

EXHIBIT NO. 1

11  
6-21-05

Docket Item #12  
SPECIAL USE PERMIT #2005-0038

Planning Commission Meeting  
June 7, 2005

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

**APPLICANT:** Quiznos Subs  
by JBG Rosenfeld Retail and Jonathan Rak, attorney

**LOCATION:** 3215 Duke Street (Parcel Address: 3125 Duke Street)

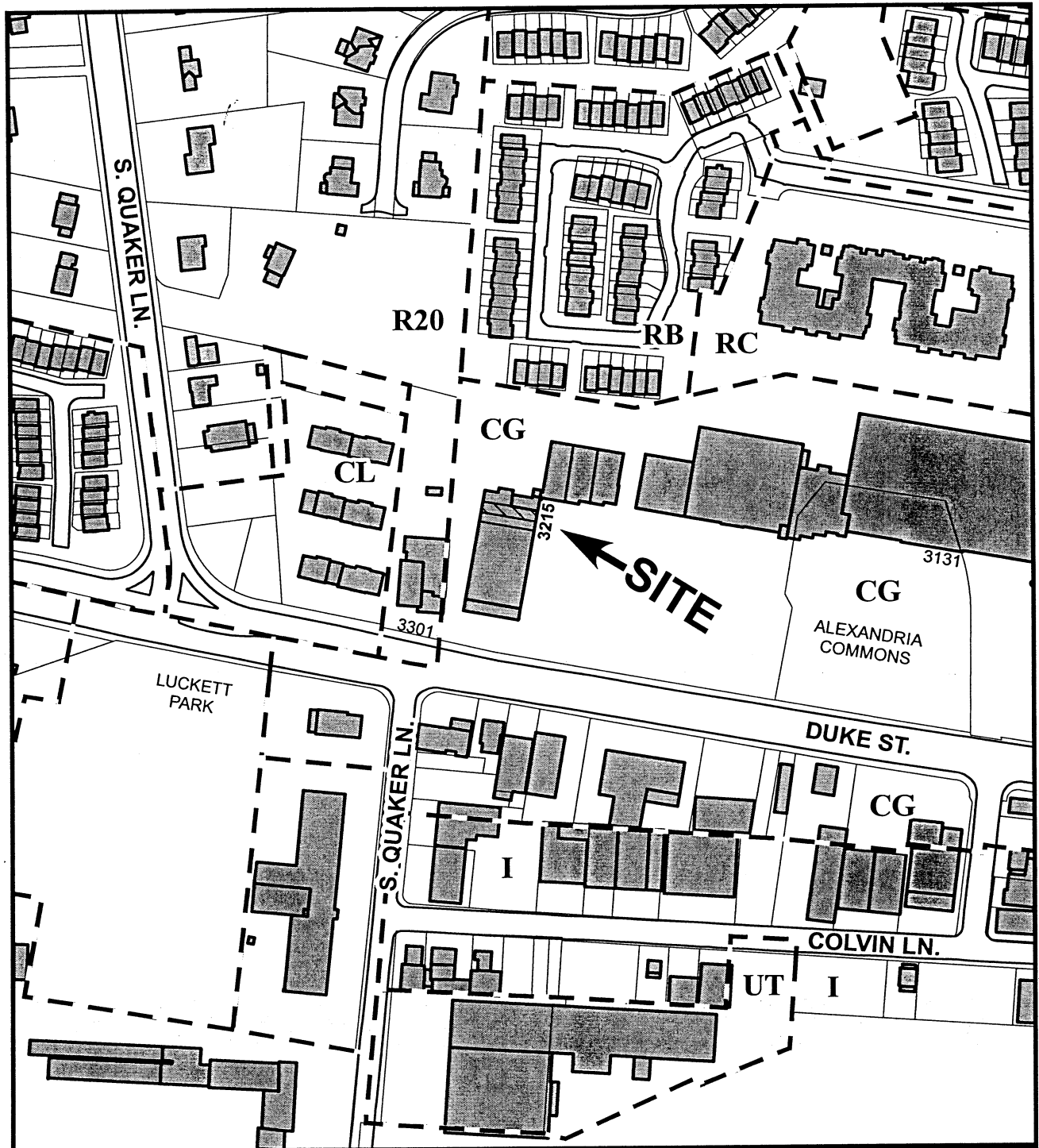
**ZONE:** CG/Commercial General

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**PLANNING COMMISSION ACTION, JUNE 7, 2005:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

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



**SUP #2005-0038**

**06/07/05**



## I. DISCUSSION

### REQUEST

The applicant, Quiznos Subs by JBG Rosenfeld Retail and Jonathan Rak, attorney, requests special use permit approval for the operation of a restaurant located at 3215 Duke Street.

