



VANDERPOOL, FROSTICK & NISHANIAN, P.C.

Where Business Goes™

VIA EMAIL

[gwen.wright@alexandria.gov]

August 28, 2009

Gwen Wright
Division Chief
Development Division
Department of Planning and Zoning
City Hall
301 King Street, Room 2100
Alexandria, VA 22313

**Re: Special Use Permit #2009-0033
7-Eleven at 504 John Carlyle Street, Alexandria, VA**

VFN# 43-447

Dear Ms. Wright:

7-Eleven, Inc. hereby respectfully requests deferral of its pending SUP application:

#2009-0033 504 John Carlyle Street – 7-Eleven convenience store

scheduled for public hearing at the Alexandria Planning Commission on September 1, 2009.

Please re-docket this SUP for consideration by the Planning Commission on October 6, 2009 and the City Council on October 17, 2009. 7-Eleven, Inc. requests this deferral for the purpose to consider citizen concerns expressed at the neighborhood meeting on August 27, 2009.

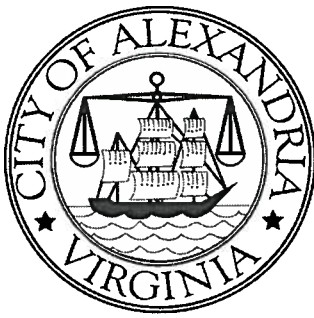
7-Eleven, Inc. apologizes for any inconvenience that this deferral request may cause the Planning Commission or the City staff. Please contact me should you have any questions or concerns.

Sincerely,
Vanderpool, Frostick & Nishanian, P.C.

Paul J. Gauthier

cc: Michael R. Vanderpool, Esquire
Robert Fitzgerald, Independent Real Estate Consultant, 7-Eleven, Inc.
William Washington, Senior Real Estate Representative, 7-Eleven, Inc.

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DOCKET ITEM #6

Special Use Permit #2009-0033

504 John Carlyle Street – 7-Eleven Convenience Store

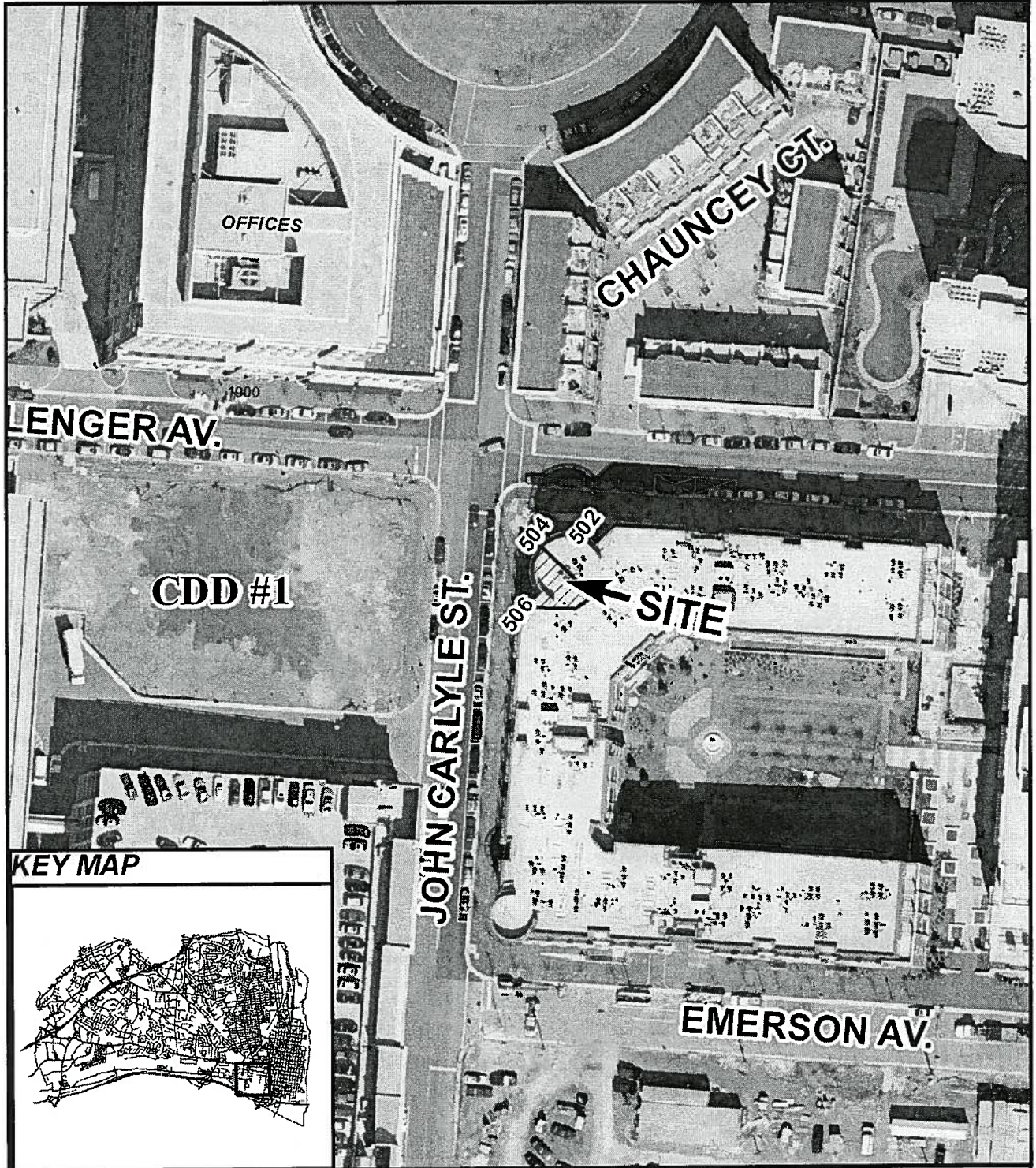
Application	General Data	
Request: Consideration of a request to operate a convenience store.	Planning Commission Hearing:	September 1, 2009
	City Council Hearing:	September 12, 2009
Address: 504 John Carlyle St.	Zone:	CDD#1
Applicant: 7-Eleven, Inc.	Small Area Plan:	Eisenhower East

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:



SUP #2009-0033

09/01/09



I. DISCUSSION

REQUEST

The applicant, 7-Eleven, Inc. requests special use permit approval for the operation of a convenience store located at 504 John Carlyle St.

SITE DESCRIPTION

The subject property is one lot of record with 277 feet of frontage on John Carlyle Street, approximately 279 feet of frontage each on Ballenger Avenue and Emerson Avenue, and a total lot area of 77,228 square feet. The site is developed with a multi-story condominium building known as Carlyle Square that includes a mix of residential and retail uses.

The surrounding area is occupied by a mix of residential, office, and commercial uses. Immediately to the north are residential townhouses and to the north and west are two office buildings, one of which contains office uses and a Starbucks on the ground floor on the opposite corner from the proposed convenience store. The other office building is currently unoccupied. To the south is the vacant Carlyle Block O, which has received site plan approval (DSP#2005-0013) for multi-story residential buildings with ground-level retail. To the east is the African American Heritage Park.



BACKGROUND

On April 18, 1990, City Council granted Special Use Permit #2253, which was the first development plan for Carlyle. It has been amended many times since, including SUP#2004-0028 which was approved for expanded definitions of retail uses, and SUP2007-0094, which is the current Special Use Permit for Carlyle. Staff administratively approved DSP#2001-0003 for Block L, which includes the subject property and the proposed convenience store.

