

Docket Item #10  
SPECIAL USE PERMIT #2008-0042

Planning Commission Meeting  
September 4, 2008

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant (Starbucks Coffee).

**APPLICANT:** Westin Management Company East  
by John Varghese

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

**LOCATION:** 2040 Jamieson Avenue  
(Parcel Address: 2050 Jamieson Avenue)

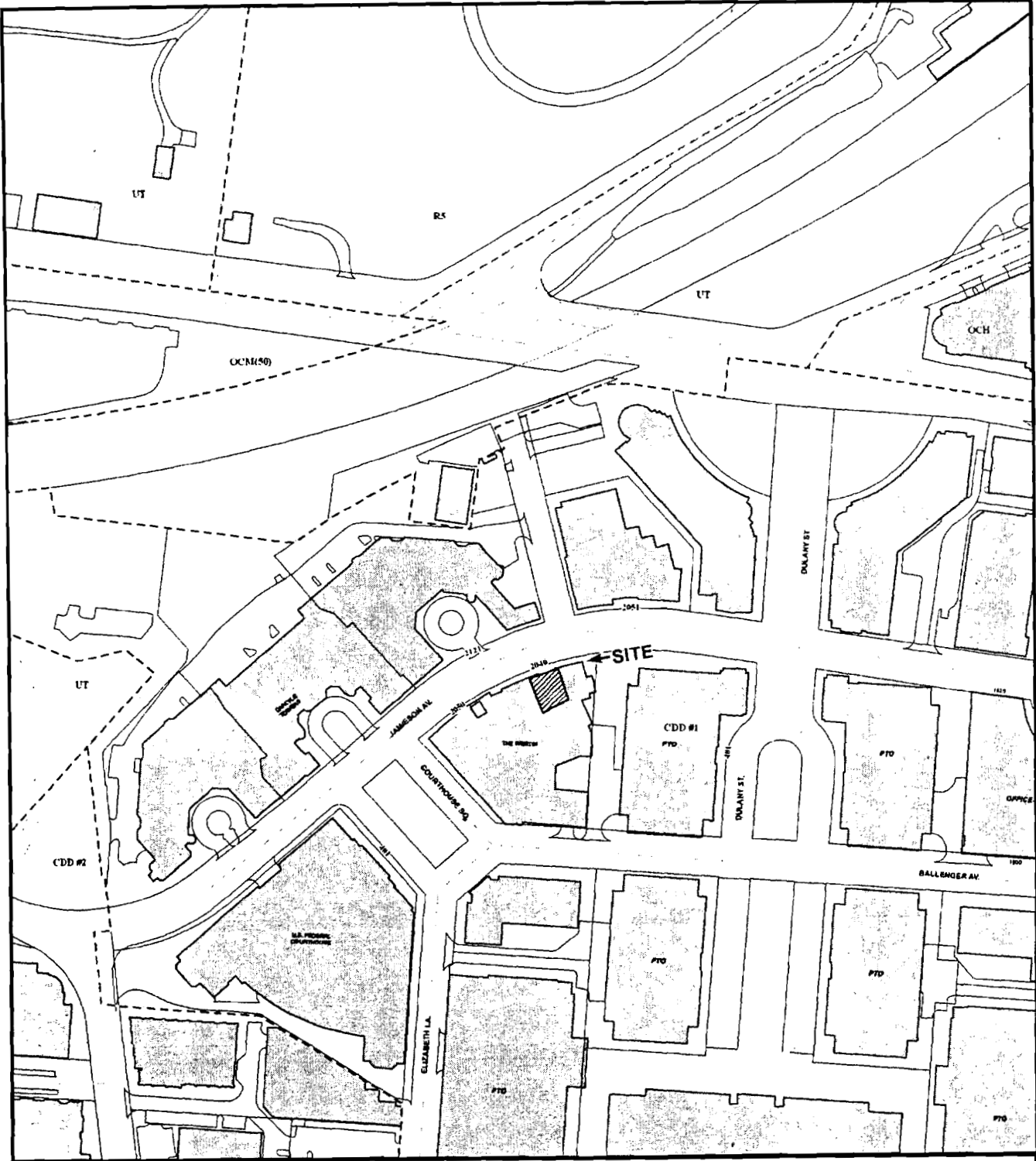
**ZONE:** CDD#1/Coordinated Development District

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008:** On a motion by Mr. Jennings, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

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



**SUP #2008-0042**

**09/04/08**



## I. DISCUSSION

### REQUEST

The applicant, Westin Management Company East by John Vargese, requests special use permit approval for the operation of a Starbucks restaurant located at 2040 Jamieson Ave.