### SITE DESCRIPTION

The subject property is two lots of record with a combined frontage of approximately 1,138 feet on Duke Street and a total lot area of 12.6 acres. The site is developed with the Alexandria Commons Shopping Center. Access to the property is from Duke Street, with Yale Drive providing access to the rear of the shopping center.



### CURRENT CHARACTERISTICS

Alexandria Commons, located on the north side of Duke Street just east of the intersection of Duke Street and Quaker Lane is a shopping center comprised of approximately 145,600 square feet of retail, office, and personal service space, and 634 parking spaces. Quiznos Subs would be located in a tenant space in the western portion of the shopping center. Adjacent to Quiznos Subs is the proposed Z Pizza restaurant.



### PROJECT DESCRIPTION

- Hours: The applicant proposes to operate from 11 a.m. to 9:00 p.m. Monday through Saturday and, 12:00 p.m. to 8:00 p.m. on Sunday.
- # of seats: The applicant proposes to have 30 seats.
- Noise: Noise levels will be consistent with a restaurant use.
- Trash/litter: Trash will be collected in a trash compactor located on the western side of the Giant grocery store and collected on a daily basis. Litter will be controlled by the management company.

PARKING

Quiznos Subs, with 30 seats, has a parking requirement of 8 spaces, which the applicant has provided. The shopping center has a total of 634 parking spaces. See attached chart for parking allocation for the shopping center.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CG/Commercial General zone. Section 4-403 of the Zoning Ordinance allows a restaurant in the CG zone only with a special use permit.

The proposed use is consistent with the Taylor Run Small Area Plan chapter of the Master Plan, which designates the property for commercial use.

**II. STAFF ANALYSIS**

Staff supports this new restaurant at 3215 Duke Street. Initially, staff had concerns with parking in the western parking lot directly in front of the proposed use; however, the use is consistent with other uses in the shopping center and adequate parking is provided by the shopping center overall.

Due to the design of the center, the western parking lot is smaller than the other lots at the center, resulting in the lot often being full during peak hours. With the heavy concentration of restaurant uses in this area, this is likely to remain the case. Staff anticipates that patrons will park in the less crowded adjacent parking area during peak hours and walk to their destination. The peak hours for this use are from noon to 2:00 p.m. for lunch and 5:00 p.m. to 7:00 p.m. for dinner. Additionally, the crowded parking situation can be lessened by requiring employees to park in designated areas in the central parking lot. The shopping center management includes a clause in its leases that requires the lessee to direct employees to park in designated areas. In addition, staff has made it a condition of the SUP that employees park in the designated parking areas. On May 17, 2005, staff attended a meeting of the Seminary Hill Association to discuss the project and there were some concerns expressed regarding parking, but the members generally supported the proposal.

Although staff had concerns regarding parking, staff believes that the shopping center has adequate parking overall and parking within the center is self-contained, resulting in no spill over into adjacent residential neighborhoods. A condition has also been added to prevent employees from parking in the crowded parking areas. The restaurant use is consistent with other uses in the center and will help contribute to the vitality of the Duke Street corridor.

Staff recommends approval of this special use permit.

### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to 11:00 a.m. to 10:00 p.m. Monday through Saturday, noon to 9:00 p.m. on Sunday. (P&Z)
3. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and all patrons must leave by one hour after closing. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the restaurant. (P&Z)
5. No live entertainment shall be provided at the restaurant. (P&Z)
6. No alcohol service shall be permitted. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. 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)
9. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
10. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z) (T&ES)
11. 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 containers which does not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (T&ES)

12. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
13. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. This is to be completed prior to opening for business. (Police)
14. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health Dept)
15. Employees shall park in areas designated by the shopping center as employee parking to reduce congestion in crowded parking areas and this shall be included in employee training on SUP provisions and requirements. (P&Z)
16. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
17. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)

18. 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 which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as 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)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Katrina Newton, Urban Planner.

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
- R-2 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line. (T&ES)

##### Code Enforcement:

- C-1 The current use is classified as M-Merchantile; the proposed use is A, Assembly. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.



- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-6 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-7 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-8 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-9 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-10 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
  - (a) Measures to be taken to control the placement of litter on site and the trash storage and pickup schedule.
  - (b) How food stuffs will be stored on site.
  - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for plans review of food facilities.
- C-3 Permits must be obtained prior to operation.
- C-4 The 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.
- R-1 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- F-1 The applicant is not requesting an "ABC" permit. The Alexandria Police Department concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2005-0038

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPOSED USE: 30-seat Quiznos 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.

Jonathan P. Rak/David R. Gill

*Print Name of Applicant or Agent*

McGuireWoods LLP  
1750 Tysons Blvd, Suite 1800

*Mailing/Street Address*

McLean, VA 22102

*City and State Zip Code*

*Signature*

(703) 712-5000 (703) 712-5050

*Telephone # Fax #*

March 31, 2005

*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: Manager 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.