The applicant originally applied in mid-June for administrative approval for the convenience store, pursuant to SUP#2007-0094. Based on comments received from the neighborhood, staff determined that this request necessitated a full Special Use Permit with public hearings before the Planning Commission and City Council.

PROPOSAL

The applicant proposes to operate a convenience store on the ground level of a residential condominium building at 504 John Carlyle Street in Carlyle. The convenience store is proposed

for the 3,328 square-foot unit located at the corner of John Carlyle Street and Ballenger Ave. The applicant proposes to be open 24 hours/day and sell alcohol for off-premises consumption in accordance with Virginia ABC regulations.

- Hours: 24 Hours/Day, 365 days/year
- Customers: Approximately 1,100-1,500 per day
- Employees: Expected to have three per shift, seven total
- Alcohol: Off-premises alcohol sales between 6am and midnight daily pursuant to Virginia ABC regulations
- Noise: No significant noise is expected beyond that generated by typical retail businesses. No significant noise from patrons is anticipated.
- Trash: Typical solid waste from small retail establishment expected – largely paper, cardboard, and plastic. Trash will be collected daily.
- Litter: Applicant will require employees to pick up litter twice/day on the property and within 75' of the store entrance.

PARKING

The parking requirements for the subject building were specified in the Transportation Management Plan (Special Use Permit #2254) for the Carlyle development. The applicant has access to five spaces in the on-site garage which will satisfy the employee vanpool/carpool requirement specified in SUP#2254 and in Condition #9 of this report. Staff notes that public parking is not available in this garage since it is restricted by access card. Public parking is available in the Patent & Trademark Office parking garage across John Carlyle Street.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CDD#1/Coordinated Development District zone. Section 5-602(A) of the Zoning Ordinance identifies OC/Office Commercial zone as the underlying zone which allows a convenience store 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 uses consistent with the CDD #1 zone.

II. STAFF ANALYSIS

Overview

Staff does not object to the applicant's proposal to locate a 7-Eleven convenience store at 504 John Carlyle Street. In reaching this conclusion, staff recognizes the potential for neighborhood impacts from the operation of this use and acknowledges that the proposed location in close proximity to residential units gives this application a special tension. Staff has received a significant number of comments from the neighborhood regarding their concerns with the proposed use.

Staff believes that the proposal presents a number of opportunities, however. The proposed use would be neighborhood-serving, providing a greater level of convenience to residents and employees working in the vicinity. It is consistent with the urban, mixed-use vision for the Carlyle neighborhood. In addition, the proposed convenience store would occupy vacant commercial space and contribute to the vitality of ground-level retail in Carlyle. Staff has therefore recommended approval but included a number of significant conditions, many of which are not standard and have been either proffered by the applicant or specifically crafted for the proposed use, that should sufficiently mitigate these potential impacts.

Citizen Input

Staff has received considerable input from residents of the Carlyle Square condominium building and from residents living elsewhere in the vicinity of the proposed convenience store. Staff has received a letter of opposition from the Carlyle Square Condominium Unit Owners Association dated August 17, 2009. Staff has received 15 emails directly from citizens as of August 18, 2009. Of these e-mails, which are attached to this report, two expressed support or qualified support of the 7-Eleven proposal and 13 expressed opposition. Staff has also received comments via telephone and heard neighborhood concerns at a community meeting, arranged by the Carlyle Square Condominium Unit Owners Association and the applicants, on June 30, 2009.

The most common neighborhood concerns are understood to be as follows: hours of operation being 24 hours, increased crime, increased loitering, increased noise from patrons or deliveries, a reduction in property values in the vicinity, and concern that the 7-Eleven as proposed was not consistent with the more upscale character of the Carlyle neighborhood. Some neighbors also raised concerns specifically about alcohol sales, and how it could create or exacerbate some of the problems mentioned above.

Staff has also received documents from a resident who designed and conducted an online survey of residents in the vicinity of the proposed convenience store. This resident notes that 54 of the 68 people who replied to her online survey also signed the petition against the proposed 7-Eleven. The survey results, which are attached to this report, showed that a considerable majority of the 68 respondents oppose the 7-Eleven SUP request as known to them at the time.

Opportunities

Staff believes that the proposed convenience store presents a number of opportunities for the neighborhood. The store will provide neighborhood residents with a greater level of convenience for purchasing food and sundry items close to their residences. Residents can walk to the proposed store without needing to use their vehicles, which supports the mixed-use, walkable neighborhood envisioned in the Carlyle Master Plan.

Staff believes that the convenience store will significantly contribute to retail vitality along John Carlyle Street in at least three ways. First, the store will occupy vacant space, which is positive since there are currently at least three vacant storefronts in this building, including the former Bruegger's Bagels which closed in June. Second, the foot traffic generated from the use will help contribute to the vitality of the existing businesses in this area as well. Third, the convenience store will contribute to a balance of uses in this portion of Carlyle that further promotes a livable, walkable, urban neighborhood.

Potential Impacts & Solutions

As mentioned previously, staff recognizes the potential for neighborhood impacts from the convenience store operation. Potential neighborhood impacts could include: crime, loitering, noise from patrons or deliveries, and signage or other design elements that are not compatible with the Carlyle neighborhood. Staff has included multiple conditions of approval in Section III of this report that it believes sufficiently mitigates these potential impacts.

Crime and 24-Hour Operation

With regard to crime, and loitering specifically, staff acknowledges that some potential exists for neighborhood impacts from the proposed convenience store, either generally speaking or as a result of the 24-hour operation. Staff believes that the conditions it recommends to prevent these issues need to be flexible and targeted toward the underlying concern or area of impact. For instance, staff is recommending that the owner be required to sign an annual agreement with the Police Department that will help the Police more effectively enforce loitering laws. Staff has included a condition that gives the Director of Planning & Zoning the ability to require the addition of security officers at the convenience store if the need arises. Staff has also recommended conditions requiring five additional prevention tools that the applicant has proffered. The applicant proposes to:

1. Not provide seats or tables outside for the use of store patrons,
2. Conduct employee training sessions on an ongoing basis to emphasize the company's policy to aggressively report loitering and any other inappropriate activities,
3. Offer a police work station to the Police Department,
4. Install interior and exterior closed-circuit television cameras, subject to approval of the Carlyle Square Condominium Board, and
5. Post signage prohibiting loitering and informing customers of the presence of closed-circuit television cameras.

With these conditions related to crime prevention in place, staff concern about the convenience

store being open 24-hours per day is somewhat reduced. Staff has also researched other area 7-Eleven stores to determine whether the 24-hour aspect of the proposal is unusual. Only two of the 24 stores surveyed in Alexandria, Arlington and Washington, DC have reduced hours, one each in Alexandria and Arlington. Staff believes that the applicant's 24-hour proposal is not unusual compared to other such stores in the area, many of which operate in close proximity to residential uses in neighborhoods such as Georgetown, Woodley Park, Clarendon, and Ballston. Therefore, staff has included a condition that permits 24-hour operation of the store but grants the Director of Planning & Zoning the ability to reduce the hours if it becomes necessary and as a result of one of three required annual reviews.