### SITE DESCRIPTION

The subject property is one lot of record known as Carlyle Block F. The property has approximately 320 feet of frontage on Jamieson Avenue, 185 feet of frontage on Courthouse Square, 145 feet of frontage on Ballenger Avenue, and a total lot area of 55,927 square feet. The applicant is requesting to occupy 1,367 square feet of retail space, currently vacant, located to the east of the Jamieson Condominium entrance, and fronting Jamieson Ave. The site is developed with the Westin Alexandria hotel and the Jamieson Condominium. The surrounding area is occupied by a mix of residential, office, retail, and restaurant uses.



### BACKGROUND

On April 18, 1990, City Council granted Special Use Permit #2253 in what was the first development plan for Carlyle. It has been amended many times since, including SUP#2003-0016, which was approved by City Council on June 14, 2003. Among other changes, this SUP permitted the transfer of office and hotel floor area to residential use at Block F.

### PROPOSAL

The applicant proposes to operate a Starbucks restaurant with up to 14 indoor seats and six outdoor seats.

Hours: Monday-Friday, 6:30am-8:00pm  
Saturday, 8:00am-3:00pm  
Sunday, 8:00am-5:00pm

Number of seats: 14 indoor seats  
6 outdoor seats

Type of Service: Carry-out or self-serve seating. No table service will be offered.

Noise: Typical noises of a coffee shop confined within premises. Outdoor

dining area noise will be minimal - primarily customer conversations.

Odors: Typical coffee shop odors. No baking will take place on premises.

Trash/Litter: Trash will be picked up daily as required.

#### PARKING

Parking requirements for the subject building were specified in the Carlyle Transportation Management Plan (Special Use Permit#2254) and DSP2003-0041. Only two carpool parking spaces for employees of the retail establishments in Block F are required. No customer parking is required, nor is any non-carpool parking required for employees. The carpool spaces for employee use are located in the existing hotel parking garage.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#1/Coordinated Development District zone. Section 5-602(A) of the Zoning Ordinance identifies OC/Office Commercial zone as the underlying zone which allows a restaurant only with a special use permit.

SUP#2253 and DSP#2003-0041 approved Block F of Carlyle for 5,500 square feet of ground-floor retail. This restaurant represents the first 1,367 of that 5,500 square feet.

The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for a use consistent with the CDD #1 zone.

## **II. STAFF ANALYSIS**

Staff supports this new Starbucks restaurant on Jamieson Ave in the Carlyle neighborhood. This restaurant, and its accompanying outdoor dining, will promote an active street presence and occupy vacant retail space.

Staff understands concerns regarding the balance between quick-service and full-service restaurants in the Carlyle neighborhood. However, with the Jamieson Grille and Trademark Bar in the same building, staff believes that a coffee shop is an appropriate use. The presence of Starbucks at this location will promote a more active street life, occupy vacant space, and provide food and beverage options to hotel guests and neighborhood residents.

While the original proposal called for earlier closing hours each day, particularly Saturday and Sunday, and later opening hours on the weekends, staff has conditioned additional operating hours to provide the applicant with greater flexibility.

Subject to the conditions listed in Section III, staff recommends approval of the special use permit request.

### **III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to 6:30am-10:00pm, 7 days/week. (P&Z)
3. The maximum number of indoor seats shall be 14, and the maximum number of outdoor seats shall be six (6).
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. No live entertainment shall be provided inside the restaurant or in the outdoor dining area. (P&Z)
6. No alcohol service shall be provided. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. Loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
9. No sound amplification shall be permitted in the outdoor seating area. (P&Z)
10. The outdoor dining area shall be operated such that an unobstructed pedestrian pathway with a minimum width of 8 feet shall be provided at all times. (P&Z)
11. Any permanent structures which are required for the outdoor seating area shall be subject to review and approval by the Carlyle DRB. (P&Z)
12. Any outdoor seating areas shall not include advertising signage. (P&Z)
13. The design of the outdoor seating shall be compatible with the design of the building. (P&Z)
14. The outside dining area shall be cleaned at the close of each day of operation. (P&Z)