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

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

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)

The SUP application is to allow a 30 seat Quiznos restaurant in the  
Alexandria Commons Shopping Center. The restaurant will be located  
in Alexandria Commons as indicated on the attached plans. The hours  
of operation will be Monday to Saturday, 11:00 am to 9:00 pm and  
Sunday 12:00 pm to 8:00 pm. There will be no live entertainment.  
Beer and wine will not be served.

**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).

The maximum number of patrons during the hours of operation will be 30

\_\_\_\_\_

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

4 employees per shift

\_\_\_\_\_

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

Day:	Hours:
<u>Monday to Saturday</u>	<u>11:00 am to 9:00 pm</u>
<u>Sunday</u>	<u>12:00 pm to 8:00 pm</u>
_____	_____
_____	_____
_____	_____

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

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

Noise levels will be relatively minor and consistent with a  
restaurant use

B. How will the noise from patrons be controlled?

Noise levels are not expected to exceed levels consistent with a  
restaurant with a maximum of 30 patrons

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

Odors will be consistent with a restaurant use

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?

Trash and garbage will be consistent with a restaurant use

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

Amount of trash and garbage generated will be consistent with a  
restaurant with a maximum of 30 patrons

C. How often will trash be collected?

Daily by the applicant as the manager of the Alexandria Commons  
Shopping Center

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

Exterior of property is maintained by the applicant as manager of  
the Alexandria Commons Shopping Center

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

Yes.  No.

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

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

Yes.  No.

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

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

The restaurant space will be designed and constructed in compliance  
with all applicable building codes and safety standards and 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.

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**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?

8 spaces - please see attached parking tabulation for the analysis

of parking for the Alexandria Commons Shopping Center

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

\_\_\_\_\_ Standard spaces

\_\_\_\_\_ Compact spaces

\_\_\_\_\_ Handicapped accessible spaces.

\_\_\_\_\_ 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? NONE

B. How many loading spaces are available for the use? Existing

C. Where are off-street loading facilities located? Loading will occur through existing front and rear entrances

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D. During what hours of the day do you expect loading/unloading operations to occur?  
Primarily in the mornings, just prior to opening

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?  
Access to the Alexandria Commons Shopping Center is existing and 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?  
1,900 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = 1,900 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: 30 At a bar: \_\_\_\_\_ Total number proposed: 30
  
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:  
Quiznos serves primarily hot-toasted sandwiches, plus some additional food items, including salads, soups, cookies, chips and various other lunch/carry-out foods
  
4. The restaurant will offer the following service (check items that apply):  
\_\_\_\_\_ table service \_\_\_\_\_ bar X carry-out \_\_\_\_\_ delivery
  
5. If delivery service is proposed, how many vehicles do you anticipate? \_\_\_\_\_  
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. X No.  
If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Revised Parking Tabulation for Alexandria Commons - 3/28/2005

Number	Occupant	Address	GSF	NSF	Parking Required
4	Game Stop	3111	2232	1897	
6	Rick's Wine & Gourmet	3115	3070	2610	
7	Giant Food	3131	50778	43161	
8	Davidson Beauty Supply	3133	3337	2836	
12	Mastercraft Interiors	3155	23710	20154	
14	Cingular Wireless	3165	2025	1721	
23	Motophoto & Portrait	3218	1600	1360	
15	Jenny Craig	3215	2000	1700	
24	Fast Frame	3227	1200	1020	
9	Sports Her Way		3875	3294	
13	Virginia ABC		2400	2040	
19	UPS Store		1460	1241	
	<b>Retail Sub-total</b>	(1.1sp/230 s.f.)	97687	83034	397
21	Marshall Insurance	3219	1600	1360	
	State Farm	3223	1858	1579	
	Denver Visitor Bureau	See above			
	Jerry A. Miles, DDS, PC	3223A	1915	1628	
	Connell Trimber, MD	3223G	3283	2791	
	Vacant	3223	6569	5584	
	<b>Office Sub-total</b>	(1sp./450 s.f.)	15225	12941	29
1	Suntrust Bank	3101	2000	1700	
3	Alexandria Cleaners	3109	1137	966	
17	PHD For Hair	3207	1600	1360	
11	Perfect Nails		931	791	
	<b>Personal Service Sub-tot:</b>	(1 sp./400 s.f.)	5668	4818	12
2	Noodles & Company	03-87 3105	2400	66	17
10	Lone Star Steakhouse	SUF 3141	5813	222	56
22	Oriental Star	SUP 2351 3221	2368	60	15
16	Panera Bread	SUP 98-013: 3201& 3203	4560	153*	18
25	Baja Fresh	3231	3600	100	25
5	Starbucks	3113	1666	38	10
20	Z Pizza		1300	44	11
20	Quizno		1900	30	8
	<b>Restaurant Sub-total</b>	(1 Sp./4 seats)	23607	20066	159
18	SuccessLab	3209	3400	45	
	<b>Commercial School</b>	(1 Sp/2 Seats)	3400	45	23
	<b>Total Required</b>		145587	123749	619
	<b>Total Provided**</b>				634
	<b>Surplus/(Deficit)</b>				15

