

Docket Item #8
SPECIAL USE PERMIT #2004-0070

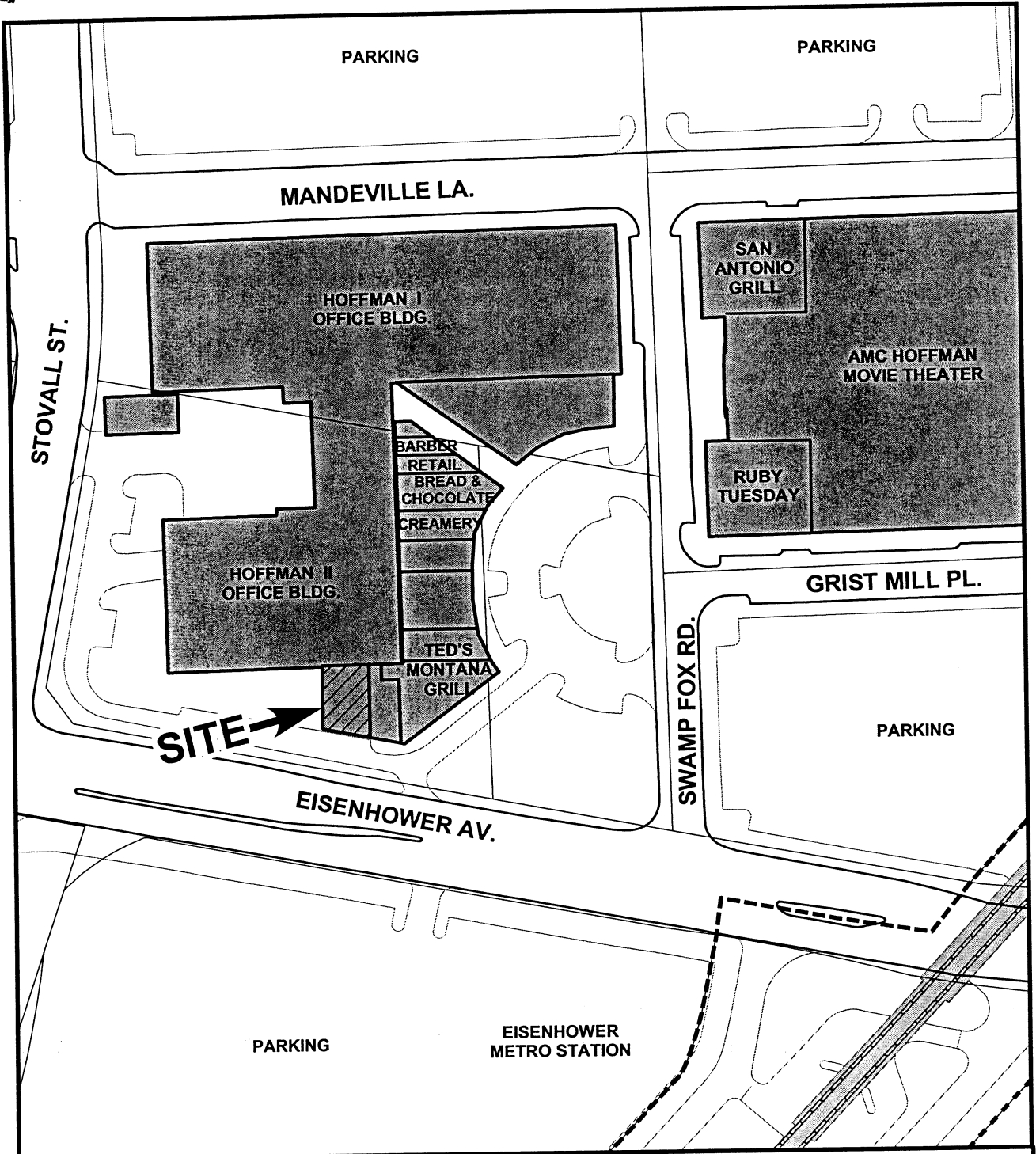
Planning Commission Meeting
September 9, 2004

- ISSUE:** Consideration of a request for a special use permit to operate a restaurant (coffeehouse).
- APPLICANT:** Starbucks Coffeehouse
by Shanna Ruhl
- LOCATION:** 2459 Eisenhower Avenue (Parcel Address: 2461 Eisenhower Avenue)
- ZONE:** CDD/Coordinated Development District

PLANNING COMMISSION ACTION, SEPTEMBER 9, 2004: 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 permit conditions found in Section III of this report.