15. Prior to the opening of the outdoor dining area, the applicant shall submit an outdoor dining plan to the satisfaction of the Director of Planning & Zoning. The plan shall indicate where the outdoor dining area will be located and shall demonstrate how the outdoor dining plan conforms with the conditions of this SUP approval. (P&Z)
16. Employees who carpool to work shall be offered use of free garage parking in two designated employee carpool spaces. (P&Z)
17. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
18. Food items ordered before the closing hour may be sold, but no new patrons may be admitted after the closing hour and all patrons must leave by one hour after the closing hour. (P&Z)
19. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be store inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
21. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
22. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
23. The applicant shall control cooking 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 & Environmental Services. (T&ES)

24. Per SUP#2007-0094, deliveries, loading, and unloading activities shall not occur between the hours of 10:00pm and 7:00am. (P&Z)(T&ES)
25. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
26. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
27. Per SUP2007-0094, applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
28. Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed. (Parks)
29. Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)(Parks)
30. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
31. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and regarding robbery readiness training for all employees. (Police)

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

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 The applicant shall control cooking 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 & Environmental Services. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
- R-4 Per SUP#2007-0094, deliveries, loading, and unloading activities shall not occur between the hours of 10:00pm and 7:00am. (T&ES)
- R-5 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-6 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-7 Per SUP2007-0094, applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
- R-8 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)



- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- 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. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 508.
- C-5 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-6 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-7 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 required for all regulated facilities. Permits are not transferable.
- C-2 Permits must be obtained prior to operation.
- C-3 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 Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-4 Certified Food Managers must be on duty during all hours of operation.
- C-5 Food must be protected to the point of service.
- C-6 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions, both indoors and at the outside dining areas.
- C-8 Restrooms, including those in common areas, serving the restaurant, are to meet Alexandria City Code, Title 11, Chapter 2 requirements.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Parks & Recreation:

- R-1 Existing landscaping on property shall be well maintained and be free of weeds, debris, and litter at all times. Replace dead or missing plants as needed.
- R-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owners front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding robbery readiness training for all employees.
- F-1 The applicant is not seeking an A.B.C. permit. The Police Department concurs.



**APPLICATION**  
**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2008-0042

**PROPERTY LOCATION:** 2040 Jamieson Avenue, Alexandria, Virginia 22314

**TAX MAP REFERENCE:** 073.03-02-13      **ZONE:** CDD #1

**APPLICANT:**

Name: John Varghese, Westin Management Company East, d/b/a Westin Alexandria

Address: 400 Courthouse Square, Alexandria, VA 22314

**PROPOSED USE:** Starbucks Coffee Shop

- X **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the city of Alexandria, Virginia.
- X **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- X **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- X **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

<u>John Varghese</u> Print Name of Applicant or Agent	 Signature	<u>5/14/08</u> Date
<u>400 Court House Square</u> Mailing/Street Address	<u>703-253-8609</u> Telephone #	<u>703-253-8605</u> Fax #
<u>Alexandria, VA</u> City and State	<u>22314</u> Zip Code	<u>John.Varghese@westin.com</u> Email address

<b>ACTION-PLANNING COMMISSIONS:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

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**PROPERTY OWNER'S AUTHORIZATION**

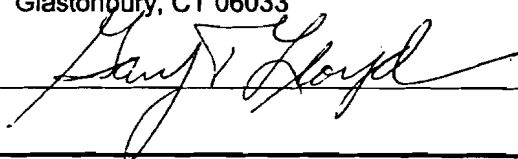
As the property owner of 2040 Jamieson Avenue, Alexandria, VA 22314, I hereby  
(Property Address)

grant the applicant authorization to apply for the Restaurant use as  
(Use)

described in this application.