Noise

Staff recognizes the potential for noise issues generally at this location given that residential uses are located above retail uses. Staff believes that many of the crime-prevention tools previously mentioned which will prevent loitering and other inappropriate behavior should also have a considerable impact on noise issues. Staff has also included a condition, suggested by the Carlyle Square Condominium Owner's Association and proffered by the applicant in its revisions dated August 14, 2009, to limit deliveries to between 10:00am and 9:00pm daily. This condition should further limit noise that could be disruptive to neighborhood residents.

Alcohol Sales

Some residents have raised concerns about off-premises alcohol sales at the convenience store, and specifically about late-night sales. While many of the underlying concerns about alcohol sales may be related to crime and loitering and have been addressed previously, staff would like to point out two additional regulations that should help reduce neighborhood impacts. The first is that Virginia ABC regulations prohibit off-premises alcohol sales between the hours of 12:00 midnight and 6:00am, no matter if the retailer has later hours. Second, staff has included a standard condition that will prohibit the sale of single cans of beer ("singles") and prohibit the sale of fortified wine at the convenience store.

Exterior Signage

In considering whether the proposal is appropriate for the neighborhood, another element that staff and some neighbors have concern about is exterior signage. Staff believes that that applicant should provide appropriate, high-quality signage that will contribute positively to the overall character of the building, the prominent corner the tenant space faces, and the neighborhood in general. In revisions submitted on August 14, 2009, the applicant proposes one back-lit, brass wall-mounted sign flanked by two internally-lit projecting signs. Staff believes that the back-lit brass sign is an improvement from the traditional internally-lit 7-11 signs and generally supports it, although staff would like to work with the applicant on the details of the lighting system. In terms of the projecting signs, staff supports the location and size of these signs but believes that they should not be internally-lit. Staff can work with the applicant on methods for providing adequate and appropriate external lighting for these signs. All in all, staff believes that the proposed signage generally represents an appropriate and attractive approach. Staff has required in Condition #8 that the signage shall be consistent with the concept submission and that the details on lighting will be worked out administratively. In addition, the signs must meet all Zoning Ordinance requirements and the Carlyle Coordinated Sign Program guidelines.

Interior Design Improvements

Staff had some initial concern that the interior design of the 7-Eleven store could be incompatible with the character for the Carlyle neighborhood. However, the applicant states in its revisions dated August 14, 2009 that 7-Eleven proposes an “urban concept” store for this location that is more pedestrian-oriented and includes an enhanced interior design. Staff agrees that the applicant’s proposal for interior layout is appropriate, with the cashier area not located against the front windows, and with the front windows not being obscured by large displays. The proposed interior finishes are also generally appropriate and an improvement from its typical stores. Therefore staff recommends three design-related conditions specifying these elements. One requires that the layout of the convenience store be generally consistent with the floor plan submitted on August 14, 2009. Another requires that store windows not be covered or otherwise obstructed with the exception of minor, low-level, and well-maintained displays such as newspaper racks. The third condition requires that the applicant provide specific interior finishes such as pendant lighting in part of the store and ceramic tile finishes on the walls and floors.

Conclusion

Staff does not object to the applicant’s overall proposal for a 7-Eleven convenience store at this location. Although staff recognizes that the proposed use presents the potential for neighborhood impacts, the recommended conditions of approval should sufficiently mitigate these potential impacts. Furthermore, the flexibility of some of these conditions and the requirement of an annual review for the first three years will allow the imposition of additional restrictions should they become necessary. Subject to the conditions contained in Section III of this report, staff recommends approval of this Special Use Permit request.

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 convenience store may operate 24 hours per day. The Director of Planning & Zoning shall review these hours of operation annually for the first three years that the convenience store is operational in conjunction with Condition #28. The Director may administratively reduce the hours of operation at his/her discretion should problems arise from the 24-hour operation of the use. In the event the hours of operation are reduced below 24 hours per day, the applicant shall post the approved hours of operation at the entrance to the convenience store.
3. No tables or seats shall be provided for customers either inside or outside of the convenience store. (P&Z)
4. The applicant shall establish a store employee to work as a liaison with the Carlyle Square Condominium Association and any other members of the community to resolve concerns that may arise from the operation of the convenience store. The name of the liaison shall be posted inside the store in a conspicuous location and contact information for this individual shall be available upon request. (P&Z)
5. Windows shall provide open views into the tenant space and not be opaque or otherwise obstructed except with minor, low-level, well-maintained and regularly updated window displays. (P&Z)
6. The floor plan for the convenience store shall be generally consistent with the applicant's plan dated August 14, 2009 to the satisfaction of the Director of Planning & Zoning. (P&Z)
7. The applicant shall provide enhanced, high-quality interior finishes consistent with the proposal submitted to the Department of Planning & Zoning dated August 14, 2009 and subject to the review and approval of the Director of Planning & Zoning. The applicant shall provide ceramic tile floor coverings and ceramic tile wall coverings generally to the height of wall displays. The applicant shall provide pendant accent lighting fixtures at the store front window area and the cashier area. The applicant shall keep these enhanced design elements in good repair to the satisfaction of the Director of Planning & Zoning. (P&Z)
8. All signage at the site shall be consistent with concept illustrations submitted to the Department of Planning & Zoning dated August 14, 2009. However, all three signs shall be externally lit and the applicant shall work with staff on a design for appropriate external lighting. All signage shall comply with the Zoning Ordinance and *Carlyle*

Coordinated Sign Program provisions and shall be subject to the review and approval of the Director of Planning & Zoning. Any lighted signage facing and in close proximity to land zoned for residential use shall not be illuminated between 10:30 pm and 6:30 am. (P&Z)

9. Employees who carpool to work shall be offered use of free garage parking in designated employee carpool/vanpool spaces. (P&Z)
10. No food, beverages, or other material or products shall be stored outside. (P&Z)
11. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
12. 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 crime, loitering, noise and the underage sales of alcohol. (P&Z)
13. The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. In addition to this monetary contribution, the applicant may be required to provide up to two city standard model trash cans in the vicinity of the convenience store if the Directors of Planning & Zoning and Transportation & Environmental Services determine that additional trash cans are required to prevent an unsanitary or unsightly accumulation of trash. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (P&Z, T&ES, RP&CA)
14. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
15. 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)
16. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 9:00pm and 10:00am. (T&ES)(P&Z)
18. 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)

19. 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)
20. The applicant shall require its employees who drive to use off-street parking and 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)
21. The applicant shall execute an annual agreement with the Alexandria Police Department (APD) that allows APD to enforce no loitering on the property. (P&Z)
22. The applicant shall offer space inside the store to the Alexandria Police Department for a work station to the satisfaction of the Chief of Police and the Director of Planning & Zoning. (P&Z)
23. The establishment of a police work station notwithstanding, the Director of Planning & Zoning may require the applicant to provide uniformed and licensed security personnel on-site at any time if the Director determines that conditions at the convenience store require increased security. (P&Z)
24. The applicant shall install closed-circuit television cameras both inside and outside the store for the security of patrons, employees, and community residents. The installation of such equipment shall be subject to the review and approval of the Carlyle Square Condominium Association, the Director of Planning & Zoning, and the Chief of Police. (P&Z)
25. The applicant shall post signage prohibiting loitering and informing the public of the presence of closed-circuit security cameras. Such signage shall be subject to the review and approval of the Director of Planning & Zoning. (P&Z)
26. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery readiness program for all employees. (Police)
27. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (Police)
28. The Director of Planning and Zoning shall review the special use permit annually for the first three consecutive years after the convenience store has been operational, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions 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, 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: Gwen Wright, Division Chief, Department of Planning and Zoning;
Nathan Randall, 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 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution shall be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (T&ES, RP&CA)
- R-2 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
- R-3 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)
- R-4 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-5 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 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 or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-7 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-8 The applicant shall require its employees who drive to use off-street parking and 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 Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 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. (T&ES)

Code Enforcement:

- C-1 Alterations to the existing structure 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 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:

- F-1 No Comment

Parks and Recreation:

- R-1 The applicant shall contribute \$500 to the SUP Streetscape Improvement Fund for street trees and trash cans. Monetary contribution to be submitted to the Department of Transportation & Environmental Services, Room 4130, 301 King Street prior to the issuance of the Special Use Permit Certificate. Reference SUP number and condition number on all correspondence. (TES, RP&CA)
- C-1 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.

- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for all employees.
- F-1 The applicant is seeking an "ABC On" and "ABC Off" license. The Police Department has no objections to either license subject to the following conditions for alcohol sold off premise:
1. Beer or wine coolers may be sold only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.
 2. That the SUP is reviewed after one year.



APPLICATION ADMINISTRATIVE
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0033

PROPERTY LOCATION: 504 John Carlyle Street

TAX MAP REFERENCE: 073-04-0C-00 **ZONE:** CDD #1

APPLICANT:
Name: 7-Eleven, Inc.

Address: 5300 Shawnee Road, Alexandria, VA 22312

PROPOSED USE: Convenience Store

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.

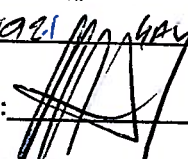
Michael R. Vanderpool, Esquire
Print Name of Applicant or Agent
Vanderpool, Frostick, & Nishanian, P.C.
9200 Church Street, Suite 400
Mailing/Street Address
Manassas, Virginia 20110
City and State Zip Code

Signature Date 5/26/09
(703) 369-4738 (703) 369-3653
Telephone # Fax #
mvanderpool@vfnlaw.com
Email address

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

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 504 John Carlyle Street, I hereby
(Property Address)
grant the applicant authorization to apply for the AUP/SUP use as
(use)
described in this application.

Name: MARTIN HOWLE, EXEC. V.P. Phone: 703-448-4330
Please Print POSTPROPERTIES, INC.
Address: 1921 W. HAYBOWY RD, VIENNA VA 22182 Email: M.HOWLE@POSTPROPERTIES.COM
Signature:  Date: 4/1/09

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.

IYG Holding Co.
4-1-4 Shibakoen
Minato-Ku, Tokyo
Japan 105
72.51% of common stock

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.)

See Attached.

**FIRST REVISION
SPECIAL USE APPLICATION
#2009-0033**

**7-Eleven, Inc.
504 John Carlyle Street, Alexandria
August 14, 2009**

7-Eleven, Inc. (“7-Eleven” or “Applicant”), hereby revises and amends its previously submitted Special Use Permit (“SUP”) application currently under review by the City of Alexandria, Virginia. To the extent that this First Revision To Special Use Application (“Revision”) conflicts with the original application submitted June 2, 2009 (“Application”), this Revision shall prevail and in all other matters the Application shall remain as submitted.

7-Eleven, Inc. is the Applicant

7-Eleven, Inc. (“7-Eleven” or “Applicant”), is the lessee of a portion of the property identified as “THE CONDOMINIUMS AT CARLYLE SQUARE,” City of Alexandria Tax Map Parcel Number 073.04.0C.34. The area leased by 7-Eleven has the street address of 504 John Carlyle Street, Alexandria, Virginia (hereinafter “Store”) and is located in a planned urban mixed use community.

7-Eleven, Inc. proposes a new model store

7-Eleven, Inc. proposes to operate an “urban model” store in this location. The 7-Eleven, Inc. new urban model store is significantly different from the typical suburban store, because the urban store is specifically designed with a pedestrian orientation rather than a vehicular orientation. The urban model store is intended to blend into, and enhance the mixed use community by featuring interior design with enhanced finishes, lighting fixtures, floor layout, and limited window displays. Innovative signage is proposed to fit, within the community

design and to attract the neighborhood pedestrian rather than the by-passing vehicular customer.

The Store is planned, and intends to provide, a needed community service while addressing the sensitivities of the neighborhood and the urban environment.

Orientation to the pedestrian customer

Consistent with City planning guidance for the pedestrian nature of the mixed use Carlyle neighborhood, the entrance for the Store shall open directly onto the sidewalk at the northwest corner of the condominium building. There are no designated street parking spaces for the store.

Enhanced, community oriented, interior

Enhanced finishes

To provide the inviting appearance that will brighten the interior spaces and attract the passing by pedestrian, the interior wall, ceiling, and floor colors will be near white. Counter tops, cabinets and displays will also be light colored. 7-Eleven, Inc. agrees to provide Store interior colors similar to those shown in attached exhibits.

In keeping with the neighborhood aesthetic and to maintain the brightness of the interior, the wall coverings will generally be ceramic tile to the height of the wall displays with wallboard above. Floor coverings will be ceramic type tile and the ceiling will be a commercial suspended ceiling system. 7-Eleven, Inc. agrees to provide Store interior finishes similar to those shown in attached exhibits.

Lighting fixtures

To accentuate the urban nature of the Store, accent pendant lighting fixtures will be provided in addition to the lighting fixtures integrated into the suspended ceiling grid. All lighting fixture placement shall be coordinated with the display layout. Pendant lighting fixtures will be provided at the store front window area, consistent with the floor and display layout. 7-Eleven, Inc. agrees to provide Store interior lighting fixtures similar to those shown in attached exhibits.

Floor layout

As part of the strategy to create an inviting interior space, the Store floor layout will maintain an open layout adjacent to the front windows to allow clear view from the store exterior into the Store. Product displays shall be situated similar to those shown in attached exhibits.

Well maintained window displays

The salient design feature of the Store is the curvilinear building façade and windows at the Store front. 7-Eleven, Inc. intends to maintain the existing building façade, doors, and windows. Consistent with the City planning guidance for the mixed use Carlyle neighborhood, 7-Eleven, Inc. agrees that the windows shall not be opaque or otherwise obstructed and that window displays will be limited in nature and well maintained so that open views into the Store space will be provided.

Innovative signage

Pursuing the urban nature of the Store 7-Eleven, Inc. is proposing innovative signage that is specifically designed, within the Carlyle community aesthetic, to attract the neighborhood pedestrian rather than the by-passing vehicular customer. Signage will be two reduced scale, internally illuminated, colored, trademark blade or projecting signs and one reduced scale, backlit, brass colored, individual reverse channel letter, wall sign similar to those shown in attached exhibits.

Sensitivities of the neighborhood and the urban environment

7-Eleven, Inc. is actively seeking the patronage of the neighborhood, both day time employees and full time residents. 7-Eleven, Inc. is fully aware that customers will not patronize a pedestrian oriented store that does not actively promote a reassuring walk-up environment. It is in the best interest of 7-Eleven, Inc. for the economic success of the Store, to promote the needed walk-up environment by aggressively pursuing an operational program with the following goals and implementation strategies.

Prevention of inappropriate activities

Police work station

7-Eleven, Inc. will offer to the Alexandria Police Department a police work station within the Store to promote police presence in the neighborhood.

