

Docket Item # 7
SPECIAL USE PERMIT #2001-0120

Planning Commission Meeting
February 5, 2002

ISSUE: Consideration of a request for a special use permit for a restaurant.

APPLICANT: Pamela Cheng

LOCATION: 221 West Glebe Road

ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, FEBRUARY 5, 2002: 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, to amend Conditions #4, 6, 13, 17, 18 and 21. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and supported the efforts of City Council and staff to do everything possible to speed redevelopment of this site. It heard from staff about an agreement with the property owner allowing the lease for the interim uses to end after five years, instead of what had previously been a minimum of seven years. It incorporated staff's recommended changes to the conditions and a citizen's suggested change to Condition #13 regarding a pedestrian path.

Speakers:

Harry Hart, attorney, representing the applicant.

Chris Hamilton, President of Warwick Village Civic Association, spoke in support of city council actions to take steps to encourage redevelopment of this property and indicated the community could live with interim uses for five years. He asked that the Commission amend the conditions to include a pedestrian access feature between the Mount Vernon Avenue entrance and the building, letting staff work out the details.

Judy Bliss, Arlandria Civic Association, spoke in support of staff's recommendation.

Maria Wasowski, Mount Jefferson Civic Association, spoke in support of staff's recommendation and stressed the need to work toward the community's vision on this five year timeline.

Bill Hendrickson, Del Ray Civic Association, spoke indicating no enthusiasm for the compromise of five years, and hoped the city would think further about ways to achieve redevelopment of this prime site.

Kathleen Kust, spoke in support of the City's long term vision for this area and objects to off premise sales of beer and wine.

Harold Brooks, Hume Springs Civic Association, found the agreement acceptable and supports the proposal.

Ellen Marie Guldan, President, Hume Springs Civic Association, spoke in favor of the interim uses, but discussed several traffic and pedestrian issues she would like to see addressed in the neighborhood, as spelled out in her letter.

PLANNING COMMISSION ACTION, JANUARY 3, 2002: On a motion by Mr. Leibach, seconded by Mr. Komoroske, the Planning Commission voted to defer the request. The motion carried on a vote of 6 to 0. Mr. Dunn was absent.

Reason: The Planning Commission deferred the item to allow the applicant to meet with concerned neighbors.

Speakers:

Maria Wasowski, Upper Potomac West (UPW) Task Force member, described the task force process as one that built consensus for the neighborhood. She is in favor of the applications with reservations, believing they are preferable to a vacant building.

Chris Hamilton, UPW Task Force member and President of Warwick Village Civic Association, requested a deferral to meet with the applicant and work on conditions.

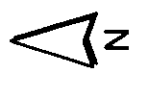
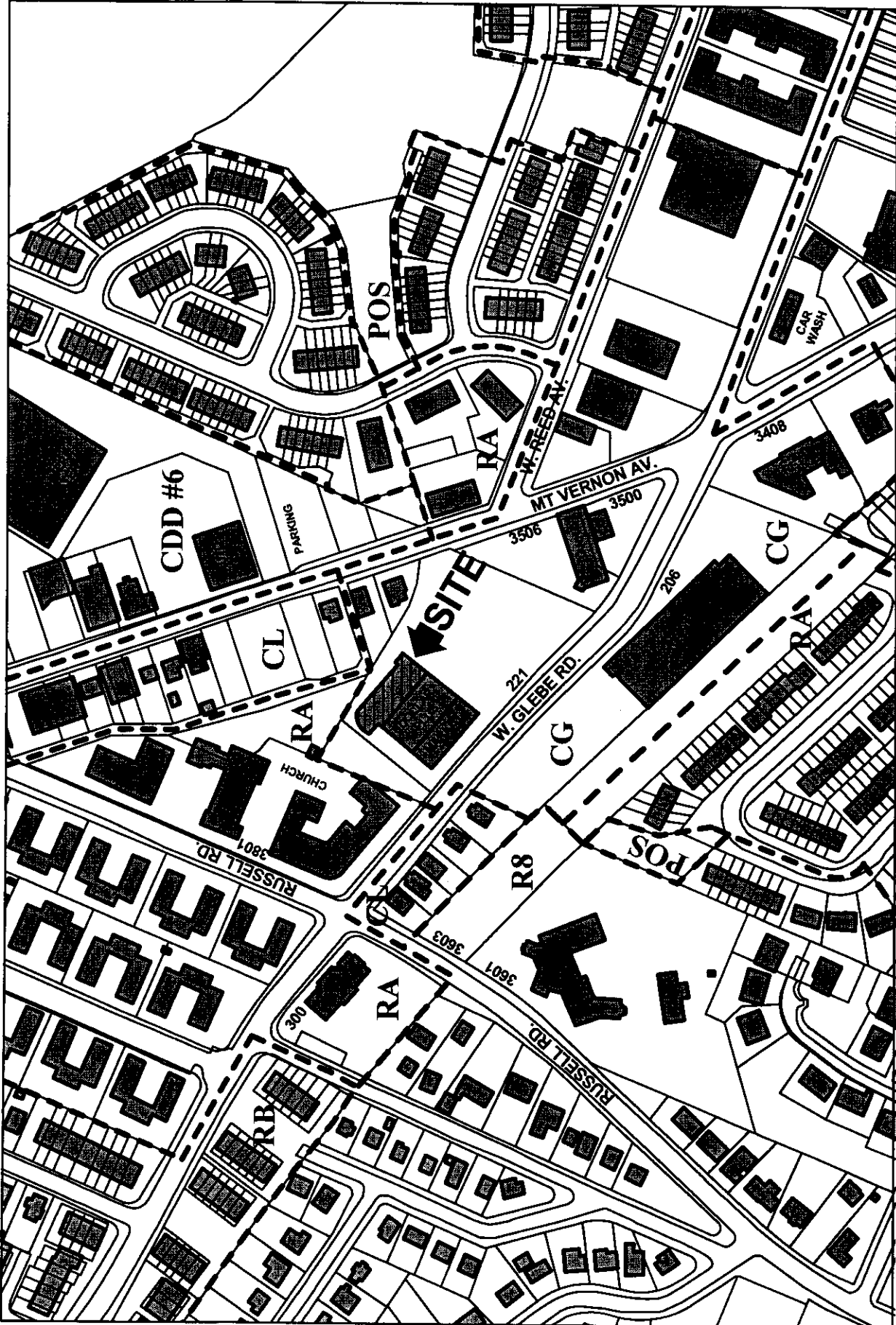
Marlin Lord, UPW Task Force member, believes we should be sending a strong message to Council to advocate for redevelopment and that there may be an opportunity here to work with the Birchmere and the Huscaran Restaurant.

Judy Bliss, UPW Task Force member and President of Arlandria Civic Association, spoke against any use that includes the sale of single containers of alcohol and requested a deferral.

Bill Hendrickson, UPW Task Force member and President of the Del Ray Citizens Association, supported the staff proposal and recommendation and believed a deferral was wise.

Nina Weissberg, representative of Weissberg Corporation, the property owner, explained the problems with redevelopment of the property at this time.

Ernie Hueter, Weissberg Corporation leasing agent, spoke about the applicant.



02/05/02

SUP #2001-0120



STAFF RECOMMENDATION:

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)
2. Seating shall be provided for no more than 200 patrons. (P&Z)
3. No live entertainment shall be provided at the restaurant. (P&Z)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation shall be limited to 10:30 a.m. to 10:30 p.m. daily ~~11:00 a.m. to 10:00 p.m.; Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.~~ (P&Z) (PC)
5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
6. **CONDITION AMENDED BY PLANNING COMMISSION:** Wine and beer for on premise consumption is permitted. ~~No alcoholic beverages shall be sold or served.~~ (P&Z) (PC)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in a closed container which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on-site outside of those containers. (P&Z)
9. 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. (P&Z)
10. No amplified sound shall be audible at the property line. (P&Z)
11. The applicant shall provide free off-street parking for employees who drive to work, and shall require its employees who drive to use off-street parking. (P&Z)

12. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey and a robbery awareness program for all employees prior to operation. (Police)
13. **CONDITION AMENDED BY PLANNING COMMISSION:** Within one year of approval, the applicant shall make site improvements to the subject property generally consistent with the attached proposed staff plan, and shall submit its work plan to staff for approval prior to undertaking the work, which shall include at a minimum:
 - a) repairs to the existing driveway apron and trench drain on the Mt. Vernon Avenue access;
 - b) repair of the damaged and inoperable site lighting fixtures in the parking lot and mounted on the building;
 - c) closing of the eastern most curb cut on the West Glebe Road frontage;
 - d) removal of the freestanding, pole sign;
 - e) removal of the pay telephones on the West Glebe Road frontage;
 - f) installation and perpetual maintenance of landscaping as outlined in the staff proposed plan, with the screening next to St. Rita School to be designed in consultation with Planning staff and representatives of St. Rita's.
 - g) installation of wheel stops or curbing in the northernmost double row of parking spaces, in order to prohibit cut through traffic.
 - h) installation of a pedestrian path connecting the Mount Vernon Avenue entrance and the building, with details to be worked out by staff.
(P&Z, T&ES) (PC)
14. All exterior building work, signage and site work shall be consistent with the Mount Vernon Avenue Design Guidelines, as determined by the Director of Planning and Zoning. (P&Z)
15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

16. The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
17. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall obtain, at its expense, one Model SD-42 Bethesda Series trash container to be placed on the adjacent right-of-way next to the bus stop on Mount Vernon Avenue. (T&ES)(PC)
18. **CONDITION AMENDED BY PLANNING COMMISSION:** The special use permit shall be redocketed for consideration five years from the date of approval to assess the feasibility and timing of redevelopment based on the market evaluation of economic feasibility of redevelopment undertaken by the City and the property owner pursuant to a separate agreement reached by those parties. (P&Z) (PC)
19. Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour.
20. The Director of Planning and Zoning shall review the special use permit one year after approval 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, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, 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)
21. **CONDITION AMENDED BY PLANNING COMMISSION:** Loading and unloading at the rear loading dock shall be limited to between 9:30 a.m. and 4:30 p.m. (PC)

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.

DISCUSSION:

1. The applicant, Pamela Cheng, requests special use permit approval for the operation of a restaurant located at 221 West Glebe Road.
2. The subject property is a large, oddly shaped lot at the corner of West Glebe Road and Mount Vernon Avenue. It has approximately 445 feet of frontage on West Glebe, 72 feet of frontage on Mount Vernon Avenue; its two additional sides are each approximately 250 feet long. The total size of the parcel is 102,999 square feet, or almost three acres.

