

EXHIBIT NO. 1

12
2-23-02

Docket Item # 8
SPECIAL USE PERMIT #2001-0119

Planning Commission Meeting
February 5, 2002

ISSUE: Consideration of a request for a special use permit for a restaurant (market).
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 Mr. Gaines, 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, 10, 15, 19, 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 #15 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.

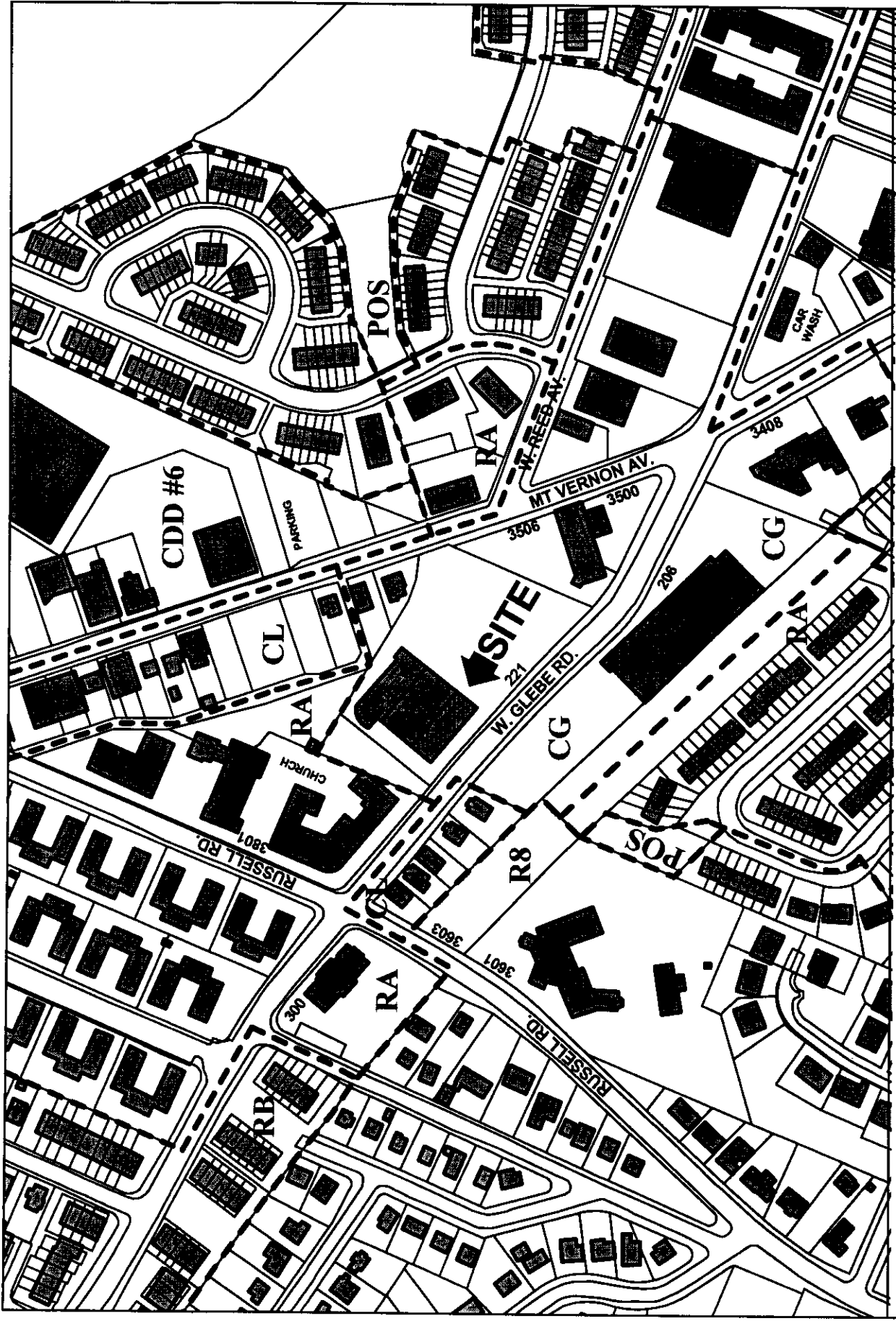
Marlin Lord, UPW Task Force member, believes we should be sending a strong message to Council to advocate for redevelopment and that there may be an opportunity here to work with the Birchmere and the Huscaran Restaurant.

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 #2001-0119



STAFF RECOMMENDATION:

Staff recommends **approval** of the request 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 20 patrons. (P&Z)
3. No live entertainment shall be provided. (P&Z)
4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation shall be limited to 7:30 a.m. ~~8:30 a.m.~~ to 9:30 p.m., daily. (P&Z) (PC)
5. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
6. Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z)
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. **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 on West Glebe Road. (T&ES) (PC)
11. The applicant shall install at least one trash container on-site near the front of the building for customers' use. (P&Z)

12. No amplified sound shall be audible at the property line. (P&Z)
13. 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)
14. 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)
15. **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)
16. 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)

17. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
18. 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)
19. **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)
20. The Director of Planning and Zoning shall review the special use permit one year after the business becomes operational 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 retail food store with on site food preparation, carry-out food service and off premises beer and wine sales in the former Safeway grocery store building at 221 West Glebe Avenue.
2. This is a companion case to SUP #2001-0120, which describes in detail the subject property, the proposal for tenants to occupy the building on an interim basis, and the long term goals for redevelopment of the site as part of the effort to revitalize and unify the Upper Potomac West neighborhood.
3. The applicant originally proposed to occupy a portion of the Safeway store building with a use the applicant described as a "beer/wine/deli." Staff found the original proposal vague, and was concerned about its emphasis on the off premise sale of beer and wine and met with the applicant to express its concerns. In response the applicant has described the proposed use both verbally, and in a two page amendment to the application with a revised floor plan (attached). The evolved business plan includes the following features:
 - a significant component that is a retail grocery market;
 - coffee service and a few tables for customers;
 - sandwich preparation for both on-site and off-premises consumption;
 - prepared foods for take home meals;
 - fresh produce, seafood, and deli meats and cheeses as part of its grocery selection;
 - fresh baked breads and other bakery items;
 - a "limited assortment of beer and wines carefully chosen by the store's management will be sold for off premises consumption."
4. The proposed hours of operation in the revised plan are from 8:30 a.m. to 9:30 p.m. daily.
5. The applicant anticipates that three to five employees will operate the business.
6. The store will occupy approximately 5,000 square feet within the building at the northern end.
7. No delivery service or entertainment is proposed.
8. 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.
9. 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 is concerned about the proposed use. It is a hybrid, offering some prepared foods and groceries that nearby residents might purchase for consumption at home, while also offering carry-out food and beer and wine that could be consumed immediately outside the building. In response to staff concerns about the potential for public drinking, litter and loitering, the applicant has assured staff that it wishes to cater to an upscale market and that its selection and sales of beer and wine will be limited. The applicant has gone so far as to describe its idea to staff as something modeled on Sutton Place Gourmet.

While the SUP process in Alexandria is far ranging, the mechanism is imperfect in regulating subjective notions of quality. Therefore, except for the limited description in the amendment to the application and the floor plan, plus the standard conditions of the SUP, the future of the use is something of a risk for the city. Staff believes that the applicant is sincere in its desire to operate a Sutton Place Gourmet like store but, if it does not succeed in its plan, the use could lend itself to the types of problem activities the City has spent time and resources trying to avoid in the Arlandria area, including public drinking, loitering, litter and nuisance behavior.

On balance, staff is willing to support the applicant for two reasons. First, it believes that there is a great potential benefit from having a leased Safeway building and from having the type of food store the applicant aspires to operate. The applicant is a single entity that will lease the entire building with subleases and management agreements with others to run the individual food operations. If this application is denied, the space may be used for an expanded Dollar Store or the tenant may choose to not rent the building altogether. Second, staff has recommended extensive site improvements as requirements of this and its companion interim restaurant use (see SUP #2001-0120). Those improvements will go a long way to improving the appearance and operation of this pivotal parcel of land for the neighborhood. Finally, should the use become something other than the grocery and restaurant use as represented by the applicant, and a real problem for the neighborhood, staff has the authority to cite the business for noncompliance and would pursue such enforcement if necessary for the good of the community.

Staff has recommended appropriate conditions, including the standard limitation on the sale of single beers and small quantities of wine, standard restaurant conditions, site improvement conditions similar to those imposed on the other restaurant use proposed for the site, and a requirement that the issue of interim uses and potential redevelopment be revisited after five years.

With those conditions, staff recommends approval of the use.

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:

- 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 city Model SD-42 Bethesda Series litter container for installation on the adjacent public 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 alteration 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 Required 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 discharge 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 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 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-3 Permits must be obtained prior to operation.
- C-4 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.
- C-6 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.
- R-2 Robbery awareness program for all employees.
- R-3 Recommend "ABC On" license only. If "ABC Off" is approved we recommend the following conditions:
 - 1. Beer or wine coolers may be sold only in 4-packs, 6-packs, or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 - 2. That the SUP is reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2001-0119

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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 Weissverg

Address: 3600 Mt Vernon Ave.

PROPOSED USE: Beer / Wine Deli
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

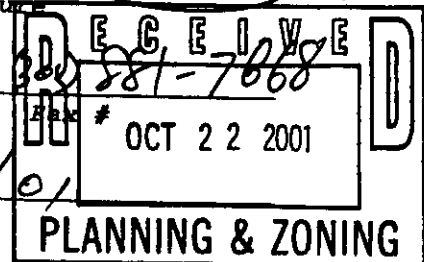
1707 Ladd St
Mailing/Street Address

Wheaton MD 20902
City and State Zip Code

[Signature]
Signature

(301) 792-9808
Telephone #

10/20/01
Date



DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

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

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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

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

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

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

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

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

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

- PREPARED SEAFOOD, SANDWICHES, SUSHI BAR,
FRIED SHRIMP & CHICKEN.
- UNPREPARED SEAFOOD AND FRUITS, VEGETABLES
& CANNED GOODS.
- WINES & BEER; SOFT DRINKS
- OVER THE COUNTER FOOT TRAFFIC WITH 10
SEATS AVAILABLE. No table.
- ABOUT THREE EMPLOYEES
- OPERATING FROM 11AM TO 11 PM.
- ON-SITE PARKING

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).

over counter Foot Traffic.

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

About 3 Management + employee between 10 Am to 12 midnight.

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

Day:

Hours:

Sunday thru Thursday

10 am to 9 pm.