Name: Gary Lloyd Phone: 860-368-2808  
Alexandria Towers Investor, LLC 16-17201387

Address: C/O Cornerstone REA Email: gllloyd@cornerstoneadvisers.com  
180 Glastonbury blvd. Suite 200  
Glastonbury, CT 06033

Signature:  Date: 5/14/08

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

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

2. The applicant is the (check one):

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

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

~~Starbucks Coffee Corp.~~  
~~2401 Utah Avenue South~~  
~~Seattle, WA 98134~~

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

- Yes.** Provide proof of current City business license
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

**NARRATIVE DESCRIPTION**

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

Application to operate a 1,367 square foot Starbucks Coffee Store with outdoor seating at  
2040 Jamieson Avenue. This Store will offer the same products and services typically found in  
all Starbucks Coffee Stores in the City of Alexandria. The store will provide seating for  
approximately 14 patrons inside the store and 6 patrons outside the store.

This store will have a high percentage customers walking to the store from the Westin Hotel,  
the condominiums located within the same building and the adjacent residences and offices.

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### USE CHARACTERISTICS

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

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe. \_\_\_\_\_

5. Please describe the capacity of the proposed use:

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

Approximately 150 customers on the morning shift, 60 customers on the mid-day shift, and 150 customers on the late afternoon and evening shifts

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

5 employees on the morning shift, 3 employees on the mid-day shift, and 4 employees on the late afternoon and evening shifts

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

Day:	Hours:
<u>Monday – Friday</u>	<u>6:30 a.m. – 8:00 p.m.</u>
<u>Saturday</u>	<u>8:00 a.m. – 3:00 p.m.</u>
<u>Sunday</u>	<u>8:00 a.m. – 5:00 p.m.</u>

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

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

Noise typical for a coffee shop – customer conversations and coffee/espresso machines

B. How will the noise be controlled?

Noise will be confined within the premises and monitored by employees

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

Typical odor for coffee shop.

No cooking of food will take place within the premises.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Trash typical for coffee shop: paper goods, coffee grounds, general plastics from pre-packaged materials

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

Approximately 2 bags per day

- C. How often will trash be collected?

Daily as required.

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

Numerous trash receptacles will be placed inside and outside the store entrance.

Employees will monitor the area.

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:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

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

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

Storefront will be well lit and monitored by employees during store hours.

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**ALCOHOL SALES**

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

Yes.  No.

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

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**PARKING AND ACCESS REQUIREMENTS**

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

- \_\_\_\_\_ Standard spaces
- \_\_\_\_\_ Compact spaces
- \_\_\_\_\_ Handicapped accessible spaces.
- \_\_\_\_\_ Other:

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

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

- on-site
- off-site

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

Parking provided for retail space in accordance with Final Site Plan for 2050 Jamieson Avenue.

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

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

**Parking reduction requested; see attached supplemental form**

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

A. How many loading spaces are available for the use?        1  

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

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B. Where are off-street loading facilities located? Hotel loading dock

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

8:00 a.m. to 1:00 p.m.

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

As appropriate

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?

Access is adequate

### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

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

1367 sq. ft. (existing) + 0 sq. ft. (addition if any) = 1367 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: Hotel/Condo Complex

**End of Application**

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# APPLICATION

# RESTAURANT

**All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.**

1. How many seats are proposed?  
Indoors: 14      Outdoors: 6      Total number proposed: 20

2. Will the restaurant offer any of the following?  
Alcoholic beverages (**SUP only**)      \_\_\_\_\_ Yes      X No  
Beer and wine — on-premises      \_\_\_\_\_ Yes      X No  
Beer and wine — off-premises      \_\_\_\_\_ Yes      X No

3. Please describe the type of food that will be served:  
Restaurant will provide a limited number of prepackaged foods which are prepared off-site.  
\_\_\_\_\_  
\_\_\_\_\_

4. The restaurant will offer the following service (check items that apply):  
\_\_\_\_\_ table service      \_\_\_\_\_ bar      X carry-out      \_\_\_\_\_ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? N/A  
Will delivery drivers use their own vehicles?      N/A Yes      \_\_\_\_\_ No  
Where will delivery vehicles be parked when not in use?  
N/A  
\_\_\_\_\_

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
\_\_\_\_\_ Yes      X No  
If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking Impacts.** Please answer the following:

- 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
  
- 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
  
- 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

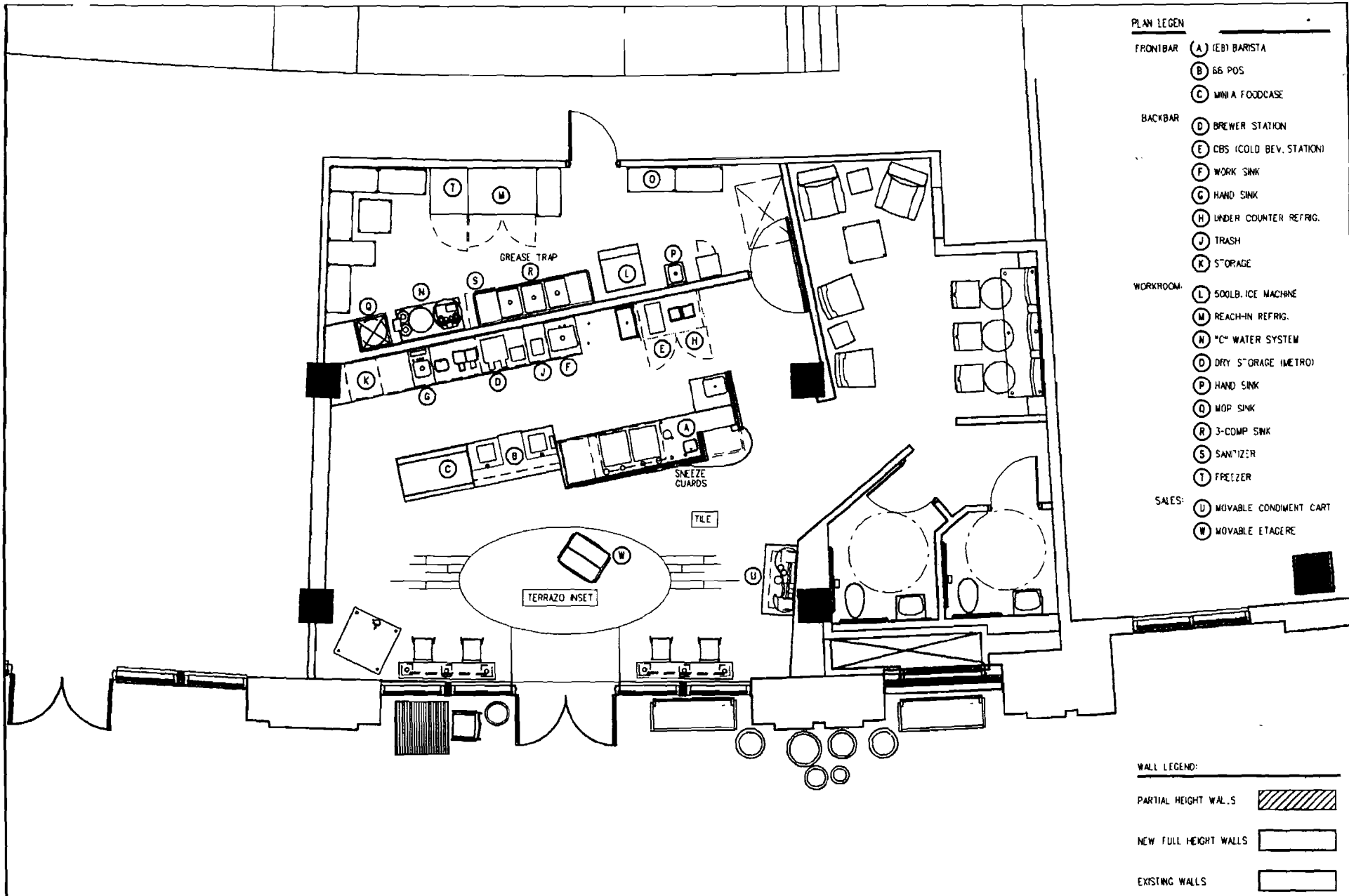
**Litter plan.** The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

**Alcohol Consumption and Late Night Hours.** Please fill in the following information.

- Maximum number of patrons shall be determined by adding the following:
  - N/A Maximum number of patron dining seats
  - +  Maximum number of patron bar seats
  - +  Maximum number of standing patrons
  - =  Maximum number of patrons
  
- 5 Maximum number of employees by hour at any one time
  
- Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
  - Closing by 8:00 PM
  - Closing after 8:00 PM but by 10:00 PM
  - Closing after 10:00 PM but by Midnight
  - Closing after Midnight
  