Prevention training

7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to emphasize prevention of inappropriate activities

Aggressive reporting

7-Eleven, Inc. shall conduct employee training sessions on an

ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively report inappropriate activities.

Interior and exterior CCTV monitoring

7-Eleven, Inc. shall install interior and, if permitted by the Condominium Association, exterior closed circuit TV monitoring to discourage inappropriate activities.

Signage

7-Eleven, Inc. shall install signage notifying patrons and passers-bys that closed circuit TV cameras are monitoring interior and exterior activities and that it is 7-Eleven, Inc. policy to aggressively report all inappropriate activities.

Prevention of loitering

No tables or chairs

7-Eleven, Inc. shall not provide seats or tables for use of the store patrons.

Prevention training

7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively prevent loitering offenses.

Interior and exterior CCTV monitoring

7-Eleven, Inc. shall install interior and if permitted by the Condominium Association, exterior closed circuit TV monitoring to discourage loitering.

Signage

7-Eleven, Inc. shall install signage notifying patrons and passers-bys that closed circuit TV cameras are monitoring interior and exterior activities and that it is 7-Eleven, Inc. policy to prevent loitering.

Reduction of noise

Loading

7-Eleven, Inc. shall restrict all loading and unloading activities to the hours between 10 am to 9 pm daily.

Signage

7-Eleven, Inc. shall install signage notifying patrons and passer-

bys that the Store is located in a residential area and that it is 7-Eleven, Inc. policy to aggressively limit noise incidents.

Aggressive reporting

7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively limit noise incidents.

Management of litter

Responsibility for pickup

7-Eleven, Inc. shall provide litter pickup on the Store premises, Condominium common area at the Store entrance, and on the near side of adjacent public rights-of-way within 75' feet of the premises at least twice a day, to prevent unsightly or unsanitary accumulation of litter. 7-Eleven, Inc. shall empty all its privately owned litter receptacles when necessary and shall maintain all its privately owned litter receptacles in good working condition.

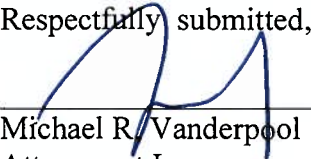
Provide 2 extra trash receptacles

7-Eleven, Inc. shall provide two litter receptacles, if permitted by the Condominium Association consistent with the Carlyle streetscape motif, for installation in the vicinity of the store entrance.

Trash management

Trash and garbage shall be placed in sealed containers which do not allow odors to escape and which do not allow invasion by animals. All trash and garbage containers shall be stored inside and no trash, garbage or debris shall be allowed to accumulate outside of the sealed containers.

Respectfully submitted,

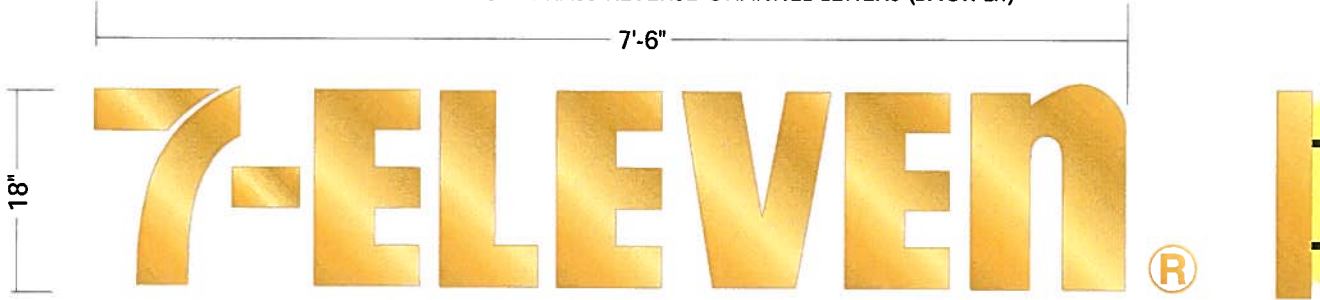


Michael R. Vanderpool
Attorney at Law
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400
Manassas, VA 20110
703-369-4738
703-369-3063 (Fax)



SCALE: NONE

SCALE: 1" = 1'-0"
 18" INDIVIDUAL BRASS REVERSE CHANNEL LETTERS (BACK LIT)



SIDE VIEW

OPTION 1




18"

SCALE: 1" = 1'-0"
 TWO 18" X 18" INTERNALLY ILLUMINATED
 BLADE SIGNS

18"

Approval Signature _____ Date _____

 <small>This is the property of DOWLING SIGNS, INC. © Copyright 2009 All rights reserved. # 0011011000000</small>	DATE:	2/10/09
	SALESMAN:	LARRY
	DRAWN BY:	SW
	FILE:	HOLLAND LA
	SCALE:	AS NOTED



ARCHITECTURE
ENGINEERING
DEVELOPMENT

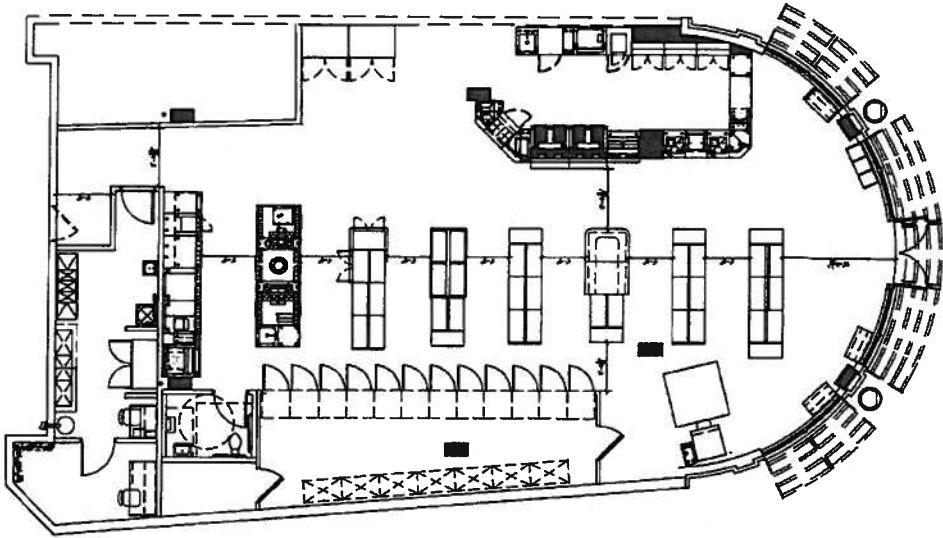
REVISION
DATE:

102110 FLOOR PLAN B
POST CARLYLE
ALEXANDRIA, VA

CHESAPEAKE
DIVISION:

ISSUE DATE:
ISSUED BY:
STAMP NO:
APPROVED BY:
DATE ISSUED:
DRAWN BY:

SHEET NO.
FP
OF 1 SHEETS



LAYOUT INFORMATION		
DESCRIPTION	QTY	
ROLLER GRILLS	2	CID EXT
SANDWICH CASE	12	
VAULT DOORS	2	
LOW TEMP DOORS	2	
ICE MERCHANDISER	1	
NOVELTY CASE	2	
BAKERY CASES	2	
SLURPEE BARRELS	6	
GONDOLA T-JUNITS	26	
END CAPS	7	
HIGHWALLS	0	
TOTAL=	33	
TOTAL SQ FT	3328	
SELLING FLOOR SQ FT	2203	

B 102110 FLOOR PLAN B
A1 SC: 3/32"=1'



**FIRST REVISION
SPECIAL USE APPLICATION
#2009-0033**

**7-Eleven, Inc.
504 John Carlyle Street, Alexandria
August 14, 2009**

Proposed Development Conditions

(Enhanced finishes)

1. 7-Eleven, Inc. shall provide near white colors for interior walls, ceiling, floors, counter tops, cabinet fronts, and displays similar to those shown in attached exhibits.
2. 7-Eleven, Inc. shall provide ceramic tile wall coverings, generally to the height of the wall displays with wallboard above. Floor coverings will be generally be ceramic type tile and the ceiling will be a commercial suspended ceiling system similar to those shown in attached exhibits.

