

EXHIBIT NO. 1

3  
2-23-08

Docket Item #2  
SPECIAL USE PERMIT #2007-0115

Planning Commission Meeting  
January 3, 2008

**ISSUE:** Consideration of a request for a special use permit to operate a restaurant within an existing hotel.

**APPLICANT:** Carr Hospitality  
by Hammad Shah

**STAFF:** Richard W. Bray  
Richard.bray@alexandriava.gov

**LOCATION:** 510 Second Street  
(Entrance located on First Street)

**ZONE:** CD/Commercial Downtown

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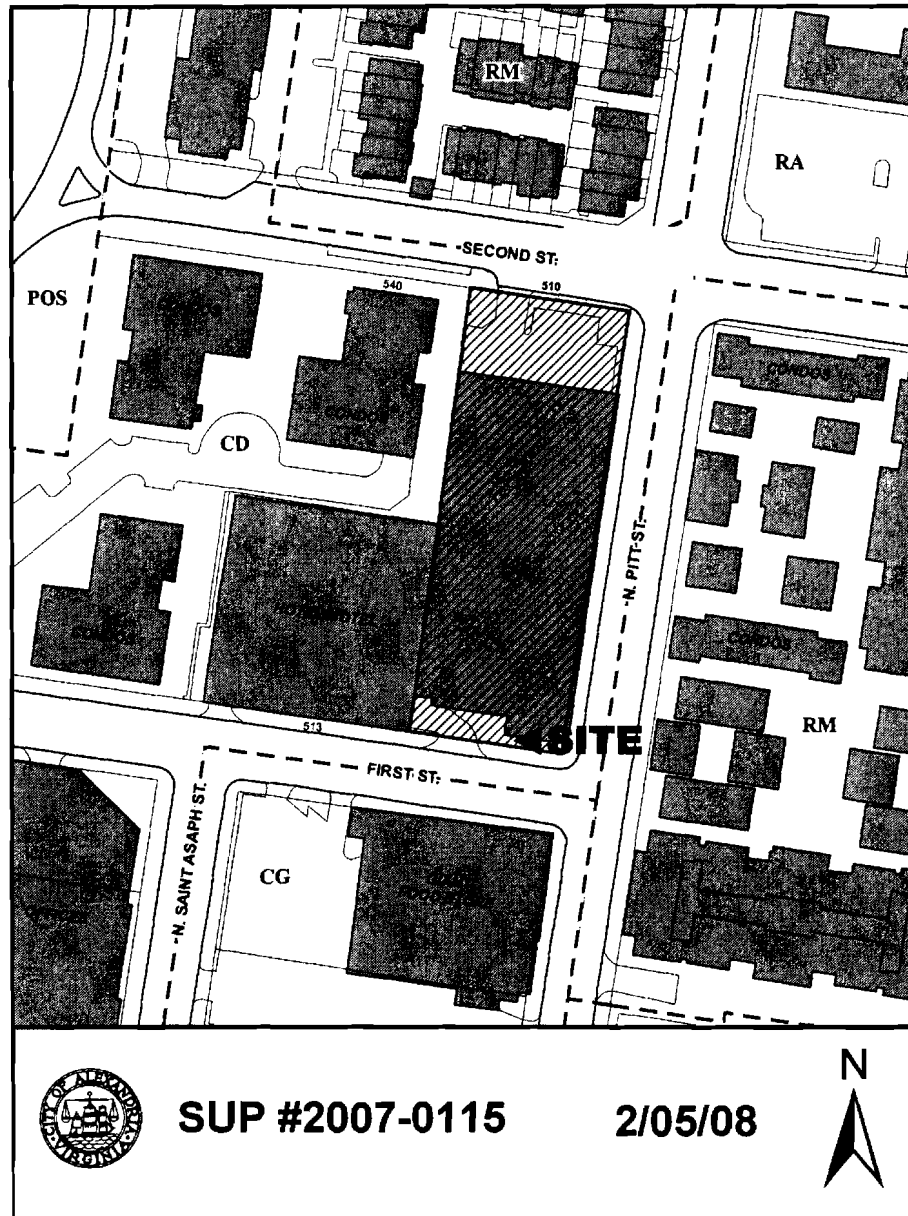
**PLANNING COMMISSION ACTION, FEBRUARY 5, 2008:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

**PLANNING COMMISSION ACTION, JANUARY 3, 2008:** The Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the requirements for legal notice.

