

EXHIBIT NO. 1

3
12-17-05

Docket Item #2
SPECIAL USE PERMIT #2005-0109

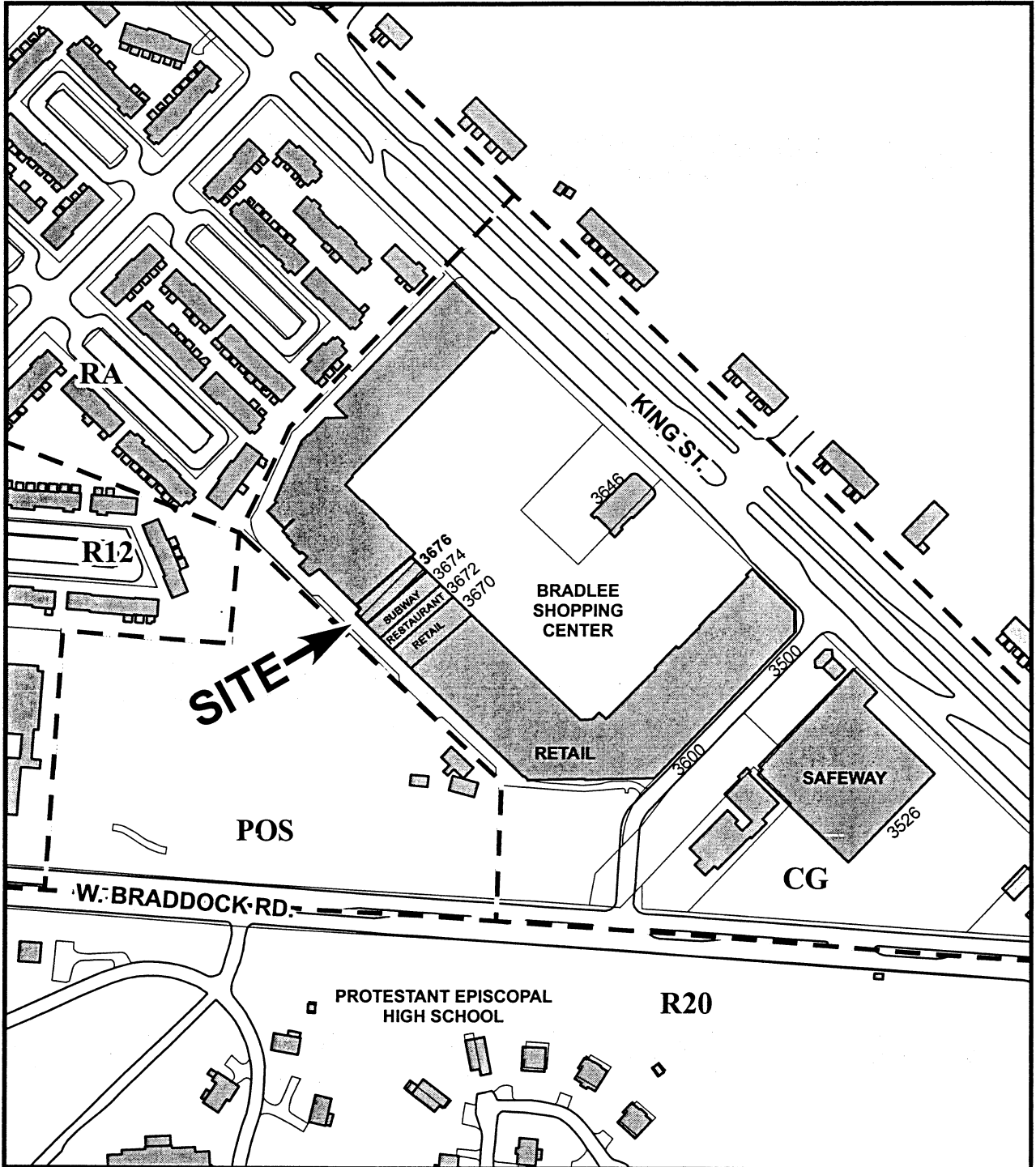
Planning Commission Meeting
December 6, 2005

ISSUE: Consideration of a request for a special use permit to operate a restaurant.
APPLICANT: Tea H. Kim
LOCATION: 3676 King Street (Parcel Address: 3680 King Street)
ZONE: CG/Commercial General

PLANNING COMMISSION ACTION, DECEMBER 6, 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 #2005-0109

12/06/05



I. DISCUSSION

REQUEST

The applicant, Tea H. Kim, requests special use permit approval for the operation of a restaurant located at 3676 King Street.