The site is developed with a large vacant Safeway grocery store building of approximately 20,000 square feet. The remainder of the site is asphalted for parking. Access to the site is from two curb cuts on West Glebe and one curb cut on Mount Vernon Avenue.

To the south of the site along Mount Vernon Avenue is a Union Bank building and a check cashing facility. Across Glebe Road to the south is the Foodway grocery store and the Oshinsky shopping center, which contains a 7-Eleven, a Chinese carry out restaurant, a South American chicken restaurant, and a Latin grocery store. Across Mount Vernon Avenue to the east is Greg's Automotive, the terminus of Reed Avenue and the Birchmere parking lot. North along Mount Vernon Avenue are several smaller uses, including a Peruvian restaurant and a hair salon. Immediately to the west on Glebe Road is St Rita's School.

3. The City has actively pursued the redevelopment of the Safeway site, including working with a citizen task force which supported a consensus long range plan for the redevelopment of both the Safeway and the Datatel sites with a large mixed use building complex. It was the strong goal of the task force that the redevelopment and reuse of those sites be for uses that bring activity to the area and serve as a gathering place for unifying several surrounding neighborhoods, institutions and other existing uses. The task force also sought ways to enliven the street for pedestrians, minimizing the automobile related uses and the over abundance of paved areas and curb cuts.

The owner of the Safeway site, Weissberg Corp., has indicated that, although interested in pursuing redevelopment eventually, it cannot move forward with that plan now because it has been unable to secure ownership of all the necessary parcels and because of an uncertain economic market. This restaurant proposal is part of an interim strategy to fill the building with tenants for five to ten years.

4. The applicant is proposing to fill the building with three uses: a large Dollar Plus retail store, an Oriental buffet restaurant (this application) and a market/delicatessen use, which is the subject of SUP #2001-0119 and is being heard on the same Planning Commission docket as this case. The Dollar Plus store will be in the center portion of the building, the market/delicatessen will be in the space closest to West Glebe, and the Oriental buffet restaurant use will be in the remaining part of the store to the north.
5. The proposed Oriental buffet restaurant will feature a self serve buffet service with an “all you can eat” plan. It will feature both Asian and continental food choices, plus desserts and a salad bar. No alcohol service, delivery service or entertainment is proposed. The restaurant will include 200 seats. (Although the floor plan submitted shows 273 seats, the applicant has told staff that is an error.)
6. The applicant anticipates that eight or more employees will operate the restaurant.
7. The proposed hours of operation are from 11:00 a.m. to 10:00 p.m., Sunday through Thursday, and from 11:00 a.m. to 11:00 p.m, Friday and Saturday.
8. Loading and deliveries will occur to the rear of the building, taking advantage of an existing loading dock which had previously serviced the Safeway store.
9. Parking for a restaurant is required at a ratio of one space for each four seats. A 200 seat restaurant therefore requires at least 50 parking spaces. The lot currently contains 118 parking spaces, although staff’s proposed landscaping plan will increase that number to 133. The total spaces required for the three proposed uses in the building is

Oriental buffet	50
Dollar Plus store	50
“Beer/wine/deli”	<u>25</u>
Total	125

10. Zoning: The subject property is located in the CG/Commercial General zone. Section 4-403(Y) of the zoning ordinance allows a restaurant in the CG zone only with a special use permit.
11. Master Plan: The proposed use is generally consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial uses, and seeks active, pedestrian friendly businesses along Mount Vernon Avenue. Restaurants are consistent with those goals, although the existing structure and parking lot are not.

STAFF ANALYSIS:

Staff has no objection to the proposed restaurant use. While it is not the large, active use that the City and the neighborhood and business representatives hoped to see on this site, it is a plausible use for an interim period and preferable to the large vacant building that occupies the site today. The fact that the restaurant is moderately priced will appeal to many residents in the surrounding neighborhoods, and the absence of alcoholic beverages in the plan is a positive aspect of the proposal.

As is now typical in SUP cases, staff has looked at the large Safeway lot and studied those site improvements which would help make it more attractive for the neighborhood. Staff has prepared a plan including those improvements it thinks are important (see attached) and met with the applicant to review it. The staff proposal includes the following elements:

- Redesign of parking lot Staff's plan includes the closing of one of the two curb cuts on Glebe Road and the introduction of landscaped islands, curbing and/or wheel stops within the parking lot in order to stop cut through traffic from traversing the site. The redesign increases the number of parking spaces.
- Landscaping. Staff is proposing significant landscaping for the entrance area at Mount Vernon Avenue, and along West Glebe Road. These areas are the ones most visible to both vehicular and pedestrian passersby, and will screen the large parking lot from the outside. Within the parking lot, the proposed plan includes a few interior tree islands, although fewer than would be required if it were a new parking lot, in order to break up the large asphalt area.
- Signage. Staff is recommending that the applicant remove the tall freestanding sign at the Mount Vernon Avenue entrance.
- Screening around transformers. At the Mount Vernon Avenue entrance are two large electric transformers which are a very unattractive feature and detract from the street experience at that location. Staff is proposing that the applicant erect a brick wall surrounding the transformer structures, which will become a good location for new signage for the new uses because it will be very visible to drivers and pedestrians on Mount Vernon Avenue.
- Lighting. T&ES staff recommends that the existing light fixtures be repaired.

These improvements are costly because any site work that is effective at this location will be expensive given the extremely large size of the parcel. Staff's plan emphasizes landscaping at the entrance on Mount Vernon Avenue and along the Glebe Road frontage, trying to make the most of the smallest amount of improvement. An alternative plan which staff considered included additional planting within the parking lot, as would be required for a new parking area; the plan staff proposes here is scaled back from that one. Despite the cost, given the time frame for the proposed interim uses (5-10 years) and the pivotal location of the site in relation to the surrounding uses and neighborhoods, staff finds the proposed improvements imperative if the site is to add to and not detract from the neighborhood. Staff has therefore included conditions requiring these improvements.

Staff has also included a time frame for the special use permit, requiring it to come back for hearing and renewed consideration at the end of five years. By including that condition, staff is indicating its long term goal and commitment to a plan to redevelop this site, and its hope that the redevelopment will be undertaken, if not before, at least at the end of that time period.

In addition, staff has included the standard one year review condition, so if there are problems within that time or the need for additional conditions, there will be an opportunity to impose them.

With these conditions, staff recommends approval of the restaurant.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 T&ES believes that existing parking and access is adequate to serve the restaurant and will have minimal impact on neighboring businesses and traffic patterns.
- 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 Applicant shall make repairs to the existing driveway apron and trench drain on the Mt. Vernon Avenue access.
- R-2 Applicant shall repair damage and inoperable site lighting fixtures in the parking lot and mounted on the building.
- R-3 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-4 The applicant shall control cooking odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-5 Applicant shall obtain, at their expense, one Model SD-42 Bethesda Series trash container to be placed on the adjacent right-of-way.

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. 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 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of VUSBC 313.0.
- C-6 Require exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-7 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 discharged to the building drainage system through a grease interceptor.
- C-8 A rodent control plan shall be submitted to this office for review and approval. The plans shall include the following elements:
 - (a) A rodent baiting plan.
 - (b) A food stuffs storage plan.
 - (c) A trash and waste storage plan.

Health Department:

- C-1 Five sets of plans are to 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 review of plans for food facilities.
- C-2 Permits must be obtained prior to operation.
- C-3 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-4 Certified Food Managers must be on duty during all hours of operation.
- C-5 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 Security survey for the business. This is to be completed prior to opening for business.
- R-2 Robbery awareness program for all employees.
- R-3 The applicant is not seeking an A.B.C. permit. The Police Department concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2001-0120

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PROPERTY LOCATION: 221 West Glebe Rd Alexandria, Va

L. TAX MAP REFERENCE: 15.01-04-09 ZONE: CG

APPLICANT Name: Pamela Cheng

Address: 1707 Ladd St Wheaton Md. 20902

PROPERTY OWNER Name: Mt Vernon, LLC. by Nina Weissberg

Address: 3600 Mt Vernon Ave.

PROPOSED USE: International Buffet Restaurant

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.

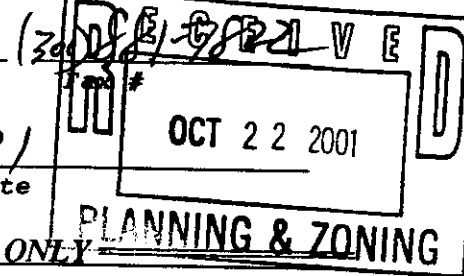
THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, 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.

Pamela Cheng
Print Name of Applicant or Agent

[Signature]
Signature

1707 Ladd St
Mailing/Street Address

(301) 792-9808
Telephone #



Wheaton Md. 20902
City and State Zip Code

10/20/01
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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)

• SELF-SERVE BUFFET RESTAURANT WITH 200 SEATS

OFFERING ORIENTAL & CONTINENTAL CHOICES ALONG WITH
DESSERTS & SALAD BAR.

• EIGHT (8) OR MORE EMPLOYEES

• OPERATION HOURS FROM 11AM TO 10PM SUNDAY THROUGH
THURSDAY; 11AM TO 11PM ON FRIDAY / SATURDAY.

• 118 PARKING SPACES AVAILABLE FOR EMPLOYEES & PATRONS.

• NO UNUSUAL NOISE.

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: _____

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).

MAXIMUM OF 200 PATRONS BETWEEN 11AM AND 11 PM.

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

ABOUT 8 MANAGEMENT AND EMPLOYEES BETWEEN 10AM
& 12 MIDNIGHT.

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

Day:

Hours:

SUNDAY THRU THURSDAY

11AM TO 10 PM

FRIDAY AND SATURDAY

11AM TO 11 PM

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

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

NO UNUSUAL NOISE

B. How will the noise from patrons be controlled?

NOT EXPECTED TO BE NOISY SINCE NO ALCOHOL
WILL BE SERVED OR ALLOWED ON PREMISES

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

NORMAL COOKING EXHAUSTS.

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?

- BOXES & LEFT-OVER FOODS
- PLASTIC CONTAINERS.