**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.



## I. DISCUSSION

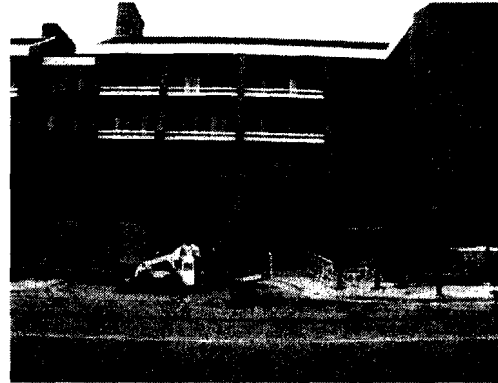
### REQUEST

The applicant, Carr Hospitality, requests special use permit approval for the operation of a coffee shop style restaurant located at 510 Second Street.

### SITE DESCRIPTION

The subject property is a hotel located on two lots of record with 295 feet of frontage on First Street, 355 feet of frontage on North Pitt Street, 125 feet of frontage on Second Street and a total lot area of 44,120 square feet. The site is developed with a Holiday Inn Hotel. Primary access to the property is from First Street.

The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north are townhouses. To the south is a Giant grocery store. To the east and west are condominiums.



### BACKGROUND

On November 18, 1978 City Council granted Special Use Permit #1190 for the operation of a hotel and 275 seat restaurant on the subject property. On October 19, 1987 City Council granted Special Use Permit #2049 for the operation of a fitness center at the existing hotel.

On November 29, 2007, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

### PROPOSAL

The applicant proposes to operate a coffee shop on the first floor of the existing hotel. The coffee shop will be located in the south east corner of the hotel in the Commonwealth Center.

Hours: 7:00 am – 7:00 pm, daily

Number of seats: 31 indoors  
16 outdoors  
47 total

Noise: No noise impacts anticipated

Trash/Litter: Hotel has commercial trash services

#### PARKING

According to Section 8-200(A)(8) of the Zoning Ordinance, a restaurant requires one parking space for every four seats. A restaurant with 47 seats will be required to provide 12 off-street parking spaces. The parking requirement is met in the hotel garage.

#### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CD/Commercial Downtown zone. Section 4-503(W) of the Zoning Ordinance allows a restaurant in the CD zone only with a special use permit.

The proposed use is consistent with the Old Town North Small Area Plan chapter of the Master Plan which designates the property for retail, office, hotel and service use.

### **II. STAFF ANALYSIS**

Staff supports the application for a coffee shop in the Old Town North Holiday Inn. The coffee shop will primarily serve the hotel guests and residents in the neighborhood. A coffee shop is an asset in hotels and the model has worked well in Alexandria. Staff does not anticipate any negative parking or noise impacts from this use as the coffee shop will be located within the existing hotel, there is sufficient parking in the hotel's garage and the proposed unobtrusive entrance and location are not conducive to a destination coffee shop. Although the applicant has indicated operating hours of 7:00 am to 7:00 pm daily, staff is recommending hours of 6:00 am to 11:00 pm to allow for greater flexibility in operation.

With the following 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the restaurant shall be limited to 6:00 am to 11:00 pm, daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)

4. 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)
5. The applicant shall comply with any requirements adopted as a part of a smoke-free restaurant ordinance. (P&Z)
6. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (T&ES)
7. 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)
8. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES)
9. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
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. (T&ES)
11. Applicant shall contribute \$500.00 to the Litter Control 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 within 60 days of City Council approval. (T&ES)
12. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
13. Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)

14. 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 robbery readiness training for all employees. (Police)
15. No food, beverages, or other material shall be stored outside. (P&Z)
16. 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)
17. 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 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: Faroll Hamer, Director, Department of Planning and Zoning  
Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Richard Bray, 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:

- 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 sounds shall be audible at the property line. (T&ES)
- R-4 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-5 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. (T&ES)
- R-6 Applicant shall contribute \$500.00 to the Litter Control 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 within 60 days of City Council approval. (T&ES)
- R-7 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (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.

- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- 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 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-6 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-7 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-8 Toilet Rooms for Persons with Disabilities:
  - (a) Water closet heights must comply with USBC 1109.2.2
  - (b) Door hardware must comply with USBC 1109.13
- C-9 Toilet Facilities for Persons with Disabilities: Larger, detailed, dimensioned drawings are required to clarify space layout and mounting heights of affected accessories. Information on door hardware for the toilet stall is required (USBC 1109.2.2).
- C-10 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- C-11 Any increase in occupancy must be supported by the required number of restroom facilities within the structure in accordance with the USBC/ International Plumbing Code.
- C-12 Any increase in occupancy will only be considered for the exterior of the structure and will not modify the approved interior approved occupant load. At no time shall any approved outdoor seating be incorporated inside due to foul weather or other situations.
- C-13 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-14 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. Permits are not transferable.

- C-2 Permits must be obtained prior to operation.
- C-3 Five sets of plans of each facility must 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-4 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.

Parks & Recreation:

- F-1 No Comment

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 robbery readiness training for all employees.
- F-1 The applicant is not seeking an A.B.C. permit. The Police Department concurs.



## APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0115

PROPERTY LOCATION: 625 First Street 510 Second St.

TAX MAP REFERENCE: 055.01-01-01 ZONE: CD

**APPLICANT:**

Name: Carr Hospitality

Address: 1701 Pennsylvania, Washington, DC

PROPOSED USE: Coffee Shop

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **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 IV, Section 4-1404(D)(7) 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 Director of Planning and Zoning 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.

x Hammad Shah  
Print Name of Applicant or Agent

x [Signature] x 10/16/07  
Signature Date

x 1701 Pennsylvania Ave.  
Mailing/Street Address

x 202-303-3060 x 202-303-3078  
Telephone # Fax #

x Washington DC 2006  
City and State Zip Code

x Hshah@otcarr.com  
Email address

ACTION-PLANNING COMMISSION:	DATE:
ACTION-CITY COUNCIL:	DATE:

SUP # 2007-0115

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 625 First St, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Special use permit use as  
(use)  
described in this application.

Name: Hammed Shah Phone: 202-303-3060  
Please Print Car 625 hlc  
Address: 1701 Pennsylvania Ave Email: \_\_\_\_\_  
DC - 20006 Suite #300  
Signature: [Signature] Date: 10/11/07  
V.P. Asset Management

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ 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 or owner, 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.

### 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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

CONVERT EXISTING HOTEL SPACE TO A COFFEE SHOP TO  
SERVICE HOTEL GUESTS AND RETAIL CUSTOMERS

## USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☒ an 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).

Approx. 200 patrons per day, 150 of which  
hotel guests.

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

(Eight) 8 employees from 7:00 am - 7:00 pm

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

Day:

Hours:

Monday - Sunday

7:00 am - 7:00 pm

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

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

Noise occurs within Hotel; low level talking  
espresso machine.

B. How will the noise be controlled?

Located in existing hotel. No exterior noise.

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

Odors of coffee and displayed baked goods.  
Separately vented system to control odors.

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? (i.e. office paper, food wrappers)

Trash generated would consist of coffee cups,  
coffee grounds, Bakery wrappers, napkins.

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

4 (Four) Bags per day of garbage

- C. How often will trash be collected?

When the trash bag is full it is removed and  
placed into the exterior dumpster.

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

Exterior Trash Cans, Full Time Housekeeping &  
Maintenance Department to clean up any trash.

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:

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

This coffee shop use will be operating on the  
interior of an existing Holiday Inn Hotel.

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### ALCOHOL SALES

- 13.

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

[ ] Yes

☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

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

150 Standard spaces  
0 Compact spaces  
6 Handicapped accessible spaces.  
Ex. City Hotel Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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- B. Where is required parking located? (check one)
- ☒ on-site  
☐ off-site

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

**PLEASE NOTE:** 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.

- C. 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.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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B. Where are off-street loading facilities located? Dock Area (Rear of Building)

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

Mornings (7:00 AM - 1:00 PM) approx. 1 delivery per day.

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

7 deliveries per week. Deliveries will not be increased with the coffee shop use.

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?

Street access is currently 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? 0 square feet.