SITE DESCRIPTION

The subject property is one lot of record with approximately 825 feet of frontage on King Street, 550 feet of frontage on Marlee Way, 150 feet of frontage on West Braddock Road, and a lot area of 461,287 square feet. The site is developed with the Bradlee Center, a shopping center with approximately 50 retail or restaurant units and a shared parking lot. The proposed restaurant will operate from a space previously occupied by a retail use, in the western wing of the shopping center, situated between the Virginia ABC store and Subway. The tenants space totals 2,400 square feet.



PROPOSAL

The applicant proposes to operate a Japanese restaurant, serving traditional Japanese dishes, including sushi and sashimi. The specific aspects of the restaurant as described by the applicant include the following:

- Hours*: 11:00 a.m. to 10:00 p.m. daily
- No. of seats: 56 seats
- Noise: The applicant does not anticipate high noise levels.
- Trash: Trash will be disposed of in the dumpster located at the back of the space.
- Alcohol: The applicant proposes on-premise beer, wine and mixed drinks.
- Live Ent.: The applicant proposes no live entertainment.
- Delivery: The applicant proposes no delivery service.

*Note: Recommended hours longer than proposed hours. See recommended conditions, Section III.

PARKING

Section 8-200(A)(8) of the Zoning Ordinance requires a restaurant with 56 seats to provide 14 off-street parking spaces. Fourteen parking spaces were required of the previous retail tenant. As those 14 parking spaces will now be available for the restaurant, the parking requirement has been satisfied.

ZONING/MASTER PLAN DESIGNATION

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

The proposed use is consistent with the Fairlington/Bradlee Small Area Plan chapter of the Master Plan which designates the property commercial general.

II. STAFF ANALYSIS

Staff does not object to the proposed restaurant at the Bradlee Center. Because the restaurant is in a shopping center, many of the impacts normally associated with a restaurant can be better addressed, including the provision of ample area for vehicular circulation to accommodate loading and trash trucks, and property management to monitor maintenance and upkeep issues at the property. In addition, the restaurant is not located in the immediate proximity of residential uses, thus reducing the potential for negative impacts caused from the restaurant. Staff did not observe any problems with litter or other maintenance problems on the premises.

Although the parking requirement has been satisfied, staff has some reservations as parking adequacy in the Bradlee Center has been questioned in the past. Staff has included a review one year after the restaurant becomes operational to ensure that if there are problems with the operation, additional conditions may be imposed.

Staff recommends longer hours than what the applicant has requested in order to be more consistent with other approved restaurants in the center, and provide some flexibility for the applicant.

With these conditions, staff recommends approval.

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 between 7:00 a.m. and 12:00 midnight. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. No live entertainment shall be provided at the restaurant. (P&Z)
5. On site alcohol service is permitted; no off-premise alcohol sales are permitted. (P&Z)
6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
7. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
8. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
9. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
10. The applicant shall contribute \$500.00 to the Streetscape Beautification Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street. (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. (P&Z)
12. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
13. 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)
14. 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, and on how to prevent underage sales of alcohol. (P&Z)
15. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, 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) (Police)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
Valerie Peterson, 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:

- 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.
- R-2 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-3 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.
- R-4 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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-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 The current use is classified as M, Mercantile; 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-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 are to be submitted to and approved by this department prior to construction. Plans must comply with 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:

- F-1 The applicant is seeking an "ABC On" license only. The Police Department has no objections.
- 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.
- R-3 The SUP is to be reviewed after one year.

APPLICATION for SPECIAL USE PERMIT # 2005-0109

[must use black ink or type] Parcel Add: 3680 King St - Bradlee Shopping Center

PROPERTY LOCATION: 3676 King Street, Alexandria, VA 22302

TAX MAP REFERENCE: 22.03-01-01 ZONE: CG1

APPLICANT Name: Tea H. Kim

Address: 2807 Parr Ave Fairfax, VA 22031

PROPERTY OWNER Name: Washington Real Estate Investment Trust

Address: 6110 Executive Blvd Suite 800 Rockville, MD 2085

PROPOSED USE: Restaurant (Japanese)

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.