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

- EIGHT (8) SQUARE YARD DUMPSTER

C. How often will trash be collected?

- FOUR (4) TIMES / WEEK.

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

- RESTAURANT STAFF MONITERS EXTERIOR & PICKS UP
WHEN NECESSARY.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

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

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

Yes. No.

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

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

• EMERGENCY LIGHTING ; EXIT SIGNS ; FREE ENTRY / EXIT
FROM DOORS ; COMPLIANCE WITH CITY FIRE CODE REGUL-
- LATIONS

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

118 total 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:

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? EXISTING LOADING DOCKS

B. How many loading spaces are available for the use? EXISTING AT SAFEWAY ONE

C. Where are off-street loading facilities located? NOT APPLICABLE
At the Back of store.

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

• 11 AM TO 2 PM, MONDAY TO SATURDAY

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

• ABOUT THREE 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?

EXISTING 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?

5000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5000 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: _____

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: 200 At a bar: _____ Total number proposed: 200

2. Will the restaurant offer any of the following?

NO alcoholic beverages NO beer and wine (on-premises)
NO beer and wine (off-premises)

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

ORIENTAL AND CONTINENTAL VENUE.

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

table service bar carry-out delivery

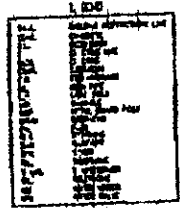
5. If delivery service is proposed, how many vehicles do you anticipate? —

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

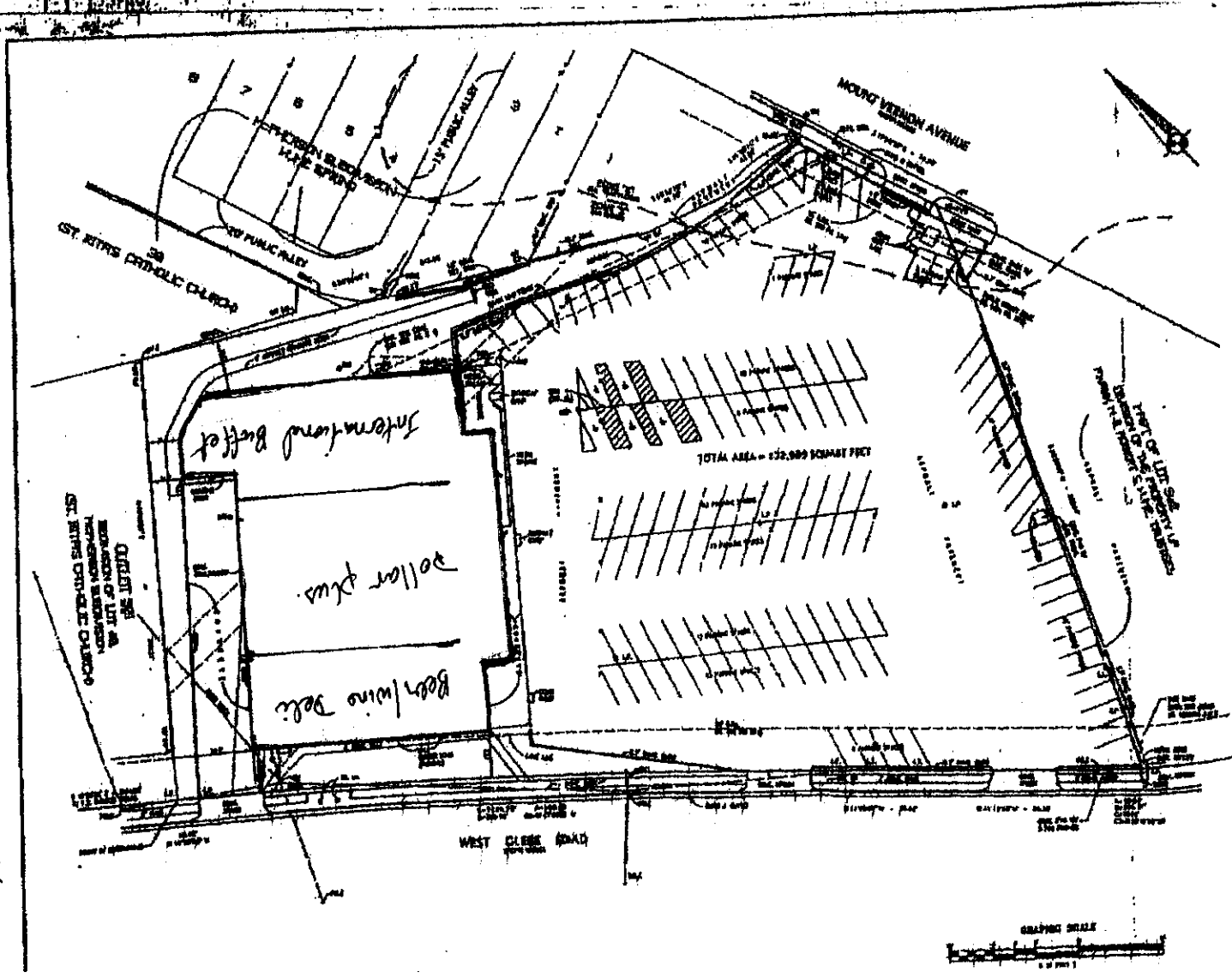
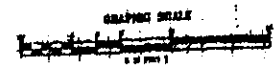
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? Yes. No.

If yes, please describe: _____

PLAN SHOWING PREMISES



ALTA / ACAD LAMB TITLE SURVEY
ON 42 PARCELS APART AT
221 WEST CLEBE ROAD
CITY OF ALEXANDRIA, VIRG-VA
SCALE 1" = 20'



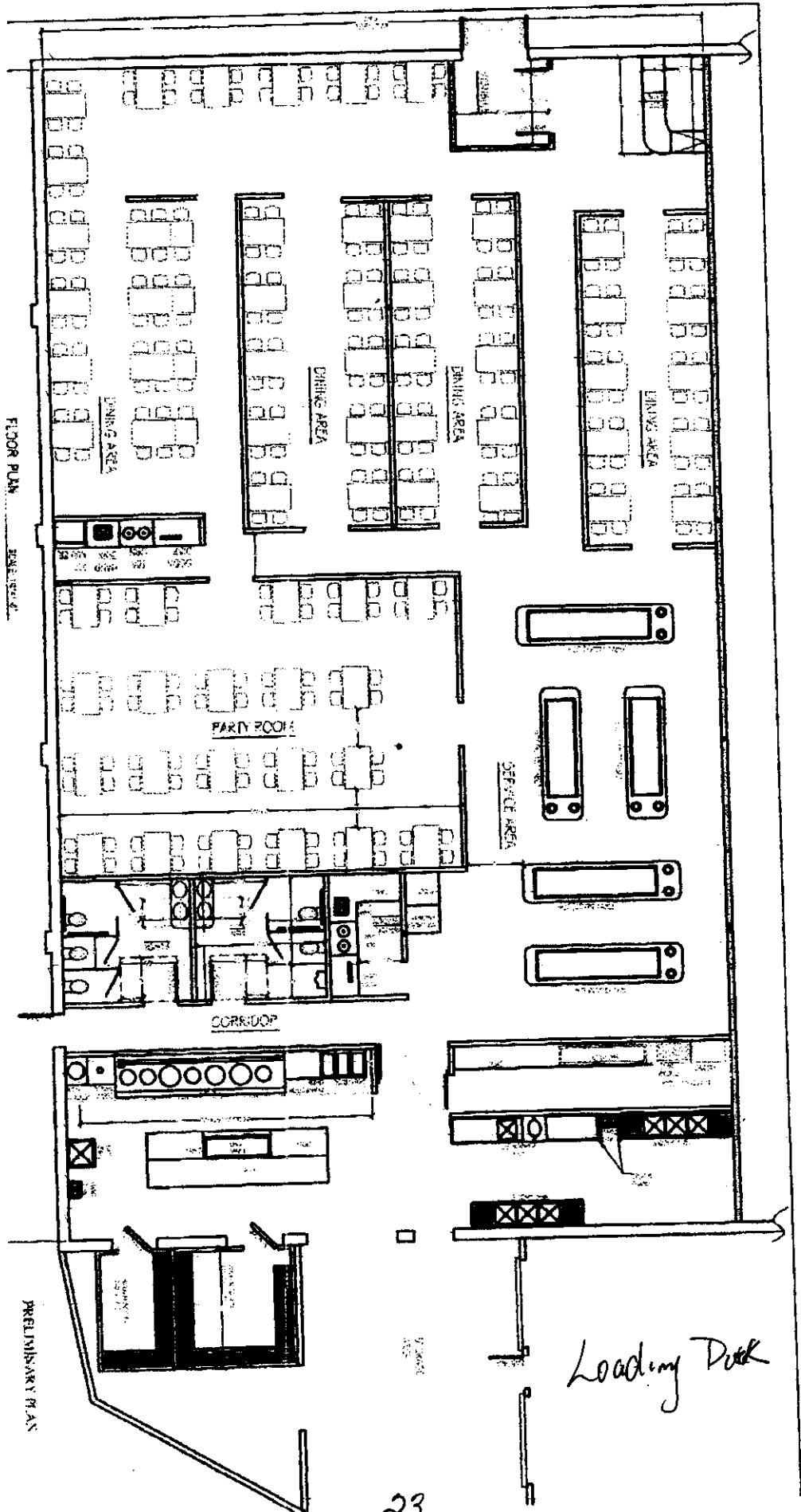
22

SUP 2001-0120

Front

SUP 2001-0120

Chinese Buffet



SUP 2001-0120

EASTERN ENTERPRISES PLAN FOR
FOR FORMER SAFEWAY
LOCATION

MONDAY OCT. 15, 2001

ALEXANDRIA ZONING PRESENTATION

INTERNATIONAL BUFFET

BEER/WINE/DELI

"DOLLAR PLUS" IMPORTS

NAIL SALON

SUP 2001-0120

EASTERN ENTERPRISES SUMMARY PLAN

THIS PLAN FORESEES THE CREATION AND SPRING 2002 OPENING OF FOUR FIRST CLASS UPPER SCALE FARES FOR THE LOCATION BEING CONSIDERED. THEY ARE A RESTAURANT (ALL YOU CAN EAT INTERNATIONAL BUFFET), A "DOLLAR PLUS" IMPORT RETAIL ESTABLISHMENT, A DELI/SEAFOOD/BEER/WINE STORE, AND A "NAIL SALON".