18. What will the total area occupied by the proposed use be?

1000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 0 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building (EXISTING)

☐ 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: \_\_\_\_\_

SUP # 2007-0115  
Admin Use Permit # \_\_\_\_\_



## SUPPLEMENTAL APPLICATION

### RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?  
Indoors: 31      Outdoors: 16      Total number proposed: 47
  
2. Will the restaurant offer any of the following?  
Alcoholic beverages (**SUP only**)      \_\_\_\_\_ Yes      ☒ No  
Beer and wine — on-premises      \_\_\_\_\_ Yes      ☒ No  
Beer and wine — off-premises      \_\_\_\_\_ Yes      ☒ No
  
3. Please describe the type of food that will be served:  
COFFEE + BAKED GOODS  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The restaurant will offer the following service (check items that apply):  
☒ table service      \_\_\_\_\_ bar      ☒ carry-out      \_\_\_\_\_ delivery
  
5. If delivery service is proposed, how many vehicles do you anticipate? \_\_\_\_\_  
Will delivery drivers use their own vehicles?      \_\_\_\_\_ Yes      \_\_\_\_\_ No  
Where will delivery vehicles be parked when not in use?  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
\_\_\_\_\_ Yes      ☒ No  
If yes, please describe:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Parking impacts.** Please answer the following:

1. 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
  
2. 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
  
3. 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 plan.** 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.** Please fill in the following information.

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

47	Maximum number of patron dining seats
+	Maximum number of patron bar seats
+	Maximum number of standing patrons
=	Maximum number of patrons
  
2. 2 Maximum number of employees by hour at any one time
  
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
  - ☒ Closing by 8:00 PM
  - ☐ Closing after 8:00 PM but by 10:00 PM
  - ☐ Closing after 10:00 PM but by Midnight
  - ☐ Closing after Midnight
  
4. Alcohol Consumption (check one)
  - ☐ High ratio of alcohol to food
  - ☐ Balance between alcohol and food
  - ☒ Low ratio of alcohol to food

# **Holiday Inn**

## **625 First Street Alexandria, VA**

### **Proposed Project Information**

#### **Description:**

- Remove part of the existing office space and one existing window to the building exterior.
- Install new wood entry door at existing window location.
- Convert existing office space to coffee shop within the existing building.
- Provide limited outdoor seating.

#### **Code Information:**

- Change of use from "Incidental" to A2 (Restaurant) tables and chairs.
- Total gross square footage: 1000sf.
- Increase in occupancy from 1 per 100sf. to 1 per 15sf (net).
- 500sf of existing office space to be changed to restaurant.
- 500sf of lobby area to be changed to restaurant.
- Existing occupancy: 10 persons
- Proposed indoor seating: 31 persons
- Proposed outdoor seating: 16 persons