SUP #2004-0070

09/09/04



I. DISCUSSION

REQUEST

The applicant, Starbucks Coffeehouse by Shanna Ruhl, requests special use permit approval for the operation of a restaurant located at 2459 Eisenhower Avenue.

SITE DESCRIPTION

The subject property is part of what is known as the Hoffman Town Center and is developed with the Hoffman office buildings (Hoffman I and II), with one-story retail and restaurant space that wraps around the south and east sides of the buildings, and a crescent-shaped pedestrian plaza oriented toward Swamp Fox Road. The subject tenant proposes to occupy a 1,619 square foot tenant space facing Eisenhower Avenue. Some of the remaining retail space is still vacant, however, there is a Bread and Chocolate Restaurant, Cold Stone Creamery, a barber shop and dry cleaner located northeast of the subject tenant space along the pedestrian plaza. In May of 2004, City Council approved Ted's Montana Grill to occupy 5,398 square feet of floor area directly east of the subject site.

SURROUNDING USES

In addition to the immediate retail tenant spaces along the pedestrian plaza, surrounding uses include Ruby Tuesday's restaurant, the San Antonio Grill restaurant, a movie theater, surface parking and offices. The Eisenhower Metrorail station is located southeast of the subject property.

PROJECT DESCRIPTION

The applicant requests special use permit approval to operate a restaurant ("Starbucks Coffeehouse") with up to 40 seats, including 16 outdoor seats. The outdoor seating will be situated in the corner created by the tenant space and the office building and along the window front facing Eisenhower Avenue. The tables and chairs will not be permanent in nature and aligned in a way that maintains sufficient sidewalk clearance. The restaurant will offer prepackaged sandwiches, salads, and pastries in addition to coffee and espresso beverages. No alcoholic beverages will be offered. Carry-out service will be available, but no delivery service is proposed.

Hours of Operation: The restaurant is proposed to be open between 6:00 A.M. and 9:00 P.M. daily. Although the applicant has not requested to be open beyond 9:00 P.M., staff recommends allowing the operation to be open until 1:30 A.M. to provide flexibility for the applicant. The later hours are consistent with the hours of operation of the nearby San Antonio Grill and the future Ted's Montana Grill.

Employees/patrons: The business will be operated by 4 employees at any one time. The applicant expects 350 patrons during the morning hours, 150 patrons during the afternoon, and 100 patrons in the evening.

Trash: Trash will mainly consist of paper and plastic utensils and cups, pastries, milk and coffee disposal. Trash will be collected every three days from the main dumpster. City trash cans are located in the pedestrian plaza to control litter. In addition, the business management will provide trash cans inside and outside the coffeehouse and monitor the property to limit littering.

Loading: Loading is anticipated to occur between 5:00 A.M. and 7:00 A.M. The loading area is located at the rear of the building between Hoffman Buildings #1 and #2.

SUP HISTORY

On June 13, 1998, City Council granted Special Use Permit #98-0042, with site plan, to construct a theater with retail and restaurant uses. Condition #2 of that special use permit states that each restaurant is required to obtain a separate special use permit for operation. On October 14, 2000, City Council approved DSUP #2000-0028 amending SUP#98-0042 to add an office building and parking garage on existing surface parking behind the movie theaters, and add facade details for the subject property.

PARKING

Pursuant to Section 8-200 of the zoning ordinance, the proposed restaurant is required to provide 10 spaces; one space for every four seats. Parking requirements for the subject restaurant space were analyzed and met under the special use permit approved in 1998 for the theater building and pedestrian plaza area at the Hoffman office buildings (SUP#98-0042).