ALL WOULD BE BUILT-OUT IN A FIRST CLASS MANNER ON THE FORMER "SAFEWAY" LOCATION AND WILL BE A CREDIT AND ATTRACTION TO THE SURROUNDING CLIENTELE AND ALEXANDRIA NEIGHBORHOOD.

THE GROUP HAS A "15 PLUS YEAR TRACK RECORD" OF SUCCESS IN RETAIL FOODS AND FOOD PREPARATION IN MARYLAND , VIRGINIA, AND D.C.

THE EASTERN GROUP RESPECTIVELY ASKS YOUR ASSISTANCE AND GUIDANCE IN BRINGING THE TARGET RETAIL ESTABLISHMENTS TO A SUCCESSFUL CONCLUSION.

ORIENTAL/INTERNATIONAL BUFFET

FOOD PRESENTATION:

- * ONE HALF ORIENTAL
- *ONE HALF OTHER INCLUSIVE OF SELECTED DISHES FROM ITALY, FRANCE, MEXICO, GERMANY, ENGLAND ETC. EXAMPLES WOULD BE : TACOS, SPAGHETTI AND MEAT SAUCE, ROAST LAMB, ROAST BEEF, FISH PREPARED IN VARIOUS WAYS, CURRY, ETC. SALAD AND DESSERTS.

RESTAURANT CHARACTER:

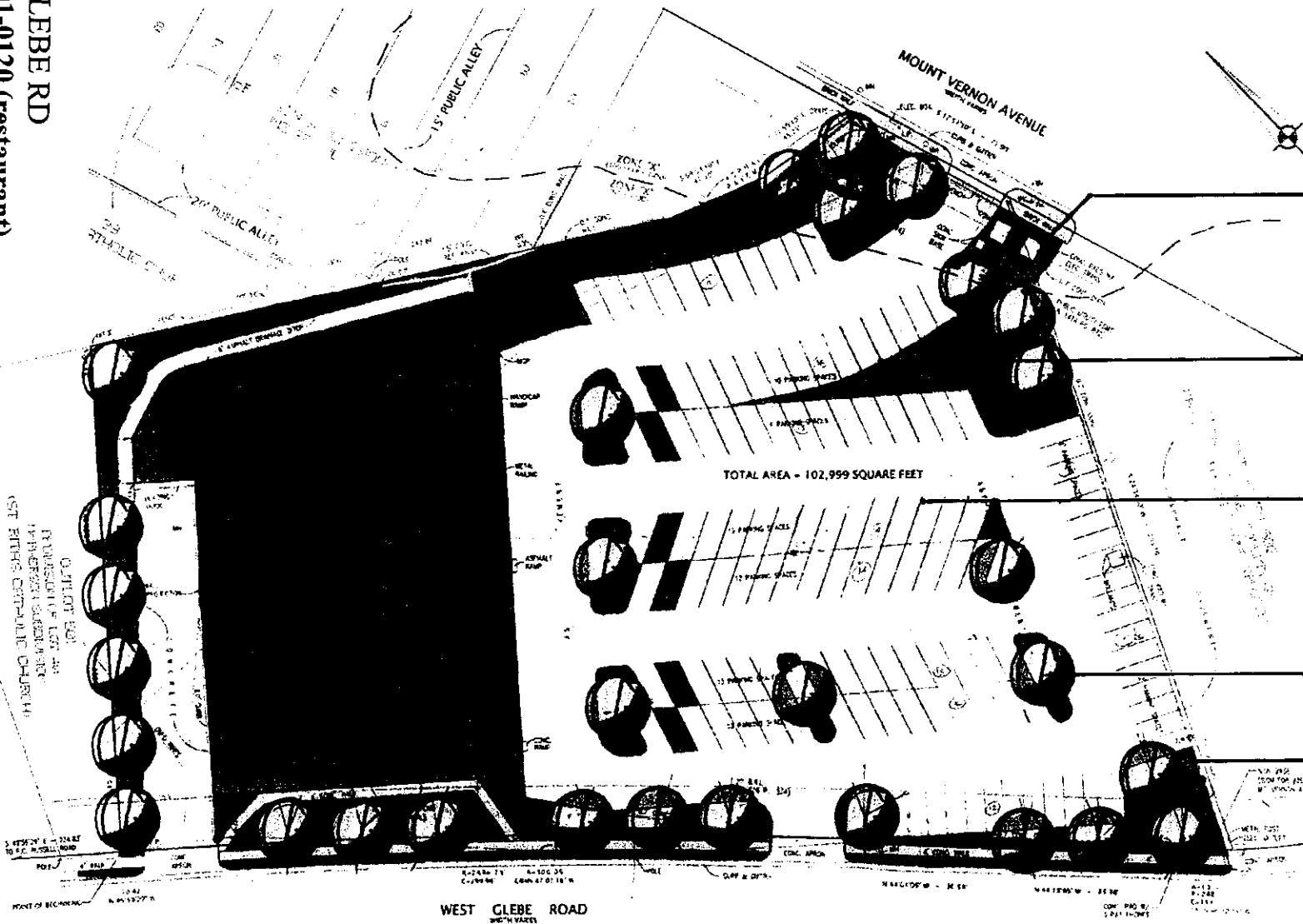
- * UPSCALE BUT REASONABLE PRICES .
 - *ALL SILVERWARE AND GLASS SERVICE.
 - *CLEAN WITH NEW CHAIRS AND TABLES FOR CLIENTS AND FOOD SERVICE.
 - *WAITERS FOR DRINK SERVICE AND DISH REMOVAL.
- *PRESENT BUFFETS IN LAUREL, MACLEAN, AND ROCKVILLE AREA ARE HIGHLY POPULAR AND HAVE AN EXEMPLARY COMPLIANCE TRACK RECORD.

"DOLLAR PLUS" IMPORTS

- * BLANKETS AND LINENS SUCH AS TOWELS.
- * SHOES AND SOCKS.
- * MINOR HOUSEHOLD ITEMS SUCH AS DISHES, SILVERWARE AND COOKING UTENSILS.
- * FLOOR MATS AND RUGS.
- * WINDOW CURTAINS AND BLINDS.
- * PLASTIC CONTAINERS FOR KITCHEN AND PACKAGING.
- * CARD TABLES AND MISC. SMALL FURNITURE ITEMS SUCH AS TV TRAYS.
- * MISC TOOLS FOR HOUSEHOLD USE .
- * SUITCASES AND CARRYING CASES OF VARIOUS TYPES.
- * WATCHES AND JEWELRY.
- * FLAGS.
- * GLOVES.
- * RADIOS.
- * WALL FURNISHINGS AND PICTURES AND HANGERS.
- * WRAPPING PAPER AND GIFT BOXES.
- * ARTIFICIAL DECORATIVE FLOWER BASKETS.
- * LAMPS
- * PORTABLE APPLIANCES, E.G. HAIRDRYERS, TOASTERS, MIXERS, OPENERS, BLENDERS, ETC.

221 W GLEBE RD
 SUP #2001-0120 (restaurant)
 SUP #2001-0119 (market)

28



- Remove Existing Pole Mounted Sign and Replace with Monument Sign/Transformer Screen.
- Provide A Continuous Row of Wheel Stops To Prevent Cut Thru Traffic
- Restripe To Define New Drive Aisles.
- Proposed Shade Tree, Typ.
- Proposed Evergreen Screen Hedge, Typ.

LANDSCAPE CONCEPT PLAN
 City of Alexandria/ Planning Department

Date: December 5, 2001



ALTA / ACSM LAND TITLE SURVEY
 221 WEST GLEBE ROAD
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1"=20'

ALEXANDRIA SURVEYS, INC.
 1400 SOUTH BROADWAY
 ALEXANDRIA, VIRGINIA 22304
 TEL NO: (703) 838-6615
 FAX NO: (703) 748-8784

SUP 2001-0120

#11. SUP 2001-0120
#12. SUP 2001-0119

Christopher J. Hart
804 Circle Terrace
Alexandria, VA 22302
703-739-1541

January 3, 2002

Via Facsimile

Barbara Ross
Alexandria Dept. of Planning and Zoning
Alexandria, Virginia

Re: Previous Safeway Site at the corner of Glebe and Mt. Vernon in Alexandria, VA ("Site")

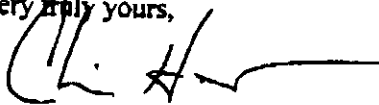
Dear Barbara:

As you explained to me this afternoon, this Site is going to be discussed before the Planning and Zoning Commission this evening for potential redevelopment as a dollar store, Chinese buffet restaurant and food market with take-out (the Proposed Uses"). As you know, I am a parishioner at St. Rita's Catholic Church, which abuts this Site, and I have been asked by Father Denis Donahue, Pastor of St. Rita's, to be St. Rita's representative at Upper Potomac West Task Force meetings discussing uses and development of this Site.

As we discussed with me this afternoon, St. Rita's would generally not oppose the above-described Proposed Uses with the following conditions: (1) adequate landscaping and screening of all areas of the Site, including the area between the Site's loading dock and the St. Rita's playground; (2) limiting deliveries to the Site loading dock to between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. Saturday and Sunday; and (3) denying any potential sales of beer or alcohol from the Site, as there are sufficient other locations to purchase alcohol in the immediate vicinity.

I apologize that I cannot attend the meeting in person tonight. Please communicate these concerns of St. Rita's to any and all persons that you think appropriate. Please do not hesitate to call me if you have any questions regarding the contents of this letter.

Very truly yours,



Christopher Hart

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 28, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER

FROM: EILEEN P. FOGARTY, DIRECTOR OF PLANNING AND ZONING *E Fogarty*

SUBJECT: UPPER POTOMAC WEST

At the Council work session on January 22, we will present a briefing on the report of the Upper Potomac West (UPW) Task Force, including its recommendations for the redevelopment of the Safeway and Datatel sites and various strategies to facilitate that redevelopment. In addition, we will discuss the future direction of the planning effort in the UPW area. The purpose of this memorandum is to provide you with a general description of this upcoming UPW planning effort.