**PROPOSED COFFEE SHOP**

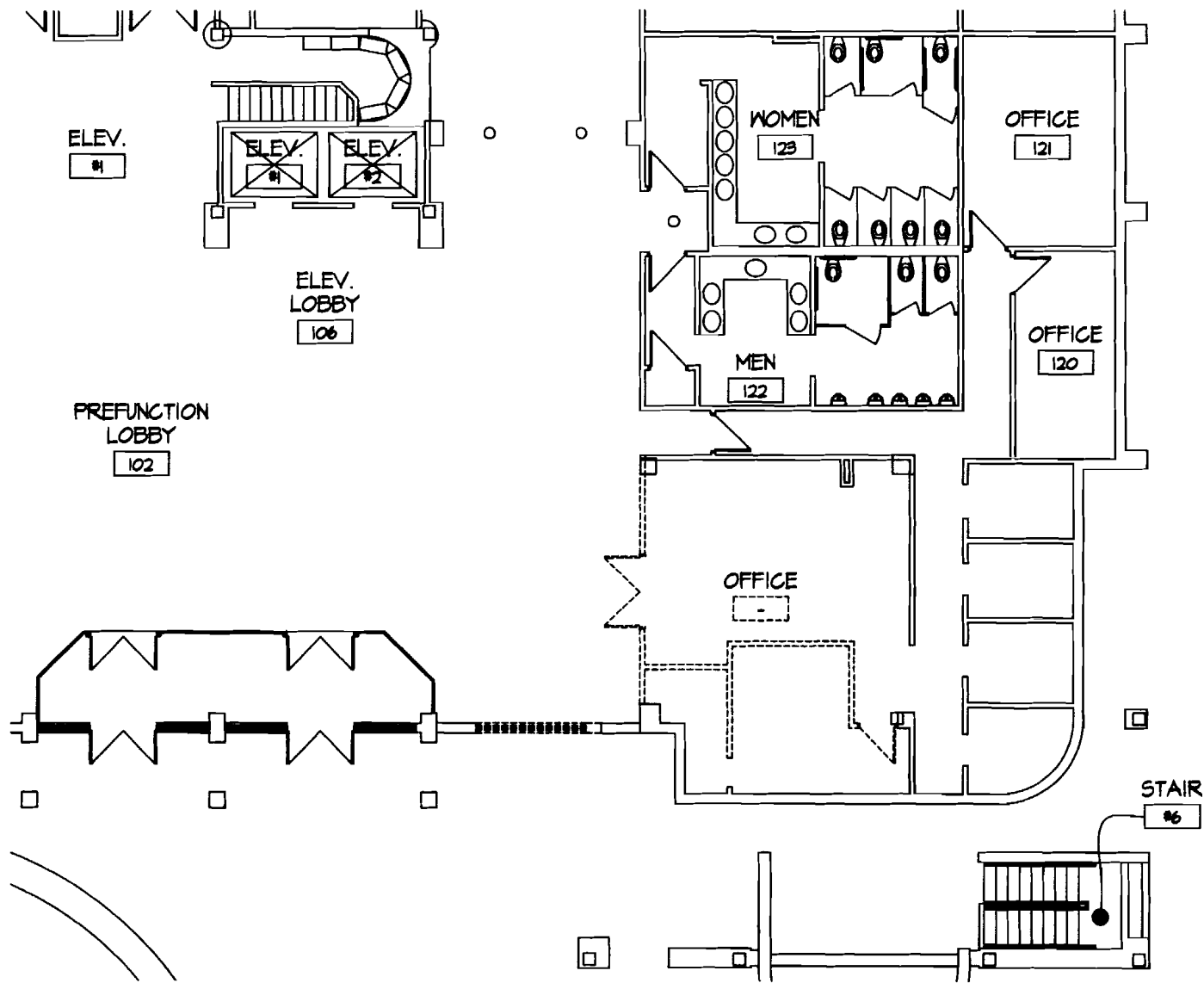
**JN+A**  
JONATHAN NEWMAN + ASSOCIATES, INC.  
**ARCHITECTURE**  
**PROJECT MANAGEMENT**