- Alcohol Consumption (check one)
  - N/A High ratio of alcohol to food
  - Balance between alcohol and food
  - Low ratio of alcohol to food

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- PLAN LEGEN**
- FRONTBAR**
- (A) (EB) BARISTA
  - (B) 66 POS
  - (C) MINIA FOODCASE
- BACKBAR**
- (D) BREWER STATION
  - (E) CBS (COLD BEV. STATION)
  - (F) WORK SINK
  - (G) HAND SINK
  - (H) UNDER COUNTER REFRIG.
  - (J) TRASH
  - (K) STORAGE
- WORKROOM:**
- (L) 50LB. ICE MACHINE
  - (M) REACH-IN REFRIG.
  - (N) °C° WATER SYSTEM
  - (O) DRY STORAGE (METRO)
  - (P) HAND SINK
  - (Q) MOP SINK
  - (R) 3-COMP SINK
  - (S) SANITIZER
  - (T) FREEZER
- SALES:**
- (U) MOVABLE CONDIMENT CART
  - (W) MOVABLE ETAGERE

- WALL LEGEND:**
- PARTIAL HEIGHT WALLS
  - NEW FULL HEIGHT WALLS
  - EXISTING WALLS

21P2008-0012

### COMPOSITE FLOOR PLAN

SCALE: 1/8" = 1'-0"



SHEET: 1 OF 3



**SCHEMATIC DESIGN DRAWINGS ONLY - NOT INTENDED FOR CONSTRUCTION**

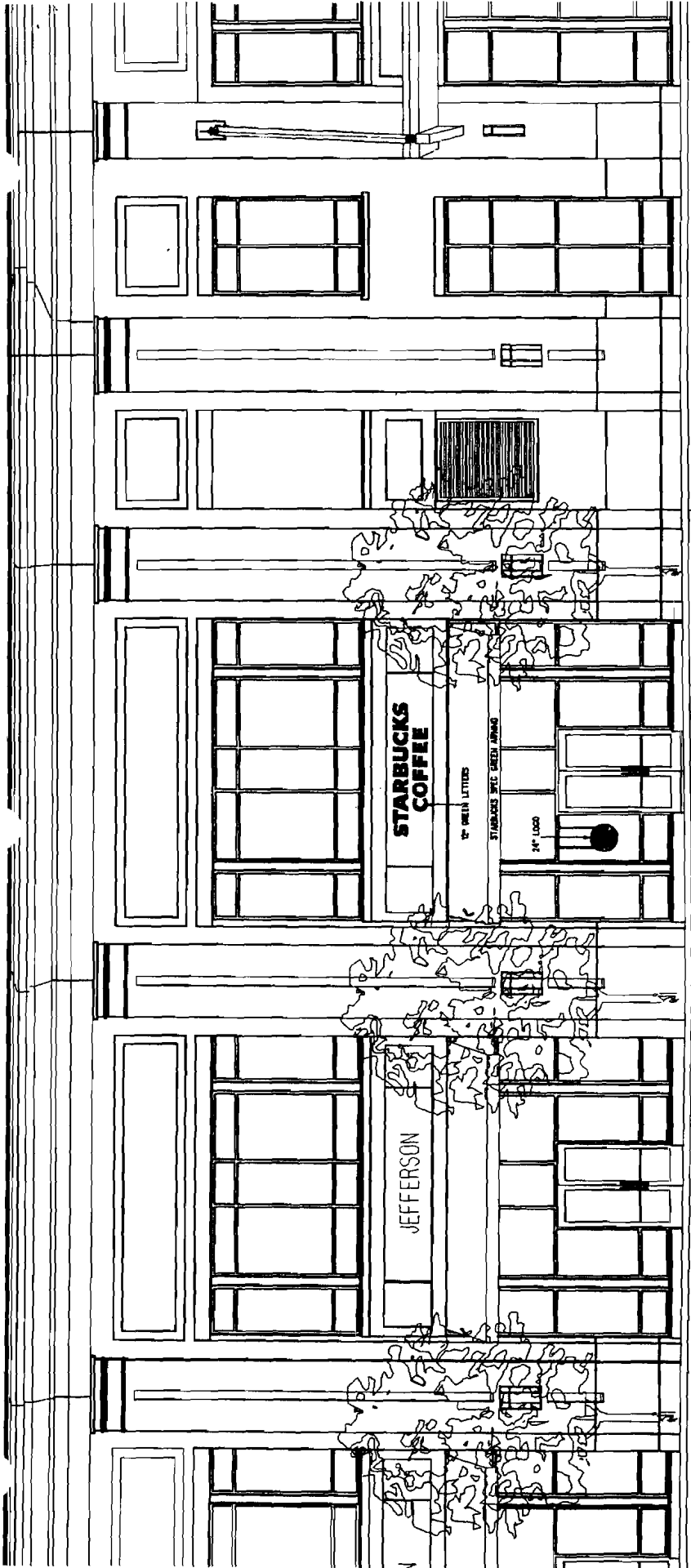
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PROJECT: WESTIN ALEXANDRIA  
 CITY/STATE: ALEXANDRIA, VA