Friday and Saturday

10 am to 10 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 Waitress Service.

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?

• Box + left over Foods.

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?

staff monitors exterior + pick 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 regulations.

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.

• Sale beer + wine only.

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? N/A

AT the Back of Store.

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

11 am to 2pm. Monday to Saturday

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

About 2 time 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: 12 At a bar: _____ Total number proposed: 12

2. Will the restaurant offer any of the following?

_____ alcoholic beverages _____ beer and wine (on-premises)
 beer and wine (off-premises)

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

Seafood, sandwiches, sushi, Fried shrimp +
Chicken

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? N/A

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.

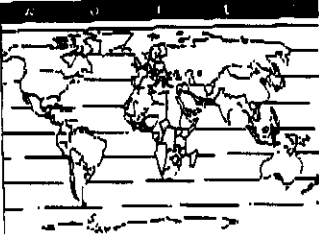
If yes, please describe: _____

SUP 2001-0119

APPLICATION AMENDMENT

ATT: MRS BARBARA ROSS

FROM: PAMELA CHENG.



THE LITTLE GOURMET WORLD MARKET

To create a unique international experience for our patrons, only the finest produce from near and far are presented. Fresh vegetables and succulent fruits are shipped in from around the world as well as the top produce from our locale, all selected for best flavor and appearance. The market offers a broad selection of delicacies and grocery items fresh or prepared

Delicious restaurant-quality food prepared daily by our team of in-market chefs. Customers may choose from a wide selection of tempting appetizers, zesty salads, soups, entrees and desserts, or may select a complete-meal option.

Meat: From rotisserie prepared foods to imported cold cuts, a tempting array of international sandwiches, an assortment of quiche, meats, poultry, bratwurst & Andouille—the selection of items is extensive.

Seafood: fresh and prepared seafood, scallops, live lobsters, lump and backfin crabmeat, shrimp, mussels and other hand-selected shellfish await our customers delight along with a variety of sushi. A selection of Little Gourmet World marinades and condiments are available.

Deli: Vast selection of international meats, imported and domestic cheeses and house-made salads. Sandwiches are made-to-order and prepared in a few short minutes or meats and cheeses can be sliced and taken home.

Fresh baked breads along with a variety of rolls and muffins are available to compliment our offerings.

Finally, clientele will be able to select from a limited assortment of beer and wines carefully chosen by the management of The Little Gourmet World. MARKET

OPERATION HOURS FROM 8:30 AM. TO 9:30 PM

OPEN SEVEN DAYS A WEEK

20 SEATS

ATT: MRS BARBARA ROSS

DESCRIPTION OF PLAN CONCEPT

A Deli, Seafood & Market Place

We want to create a unique international experience for our patrons.

A tasteful array of sandwiches, salad and other fare will be offered.

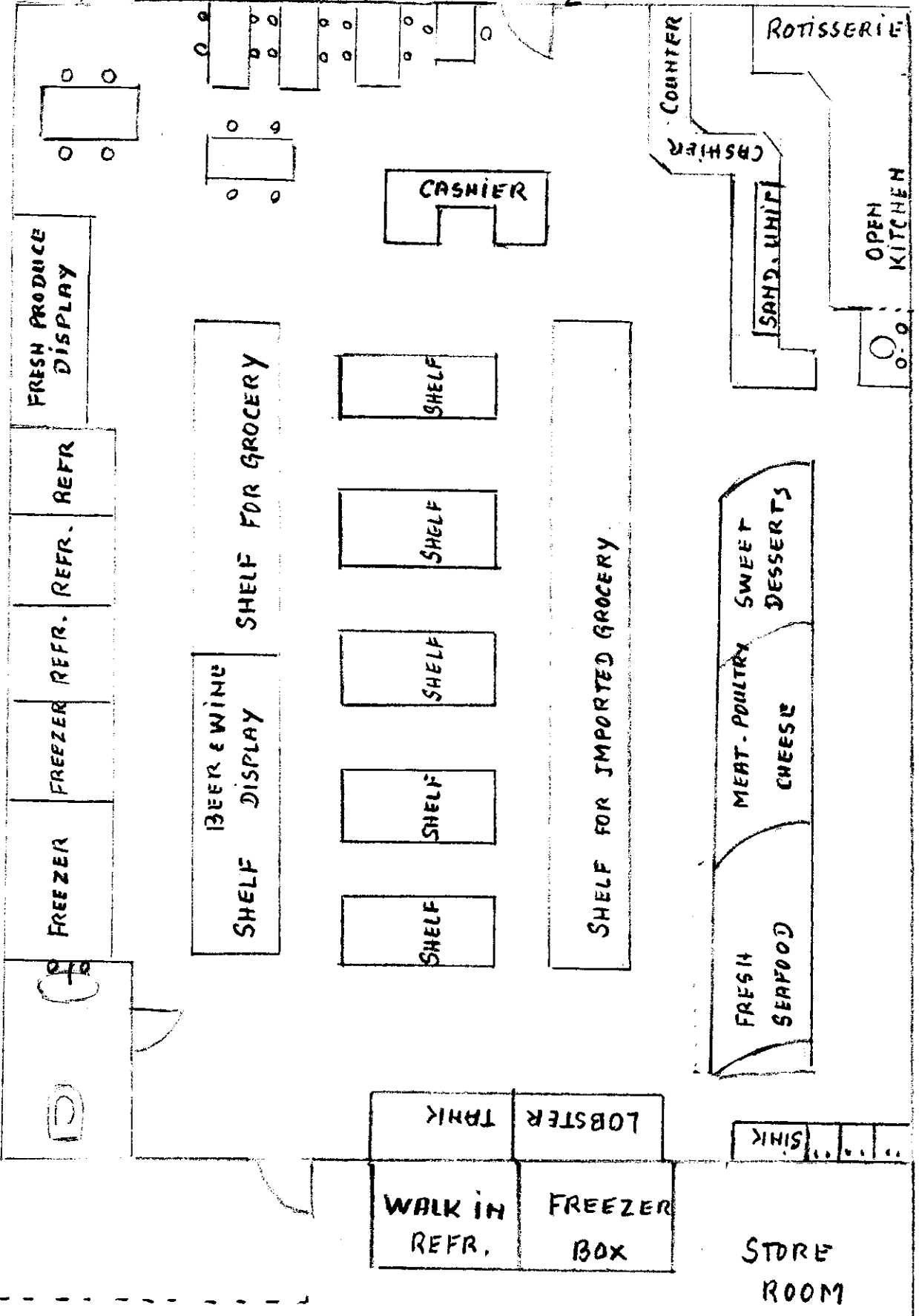
A diverse selection of fresh and prepared seafood along with frozen imported delicacies, groceries and other foods will be available for customers.