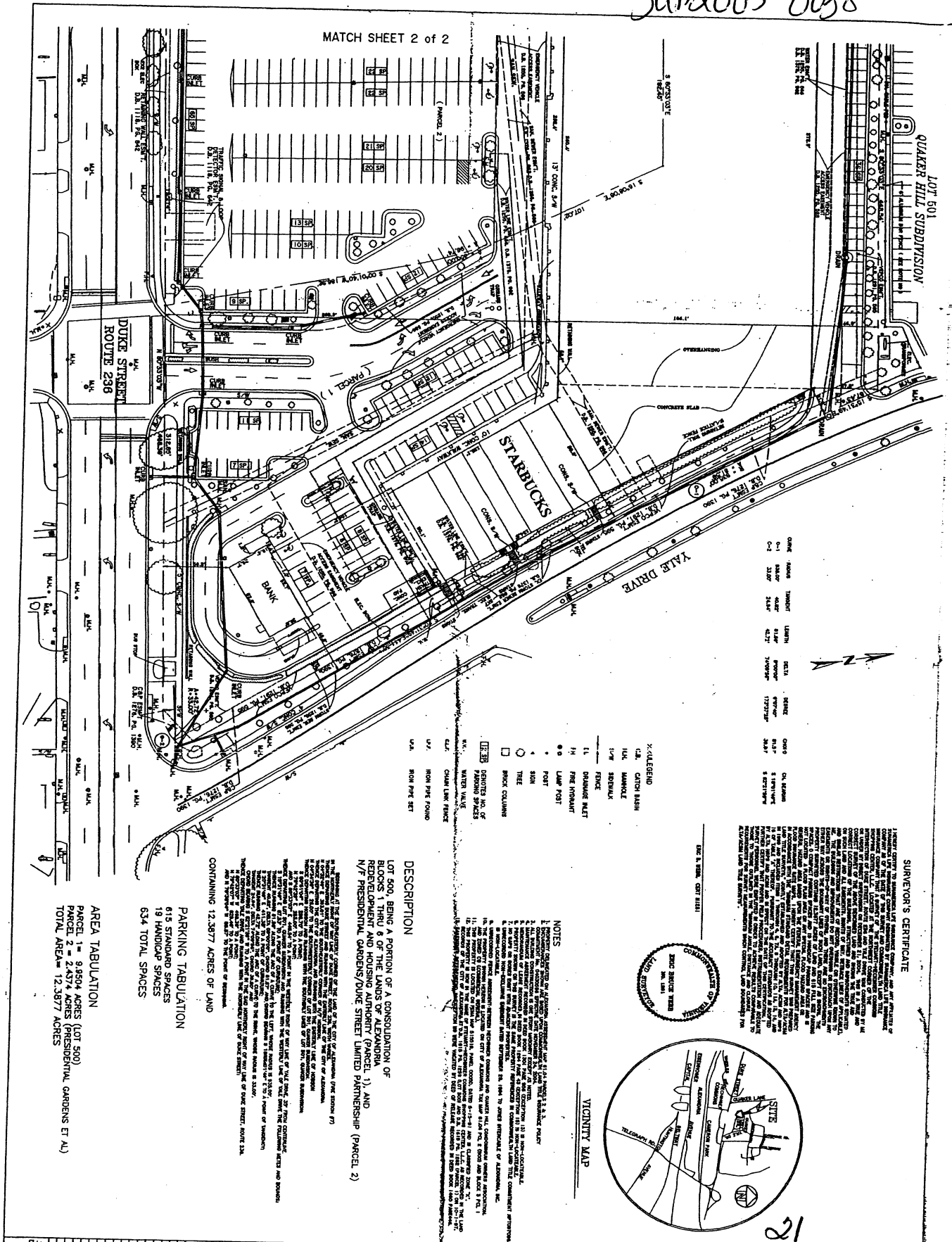
Assumes 15% reduction for net square footage per approved Site Plan