The parking requirement for the theater, retail and restaurant uses is 1,741 parking spaces. The office buildings (Hoffman I and II) require 1,523 parking spaces. The total parking requirement is 3,264 parking spaces. There are currently 2,724 spaces, 540 fewer than required. This reduced number of parking spaces should, however, suffice since the theater and office uses have different peak usage times and can share parking. Future plans include a 3,000 space parking garage that will replace most of the surface spaces (DSUP#2000-0028).

ZONING / MASTER PLAN

The subject property is located in the CDD-2/Coordinated Development District. According to Section 5-602 of the zoning ordinance, the underlying zoning of the CDD-2 zone is OC/Office Commercial. According to Section 4-803 (AA) of the zoning ordinance, a restaurant is allowed in the OC zone only with a special use permit. The proposed use is consistent with the Eisenhower East Small Area Plan chapter of the Master Plan which designates the property for commercial uses.

II. STAFF ANALYSIS

Staff supports the proposed restaurant located at 2459 Eisenhower Avenue. Restaurant uses were a part of the original development concept and are supported today by staff. The proposed restaurant is compatible with the nearby theater and office uses. It will provide a convenient coffee and food service establishment for daytime office users, but will also provide another destination for the theater and restaurant patrons during the evening, creating a more lively, active environment. The proposed restaurant is consistent with the Eisenhower East Small Area Plan which envisions a vibrant mix of retail and restaurant uses in a new town center approach at Hoffman.

Staff has included the standard restaurant conditions and a condition requiring a review of the restaurant after it has been operational for one year. With these conditions, staff recommends approval of the 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 business or entity in which the applicant has a controlling interest. (P&Z).
2. Seating shall be provided for no more than 40 patrons. (P&Z)
3. Outside dining is permitted on private property in accordance with the attached plan. The applicant shall ensure that pedestrian access past the outdoor seating area is provided per City codes and that the outdoor seating area is cleaned at the close of each day of operation. At least two landscape planters of a style and at a location approved by the Department of Planning and Zoning shall be placed in the area devoted to the outdoor seating area, to include four seasons of plants. (P&Z)
4. No alcohol service shall be permitted. (P&Z)
5. No live entertainment shall be provided on the premises. (P&Z)
6. The closing hours shall be 1:30 P.M. daily. (P&Z)
7. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)

8. No food, beverages, or other material shall be stored outside. (P&Z)
9. 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)
10. 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)
11. The applicant shall install at least one trash container both within and outside the restaurant for customers' use. (P&Z)
12. All disposable paper goods or drink containers shall be clearly marked so that the source of any litter can be identified. (P&Z)
13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
14. 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)
15. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)
16. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
17. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
18. The applicant shall require its employees who drive to work to use off-street parking. (P&Z)

19. The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees and a security survey for the business, which is to be completed prior to the business opening. (Police)
20. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
21. The 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)
22. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Bettina Irps, Urban Planner.

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

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- 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)
- 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

Code Enforcement:

- C-1 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 119.1).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC.
- C-7 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-8 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 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.
- 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 Crime Prevention Unit of the Alexandria Police Department 703-838-4520 regarding a security survey for the business prior to opening.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.
- F-1 The applicant is not requesting an ABC permit. The Alexandria Police concurs with this.

APPLICATION for SPECIAL USE PERMIT # 2004-0070

[must use black ink or type]

PROPERTY LOCATION: 2459 Eisenhower Ave, Alexandria, VA 22303

TAX MAP REFERENCE: MAP 072.04-03-16 Block + Lot. ZONE: CDD-2

APPLICANT Name: Shanna Ruhl

Address: 4963 ELM STREET, BETHESDA MD 20815

PROPERTY OWNER Name: HOFFMAN MANAGEMENT, INC

Address: 2461 EISENHOWER AVE, ALEXANDRIA, VA 22303

PROPOSED USE: Tenant FIT-OUT To turn in to a
COFFEE HOUSE

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.