Finally, to compliment our deli, seafood & r market place, we would like to offer clientele a limited assortment of beer and wine.

LITTLE GOURMET WORLD "Market"

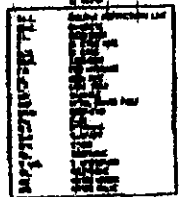
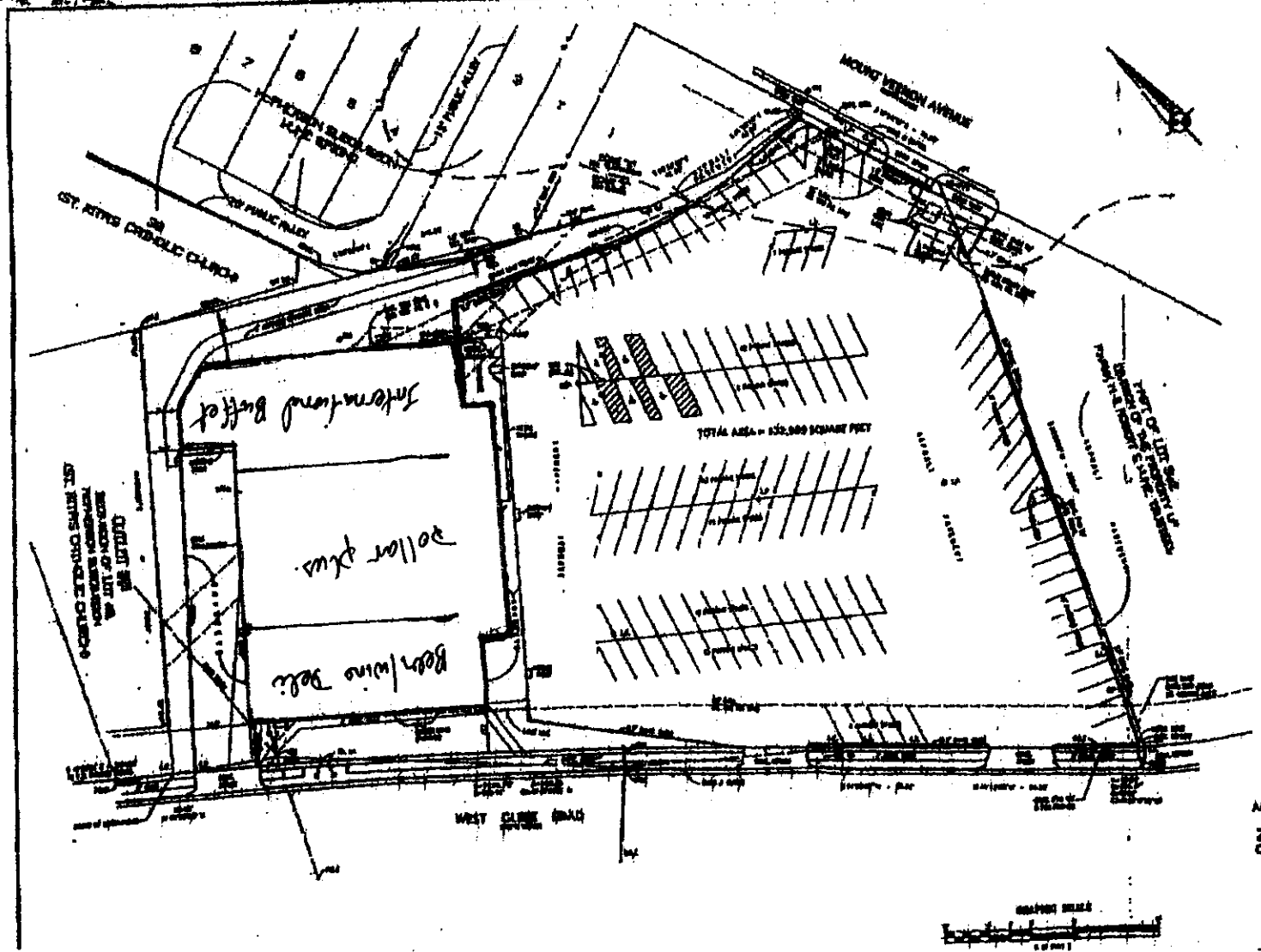
EXIT DOOR