The Department of Planning & Zoning is embarking on a continuation of the planning work recently completed by the Council-appointed UPW Task Force that will build upon the products and achievements of the task force. In this continued planning effort, staff will work with a group of representatives from the UPW area and adjacent neighborhoods (for this effort, the UPW area is bounded roughly by Mt. Vernon Ave., West Glebe Rd. and Four Mile Run) (i) to identify community problems that need immediate attention, (ii) to develop ways to strengthen the community as we now know it, and (iii) to adopt a long-term vision for the community which defines the nature of the area that is desired to exist at the end of this decade and beyond. In addition, staff and the work group will develop strategies and implementation measures that will address the identified immediate problems, that will strengthen the area in the mid-term, and that will help implement the long-term vision that is adopted for the area. We anticipate that this planning effort will take five to six months to complete. We also anticipate using some of the new federal economic development grant monies in this effort.

Attached is a graphic that outlines the process for this neighborhood planning effort. A work group will be put together by staff that will include many of the individuals who served on the earlier Council-appointed UPW Task Force and, in addition, representatives from the Lenox Place at Sunnyside Association, the North Ridge Citizens Association, the larger apartment complexes in the area (owners/managers and tenants), St. Rita's Church, and retailers along Mt. Vernon Avenue north of West Glebe. We will be asking organizations to assign representatives to the work group.

The planning process will largely occur through a "commercial" subgroup and a "residential" subgroup whose members will come from the larger work group. Each subgroup will focus on and prioritize concerns specific to that subgroup, though of course coordinating efforts with the

other. Also, the residential subgroup will function as the "task force" that Council asked to be established to follow up on some of the "quality of life" issues in the Arlandria area that came up at Council's November 17 public hearing.

During the initial stage of the planning process, specific and immediate "quality of life" issues will be identified by the subgroups, which will work closely with the existing staff Code Compliance/ Nuisance Abatement committee (noted as "City Resources Group" on the attached graphic) to develop and implement solutions for these issues. (This committee includes representatives from many City departments and is coordinated by Fire Chief Tom Hawkins.) Thus, for instance, in this early stage of the process, the commercial subgroup might identify and seek solutions for retail parking, loitering, solid waste, and similar immediate "quality of life" concerns. The residential subgroup might identify and focus on tenant parking supply, parking enforcement (including along Elbert Ave.), noise, loitering and overcrowding matters.

During the remainder of the process, the work group, and the two subgroups, will work to define a long-term vision for the area, and to develop strategies and actions that might strengthen the area in the mid-term (which could include a retail improvement strategy, business assistance, facade improvements, and minor infrastructure improvements) and revitalize the area in the long-run in a manner consistent with the work group's vision for the area (which could include zoning changes, major infrastructure improvements, and long-term redevelopment strategies in addition to those proposed already for the Safeway/Datatel site).

As an initial step in understanding the business environment, the Department of Planning and Zoning, with the assistance of a Code Enforcement Inspector who is fluent in Spanish and English, conducted a survey of the businesses along Mount Vernon Avenue, north of Glebe Road. The purpose of the survey was to solicit concerns about the neighborhood from the business owners, gather information about their business operations (customers, hours of operation, etc.), their need for business assistance, their willingness to participate in facade/physical improvement programs, and their interest in being part of an organized business association. The survey is a first step toward bringing the business operators into the planning process for the revitalization of the area. The survey results will be discussed at the January 22 work session. Also, we note, the Alexandria Economic Development Partnership will be an important player in this planning process, providing input on alternative economic development strategies.

We hope to have an initial meeting of the work group before the January 22 Council work session.

If you have any questions, please contact me or Kimberley Fogle at 838-4667.

Attachment

cc: Rich Baier, Director, Transportation and Environmental Services
 Rose Boyd, Director, Citizen Assistance
 Tom Cullen, Assistant Commonwealth's Attorney
 Art Dahlberg, Director, Code Enforcement
 Mildrilyn Davis, Director, Office of Housing
 Sandra Whitmore, Director, Recreation, Parks and Cultural Activities
 Tom Hawkins, Fire Chief
 Charles Samarra, Police Chief
 Paula Riley, Executive Director, AEDP

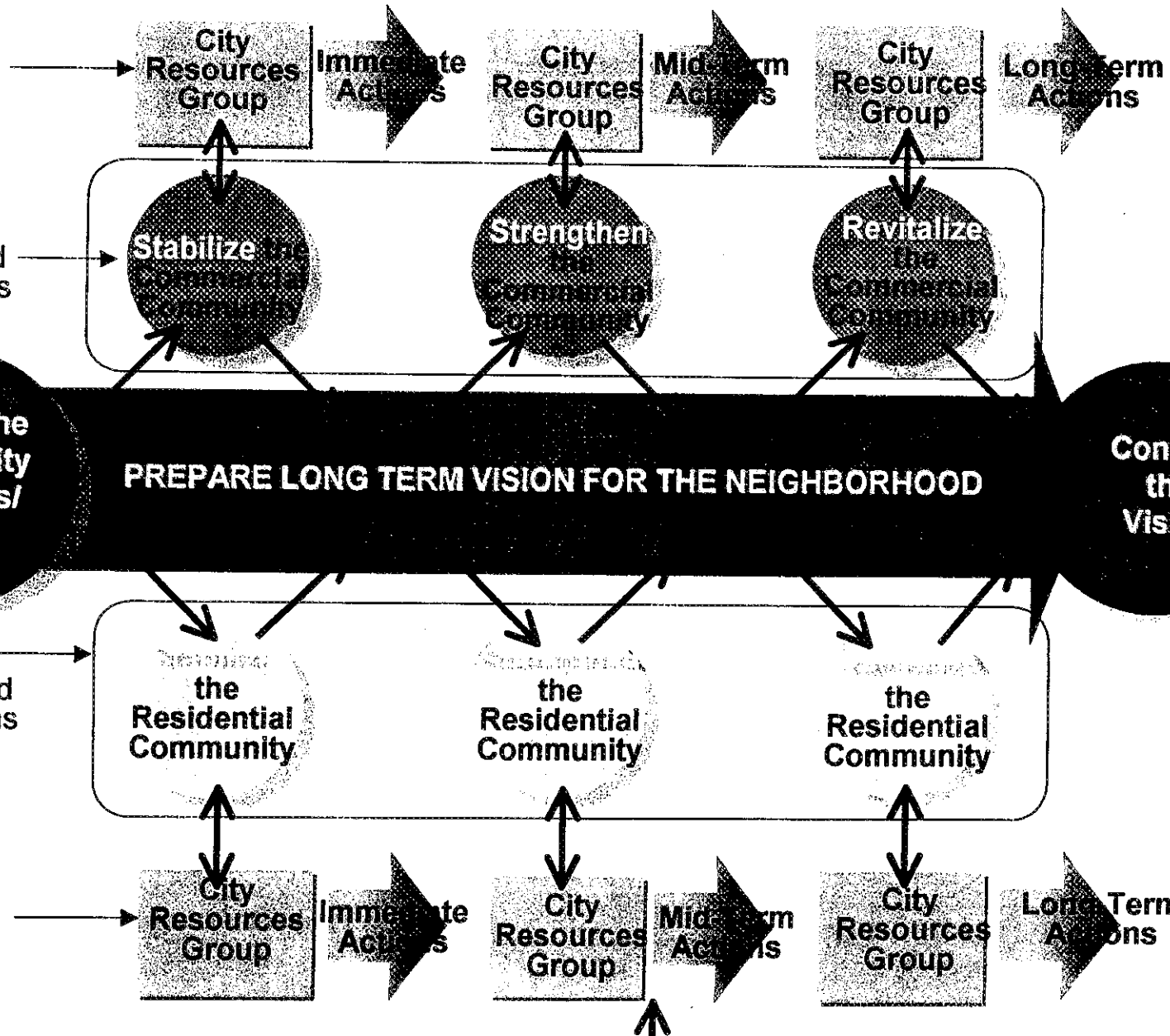
Neighborhood Planning for Upper Potomac West

City Resources Group identifies potential solutions and works w/ the community to implement actions

Commercial Sub-Group focuses and prioritizes concerns

Residential Sub-Group focuses and prioritizes concerns

City Resources Group identifies potential solutions and works w/ the community to implement actions



32

SWP 2001-0120

SUP 2001-0120

Christopher J. Hart
804 Circle Terrace
Alexandria, VA 22302
703-739-1541

January 18, 2002

Via Facsimile

Barbara Ross
Alexandria Dept. of Planning and Zoning
Alexandria, Virginia

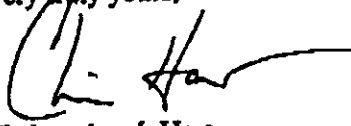
Re: Previous Safeway Site at the corner of Glebe and Mt. Vernon in Alexandria, VA ("Site")

Dear Barbara:

I previously sent you a letter on January 3, 2002 regarding this matter. Based on our meeting last night, this letter supercedes in its entirety that earlier letter. This Site is before the Planning Commission and City Council for potential development as a dollar store, Chinese buffet restaurant and food market with take-out (the "Proposed Uses"). I am a parishioner at St. Rita's Catholic Church, which abuts this Site, and I have been asked by Father Denis Donahue, Pastor of St. Rita's, to be St. Rita's representative at Upper Potomac West Task Force meetings discussing uses and developments of this Site. Based on the information I received at last night's meeting, St. Rita's will not oppose the above-described Proposed Uses with the following conditions: (1) adequate landscaping and screening of all areas of the Site, including the area between the Site's rear loading dock and St. Rita's playground and convent, as such landscaping is reflected on that Landscape Concept Plan prepared by your department and dated December 5, 2001; (2) limiting deliveries to the Site loading dock to between 8:30 a.m. and 6:00 p.m., every day of the week; and (3) continuing to restrict sales of single beers or hard liquors (not including bottles of wine and beer six-packs) for take-out from the Site. The loading dock landscaping should be sufficiently dense (hedge, etc.) to visually screen and block, in an aesthetic manner, the loading dock from view from St. Rita's playground and convent areas.

Please communicate these concerns of St. Rita's to any and all persons that you think appropriate. Please also advise if, for any reason, the City intends to permit the Proposed Uses without requiring the restrictions described herein. If you have any questions regarding this letter, please do not hesitate to contact me.