Shanna Ruhl
Print Name of Applicant or Agent

[Signature]
Signature

4963 ELM Street
Mailing/Street Address

301-657-3020 301-657-3050
Telephone # Fax #

Bethesda MD 20815
City and State Zip Code

June 7, 2004
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: AGENT 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.

Starbucks Coffee Co
7617 Arlington Road
Bethesda, MD 20814

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 USE OF THIS TENANT SPACE WILL BE USED
AS A STARBUCK COFFEESHOP. THERE WILL BE
4 EMPLOYEES + 23 PEOPLE IN OUR COFFEE SHOP
AT A TIME (MAXIMUM) + 16 TEMPORARY
OUTDOOR SEATS
39 TOTAL

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).

There will probably be no MORE than 23-25 people in our space at a time.

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

4 employees to work daily

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

Day:	Hours:
<u>- Monday</u>	<u>8am-6</u>
<u>- TUESDAY</u>	<u>8am-6</u>
<u>- WEDNESDAY</u>	<u>8am-6</u>
<u>- THURSDAY</u>	<u>8-6</u>
<u>- FRIDAY</u>	<u>8-6</u>
<u>(SAT - SUN)</u>	<u>7-5</u>

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

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

Not Loud. We have never had any complaints on noise levels in a STBX.

B. How will the noise from patrons be controlled?

The store doesn't get very loud but door
will be closed and it would be controlled by
employees

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

There will be no odors emanating from this
proposed coffee shop

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?

plastic fork + knives, paper cups, ~~paper~~ pastry, milk +
coffee disposal.

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

3 full trash bags per day.

C. How often will trash be collected?

Once every 3 days

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

- As much as we possibly can. We will have
recipitcal all around the store as well as
outside for patrons.

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?

This is a fully sprinkled + alarmed space w/ two
accessible exits for safety. Both exits are lit up
and store is designed to be ADA compliant for handicapt.

ALCOHOL SALES

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

Yes. No.

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

PARKING AND ACCESS REQUIREMENTS

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

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

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

1 space per every 4 people { _____ Standard spaces
_____ Compact spaces

at least 2 in public parking. _____ 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? One

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

C. Where are off-street loading facilities located? Storefront between 5am - 7am.

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

Between 5-7 AM

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

~~once~~ Twice per week

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?

NO

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?

1406 sq. ft. (existing) + _____ sq. ft. (addition if any) = 1406 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: Hoffman 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: 11 At a bar: 0 Total number proposed: 23 inside
+ 16 outside

2. Will the restaurant offer any of the following?

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

NO beer and wine (off-premises)

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

ALL pre packaged OR DAILY delivered pastrys.
NO food is made on premises.

Don't know
440
977
8079

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

W 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. N/A

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

If yes, please describe: _____

SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN

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

Parking

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

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

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

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

Litter

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

Alcohol Consumption and Late Night Hours = N/A

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

	<u>23</u>	Maximum number of patron dining seats
+	<u>0</u>	Maximum number of patron bar seats
	<u>4 or 5</u>	Maximum number of standing patrons