MAIN ENTRANCE



FUTURE KITCHEN OR PREP. AREA

23



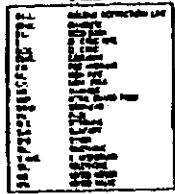
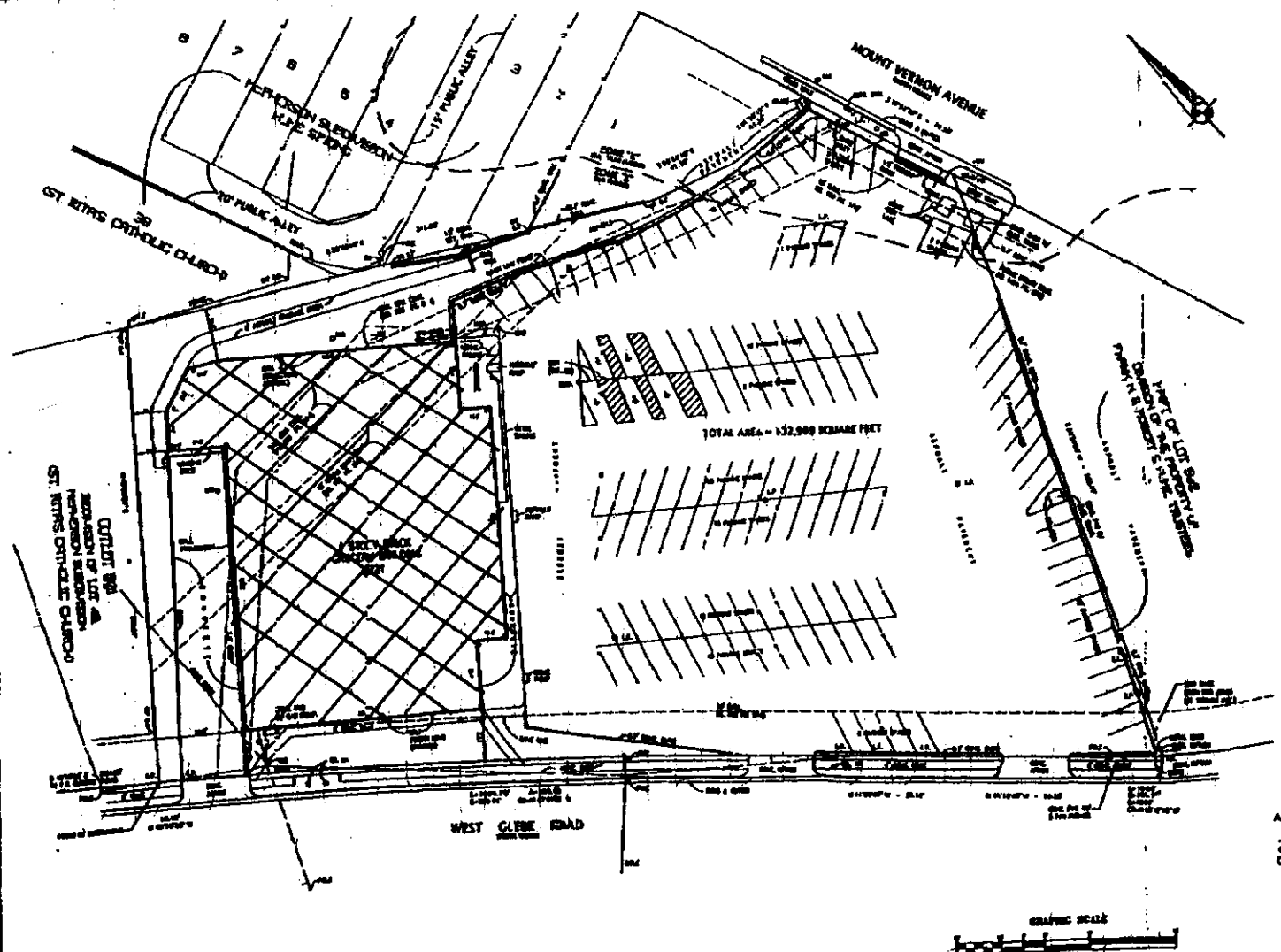
ALTA / ACM LANE W/LESSEES
 BY THE PROPERTY, BEING AT
 221 WEST CLURE ROAD
 CITY OF ALHAMBRA, MICHIGAN
 Scale: 1" = 20'

