; 'sherrygi@aol.com' ; 'BeaG@TROA.org' ; 'mikeguiffre@guiffredistributing.com' ; 'ghamilton@qwestinternet.net' ; 'sallyz@erols.com' ; 'harringtongj@aol.com' ; 'jwhpc@aol.com' ; 'keith.hudkins@hq.nasa.gov' ; 'TomHulfish@aol.com' ; 'djacobs@pbs.org' ; 'WDWAYNEJOHNSON@AOL.COM' ;

'jay.johnson@osd.mil' ; 'ojohnson@darby.com' ; 'nick@tsilliman.com' ;
'colrickkaufmann@cs.com' ; 'jkelley@morganlewis.com' ; 'Jkeegan@erols.com' ;
'donna_lee_kennon@ao.uscourts.gov' ; 'john.kerr@iesg.com' ; 'irishjak@worldnet.att.net' ;
'seaventure2@aol.com' ; 'landgraff.larry@pbgc.gov' ; 'blangtsfin@aol.com' ; 'elarlee@aol.com' ;
'buzz_lasch@mail.northgrum.com' ; 'John.C.Lavalle@rssmb.com' ; 'jim.lavery@mail.va.gov' ;
'aleheup@earthlink.net' ; 'sbl1117@aol.com' ; 'winterdream2@aol.com' ; 'lloyd@funside.com' ;
'hrl3@erols.com' ; 'beallowen@hotmail.com' ; 'MIKE@MACNAIRTRAVEL.COM' ;
'lmairs@sagcorp.com' ; 'smalur@msmpatentlaw.com' ; 'cmarino@seaworthsys.com' ;
'kmcdermott@windwardcg.com' ; 'rmcguckin@apexsystemsinc.com' ;
'Martin.McGuinness@wc.ey.com' ; 'jim@atlanticdesign.com' ;
'drj@appliedtechnologygroup.com' ; 'karl_d_mckenney@dom.com' ; 'dmei@loc.gov' ;
'mlm1606@aol.com' ; 'herbbmillard@hotmail.com' ; 'mmiller@adfusa.org' ;
'captainmm@juno.com' ; 'ducttape@cox.net' ; 'murphyth@silverbulletinc.com' ;
'dnachtwey@yahoo.com' ; 'rbnealon@nealon.com' ; 'gmneary@mris.com' ;
'NellS@infl.state.gov' ; 'jim@norcom.com' ; 'gnunley@att.net' ;
'alberto@biscayne-contractors.com' ; 'dan.par2@verizon.net' ; 'smuzynbl@pwcs.edu' ;
'mpera@nrlfcu.org' ; 'npski@aol.com' ; 'rroudbush@hotmail.com' ; 'danr@fransmart.com' ;
'Whenrysavage@aol.com' ; 'ssheffield@cox.net' ; 'BonitaSheffield@cox.net' ;
'wshell@yahoo.com' ; 'esheridan@dsp-law.com' ; 'wsheridan@apexsystemsinc.com' ;
'walton.smith@owen.vanderbilt.edu' ; Patrick Sweet ; 'cmtrevi@aol.com' ;
'jveatch@apexsystemsinc.com' ; 'avoorhees@summitva.com' ; 'plw@contractlaw.com' ;
'jwaller@catalystevents.com' ; 'waljer34@yahoo.com' ; 'kathwaugh8@aol.com' ;
'johnwaugh14@aol.com' ; 'whalen_tom@bah.com' ; 'a480@erols.com' ; 'rfwIII@aol.com' ;
'pistrix@erols.com' ; 'dyabroudya@att.net' ; 'swfd94a@yahoo.com' ; 'criermedia@aol.com'

> Sent: Monday, February 02, 2004 2:57 PM

> Subject: RE: Old Town Theater 'alexvamayor@aol.com'

>

>

> Couldn't agree more ! Old Town is becoming the bedroom community of bedroom communities. This city should look to the revenue opportunities which are generated by business people, and their employees ,who desire to enjoy the amenities along with the increased taxes we are forced to endure. It 's time the city council recognized that adults are very capable of determining what they like and ease up on the restrictive covenants imposed upon the Old Town business and entertainment industry.