(Lighting fixtures)

3. 7-Eleven, Inc. shall provide pendant accent lighting fixtures in addition to the lighting fixtures integrated into the suspended ceiling grid. All lighting fixture placement shall be coordinated with the display layout. Pendant lighting fixtures will be provided at the store front window area, consistent with the floor and display layout. Store interior lighting fixtures shall similar to those shown in attached exhibits.

(Floor layout)

4. 7-Eleven, Inc. shall provide an open layout adjacent to the front windows. Product displays in the vicinity of the front widows will be oriented to allow view from the store exterior to the extent commercially feasible. Layout shall be similar to that shown in the attached exhibits.

(Well maintained window displays)

5. 7-Eleven, Inc. shall maintain the existing building façade, doors, and windows. Widows shall not be made opaque or otherwise obstructed. No more than two window signs shall be displayed in total. Window displays shall be well maintained so that open views into the Store interior space will be provided.

(Innovative signage)

6. 7-Eleven, Inc. shall provide two 18" x 18" internally illuminated, colored,

trademark blade or projecting signs and one 18" x 7'-6" backlit, brass colored, individual reverse channel letter, wall sign. The blade signs shall be located one on either side of the Store frontage, place for visibility and the wall sign shall be centered over the Store entrance. Signage shall be similar to that shown in the attached exhibits.

(Prevention of inappropriate activities)

7. 7-Eleven, Inc. shall speak to the Alexandria Police Department for a police work station within the Store.

8. 7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to emphasize prevention of inappropriate activities. This training may be combined with other 7-Eleven, Inc. training activities.

9. 7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively report inappropriate activities. This training may be combined with other 7-Eleven, Inc. training activities.

10. 7-Eleven, Inc. shall install interior and, if permitted by the Condominium Association, exterior closed circuit TV monitoring cameras to discourage inappropriate activities.. TV monitoring cameras installed under this condition may be used for any security purpose.

11. 7-Eleven, Inc. shall install signage notifying patrons and passer-bys that closed circuit TV cameras are monitoring interior and exterior activities and that it is 7-Eleven, Inc. policy to aggressively report all inappropriate activities. This notice may be combined with other notices required under this special use permit.

(Prevention of loitering)

12. 7-Eleven, Inc. shall not provide seats or tables for use of the store patrons.

13. 7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively prevent loitering offenses. This training may be combined with other 7-Eleven, Inc. training activities.

14. 7-Eleven, Inc. shall install interior, and if permitted by the Condominium Association, exterior closed circuit TV monitoring to discourage loitering. TV monitoring cameras installed under this condition may be used for any security purpose.

15. 7-Eleven, Inc. shall install signage notifying patrons and passer-bys that closed circuit TV cameras are monitoring interior and exterior activities and that it is 7-Eleven, Inc. policy to prevent loitering. This notice may be combined with other notices required under this special use permit.

(Reduction of noise)

16. 7-Eleven, Inc. shall restrict all loading and unloading activities to the hours between 10 am to 9 pm daily.

17. 7-Eleven, Inc. shall install signage notifying patrons and passer-bys that the Store is located in a residential area and that it is 7-Eleven, Inc. policy to aggressively limit noise incidents. This notice may be combined with other notices required under this special use permit.

18. 7-Eleven, Inc. shall conduct employee training sessions on an ongoing basis to insure that all employees are aware that it is 7-Eleven, Inc. policy to aggressively limit noise incidents. This training may be combined with other 7-Eleven, Inc. training activities.

(Management of litter)

19. 7-Eleven, Inc. shall provide litter pickup on the Store premises, Condominium common area at the Store entrance, and on the near side of adjacent public rights-of-way within 75' feet of the premises at least twice a day, to prevent unsightly or unsanitary accumulation of litter. 7-Eleven, Inc. shall empty all its privately owned litter receptacles when necessary and shall maintain all its privately owned litter receptacles in good working condition.

20. 7-Eleven, Inc. shall provide, if permitted by the Condominium Association, two litter receptacles, consistent with the Carlyle streetscape motif, for installation in the vicinity of the store entrance.

21. 7-Eleven, Inc. shall place trash and garbage in sealed containers which do not allow odors to escape and which do not allow invasion by animals. All trash and garbage containers shall be stored inside and no trash, garbage or debris shall be allowed to accumulate outside of the sealed containers.

Note that the exhibits are illustrative only and not to be construed for makes, models, style, or arrangements.

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).

Approximately 1,100 to 1,500 customers per day.

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

Maximum of three employees per shift

approximately seven employees total

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

Day:	365 Days per year	Hours:	24 Hours a day
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

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

No significant noise beyond that generated by typical retail business activities.

B. How will the noise be controlled?

No significant noise from patrons anticipated.

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

No significant odors generated by use.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Typical solid waste from small retail establishment (consisting largely of paper, cardboard and plastic).

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

Approximately 32 yards of trash and 16 cubic yards of recyclables per week.

C. How often will trash be collected?

Once a day pick ups

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

Applicant will have employees pick up litter twice a day on property, within 75" of the store front entrance.

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 nearby residents, employees and patrons?

Store will have closed circuit TV and monitored alarm system

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.

Alcohol sales from 6AM to 12 Midnight

ABC License for off premises sales.

PARKING AND ACCESS REQUIREMENTS

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

- 5 Standard spaces (In Garage, underneath building)
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ 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 style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

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 Loading Zone

<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 style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

B. Where are off-street loading facilities located? Loading zone adjacent to store

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

10AM to 10PM

Large truck deliveries are scheduled to comply with the City's noise ordinance.

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

Once a day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? 0 square feet.

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

Approx. 3328 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3328 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: None

an office building. Please provide name of the building: _____

other. Please describe: The Condominiums at Carlyle Square

End of Application

34

City of Alexandria

Date Created: 6/10/2009



Legend for Parcel Map

- Highlighted Feature**
- MetroRail Stations**
- City Boundary**
- 12345 **Address Points**
- ▲ **Businesses**
- Parcels**
- MetroRail Tracks**
- Blue**
- Yellow**
- Yellow-Blue**
- Road Centerlines**
- Arterial Primary Collector, Arterial Collector**
- Expressway**
- Other Roads**
- Roads**
- Railroads**
- 12345 **Road Labels**
- Imagery 2007**
- Water**
- Potential River**
- Other**
- City of Alexandria**

DISCLAIMER: The maps/data presented hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps/data and merchantability and fitness for a particular purpose, and further expressly disclaims responsibility for all incidental, consequential or special damages arising out of or in connection with the use of the application. This information is not survey quality and should not be used to establish property lines or legal descriptions for plats or construction. All boundary information provided on this site is for informational purposes only and not considered official. Official documentation on the information presented are available through various departments within the City of Alexandria.