Very truly yours,



Christopher J. Hart



SUP 2001-0120

GREENHOOT + COHEN

COMMERCIAL MANAGEMENT AND LEASING

January 22, 2002

**VIA FACSIMILE: 703/838-6393
REGULAR MAIL**

**Ms. Barbara Ross
Deputy Director
Department of Planning & Zoning
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314**

RE: 221 W. Glebe Road**Dear Barbara:**

We represent Ku-Shim Partnership, owners of Glebe Road Shopping Center, also known as the Foodway Shopping Center at: 206-210 W. Glebe Road. Ku Shim Partnership is owned by Mrs. Bon Suk Shim and her father. Mrs. Shim and her husband also own and operate the Foodway Grocery Store at W. Glebe Road.

With respect to the proposed interim use for the former Safeway site, the Shim's support this investment and welcome these businesses to the neighborhood. They join their other neighbors in wishing that an interim use were not necessary but understand why redevelopment is not feasible at this time. The only concern the Shim's have is that they would prefer that the proposed "Dollar Plus Import" store not be permitted to sell non-perishable grocery type items. Examples of these items include toilet paper and paper towels. We realize that the proposed "Dollar Plus Import" store is not subject to the need for a special use permit but we still wanted there to be a record of our position.

Please call if you have any questions.

Sincerely,

**Perry C. Reith
Senior Property Manager**

/cs
?poc\1415\Waters\ata.221

SUP 2001-0120

HSCA



HUME SPRINGS CITIZENS ASSOCIATION

P.O. BOX 2880 • ALEXANDRIA, VIRGINIA 22305

January 20, 2002

City Council Members
Mr. Phil Sunderland
Ms. Barbara Ross
Ms. Nina V. Weisburg
Ms. Pamela Chang

Sirs/Mesdames:

The Hume Springs Citizens Association (HSCA) would like to go on record as supporting the proposed interim use of the Safeway lot at 221 West Glebe Rd. entailing a lease between the owner of that property and Eastern Enterprises. We believe essentially that the long-term vacancy of this property is detrimental to our community.

The Association also believes, however, that certain improvements need to be made surrounding the proposed use. These include:

- Changes to the traffic flow on West Glebe Road, at the approach to Mt. Vernon Avenue, where the lanes presently provide for right turns only from the right lane and left turn or straight from the left lane. We believe that occupancy of the Safeway building will cause a notable increase in traffic approaching that intersection -- local traffic that has become accustomed to using the Safeway parking lot as a cut-through -- and that lane use at that intersection should be improved;
- A crosswalk on Mt. Vernon Avenue to improve accessibility to the west side of the street from the east side where Potomac West Apartments are situated. The crosswalk should be accompanied by, if not a traffic light, at least signage cautioning motorists to yield to pedestrians. There is no crosswalk in the entire length of Mt. Vernon Avenue between West Glebe and Russell Road and this as a problem. Mt. Vernon Avenue at West Reed in particular has long been a dangerous and difficult crossing for bus riders, and we believe it needs to be rectified now with the probability of increased pedestrian traffic resulting from the new business;
- Benches and waste containers at the Metrobus stop that is situated in front of the Safeway lot on Mt. Vernon Avenue. The area around the bus stop must cease to resemble a trash dump, as it frequently does now following morning rush hour. All of these improvements will also create a more attractive and well-tended environs that may help to make it a favorable location for future development.

The HSCA would also like to recommend that the World Market not sell cigarettes, which will help deter that market from being used as a "quick-stop shop" for alcoholic beverages; and we favor a lease of between 5 and seven years for the interim use, which we feel will allow for a permanent redevelopment at the earliest opportunity should a viable prospect come along in the near future.

Thank you for your consideration.

Ellen Marie Galdan
Ellen Marie Galdan
President
703/549-7901

Brenda W. Smith
Brenda W. Smith
Vice President
703/683-1765

Gorodesky Cooper
Gorodesky Cooper
Secretary
703/548-9049

SUP 2001-0120

January 23, 2002

To: City of Alexandria
Dept. of Planning and Zoning

Attention: Barbara Ross

We want to thank you for coordinating the January 17th community meeting. The meeting provided us with the opportunity to understand the needs of the community in regard to this project. The following are the resulting actions & recommendations in response to the input provided by the community members:

A. The Chinese Restaurant

Hours of operation will be from 10:30am -10:30pm, 7 days a week

The restaurant will not exceed 200 seats

Based on the community feedback, we would like to apply for a beer and wine license for the Chinese Restaurant

B. The Dollar Plus Store

Hours of operation will be from 9am-9pm, 7 days a week

C. The Little Gourmet World

Hours of operation will be from 7:30am-10:00pm, 7 days a week

*All merchandise and food deliveries will be made 9:30am-4: 30pm

We will submit all sign lay out designs to you as soon as possible. Again, thank you very much for your assistance.

Regards,

Pamela Cheng &
Seng M. Diep

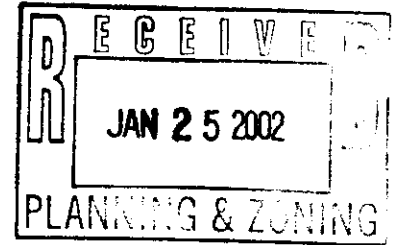
7 - SUP 2001-0120
8 - SUP 2001-0119



GREENHOOT + COHEN

COMMERCIAL MANAGEMENT AND LEASING

January 22, 2002



VIA FACSIMILE: 703/838-6393
REGULAR MAIL

Ms. Barbara Ross
Deputy Director
Department of Planning & Zoning
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

RE: 221 W. Glebe Road

Dear Barbara:

We represent Ku-Shim Partnership, owners of Glebe Road Shopping Center, also known as the Foodway Shopping Center at: 206-210 W. Glebe Road. Ku Shim Partnership is owned by Mrs. Bon Suk Shim and her father. Mrs. Shim and her husband also own and operate the Foodway Grocery Store at W. Glebe Road.

With respect to the proposed interim use for the former Safeway site, the Shim's support this investment and welcome these businesses to the neighborhood. They join their other neighbors in wishing that an interim use were not necessary but understand why redevelopment is not feasible at this time. The only concern the Shim's have is that they would prefer that the proposed "Dollar Plus Import" store not be permitted to sell non-perishable grocery type items. Examples of these items include toilet paper and paper towels. We realize that the proposed "Dollar Plus Import" store is not subject to the need for a special use permit but we still wanted there to be a record of our position.

Please call if you have any questions.

Sincerely,

Perry C. Reith
Senior Property Manager

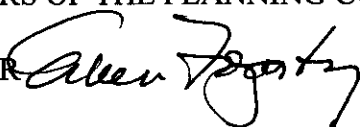
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City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 25, 2002

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: EILEEN FOGARTY, DIRECTOR 
PLANNING AND ZONING

SUBJECT: SAFEWAY SITE APPLICATIONS
SUP#2001-0119
SUP#2001-0120

The above cases were deferred from last month's meeting at the request of community members so that the applicant could meet with the community and discuss the proposal to place interim uses in the vacant Safeway store. A meeting took place on January 17, 2002, and representatives of the owner, the tenant/applicant, local businesses, neighborhood associations, staff and many individual citizens were present. The specific operations of both proposed special use businesses were discussed and, as a result, the applicant has amended its application and staff has several additional or changed conditions to recommend. The changes are presented below. The attached staff reports contain no changes from the prior reports, except for a few additional attachments.

In addition, the issue of the long term development of the Safeway Datatel site was discussed at both the January 17 meeting and at a city council work session on January 22 and that issue is discussed briefly below.

Changes to Applications. The applicant has proposed the following changes to its applications.

Buffet Restaurant

- add beer and wine for on premise consumption
- hours of operation to be 10:30 a.m. – 10:30 p.m.

Little Gourmet World Market

- hours of operation to be 7:30 a.m. – 10:00 p.m. daily.

Changes to Staff Recommendations

If the proposed uses are approved, staff has no objection to the proposed changes to the hours of operation or to the addition of on premise beer and wine at the restaurant. The following proposed changes incorporate those amendments as well as others that were raised at the community meeting and in subsequent letters:

Buffet Restaurant, SUP #2001-0120

4. The hours of operation shall be limited to 10:30 a.m. to 10:30 p.m. daily ~~11:00 a.m. to 10:00 p.m., Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. on Friday and Saturday.~~ (P&Z)
6. Wine and beer for on premise consumption is permitted. ~~No alcoholic beverages shall be sold or served.~~ (P&Z)
17. The applicant shall obtain, at its expense, one Model SD-42 Bethesda Series trash container to be placed on the adjacent right-of-way next to the bus stop on Mount Vernon Avenue. (T&ES) [As requested by Hume Springs Citizens Association.]

Little Gourmet World Market, SUP #2001-0119

4. The hours of operation shall be limited to from 7:30 a.m. ~~8:30 a.m.~~ to 9:30 p.m., daily. (P&Z)
10. The applicant shall obtain, at its expense, one Model SD-42 Bethesda Series trash container to be placed on the adjacent right-of-way on West Glebe Road. (T&ES)

Changes to both applications

- 13/15 Within one year of approval, the applicant shall make site improvements to the subject property generally consistent with the attached proposed staff plan, and shall submit its work plan to staff for approval prior to undertaking the work, which shall include at a minimum:
 - a) repairs to the existing driveway apron and trench drain on the Mt. Vernon Avenue access;
 - b) repair of the damaged and inoperable site lighting fixtures in the parking lot and mounted on the building;
 - c) closing of the eastern most curb cut on the West Glebe Road frontage;
 - d) removal of the freestanding, pole sign;
 - e) removal of the pay telephones on the West Glebe Road frontage;

- f) installation and perpetual maintenance of landscaping as outlined in the staff proposed plan, with the screening next to St Rita School to be designed in consultation with Planning staff and representatives of St Rita's. [at the request of St. Rita.]
 - g) installation of wheel stops or curbing in the northernmost double row of parking spaces, in order to prohibit cut through traffic. (P&Z, T&ES)
21. Loading and unloading at the rear loading dock shall be limited to between 9:30 a.m. and 4:30 p.m. (P&Z) [As requested by St Rita Catholic Church.]

Long Term Redevelopment of the Property

At the Council work session on January 22, staff presented a summary of the Upper Potomac West concept plan for the redevelopment of the Safeway/Datatel property, emphasizing the implementation steps that Council needs to take to make that redevelopment more attractive to property owners and developers. The Council response was very positive, with Council indicating its willingness to take actions, including property assembly and pursuing a public parking garage on the Datatel property. Not only was Council supportive of an aggressive approach, it indicated it wanted to do what it could to see the redevelopment occur quickly. In fact, as to the proposed interim uses for the property, which are the subject of these SUP applications, it stated its concern for interim uses that would remain more than a short period of time. In order to pursue that concern, it proposed a meeting with the property owner to discuss the question of the timing of development. Staff will update the Commission on any developments from those discussions at the hearing.