Proposed SUP Uses are in Italics

\*Parking Reduction per SUP 98-0138

\*\* Based on most recent ALTA Survey from 12/22/04

JUL2005-0038



MATCH SHEET 2 of 2

QUAKER HILL SUBDIVISION  
LOT 7 601

DATE	REVISION	BY	DATE	REVISION	BY
01/11/05	1	JW	01/11/05	1	JW
01/11/05	2	JW	01/11/05	2	JW
01/11/05	3	JW	01/11/05	3	JW
01/11/05	4	JW	01/11/05	4	JW
01/11/05	5	JW	01/11/05	5	JW
01/11/05	6	JW	01/11/05	6	JW
01/11/05	7	JW	01/11/05	7	JW
01/11/05	8	JW	01/11/05	8	JW
01/11/05	9	JW	01/11/05	9	JW
01/11/05	10	JW	01/11/05	10	JW
01/11/05	11	JW	01/11/05	11	JW
01/11/05	12	JW	01/11/05	12	JW
01/11/05	13	JW	01/11/05	13	JW
01/11/05	14	JW	01/11/05	14	JW
01/11/05	15	JW	01/11/05	15	JW
01/11/05	16	JW	01/11/05	16	JW
01/11/05	17	JW	01/11/05	17	JW
01/11/05	18	JW	01/11/05	18	JW
01/11/05	19	JW	01/11/05	19	JW
01/11/05	20	JW	01/11/05	20	JW

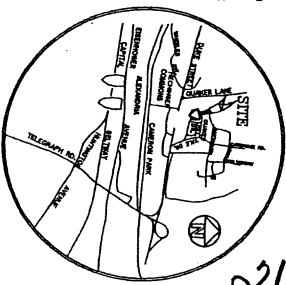
- 1. ALLEGED
- 2. CATCH BASIN
- 3. MANHOLE
- 4. SIGN
- 5. SIDE
- 6. TRAIL
- 7. BRICK COLUMN
- 8. CONCRETE
- 9. DRIVE
- 10. DRIVE
- 11. DRIVE
- 12. DRIVE
- 13. DRIVE
- 14. DRIVE
- 15. DRIVE
- 16. DRIVE
- 17. DRIVE
- 18. DRIVE
- 19. DRIVE
- 20. DRIVE

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Virginia, do hereby certify that the foregoing is a true and correct copy of the original record of the survey as the same appears on the books of the Surveyor of the State of Virginia.

Witness my hand and seal this 11th day of July, 2005.

\_\_\_\_\_  
 JAMES W. WATSON  
 Surveyor



**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**DESCRIPTION**

LOT 500, BEING A PORTION OF A CONSOLIDATION OF BLOCKS 1 THRU 6 OF THE LANDS OF ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY (PARCEL 1), AND N/F PRESIDENTIAL GARDENS/DUKE STREET LIMITED PARTNERSHIP (PARCEL 2)