Admin SUP - 1 placard
 Date Posted: _____ Posted by: _____

31



David Mandt
<davidmandt@yahoo.com>
06/15/2009 06:48 PM

To nathan.randall@alexandriava.gov
cc
bcc
Subject 7-Eleven in Carlyle Area

History: This message has been replied to and forwarded .

Dear Mr. Randall,

I am writing to express support for the proposed 7-Eleven location in the Carlyle area of Alexandria. (I live in the area at 501 Holland Lane. I was walking my dog and saw the zoning announcement on the door of the proposed location.) I think 7-Eleven will be a nice complement to the other retail locations in the area and offer goods not conveniently provided elsewhere.

I do have one concern I'd like to share. I recently moved from DC to Alexandria. There is a 7-Eleven in DC on 14th Street NW near Rhode Island I walked by on a regular basis. My complaint with that location had to do with their storefront appearance. It looked as if they built display windows, but didn't use them. The result was a glass window storefront with an unattractive white wall built three feet behind the glass. There was very little in it other than a poster that explained the building was a historical preservation project.

I imagine they did this for several reasons, including:

- 1) Loss prevention
- 2) Maximize the usable square footage in the store (the cash registers are behind the glass window white walls)
- 3) Reduce maintenance costs ... the display never changed

Unfortunately, this design is not visually appealing and didn't help the look and feel of the neighborhood. I hope the plans for the store in Carlyle will not have this same issue.

Again, I fully support the proposed addition to the neighborhood. I just wanted to share my concern about making sure the storefront looks good. I hope to be a resident in the Carlyle area for some time to come and I feel like the area has great potential. I just hope the city will continue to focus on the aesthetics of the developments to ensure this remains such a desirable location.

Feel free to contact me if you have any questions or need any additional information.

Many thanks!

Best regards,
-David Mandt



canadahusker@yahoo.com

06/18/2009 01:18 PM

Please respond to
canadahusker@yahoo.com

To nathan.randall@alexandriava.gov

cc

bcc

Subject Opposition to 7-eleven on John Carlyle St

History:

📧 This message has been replied to and forwarded.

Mr. Randall,

Good morning, I am a unit owner in Carlyle Square on John Carlyle St. We spoke on Monday regarding the Special Use Permit for the 7-eleven. I apologize for not writing sooner but I wanted to collect my thoughts before writing.

I have a number of reasons I object to a 7-eleven going into the Carlyle Community. One of my primary concerns is their proposed hours of operation being 24/7. These hours, combined with the sale of alcohol and tobacco, will no doubt attract people to loiter around the building causing significant disruption for area residents. With the Lebanese restaurant Zikaret and the John Carlyle Square Park soon to open, this 7-eleven will be a 'one-stop shop' for people who will frequent these places. For example, the Zikaret already attracts loud and noisy patrons who, after the restaurant closes at 2am, choose to loiter in the street playing their loud music. It is very likely that with a 24-hour 7-eleven, these people will take their operation three doors down to the 7-eleven and loiter further. On top of this, many of the people are under heavy alcohol influence, and although the 7-eleven would stop selling at midnight, they still will be in the building for food, tobacco, etc.

On top of the aforementioned issues, this increased presence of people will disturb what is a very quiet residential neighborhood community. There will be a significant increase of trash from littering in front of the building as many of those who will frequent the 7-eleven will be 'outsiders' who care not about our neighborhood. This will also put a strain on the Alexandria police. I foresee multiple noise complaints emanating from the 7-eleven; this is not fair to the police and it's not fair to residence who may be forced to police their own building.

Finally, though someone of a generalization, 7-eleven does not fit the style and attitude of Carlyle Square and the Carlyle Community as a whole. This neighborhood markets itself as a sophisticated, modern living experience. Regardless of 7-eleven's proposal to build an "urban" store, 7-eleven will always be associated with quick, easy, and cheap; IE. \$.99 hot dogs and big gulps. This does not bode well for a homeowner who may be trying to sell in this already difficult market nor does it bode well for other retail stores who may consider moving into this neighborhood.

The Carlyle Community can do so much better than 7-eleven. I request that their permit be denied or it at least be pushed to the City Council for a vote. At a minimum please do not allow them to operate a store with 24/7 hours; limiting their hours to 10:00pm would be a small victory for residents.

Please let me know what else I can do regarding this issue. Thank you for your time,

John Mohr



Alvin Chusuei
<achusuei@hotmail.com>
06/19/2009 08:18 PM

To Nathan.Randall@alexandriava.gov
cc
bcc
Subject FW: Meeting with 7-Eleven Representatives

History: This message has been replied to and forwarded.

Mr. Randall,

I am a current owner/resident at the Carlyle Square condominiums and would like you to know I support the planned 7 Eleven in our building.

It will hopefully bring more pedestrian traffic and other businesses to our community.

Thanks,
Alvin

----- Message from Carlyle Square Condominiums <hoa@carlylesquarecondos.org> on Fri, 19 Jun 2009 20:18:02 -0400 -----

To: achusuei@hotmail.com

Subject: Meeting with 7-Eleven Representatives

7-Eleven is planning on opening a store in our building. There will be an informal meeting on Tuesday, June 23. Please be aware that whatever issues or concerns discussed in this venue are with the representatives of 7-Eleven and not with the City of Alexandria.

The Application for a Special Use Permit (SUP) filed by 7-Eleven with the City of Alexandria is available for viewing on our web site at www.carlylesquarecondos.org. Please read this important document and provide your comments to Nathan Randall, City of Alexandria Planning and Zoning, Nathan.Randall@alexandriava.gov or 703-838-4666. Comments must be filed no later than July 9, 2009.


A letter will be sent to the City of Alexandria Planning and Zoning Office by the Board's legal representation voicing the communal concerns of the Board.

Thank You,
The Board, The Condominiums at Carlyle Square



"Marsh, Alan G Mr CIV USA
HQDA DCS G-4"
<alan.marsh@us.army.mil>
06/22/2009 08:25 AM

To <Nathan.Randall@alexandriava.gov>
cc
bcc
Subject The 7/11 at John Carlyle Street

History:  This message has been replied to and forwarded .

Sir,

I am not in favor of the proposed 7/11. These types of facilities attract late night/early morning crime, and are also a target for bums loitering out front hoping to bum enough money to buy alcohol. Prefer that proposed businesses close no later than midnight, and stop alcohol purchases at 11 pm. The streets in the John Carlyle area are fairly tight, and don't need additional traffic/truck deliveries. The neighborhood is currently fairly quiet and safe, and I prefer to keep it that way.

A. Grey Marsh



Jennifer O'Brien
<O'Brien@aacu.org>
06/22/2009 01:00 PM

To "Nathan.Randall@alexandriava.gov"
<Nathan.Randall@alexandriava.gov>
cc
bcc
Subject concerns regarding 7-eleven at Carlyle Condos
SUP#2009-0033

History: This message has been replied to and forwarded.

Nathan,

Thank you for receiving what I can only assume are going to be numerous comments and concerns regarding the SUP for a 7-Eleven store at the Carlyle Condos on John Carlyle St. in Alexandria.

I've read through the SUP, and do have a number of concerns. My concerns are partially addressed on the SUP, as the answers given by the applicant are obviously going to be what they need to be in order to receive special permit usage.