#7 SUP 2001-0120
#8 SUP 2001-0119

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 5, 2002
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: EILEEN FOGARTY, DIRECTOR *Eileen Fogarty*
PLANNING AND ZONING
SUBJECT: SAFEWAY APPLICATIONS
SUP #2001-0119
SUP #2001-0120


As a result of our conversations and an agreement in concept reached between the property owner and the City, staff recommends that the five year review condition (## 18 and 19) be amended as follows:

18/19. The special use permit shall be redocketed for consideration five years from the date of approval to assess the feasibility and timing of redevelopment based on the market evaluation of economic feasibility of redevelopment undertaken by the City and the property owner pursuant to a separate agreement reached by those parties.

The agreement reached with the property owner allows the City to require that the property owner terminate its lease with the tenant after five years. The City and the property owner are also required by the agreement to jointly undertake a market evaluation of economic feasibility of redevelopment in year three of the lease, which would then leave an appropriate period of time for the property owner to prepare detailed plans and seriously pursue redevelopment to occur when the lease is terminated. It is that market evaluation to which the revised condition refers.

A | E | D | P

Items 7 & 8

TO: Nina Weissberg
FROM: Eric Dobson 
RE: 221 West Glebe Prospect Update

I want to provide you with some follow-up from January 17th meeting on 221 West Glebe Road. At that meeting, I discussed the number and range of potential users that AEDP has shown this site. I want to provide this information to you in writing so that you and your broker continue to be aware of our activities.

AEDP has been actively marketing 221 West Glebe Road as part of our overall efforts to attract businesses to the City of Alexandria and our concentrated efforts on the Potomac West Area and Mount Vernon Avenue. These efforts were dramatically increased when we brought a redevelopment specialist to our staff in October 1999 and when we produced the area-specific marketing brochure, *Potomac West: Make it Your Business*.

We have shown 221 West Glebe Road to a number of clients as part of our efforts to introduce them to the City. A number of clients who were the right size for the space were not willing to pay your rental rate. Most other clients only wanted portions of the space and provided limited opportunity for other users. We have shown the space to: several grocery store chains (too close to other Alexandria or Arlington stores), two separate health clubs (one of which bought a space and opened nearby in Arlington), a national hardware store, a gardening center (located in another jurisdiction), several moderate priced department stores (wanted single digit rental rates), several automobile dealerships (opposed by the community), three different bakeries (one wanted to buy the building, one ended up nearby), three drug store chains (drive-thru issues), discount wholesalers (low rent criteria) and a handful of office users who were rapidly expanding and needed eclectic, affordable and flexible office space. We continue to show the property and direct people to it as both an existing use and as a redevelopment site for larger uses.

This site is referred to in the brokerage community as "that boarded up supermarket building" and this is not good for Alexandria. It continues to be a priority for AEDP to find users for this site and I look forward to continuing to work with you to bring economic activity back to this site.

1729 King Street, Suite 410

Alexandria, Virginia 22314

ph. 703.739.3820 fax. 703.739.1384

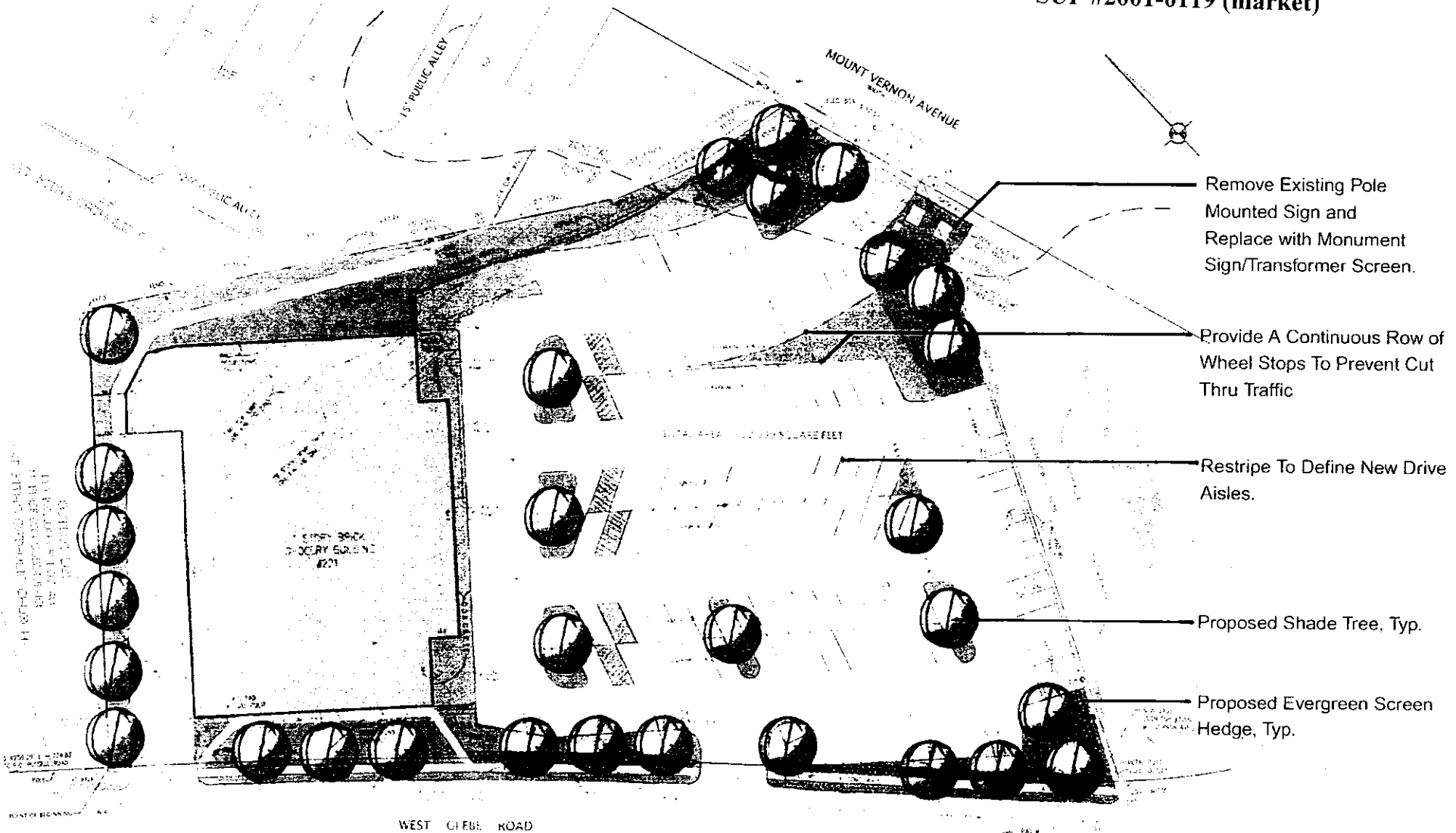
alexecon@erols.com

www.alexecon.org



11-12
2-23-02

221 W GLEBE RD
SUP #2001-0120 (restaurant)
SUP #2001-0119 (market)



Remove Existing Pole Mounted Sign and Replace with Monument Sign/Transformer Screen.

Provide A Continuous Row of Wheel Stops To Prevent Cut Thru Traffic

Restripe To Define New Drive Aisles.

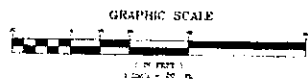
Proposed Shade Tree, Typ.

Proposed Evergreen Screen Hedge, Typ.

LANDSCAPE CONCEPT PLAN

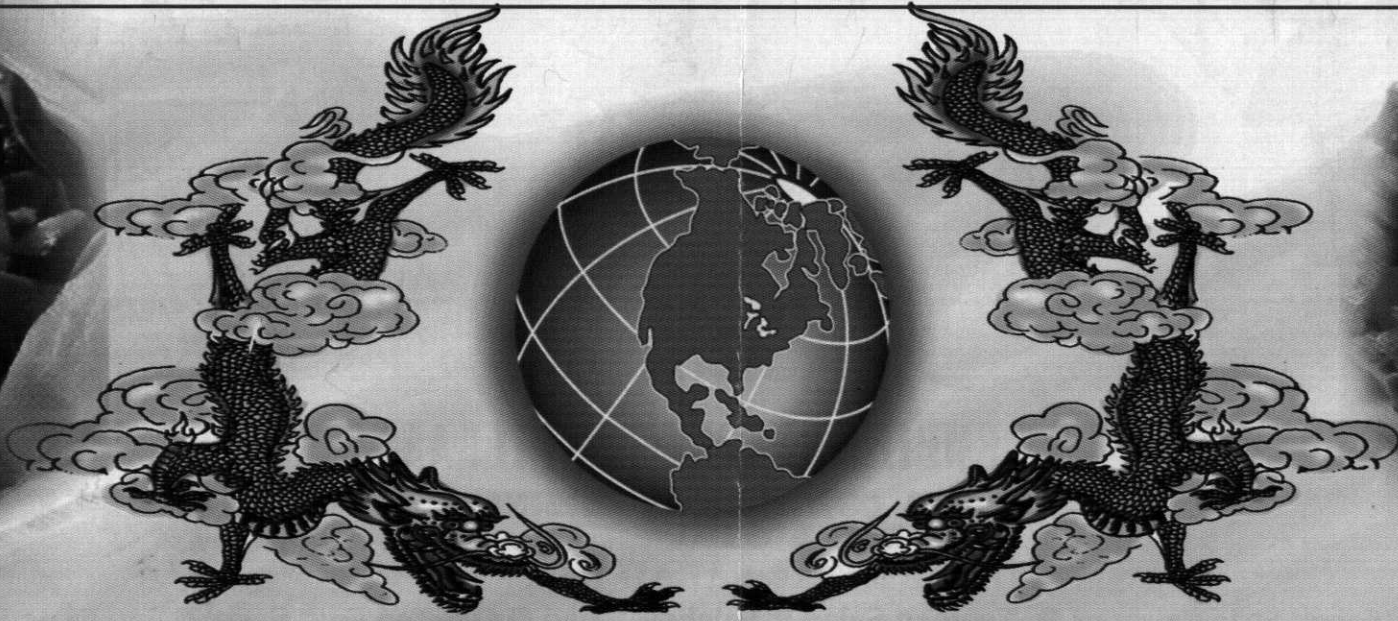
City of Alexandria/ Planning Department

Date: December 5, 2001



ALTA / ACS/ LAND TITLE SURVEY
221 WEST GLEBE ROAD
CITY OF ALEXANDRIA, VA
SCALE: 1/4" = 1'-0"