27 Maximum number of patrons (43 incl. outdoor seats)

2. 4 Maximum number of employees by hour at any one time

3. Hours of operation:
(check one)

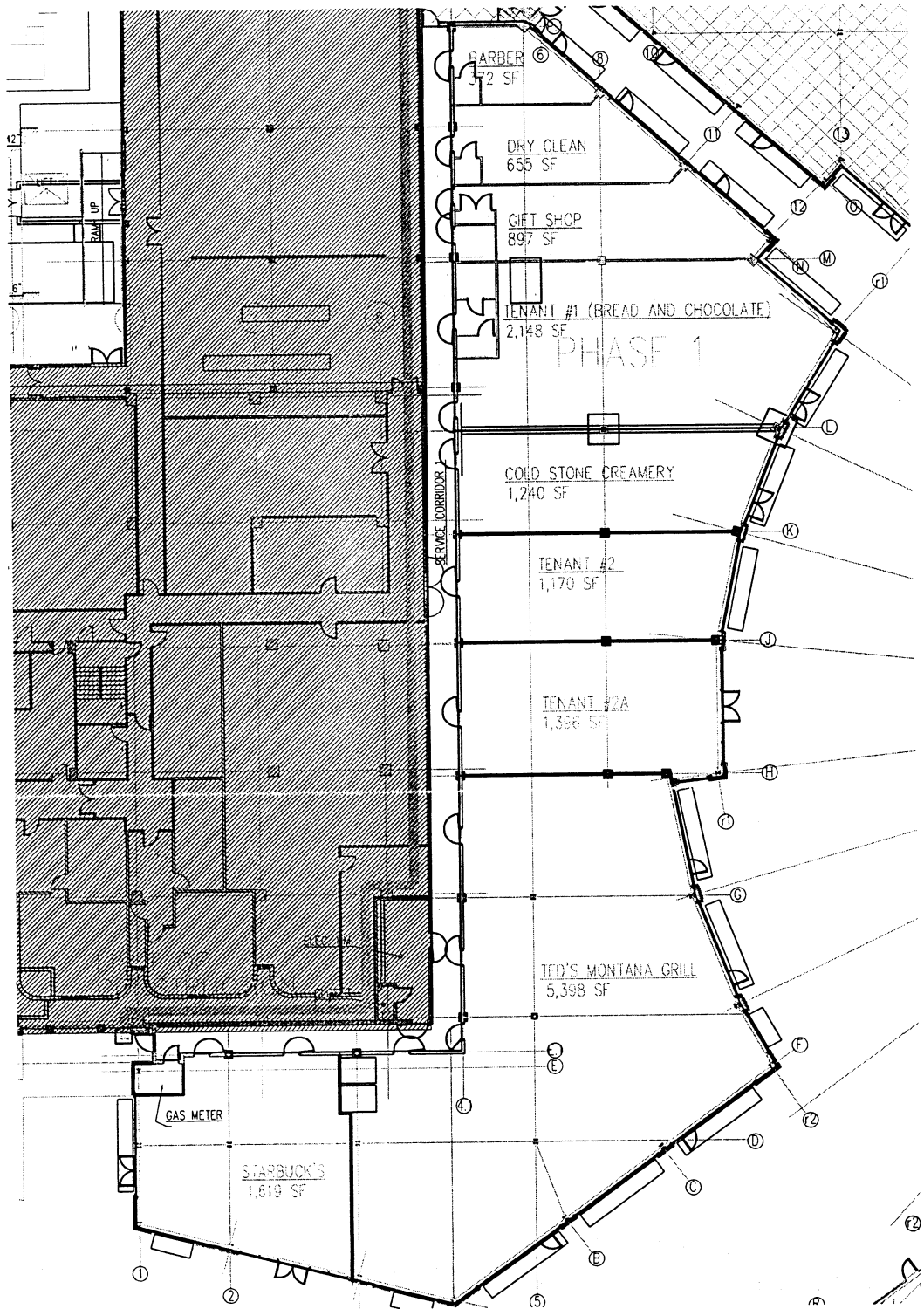
<input checked="" type="checkbox"/>	Closes by 8:00 P.M.
<input type="checkbox"/>	Closes after 8:00 P.M. but by 10:00 P.M.
<input type="checkbox"/>	Closes after 10:00 P.M. but by Midnight
<input type="checkbox"/>	Closes after Midnight

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

4. Alcohol Consumption: - NONE

(Check one)

<u>N/A</u>	High ratio of alcohol to food
<u>N/A</u>	Balance between alcohol and food
<u>N/A</u>	Low ratio of alcohol to food



TED'S MONTANA GRILL

PROJECT NAME: HOFFMAN RETAIL CENTER - PHASE 1	PROJECT NO: 398566.12	REVISION NO.:	ASK - 4
ARCHITECT: DAVIS • CARTER • SCOTT	DATE: 10-16-2003	SCALE: NTS	



**STARBUCKS
COFFEE COMPANY**
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON
98148-3141-1571

THIS PLAN AND SPECIFICATIONS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.