Tea H. Kim
Print Name of Applicant or Agent

Tea H. Kim
Signature

2807 Parr Ave
Mailing/Street Address

703-289-1505 703-289-1529
Telephone # Fax #

Fairfax, VA 22031
City and State Zip Code

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.

Mr. Eul Soo Kim 50% of ownership

Mrs. Tea H. Kim 50% of ownership

2807 Dorr Ave. Fairfax, VA 22031

A Corporation

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? N/A.

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)

OPENING OF A JAPANESE RESTAURANT.
EXPECTING UP TO 75 PATRONS WITH 7 EMPLOYEES (
2 SUSHI CHEFS, 2 COOKS, & 3 WAITRESSES). BUSINESS
HOURS ARE MONDAY ~ SUN, 11:00 AM ~ 10:00 PM. 365 DAYS.
THE RESTAURANT WILL SERVE TRADITIONAL JAPANESE
DISHES, SUCH AS SASHIMI & SUSHI. ALSO, ALCOHOLIC
BEVERAGES (BEER, WINE, COCKTAIL, SAKE, & LIQUOR) WILL
BE SERVED ON-PREMISE ONLY. BECAUSE THE RESTAURANT
IS LOCATED IN A SHOPPING MALL, WE HAVE A PLENTY OF
PARKING SPACES. EMPLOYEE PARKING SPACES ARE AVAILABLE
BEHIND THE RESTAURANT.

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).

UP TO 75. EXPECTING 40 IN BUSY TIME PERIOD
EXPECTING 15 IN NORMAL TIME PERIOD

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

7 BETWEEN 11:00 AM ~ 10:00 PM. ON MONDAY ~ SUNDAY.

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

Day:

Hours:

MONDAY ~ SUNDAY

11:00 AM ~ 10:00 PM.

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

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

NONE TO MINIMAL

B. How will the noise from patrons be controlled?

N/A

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

N/A

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?

SCRAPS OF FOOD

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

1 CUBIC YARD A WEEK

DUMSTER OUTSIDE (REAL) OF BUILDING.

C. How often will trash be collected?

TWICE A WEEK

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

N/A

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?

STRICT TRAINING OF FOOD SAFETY REGULARLY.

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.

BEER, WINE, COCKTAIL, SAKE, & LIQUOR ON-PREMISE SALE 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?

~~18~~ 19 (1 for every 4 seats)

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

10 Standard spaces

6 Compact spaces

2 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? NONE

C. Where are off-street loading facilities located? N/A

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

AROUND 9 AM

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

ONCE A 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?

YES.

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?

2400 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2400 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: BRADLEE SHOPPING 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: 60 At a bar: 15 Total number proposed: 75

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:

JAPANESE DISHES - SASHIMI (RAW SEAFOOD)
- SUSHI WITH STEAMED RICE
- COOKED FISH & MEAT

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

table service bar carry-out delivery

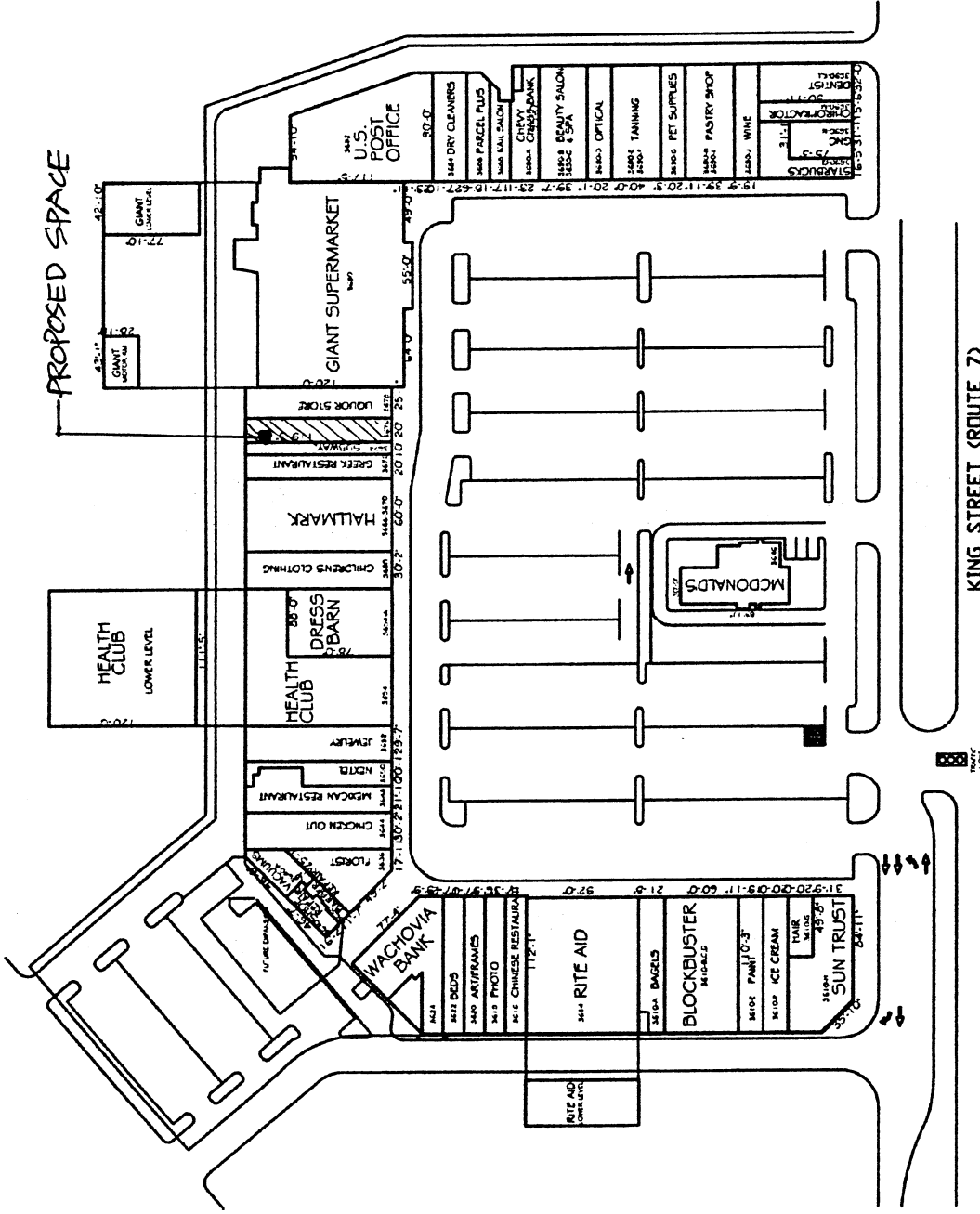
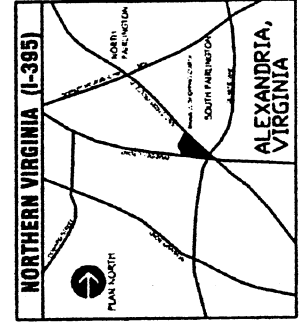
5. If delivery service is proposed, how many vehicles do you anticipate? N/A

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: _____

TENANT DATA	
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3101	WACHOVIA BANK
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3200	WACHOVIA BANK



BRADLEE SHOPPING CENTER
ALEXANDRIA, VIRGINIA

WASHINGTON (REIT)
STEVE KRUPINSKI
301-255-0846
6110 EXECUTIVE BOULEVARD, SUITE 690
ROCKVILLE, MARYLAND 20852

Bob Schwenger

SUP2005-0109

From: Steve Krupinski [SKRUPINSKI@writ.com]
Sent: Friday, September 16, 2005 1:26 PM
To: Bob Schwenger
Subject: RE: Reminder

Hey Bob,

Here's the site plan for Bradlee. It does not show the individual parking spaces. There are approximately 716 parking spaces and the GLA is 167,584 sf.

-----Original Message-----

From: Bob Schwenger [mailto:bschwenger@jbgr.com]
Sent: Friday, September 16, 2005 10:04 AM
To: skrupinski@writ.com
Subject: Reminder