CONTAINING 12.3877 ACRES OF LAND

**PARKING TABULATION**

615 STANDARD SPACES  
 19 HANDICAP SPACES  
 634 TOTAL SPACES

**AREA TABULATION**

PARCEL 1 = 9.9504 ACRES (LOT 500)  
 PARCEL 2 = 2.4374 ACRES (PRESIDENTIAL GARDENS ET AL)  
 TOTAL AREA = 12.3877 ACRES

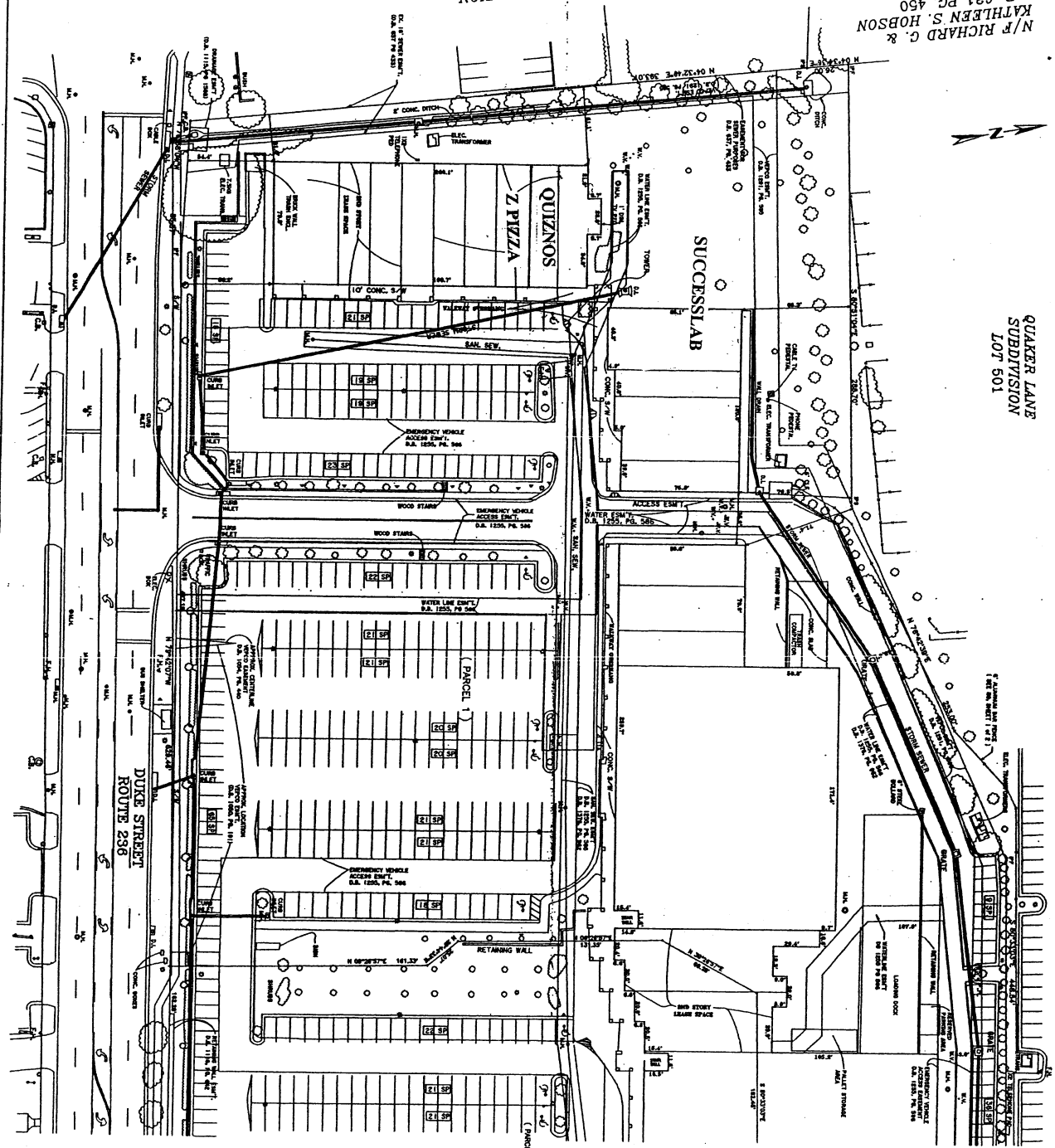
<p>DATE: MAY 6, 1998</p> <p>SHEET 1 OF 2</p> <p>FILE NO: 048-3-1</p>	<p>OF THE LANDS OF</p> <p><b>STUART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.</b></p>	<p><b>ALTA/ACSM SURVEY</b></p>	<p><b>Webb &amp; Associates, Inc.</b></p> <p>Land Surveying - Planning</p> <p>10190 Main Street        Suite 7        Fairfax, VA 22031</p> <p>Phone (703) 591-3684 Fax (703) 591-0686</p>
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2005-0038

- LEGEND
- CA. CATCH BASIN
  - MA. MANHOLE
  - SA. SIDEWALK
  - TR. TRUNK
  - DA. DRAINAGE MANHOLE
  - PA. FIRE HYDRANT
  - LA. LAMP POST
  - PO. POLE
  - SI. SIGN
  - TY. TREE
  - BO. BRUSH COLLARS
  - LE. LEAK
  - FR. FRONT YARD OF
  - WA. WATER VALVE
  - CL. CHAIN LINK FENCE