ARCHITECT OF RECORD
P.C.A.
PETER COOPER ARCHITECTS
1100 1ST AVENUE
SUITE 1000
SEATTLE, WA 98101
TEL: 206.461.1100
FAX: 206.461.1101
WWW.PCA.AA

REV DATE JC DESCRIPTION

PROJECT:
HOFFMAN
STARBUCKS COFFEE
2461 EISENHOWER AVE
ALEXANDRIA, VA 22311
COUNTY:
CITY OF ALEXANDRIA

STORE #: 12973-001
PROJECT #: 12973-001
CONCEPT: RISTRETTO
PALETTE: WASHINGTON
ISSUE DATE: 03/20/10
PAI: DRU SHARPBACK
DESIGNED BY: G PAUL PRITCH
CHECKED BY: JIM SCOTT

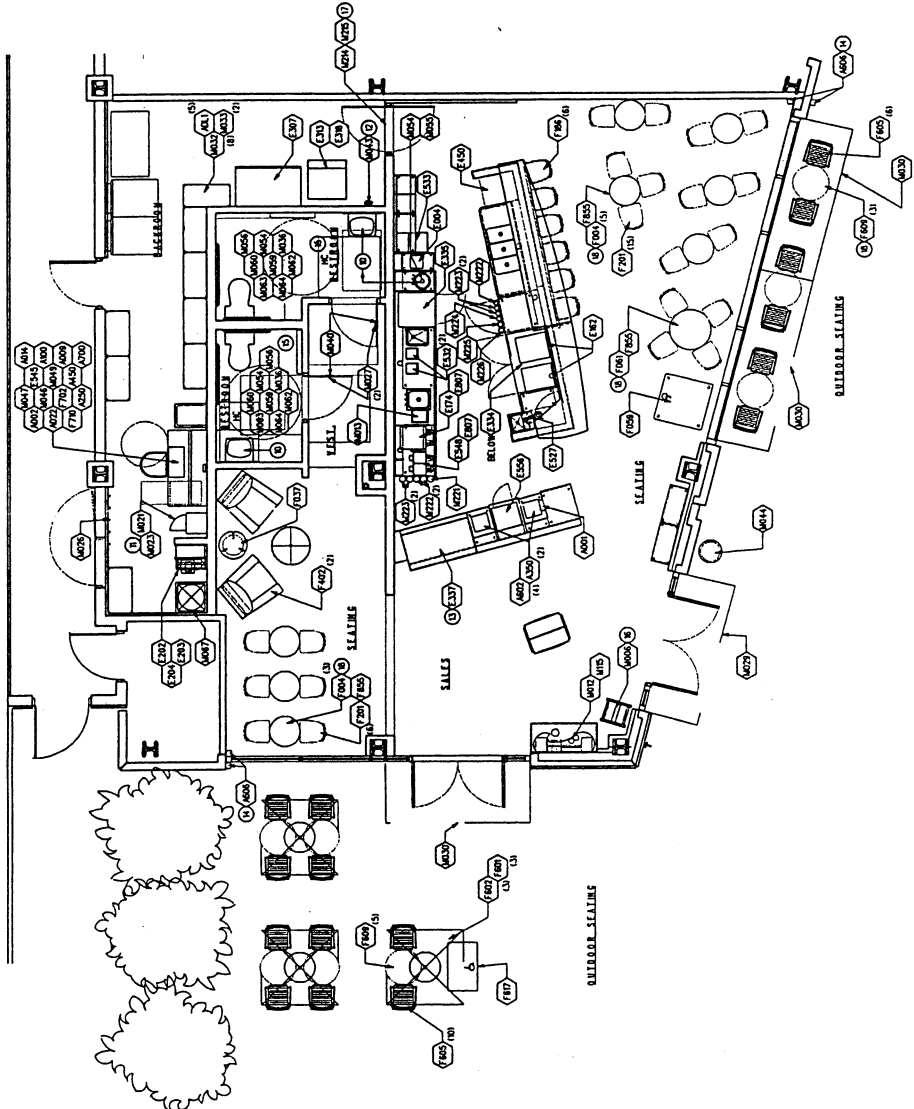
SHEET TITLE
FF&E
(COMPOSITE PLAN)
SCALE: 1/4"=1'-0"
(DO NOT SCALE DRAWINGS)