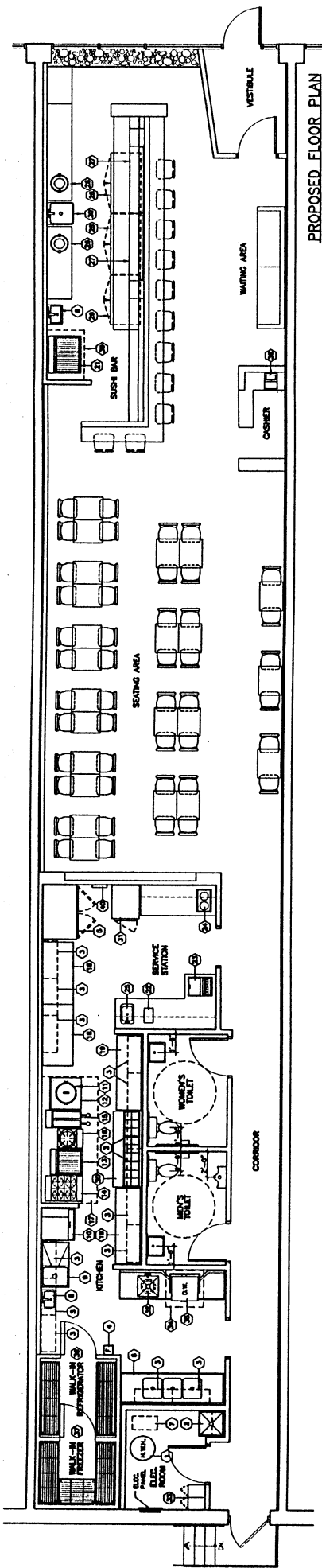
To get me site plan of bradlee for mr kim -- thanks.

Bob Schwenger
JBG Rosenfeld Retail
4445 Willard Avenue, Suite 700
Chevy Chase, Maryland 20815

IMPORTANT: The information contained in this e-mail message is confidential and is intended only for the named addressee(s). If you are neither the intended recipient(s) nor a person responsible for the delivery of this transmittal to the intended recipient(s), you are hereby notified that any distribution, copying, re-use or dissemination of this transmittal is prohibited. If you have received this transmittal in error, please reply to the sender that you have received the message in error and then delete it. This e-mail and all other electronic communications from JBG/Rosenfeld Retail Properties LLC or any of its affiliates and their respective representatives are for informational purposes only, and no such communication is intended by the sender to constitute an electronic signature, electronic record or any agreement by the sender to conduct a transaction by electronic means. Any such intention or agreement is hereby expressly disclaimed unless otherwise explicitly indicated.

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9/19/2005



PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 TOTAL SEATING : 87 SEATS

EQUIPMENT SCHEDULE

- ① 1 GAS WATER HEATER, 150,000 BTU, 48" HGT. 3/4" DIA.
- ② 1 FLOOR SUP. BKN, 1/2" DIA. 1/2" DIA.
- ③ 1 WALK-IN FREEZER, 1500 LB. CAP. 1/2" DIA.
- ④ 1 WALK-IN COOLER, 1500 LB. CAP. 1/2" DIA.
- ⑤ 1 KITCHEN SINK, 1/2" DIA.
- ⑥ 1 GAS COMP. BKN, 1/2" DIA.
- ⑦ 1 CHILLER, 1/2" DIA.
- ⑧ 1 CONDENSER, 1/2" DIA.
- ⑨ 1 WALK-IN FREEZER, 1500 LB. CAP. 1/2" DIA.
- ⑩ 1 WALK-IN COOLER, 1500 LB. CAP. 1/2" DIA.
- ⑪ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑫ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑬ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑭ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑮ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑯ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑰ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑱ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑲ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.
- ⑳ 1 WALK-IN REFRIG., 1500 LB. CAP. 1/2" DIA.

KYOTO JAPANESE RESTAURANT
 3676 KING STREET
 ALEXANDRIA, VA., 22302
 DATE : 11-09-2005

MKK ARCHITECT
 YED
 CONSULTING ENGINEERS

REVISED

APPLICATION for SPECIAL USE PERMIT # 2005-0109

[must use black ink or type] Parcel Add: 3680 King St - Bradlee Shopping Center

PROPERTY LOCATION: 3676 King Street, Alexandria, VA 22302

TAX MAP REFERENCE: 22.03-01-01 ZONE: CG1

APPLICANT Name: Tea H. Kim

Address: 2807 Dorr Ave Fairfax, VA 22031

PROPERTY OWNER Name: Washington Real Estate Investment Trust

Address: 6110 Executive Blvd Suite 800 Rockville, MD 20852

PROPOSED USE: Restaurant (Japanese)

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.

Tea H. Kim
Print Name of Applicant or Agent

Tea H. Kim
Signature

2807 Dorr Ave
Mailing/Street Address

703-289-1505 703-289-1529
Telephone # Fax #

Fairfax, VA 22031
City and State zip Code

Date

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

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

ACTION - PLANNING COMMISSION: Recommended Approval by unanimous consent 12/6/05
PH of

ACTION - CITY COUNCIL: 12/17/05 CC approved the Planning Commission recommendation.