N/R RICHARD C. &  
KATHLEEN S. HOBSON  
D.B. 631 PC. 460

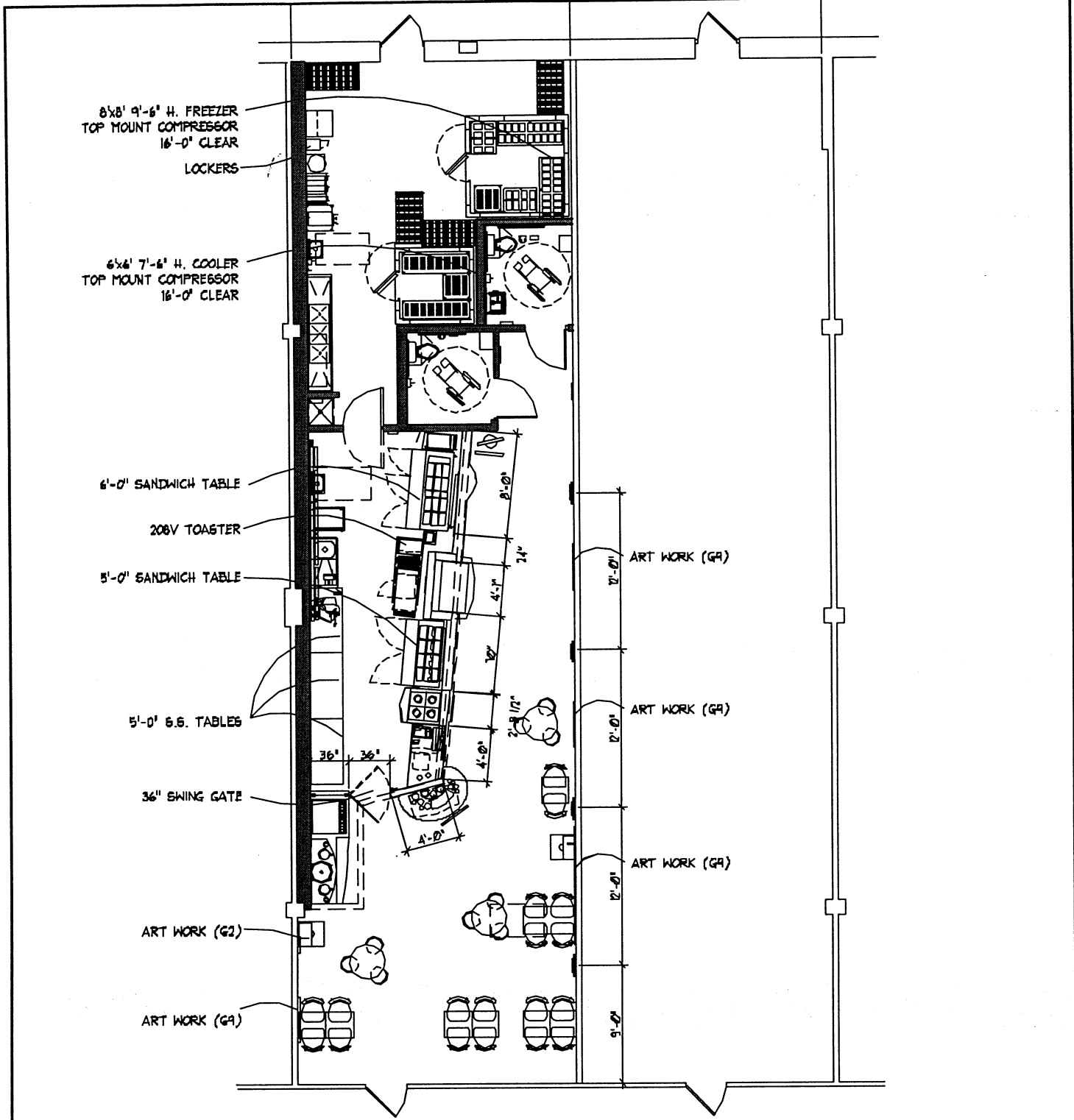
No. 7 FIRE STATION  
CITY OF ALEXANDRIA  
D.B. 818 Pg. 182