LICENSEE: STARWOOD

APPROX. AREA: 1387 SF  
 DATE: 3/05/08

SUP2008-0042



STARBUCKS

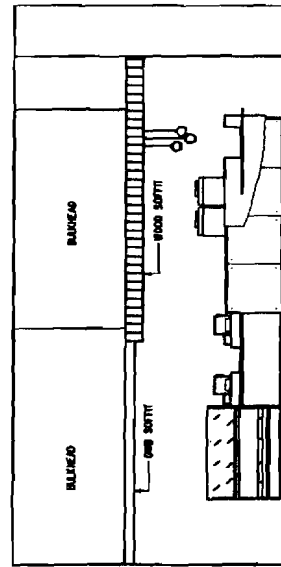
STARBUCKS COFFEE

JEFFERSON

12" OPEN LETTERS

STARBUCKS SMC GREEN ARCADE

24" LOGO



FRONT ELEVATION

SCALE: 3/8" = 1'-0"



SHEET: 3 OF 3

**SCHEMATIC DESIGN DRAWINGS ONLY - NOT INTENDED FOR CONSTRUCTION**

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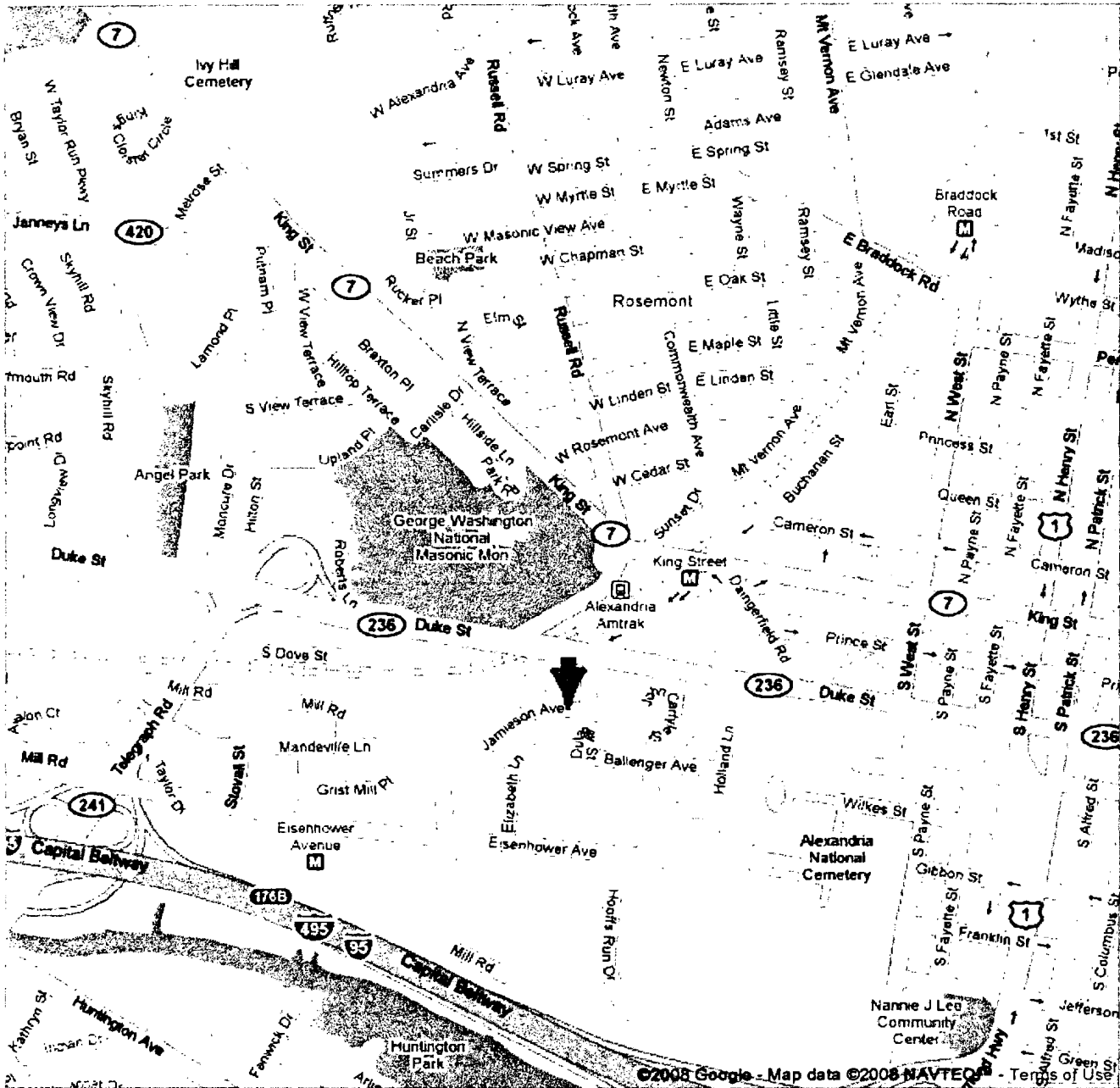