SHEET NUMBER
A8.0

NOTES:

- 1 THE SPACE IS SERVED BY THE WARDROOM WATER AND SEWER SYSTEM UNLESS OTHERWISE NOTED.
- 2 EMBLE PRODUCTS TO BE PHYSICALLY STORED IN NON-FLAMMABLE OR NON-COMBUSTIBLE TOXIC PRODUCTS.
- 3 NO VEGETABLE OR FOOD PREPARATION ON THE PREMISES.
- 4 NO ALCOHOLIC BEVERAGES TO BE SOLD OR CONSUMED ON THE PREMISES.
- 5 THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT SHALL NOT EXCEED 4.
- 6 ALL EQUIPMENT AND INSTALLATION WILL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. ALL EQUIPMENT SHALL BE MOUNTED ON 4" LEGS, CASTER OR MANUFACTURER SUPPLIED LEGS.
- 7 NON-MOVABLE EQUIPMENT ON THE COUNTER SHALL BE MOUNTED ON 4" LEGS.
- 8 EQUIPMENT UNITS SHALL CONTAIN NO EXPOSED ELECTRICAL WIRING OR ELECTRICAL CONNECTIONS THAT SERVE AS PLACES FOR ACCUMULATION OF DUST, DIRT AND DEBRIS.
- 9 EACH WORKING SURFACE SHALL HAVE A SMOOTH FINISH. ALL WORKING SURFACES SHALL HAVE HAND SLEWS TO HAVE A COMBINATION FACET OR PREAMING FACET.
- 10 SECURE LOCKERS TO WALL AND/OR FLOOR.
- 11 PLACE FIRE EXTINGUISHER IN WORKROOM PER THE INSPECTOR.
- 12 GO TO SCHEDULE WITH LOCAL REFRIGERATION CONTRACTOR FOR SCHEDULE FOR REFRIGERATION CONTRACTOR CONTACT STRUCTURAL CONCEPTS, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALLOW TURNAROUND TIME TO BE LEAD THE PRIOR TO STORE TURNOVER.
- 13 MADE SPOKES MOUNTED 9" R/O"
- 14 FINISHED RESTROOM FLOOR ON SHEET A.3.
- 15 FINISHED FLOOR FINISH TO BE DETERMINED BY CONTRACTOR.
- 16 GO TO COORDINATE ANY TIMES OUTSIDE ORDERING CALL 877-787-3258 TO ARRANGE TO HAVE THIS FEATURE DROP SHIPPED. ALLOW 1 WEEK LEAD TIME.
- 17 PROVIDED BY THE C.C. THE ITEM SHOULD BE PROVIDED BY THE CONTRACTOR.
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FURNISHING, FIXTURE, & EQUIPMENT PLAN



APPLICATION for SPECIAL USE PERMIT # 2004-0070 #9

[must use black ink or type]

PROPERTY LOCATION: 2459 Eisenhower Ave, Alexandria, VA 22333

TAX MAP REFERENCE: MAP 072.04-03-16 Block + Lock. ZONE: CDD-2

APPLICANT Name: Shanna Ruhl

Address: 4963 ELM STREET, BETHESDA MD 20815

PROPERTY OWNER Name: HOFFMAN MANAGEMENT, INC

Address: 2461 EISENHOWER AVE, ALEXANDRIA, VA 22331

PROPOSED USE: Tenant FIT-OUT To TURN IN to a COFFEE HOUSE

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.

Shanna Ruhl
Print Name of Applicant or Agent

[Signature]
Signature

4963 ELM Street
Mailing/Street Address

301-657-3020 301-657-3050
Telephone # Fax #

Bethesda MD 20815
City and State Zip Code

June 7, 2004
Date

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

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

ACTION - PLANNING COMMISSION: 9/9/04 RECOMMENDED APPROVAL UC

ACTION - CITY COUNCIL: 9/21/04 CC approved the Planning Commission recommendation 7-0