> -----Original Message-----

> From: Robert Erikson [mailto:RErikson@insitueast.com]

> Sent: Monday, February 02, 2004 1:15 PM

> To: 'alexvamayor@aol.com'; 'delpepper@aol.com'; 'councilmangaines@aol.com';

'rob@krupicka.com'; 'MacdonaldCouncil@msn.com'; 'PaulCSmedberg@aol.com';

'council@joycewoodson.net'; 'Phillip.sunderland@ci.alexandria.va.us';

'barbara.ross@ci.alexandria.va.us'; 'eileen.fogerty@ci.alexandria.va.us';

'Mark.jinks@ci.alexandria.va.us'; 'pula.riley@ci.alexandria.va.us'

> Cc: 'rladamsjr@aol.com'; 'Paul.Alfieri@dau.mil'; 'jtbaer@hotmail.com';

'Swbalducci@aol.com'; 'mbaran@aba.com'; 'BARLOWGANG@aol.com';

'becker.electric@verizon.net'; 'carnab@aol.com'; 'greg@beiro.net'; 'FuzzDrumr@AOL.COM';

'amatob@erols.com'; 'deebereford@aol.com'; 'aberman@carlblack.com'; 'fablack@att.com';
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'jamesb7134@aol.com'; 'gscallaghan@aol.com'; 'cartlaw@bellatlantic.net';
'KCasey@steelcloud.com'; 'caprep1@cs.com'; 'rbcthird@aol.com'; 'carlabear24@hotmail.com';
'peterdee@mindspring.com'; 'edesoto@starpower.net'; 'JRDoo@erols.com'; 'tdukes@erols.com';
'NuggetJewelers@aol.com'; 'jeifert@aol.com'; 'ddeesquire@aol.com'; 'CLAUSEN3@aol.com';
'jecupman@aol.com'; Robert Erikson; 'fannanfj@erols.com'; 'dgg@fannonprinting.com';
'fanloan@aol.com'; 'jfile@leggmason.com'; 'flannerydad@aol.com'; 'mwfogarty@aol.com';
'bameyer@worldnet.att.net'; 's4hand@aol.com'; 'foxa@mindspring.com';
'mikehfox@yahoo.com'; 'seanlk@earthlink.net'; 'lumpdog72@hotmail.com';
'garrigl@mail.northgrum.com'; 'ezgoer32300@yahoo.com'; 'jgill@aba.com'; 'sherrygi@aol.com';
'BeaG@TROA.org'; 'mikeguiffre@guiffredistributing.com'; 'ghamilton@qwestinternet.net';
'sallyz@erols.com'; 'harringtongj@aol.com'; 'jwhpc@aol.com'; 'keith.hudkins@hq.nasa.gov';
'TomHulfish@aol.com'; 'djacobs@pbs.org'; 'WDWAYNEJOHNSON@AOL.COM';
'jay.johnson@osd.mil'; 'ojohnson@darby.com'; 'nick@tsilliman.com';
'colrickkaufmann@cs.com'; 'jkelley@morganlewis.com'; 'Jkeegan@erols.com';
'donna_lee_kennon@ao.uscourts.gov'; 'john.kerr@iesg.com'; 'irishjak@worldnet.att.net';
'seaventure2@aol.com'; 'landgraff.larry@pbgc.gov'; 'blangtsfin@aol.com'; 'elarlee@aol.com';
'buzz_lasch@mail.northgrum.com'; 'John.C.Lavalle@rssmb.com'; 'jim.lavery@mail.va.gov';
'aleheup@earthlink.net'; 'sbl1117@aol.com'; 'winterdream2@aol.com'; 'llloyd@funside.com';
'hrl3@erols.com'; 'beallowen@hotmail.com'; 'MIKE@MACNAIRTRAVEL.COM';
'lmairs@sagcorp.com'; 'smalur@msmpatentlaw.com'; 'cmarino@seaworthsys.com';
'kmcdermott@windwardcg.com'; 'rmcguckin@apexsystemsinc.com';
'Martin.McGuinness@wc.ey.com'; 'jim@atlanticdesign.com';
'drj@appliedtechnologygroup.com'; 'karl_d_mckenney@dom.com'; 'dmei@loc.gov';
'mml1606@aol.com'; 'herbbmillard@hotmail.com'; 'mmiller@adfusa.org';
'captainmm@juno.com'; 'ducttape@cox.net'; 'murphyth@silverbulletinc.com';
'dnachtwey@yahoo.com'; 'rbnealon@nealon.com'; 'gmneary@mris.com'; 'Nells@inlfl.state.gov';
'jim@norcom.com'; 'gnunley@att.net'; 'alberto@biscayne-contractors.com';
'dan.par2@verizon.net'; 'smuzynbl@pwcs.edu'; 'mpera@nrlfcu.org'; 'npski@aol.com';
'rroudabush@hotmail.com'; 'danr@fransmart.com'; 'Whenrysavage@aol.com';
'sshffield@cox.net'; 'BonitaSheffield@cox.net'; 'wshell@yahoo.com'; 'esheridan@dsp-law.com';
'wsheridan@apexsystemsinc.com'; 'walton.smith@owen.vanderbilt.edu';
'PSweet@sasi-corp.com'; 'cmtrevi@aol.com'; 'jveatch@apexsystemsinc.com';
'avoorhees@summitva.com'; 'plw@contractlaw.com'; 'jwaller@catalystevents.com';
'waljer34@yahoo.com'; 'kathwaugh8@aol.com'; 'johnwaugh14@aol.com';
'whalen_tom@bah.com'; 'a480@erols.com'; 'rfwIII@aol.com'; 'pistrix@erols.com';
'dyabroudy@att.net'; 'swfd94a@yahoo.com'; 'criermedia@aol.com'

> Subject: RE: Old Town Theater 'alexvamayor@aol.com'

>

>

> Dear Mr. Mayor, City Council Members, and City Officials:

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>

>

> My name is Robert Erikson. I have lived in Old Town for the last 31 years.