PLAN SHOWING PREMISES

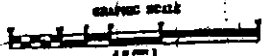
SUP 2001-0119

EXHIBIT A
PLAN SHOWING PREMISES

SUP 2001-0119

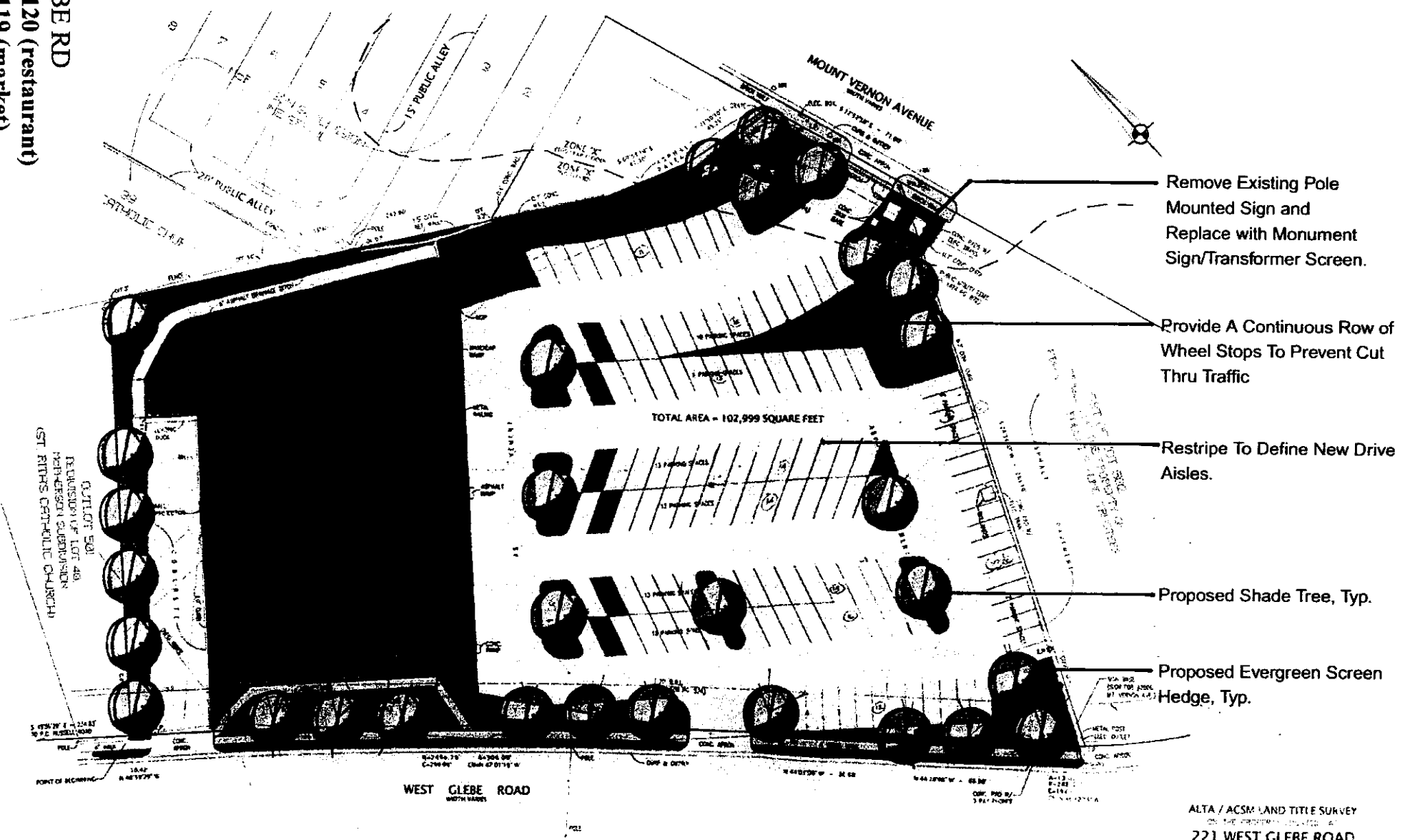


ALTA / ACM LANC TITLE SERVICE
BY THE COUNTY CLERK AT
221 WEST CLENE ROAD
CITY OF ALBANY, VERMONT
SCALE: 1" = 50'



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

25



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.
 8343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306
 TEL NO: (703) 860-6615
 FAX NO: (703) 768-3764

SUP 2001-0119

#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")

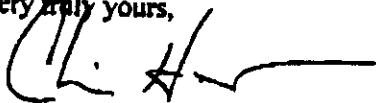
Dear Barbara:

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

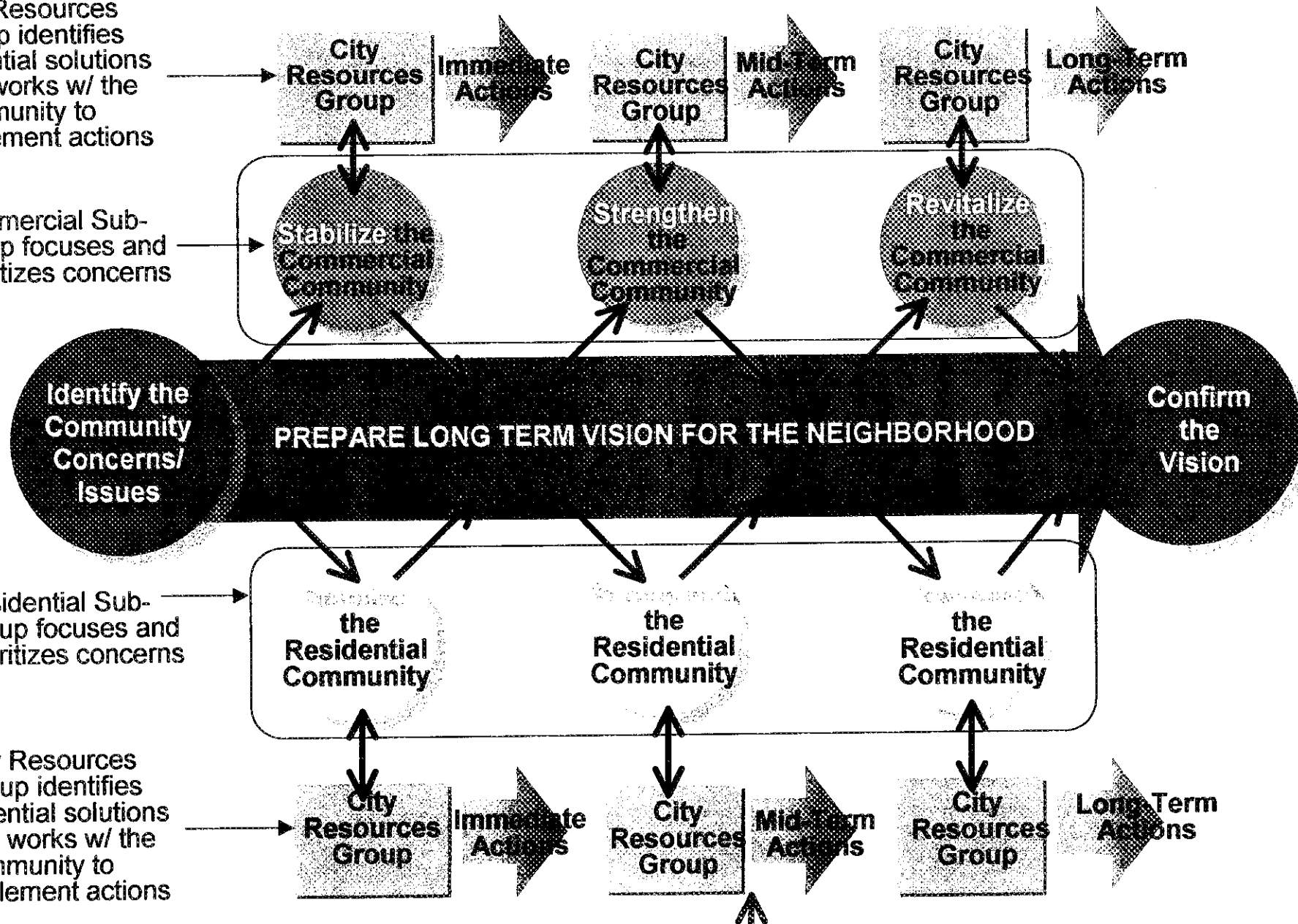
Neighborhood Planning for Upper Potomac West

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



29

SUP 2001-019

SUP 2001-0119

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



SNP 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

/cs
Report\415\letters\late.221

SUP 2001-0119

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 Golden
Ellen Marie Golden
President
703/549-7901

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

Gorodesky Cooper
Gorodesky Cooper
Secretary
703/548-9049

SUP 2001-0119

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

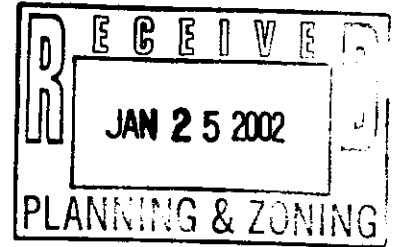


7 - SUP 2001-0120
8 - SUP 2001-0119

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

/cs
fpcr\1415\letters\ste.221

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 
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 (stayed 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