**HVScompass**  
**INTERIOR DESIGN**

**HOLIDAY INN ALEXNADRIA, VA**

10.24.07



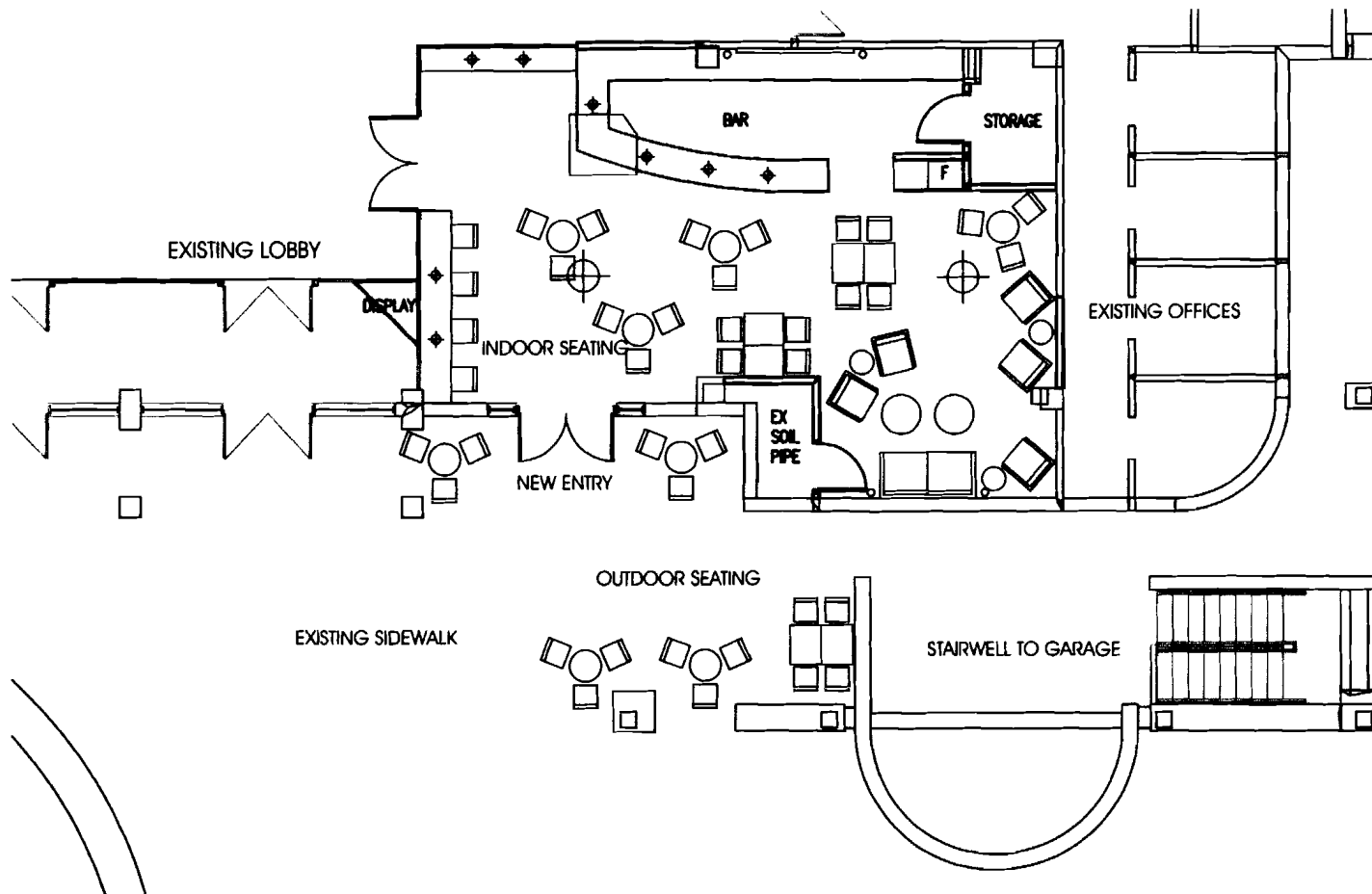


**JNA**  
 JONATHAN NEMER + ASSOCIATES, P.C.  
 ARCHITECTURE  
 PROJECT MANAGEMENT

**HVScompass**  
 INTERIOR DESIGN

# HOLIDAY INN ALEXANDRIA, VA

10.24.07



**JN+A**  
JOHNATHAN NEWMAN + ASSOCIATES, INC.  
**ARCHITECTURE**  
 PROJECT MANAGEMENT

**HVScompass**  
 INTERIOR DESIGN

24

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FIRST STREET EXTERIOR EAST ELEVATION



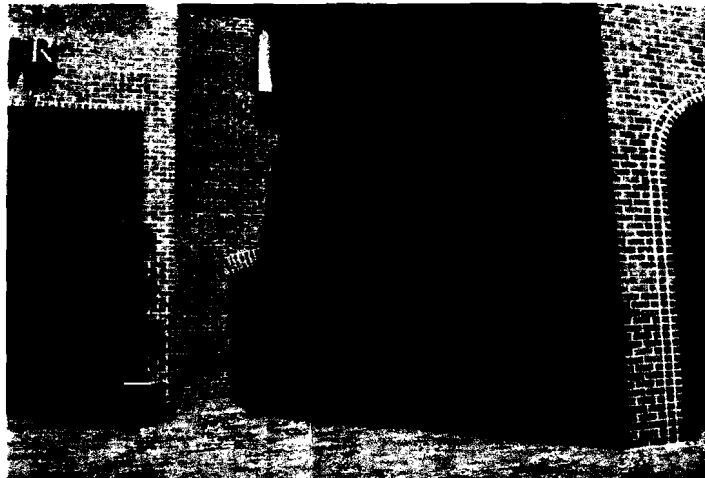
EXISTING ENTRANCE CANOPY



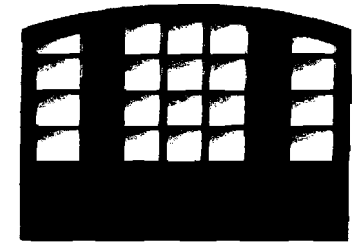
EXTERIOR EAST ELEVATION



EXTERIOR EAST ELEVATION



EXISTING FIRST FLOOR WINDOW OPENING



PROPOSED NEW WOOD DOOR

PROPOSED COFFEE SHOP OUTDOOR SEATING AREA  
NEW ENTRANCE AT EXISTING WINDOW OPENING

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HOLIDAY INN ALEXANDRIA, VA 625 FIRST STREET

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