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>

> I join with my many neighbors in objecting to the City's propensity, in general, to impose unnecessary restraints upon entertainment establishments in the City, and currently, in specific, to the particularly egregious concept of a midnight shutdown of the Old Town Theater on Sunday through Thursday. It is ironic that people who object to the noise and bustle of a vibrant Old Town nevertheless decided to relocate here. When I confront Old Town objectors to the noise of Reagan National Airport, increased waterfront activity or the joyous clatter of entertainment establishments, it is only a handful that have legitimate, long-time resident credibility. Most came here only relatively recently and then wish to curtail the very Old Town vibrancy that pre-existed their relocation.

>
>
>

> I have saved an Old Town poster from the seventies showcasing some thirty storefront establishments of the time. Only one of these businesses is here today. City officials have helped drive the Old Town Theater under several times before...please allow the current owner's simply to compete with the laws of economics rather than with the laws of government officials who "know better" what is good fare in the free market.

>
>
>

> Robert W. Erikson

>

> 333 Green Street

>

> Alexandria, Virginia 22314

>

> rerikson@insitueast.com

>

>

>

>

Check out the coupons and bargains on MSN Offers!



"Douglas J. Meick"
<dmei@loc.gov>

02/03/2004 11:18 AM
Please respond to
"Douglas J. Meick"

PC Docket Item # 7
SUP 2003-0111

To: <alexvamayor@aol.com>
cc: <delpepper@aol.com>, <councilmangaines@aol.com>, <rob@krupicka.com>, <MacdonaldCouncil@msn.com>, <PaulCSmedberg@aol.com>, <council@joycewoodson.net>, <Phillip.sunderland@ci.alexandria.va.us>, <barbara.ross@ci.alexandria.va.us>, <eileen.fogerty@ci.alexandria.va.us>, <Mark.jinks@ci.alexandria.va.us>, <pula.riley@ci.alexandria.va.us>

Subject: Old Town Theater

> Dear Mr. Mayor, City Council Members, and City Officials:

>
>
>

> My name is Douglas Meick. I have lived in Alexandria and Old Town for the last 24 years.

>
>
>

> I join with my many neighbors in objecting to the City's propensity to impose restraints upon entertainment and business establishments in the City. This may be why we voted for new and revised leadership. I am requesting your vote for the the Old Town Theater to be left open as late as other businesses on Sunday through Thursday. I hope you can share with me in showing Old Town Alexandria to be a vibrant and very special urban environment.

>
>

> Douglas J. Meick
> 213 North Payne Street
> Alexandria, Virginia 22314

>
>

> dmei@loc.gov



> Douglas J. Meick.vcf



"Mutzelburg, Ronald E"
<ronald.e.mutzelburg@
BOEING.COM>

02/04/2004 03:40 PM

To: <alexvamayor@aol.com>, <Delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.om>,
<MacdonaldCouncil@msn.com>, <PaulcSmedberg@aol.com>,
<council@joycewoodson.net>,
<Philip.sunderland@ci.alexandria.va.us>,
<barbara.ross@ci.alexandria.va.us>,
<eileen.fogerty@ci.alexandria.va.us>,
<Mark.Jinks@ci.alexandria.va.us>,
<pula.riley@ci.alexandria.va.us>

cc:

Subject: FW: Old Town Theater

My wife and I would like to echo the comments of our neighbor, Miles Holtzman, on the importance of helping businesses flourish in Old Town. The Theater restoration and reopening is a case in point. It's in all our interests that the theater succeed, and I hope the City will "lean forward" in this regard.

Thanks for your consideration,

Ron and Myra Mutzelburg

212 Oronoco St.
Alexandria, VA, 22314

Subject: Old Town Theater

Dear Mr. Mayor, City Council Members, and City Officials,

My name is Miles Holtzman. I have lived in Old Town for the past 12 ½ years and in and around the Alexandria area for most of my life. Overall, I applaud the way my City representatives manage what I know to be a myriad of daunting tasks. However, I continually have issues with the way small businesses who attempt to become viable within the City, appear to have to have numerous zoning impediments placed before them. I am heartened to see that now two of the three unused buildings at the intersection of King and Union St. appear to be positioned to operate and pay taxes. Unfortunately, it seems to have taken years to get to this point. It also appears to be a trend with regard to the establishment of restaurants, bars, and other forms of entertainment in the City. I remember fondly Henry Africa, but not so fondly the issues it had in trying to stay in business. I also remember the restrictions placed on its successor the VA Brewing Company with regard to the small number of seats it could place at its bar. That seemed destined to hobble it from the beginning. I note that it is now that is now out of business and wish its successor, Founders Pub, success for the future.