SUP20080042



Address **2040 Jamieson Ave**  
**Alexandria, VA 22314**

Get Google Maps on your phone  
Text the word "GMAPS" to 466453



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10  
9-13-08

September 18, 2008

City Planning Commission  
301 King Street, Suite 2100  
Alexandria, VA 22314

RE: Special Use Permit #2008-0042  
Starbucks Coffee

Dear Planning Commission Members:

I am writing to you as the owner and operator of the Gallery Café and Market. We are located at 2141 Jamieson Avenue in Alexandria.

The purpose of this letter is to voice our concerns regarding Special Use Permit #2008-0042 – operation of a Starbucks Coffee Shop at 2040 Jamieson Avenue (Parcel Address: 2050 Jamieson Avenue).


As you are aware, there are already a number of coffee shops and delis in the immediate area (9 businesses, occupying 15,692 sq. ft. of space). We are concerned that the addition of other such businesses will be detrimental, not only to our business, but also those others already in existence in the community.

At this point, I do not know if it is possible to reconsider the Starbucks SUP. We certainly hope that the City considers the welfare of its existing businesses when making such decisions in the future.

Your time and consideration with regard to our concern is greatly appreciated.

Thank you.

Sincerely,

  
Hyo-Jin Mo  
Owner & Operator  
Gallery Café and Market

Cc: City Council  
Del Pepper, Vice Mayor



**APPLICATION**

**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2008-0042

**PROPERTY LOCATION:** 2040 Jamieson Avenue, Alexandria, Virginia 22314

**TAX MAP REFERENCE:** 073.03-02-13 **ZONE:** CDD #1

**APPLICANT:**

Name: John Varghese, Westin Management Company East, d/b/a Westin Alexandria

Address: 400 Courthouse Square, Alexandria, VA 22314

**PROPOSED USE:**

Starbucks Coffee Shop

- X **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the city of Alexandria, Virginia.
- X **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- X **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- X **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

John Varghese  
Print Name of Applicant or Agent

[Signature]  
Signature

5/14/08  
Date

400 Court House Square  
Mailing/Street Address

703-253-8609  
Telephone #

703-253-8605  
Fax #

Alexandria, VA 22314  
City and State Zip Code

John.Varghese@westin.com  
Email address

Recommended Approval 7-0 9-4-08

<b>ACTION-PLANNING COMMISSIONS:</b>	<u>CC approved PC recommendation</u>	<b>DATE:</b>	<u>9-13-08</u>
<b>ACTION-CITY COUNCIL:</b>	<u>7-0</u>	<b>DATE:</b>	<u>9-13-08</u>