ALEXANDRIA SURVEYS, INC.
1421 SOUTH 4000 ROAD
ALEXANDRIA, VIRGINIA 22304
TEL: 703-438-6333
FAX: 703-438-6334



EASTERN EMPIRE BUFFET-RESTAURANT
Chinese & Continental Cuisine
BAR & GRILL

東 都

WELCOME TO
"ALL YOU CAN EAT"

OVER 150 ITEMS
FULL SALAD, DESSERT
10% OFF SENIOR CITIZEN

OPEN HOUR
MON.~THUR 11:00~10:00
FRI. & SAT 11:00~11:00
SUN. 11:00~10:00

LUNCH BUFFET
MON.~FRI.
ADULT \$6.95
KIDS UNDER 12 \$4.75
UNDER 2 EAT FREE

DINNER BUFFET
MON.~FRI.
ADULT \$12.95
KIDS UNDER 12 \$6.95
UNDER 2 EAT FREE

CARRY OUT BUFFET
LUNCH \$4.50/lb
DINNER \$6.95/lb

SAT. & SUN. ALL DAY
ADULT \$12.95
KIDS UNDER 12 \$6.95
UNDER 2 EAT FREE

11575 Old Georgetown Rd., Rockville, MD 20852
TEL 301.881.7822/7823 FAX 301.881.7868

ROCKVILL PIKE 355
 VOB CAR DEALER
 EASTERN EMPIRE BUFFET
 USED CAR DEALER
 EXECUTIVE BLVD 495
 EXIT
 OLD GEORGETOWN RD
 MID-PIKE PLAZA



221 W GLEBE RD ¹¹ 2-23-02
 SUP #2001-0120 (restaurant)



EASTERN EMPIRE BUFFET-RESTAURANT
CHINESE & CONTINENTAL CUISINE
BAR & GRILL

"CONTINENTAL SALAD BAR"

- Italian Pasta ● Greek Style Calamari ● Seafood Salad ● Rainbow Salad ● Assorted Fruit Salad ● Anti Pasto Salad
- Feta Cheese Salad ● Assorted Vegetable ● Cold Sesame Noodle ● Marinated Pickle Napa ● Fresh Mushrooms in Wine Sauce
- Three Bean Salad ● Shrimp Salad ● Chicken Salad ● Tuna Salad ● Sushi Roll ● Plus Over 30 Different Items Daily

"SOUPS DU JOUR"

- New Orleans Crab ● Cajun Seafood ● Traditional Chicken Noodle ● Hot & Sour ● Eastern Style Seafood ● Minestrone ● Split Peas
- Egg Drop ● Wonton ● Beef-Chicken Vegetable ● New England Clam Chowder... ● 5 Different Soup Daily

"EASTERN ENTREES"

- Fresh Seafood Daily ● Shrimp w. Lobster Sauce ● General Tso's Chicken ● Orange Flavor Chicken ● Triple Fresh Delight
- Twice Cooked Pork ● Lo Mein ● Teriyaki Chicken ● Shrimp Tempura ● Sweet and Sour Shrimp ● Lemon Chicken
- Salt & Pepper Baked Calamari ● Szechuan Beef-Pork-Chicken ● Mongolian ● Kung Pao Chicken / Shrimp ● Sesame Chicken
- Hunan Delight ● Cashew Chicken ● Singapore Rice Noodle ● Peking Style Ribs ● Garlic Mussels..... 25 Choice of Entrees Daily

"CONTINENTAL ENTREES"

- Fettuccini with Seafood ● Tortellini Shrimp Alfredo ● Veal Chasier ● Beef Burgundy ● Boneless Leg of Lamb Provencial
- Old Fashion Pork Roast ● Calamari Italian ● Cornish Hen Herb de Provence ● Mahi-Mahi Garlic Butter ● Spicy Cajun Lamb
- Italian Sausage ● Chicken Parmagiani ● Veal Marsala ● London Broil ● Beef-Chicken Fajita ● Taco ● Home Made Spaghetti Sauce
- Lasagna ● Italian Pasta ● Seafood Newburg ● Beef Au Poivre...25 Choice of Entrees Daily

"SWEET CONCLUSION"

- Sweet Sesame Balls ● Sugar Buns ● Assorted Cakes with Topping ● Vanilla Soft Ice Cream
- Chocolate Soft Ice Cream ● Cobler
- ...and Much More

Good Morning. My name is Mary Beth Flowers and I am a 13 year resident of Hume Springs. I've come this morning to advocate for safety changes that need to occur on Mt. Vernon Avenue and East Glebe Road in lieu of the upcoming development at the old Safeway lot.

Even when Safeway was there, "Safeway Drive" existed. This is not a new phenomenon. The reason it exists is because the lights at Mt. Vernon & East Glebe do not facilitate easy access into our neighborhood or Arlandria.

Although there is a left turn arrow on Mt. Vernon Avenue, coming from both directions, that same light pattern is not duplicated on the Glebe sides of the light. If I'm coming from Route 1 I'll cut through other neighborhoods to get to the 7-11, rather than try to make a left hand turn at that light.

And when I'm coming towards Route 1, I never use the light at the corner because left turns are so difficult. If I happen to go to the light I'll go down to the Mc Donald's and go through their parking lot to get back to Hume Springs.

And I am not alone in my strategies to get into our neighborhood.

Safeway Drive is a regular thoroughfare for Alexandria School Buses, Police, Taxi's, Delivery Trucks and hundreds of cars daily. If it gets blocked by the redevelopment it is going to be even more difficult to get to our neighborhood.

Which brings up the safety issues, or actually, danger issues that exist at the mouth of East Reed Ave at Mt. Vernon. A Metro Bus stop exists across the street from that intersection. It is very difficult to cross that street because cars are coming from East Reed turning in both directions onto Mt. Vernon and cars are coming out of "Safeway Drive" to cross over to East Reed and going in both directions on Mt. Vernon. And I didn't even mention the existing traffic on Mt. Vernon, itself that both of these arteries are filtering into.

If Safeway Drive is eliminated it will reduce the congestion at that corner somewhat, but the large volume of cars and people crossing at this intersection is reason alone to put a light and crosswalk there to increase safety. It could be timed with the light at the corner so that traffic doesn't back up. But currently, even with Safeway drive in operation, it is a very difficult corner to negotiate as a vehicle or a pedestrian. There have been many accidents at that corner & people have gotten hurt. Do we need someone to die to improve the safety at that corner? Or are we going to be proactive & make some constructive changes before a fatality occurs?

Hume Springs has spoken in support of the new businesses coming to our vicinity. If the city makes the traffic accommodations to ease the change, we will not be eating our words. Please support and act on our requests for these needed improvements.

Thank you for your consideration

APPLICATION for SPECIAL USE PERMIT # 2001-0120"

[must use black ink or type]

PROPERTY LOCATION: 221 West Glebe Rd Alexandria, Va

TAX MAP REFERENCE: 15.01-04-09 ZONE: CG

APPLICANT Name: Pamela Cheng

Address: 1707 Ladd St Wheaton Md. 20902

PROPERTY OWNER Name: Mt Vernon, LLC. by Nina Weissberg

Address: 3600 Mt Vernon Ave.

PROPOSED USE: International Buffet

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.

Pamela Cheng
Print Name of Applicant or Agent

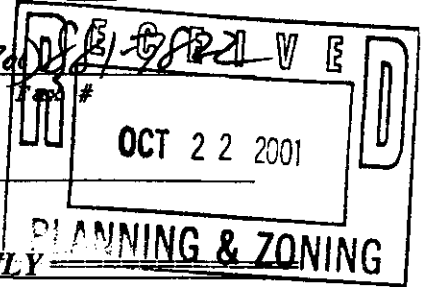
[Signature]
Signature

1707 Ladd St
Mailing/Street Address

(301) 792-9808
Telephone #

Wheaton Md. 20902
City and State Zip Code

10/20/01
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: 2/5/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 2/23/02PH-- See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

10. DEVELOPMENT SPECIAL USE PERMIT #2001-0020
4320 SEMINARY RD
ALEXANDRIA HOSPITAL
Public Hearing and Consideration of a request for a development special use permit, with site plan, to construct an addition to the hospital and for a structured parking facility; zoned R-12/Residential (R-8/Residential pending). Applicant: Inova Alexandria Hospital, by J. Howard Middleton, Jr., attorney.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Euille disclosed that he serves on the Board of Directors of the Inova Alexandria Hospital Foundation and of the corporate board at Inova Health System; however, he will be participating in the discussion and voting on this matter.

Councilwoman Woodson posed questions about the parking garage and Attorney Middleton responded to her inquiries

City Council approved the Planning Commission recommendation on docket item no. 9. City Council approved the Planning Commission recommendation on docket item no.10 with the amendment to condition #32 to add the standard language about off-street employee parking. Staff is to insert this language where appropriate.
Council Action: _____

City Council considered docket item nos. 11 and 12 together but under separate motions.

11. SPECIAL USE PERMIT #2001-0120
221 W GLEBE RD
Public Hearing and Consideration of a request for a special use permit for a restaurant; zoned CG/Commercial General. Applicant: Pamela Cheng.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Speck asked questions of Planning and Zoning Deputy Director Ross about the SUPs for this facility, and City Attorney Pessoa explained that the City's control is in the lease termination provision at year five, which applies to both SUP uses as well as to the by-right use.

City Council approved the Planning Commission recommendation with the change in condition #11 to delete the requirement for free off-street parking for employees and replace it with the standard language relating to off-street employee parking.
Council Action: _____

SPEAKER'S FORM

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

DOCKET ITEM NO. 4412

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mary Catherine Gibbs
2. ADDRESS: 307 W. Washington St.
TELEPHONE NO. 7038365757 E-MAIL ADDRESS: mchgibbs@erols.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Landowner
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: X AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL? YES X NO _____

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

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

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

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

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

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.