Having said all this, I now come to my point. Two of my good friends, Roger Fons and Brenda Meyer bought the Old Town Theater in September 2003. Their vision is to provide a comprehensive, well planned, variable, and constantly changing schedule of events dedicated to family and community. The various productions will consist of paid events including but not limited to plays, movies, operas, live entertainment, senior and parent & kids matinees. In addition, the theater plans to be available for rentals, local gatherings, educational events, company meetings and community suggestions.

In talking to them over the weekend, I understand that one of the restrictions suggested by the Planning Commission involves limiting the Theater's hours of operation to 12 midnight, Sunday through Thursday. I don't believe that that suggestion is well considered given that most people probably wouldn't attend the

showings prior to 8PM. This would have the effect of limiting the Theater to one performance on those particular days and would have a significant effect on operating revenue. I think most people in Old Town who have heard about the Theater are excited about the potential of having movies in the City once again. Living not too far from the King St. corridor, I understand the delicate balance required to address the needs of the residents with needs of those businesses that have a vision of making Old Town an even more desirable place to live and work. It seems to me that having the Theatre succeed would be a win for everyone. This would also involve considering some type of liquor license being granted.

Best Regards
Miles Holtzman
204 Oronoco St.
Alexandria, VA 22314

SUP #20030111



Natalie Burch

02/29/2004 02:26 PM

To: Barbara Ross/Alex@Alex

cc:

Subject: (Re: Old Town Theater) City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)

FYI attached (is the theater staying open and if so, I need more info about their venues/hours in order to respond).

NB

..... Forwarded by Natalie Burch/Alex on 02/29/2004 02:24 PM



<benbowandwallace@earthlink.net>

02/28/2004 11:01 AM

Please respond to benbowandwallace

To: <eileen.fogarty@ci.alexandria.va.us>

cc:

Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty (eileen.fogarty@ci.alexandria.va.us)



Time: [Sat Feb 28, 2004 11:01:02] IP Address: [67.72.161.213]

Response requested:

First Name: Eileen

Last Name: Wallace

Street Address: 6 Muirs Court

City: Alexandria

State: VA

Zip: 22314

Phone: 703-836-2014

Email Address: benbowandwallace@earthlink.net

Comments: Greetings.

I am thrilled about the opening of the OLD TOWN THEATER. My husband and 2-year-old are at a puppet show there right now, and my 4-year-old's ballet class will hold its recital at the theater in May.

It is a community treasure--a locally owned venue that provides relevant, wonderful entertainment. Come on--any place that shows SINGING IN THE RAIN at 2 pm on a weekday is pretty cool.

We live 2 blocks from the theater, and urge you to be reasonable and accomodating in considering

the owner's request for extended hours and special events. If anyone would be impacted by the POSSIBILITY of late night noise, it would be my family. WE ARE WILLING TO TAKE THAT RISK TO ENSURE THAT THE OLD TOWN THEATER CONTINUES TO OPERATE IN OUR NEIGHBORHOOD!

It is a gem.

Thanks for your consideration.

Eileen

SUP 2003-0111
PC DOCKET item #15



<Louise.Roseman@frb.gov>

04/06/2004 02:05 PM
Please respond to
Louise.Roseman

To: <eileen.fogarty@ci.alexandria.va.us>
cc:
Subject: City of Alexandria Website Contact Us - EMail for Eileen Fogarty
(eileen.fogarty@ci.alexandria.va.us)

Time: [Tue Apr 06, 2004 14:05:28] IP Address: [132.200.32.33]

Response requested:

First Name: Louise

Last Name: Roseman

Street Address: 300 South Columbus Street

City: Alexandria

State: VA

Zip: 22314

Phone: 703/739-0187

Email Address: Louise.Roseman@frb.gov

Comments: I understand that the Old Town Theater will be discussing with the Planning Commission this evening the possibility of screening movies. Unfortunately, I am unable to attend tonight's meeting to lend my support, but I wanted to let you know that, as a neighbor, I think it would be wonderful if Old Town had a venue for classic and other interesting films that you couldn't see at the nearby multiplexes. I believe the expansion of the permissible activities of the Old Town Theater would enhance the range of entertainment available in Old Town and would be an positive change. While certainly not a zoning expert, I hope the City would look favorably on the Old Town Theater's request. Thanks!

Louise Roseman