MATCH SHEET 1 of 2

22

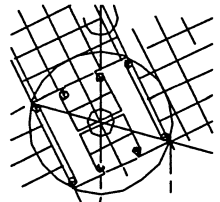
<p>DATE: JAN 6, 1998 SHEET 2 of 2 FILE NO: 98-3-1</p> <p>DESIGNED BY: [blank] CHECKED BY: [blank] DATE: [blank]</p>	<p>OF THE LANDS OF</p> <p><b>STEUART-HECHINGER COMMONS SHOPPING CENTER, L.L.C.</b></p>	<p><b>ALTA/ACSM SURVEY</b></p>	<p><b>Webb &amp; Associates, Inc.</b> Land Surveying - Planning 10185 Main Street Suite P Fairfax, VA 22031 Phone (703) 591-3684 Fax (703) 591-0686</p>
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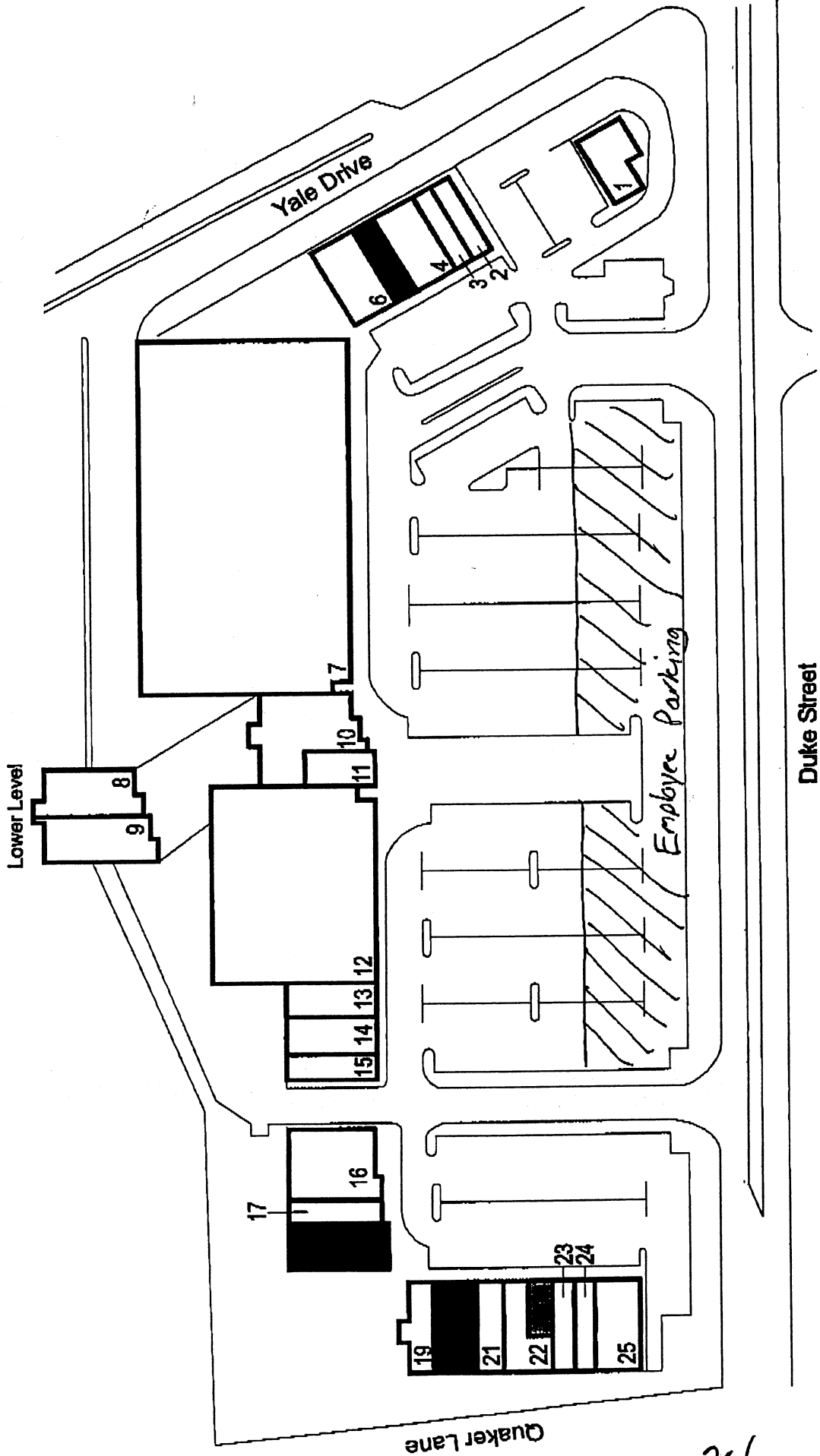
SQUARE FOOTAGE: 1618 USABLE SQ. FT.  
 CEILING HEIGHT IN DINING AREA: 10'-0" AFF.

THIS PLAN IS FOR SPACE PLANNING PURPOSES ONLY. IT IS SUBJECT TO ALL APPLICABLE STATE AND LOCAL CODES AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT. ALL SIZES ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATIONS. ALL ITEMS MAY NOT NECESSARILY BE BUILDING STANDARD.

23

	HEATH DESIGN GROUP INC. 318 NORTH CHARLES STREET SUITE 200 BALTIMORE, MARYLAND 21201 (410) 762-2700 FAX (410) 762-2752	PROJECT TITLE: <b>Quiznos Sub</b> <b>3101 DUKE STREET</b> <b>ALEXANDRIA, VA</b>	<h1>SK-1</h1>
		SHT. TITLE: <b>FLOOR PLAN</b>	
	DATE: 3/11/05	SCALE: N.T.S.	

# Alexandria Commons



24



APPLICATION for SPECIAL USE PERMIT # 2005-0038

[must use black ink or type]

PROPERTY LOCATION: 3125 Duke Street - Alexandria Commons Shopping Center

TAX MAP REFERENCE: 061.04-03-02 ZONE: CG

APPLICANT Name: JBG Rosenfeld Retail

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815

PROPERTY OWNER Name: Steuart-Hechinger Commons Shopping Center LLC

Address: 4445 Willard Avenue, Suite 700 Chevy Chase, MD 20815


PROPOSED USE: 30-seat Quiznos 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.

Jonathan P. Rak/David R. Gill  
*Print Name of Applicant or Agent*  
McGuireWoods LLP  
1750 Tysons Blvd, Suite 1800  
*Mailing/Street Address*

  
*Signature*  
(703) 712-5000      (703) 712-5050  
*Telephone #*                      *Fax #*

McLean, VA                      22102  
*City and State*                      *Zip Code*

March 31, 2005  
*Date*

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

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

ACTION - PLANNING COMMISSION: UC recommended approval

ACTION - CITY COUNCIL: 6/21/05 CC approved the Planning Commission recommendation 6-0