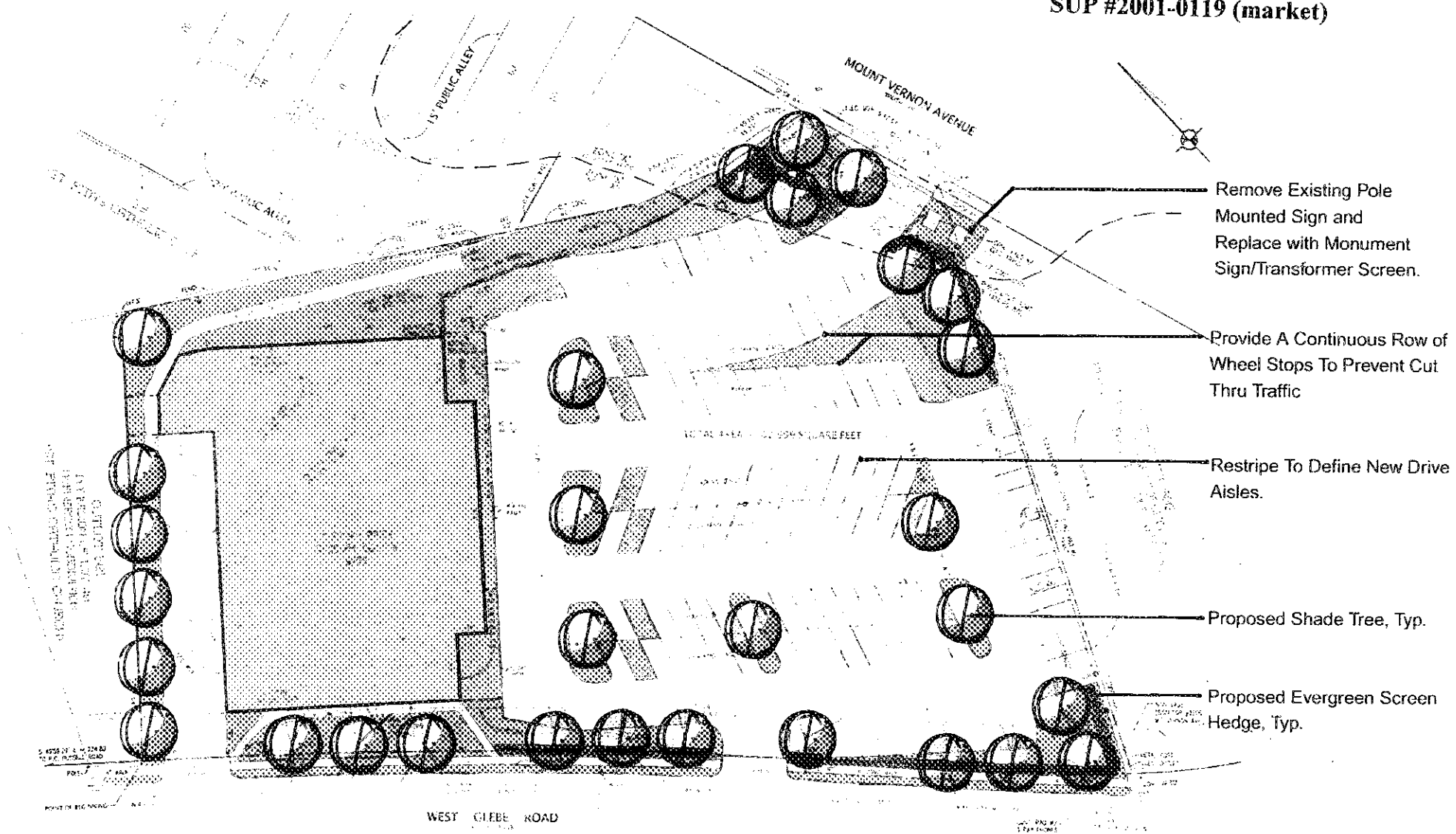
alexecon@erols.com

www.alexecon.org



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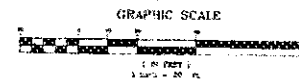
221 W GLEBE RD
SUP #2001-0120 (restaurant)
SUP #2001-0119 (market)



- 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" = 20'

ALEXANDRIA SURVEYS, INC.
1943 SOUTH ARLINGTON ROAD
ALEXANDRIA, VIRGINIA 22304
TEL: (703) 440-6678
FAX: (703) 440-6794

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 # 2001-0119

12

[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 Weissverg

Address: 3600 Mt Vernon Ave.

PROPOSED USE: Beer / Wine Deli

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

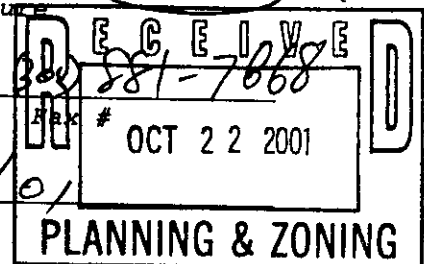
1707 Ladd St
Mailing/Street Address

Wheaton MD 20902
City and State Zip Code

[Signature]
Signature

(301) 792-9808
Telephone #

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: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

12. SPECIAL USE PERMIT #2001-0119
221 W GLEBE RD
Public Hearing and Consideration of a request for a special use permit for a market; zoned CG/Commercial General. Applicant: Pamela Cheng.

COMMISSION ACTION: Recommend Approval 7-0

Mayor Donley asked staff to follow up on the vehicle traffic and pedestrian safety aspects at the intersection of Mount Vernon Avenue and East Glebe Road, to look at some alternative solutions, and to coordinate with the civic association.

Councilman Speck asked Attorney Gibbs to declare, for the record, that there is no misunderstanding on the part of the landowner about the middle parcel being part of the five-year plan, and she assured him that it is one lease.

City Council approved the Planning Commission recommendation with the change in condition #4 to correct the closing time to 10:00 p.m. so that it now reads: "**4. The hours of operation shall be limited to 7:30 a.m. to 10:00 p.m., daily.**", and to change condition #13 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: _____

ORDINANCES AND RESOLUTIONS

13. Public Hearing, Second Reading and Final Passage of an Ordinance to change the membership of the Community Criminal Justice Board established by Section 2-4-10 of the City Code. (#17 2/12/02) [ROLL-CALL VOTE]

City Council finally passed the ordinance upon its Second Reading and Final Passage. ORD. NO. 4237

Council Action: _____

14. Public Hearing, Second Reading and Final Passage of an Ordinance to make supplemental appropriations for the support of the government of the City of Alexandria for FY 2002. (#18 2/12/02) [ROLL-CALL VOTE]

City Council finally passed the ordinance upon its Second Reading and Final -Passage. ORD. NO. 4238

Council Action: _____

15. Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the City to participate in and purchase electricity through the Virginia Energy Purchasing Governmental Association. (#19 2/12/02) [ROLL-CALL VOTE]

City Council finally passed the ordinance upon its Second Reading and Final Passage. ORD. NO. 4239

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. 11412

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Mary Catherine Gibbs
- 2. ADDRESS: 307 W. Washington St.
TELEPHONE NO. 703 836 5757 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.