I am an owner of just over a year at the Carlyle Condos. My fiancé and I are 25 and 26 years old, and are very much AGAINST the acceptance of the 7-Eleven SUP. The community and neighborhood as is are the highlight of owning property at the condos. It is, for the most part, a quiet, safe area to live. As classist as it might seem, a 7-Eleven would definitely disrupt the quiet and peaceful existence our neighborhood currently enjoys.

Our concerns are the following:

1. It will reduce the property value of the Carlyle Condos
2. The neon sign will ruin the aesthetic of the architecture of the building
3. The alcohol sales and 24 hr opening policies will increase unwanted late night noise and car/foot traffic
4. Trash and deliveries will also add unwanted noise and traffic
5. 5 more retail parking spaces will only increase unwarranted traffic in our garage (we've already had multiple theft cases because of those in the retail spaces being unaware of the garage policies/informal rules and concerns.
6. Those that are only renting in the building will not speak out against this (or will speak for it) because they have no reason to care about the long-term value of the property.
7. Crime would be an issue. Crime rates surrounding 7-Eleven stores (even if they have decreased over 20 years due to prevention measures) are still grounds enough to warrant the denial of a store in a currently safe and quiet neighborhood.

I hope that as an owner, you (and the review committee) take these concerns seriously. There has been much outspoken concern about the 7-Eleven and the ramifications for our neighborhood and community.

Thank you very much for your time and consideration,
Jennifer

Jennifer O'Brien and Timothy Brannon

Jennifer O'Brien
Project Coordinator & Assistant to the Director
Bringing Theory to Practice Project

Executive Assistant
S. Engelhard Center
s.engelhardcenter@gmail.com

http://www.aacu.org/bringing_theory/index.cfm


*Questions about the recent RFP? Find more information at "About the RFP" on our website:
http://www.aacu.org/bringing_theory/aboutrfp.cfm*

****RFP 2007-2010 is still in effect through June, 2010. The 2010-2012 RFP does not have grant deadlines until 2010.****



Steven McCune
<steven@mccune.ws>
06/22/2009 03:28 PM

To "nathan.randall@alexandriava.gov"
<nathan.randall@alexandriava.gov>
cc
bcc
Subject Support of 7-Eleven at The Condominiums at Carlyle Square

History:  This message has been replied to.

Hi, I just wanted to write to you in support of the 7-Eleven being planned for our community. (Actually in the building I live in.)

I hope you are not getting completely inundated with phone calls and emails (thus the email instead of a call, I thought this might be a little less annoying.)

I believe the community desperately needs to grow. With the recession, construction has pretty much stopped. Until we get the critical mass of people these buildings need to be successful they will never be built and our community and property values will suffer.

Thanks,
Steven McCune



Susan Norwitch
<susan_norwitch@comcast.net>

06/29/2009 04:55 PM

To Nathan.Randall@alexandriava.gov

cc

bcc

Subject 711 Convenience store special exception application 502
John Carlyle St.

History:  This message has been replied to and forwarded.

Dear Mr. Randall,

This email is in response to the request for comments on the above application before July 9. I am a resident of the Carlyle Square Condominiums, where this 711 wants to locate. The commercial space in the building is NOT part of the Condominium, so this lease was agreed to by the developer and owner of the commercial units, with no input from the Condominium board or residents. Indeed, we had no knowledge prior to the notice from the City of Alexandria being posted.

It is hard to understand what possible rationale there can be for a 24-hour round-the-clock convenience store selling alcohol until midnight to be placed in our residential building, in a neighborhood of residences and offices. The office personnel are not at work in the evening; John Carlyle Street is not a major thoroughfare (like Duke Street, where another 24 hour 711 is located). Where are the customers going to come from after 10 pm? One can only assume that the lure of alcohol sales will draw persons from other areas, bringing late night traffic, as well as loitering, trash and perhaps crime.

Apart from the concerns of the residents of our Condominium, I think the City of Alexandria should be concerned about loitering and drinking in the beautiful new park, John Carlyle Square, nearing completion one block north. The character of this park could certainly be affected, to the detriment of the neighborhood and the City. In no case, should this store be open past 10 pm in the evening.

Thank you for considering these views,

Sincerely,

Susan Norwitch

Susan_Norwitch@comcast.net



Olia Legoshina
<legoshinaov@gmail.com>
07/02/2009 08:45 AM

To Nathan.Randall@alexandriava.gov
cc
bcc
Subject Carlyle Square Condos - 7-11 Issue

History: This message has been forwarded.

Dear Nathan,

I'm writing to express my **extreme concern** about a possible 7-11 in our building.

I have several reasons for my concern:

1) NOISE - a 7-11 is NOT a friendly neighbor. It is already not the quietest neighborhood, where we live. The last thing we need in our building is a 24/7 operation, no matter what type of establishment it is.

2) CRIME/SAFETY - 7-11s, especially 24/7 7-11s attract crime. I used to live in a neighborhood, where there were 2 7-11s nearby, and it was not a safe place to go out and walk around there at night. I don't want the same fate for our neighborhood. The reason I moved here is because of the kind of neighborhood that it currently is, SAFE.

3) ALCOHOL SALES - Any establishment, which sells alcohol from 6 a.m. until midnight is not welcome in our neighborhood.

I have a baby, and there are other people in the building, who have very young children, and I want them to grow up in a safe neighborhood.

The above are my major concerns, and I wanted to make sure and express them to you. I believe that those of us, who live in the building should have the major voice in this matter, as we're the ones, who will be stuck with whatever ends up in that retail space.

Thank you for your consideration of this matter and please let me know if you have any questions.

Also, please let me know what else I can do to openly protest this 7-11 taking over our retail space.

--
Kind regards,

Olia Legoshina



C E Bohn
<cebohn@mindspring.com>

07/02/2009 05:06 PM

Please respond to
C E Bohn
<cebohn@mindspring.com>

To Nathan.Randall@alexandriava.gov

cc

bcc

Subject 7-11 permit for Carlyle Square

History:

📧 This message has been replied to and forwarded.

Dear Mr. Randall:

It has come to my attention that Seven-Eleven is planning to move into a commercial unit at the Carlyle Square Condominiums and has applied to the City for a permit.

As a two-year resident of the property (and an 11-year resident of Alexandria), I am writing to express my vehement opposition to Seven-Eleven, or any convenience store, from moving into Carlyle Square. My concerns include: increased car and foot traffic, greater difficulty finding street parking, increased noise levels that would be especially intolerable at night, more litter in the immediate vicinity and beyond, and not least, the implications of selling take-away alcoholic products to the public. I am further concerned that the long-term impact would be a decline in property values, not only for the building, but possibly for the Carlyle community as a whole. Instead, I would very much like to see a restaurant or café move into the building that keeps reasonable business hours (i.e., opens about 7 or 8AM and closes by 9 or 10PM).

Accordingly, I respectfully ask that Seven-Eleven's request for a permit be declined.

Thank you very much in advance. Please do not hesitate to contact me if further information is needed.

Sincerely,

Christopher E. Bohn



"Steve & Gus"
<ChristmasSpirit@verizon.net
>

07/09/2009 09:37 AM

To <Nathan.randall@alexandriava.gov>

cc

bcc

Subject 7 Eleven on John Carlyle Street

History:  This message has been replied to and forwarded.

Nathan,

I am Stephen Womack, owner and resident at John Carlyle Street. Please relay my strong opposition to a 24/7 7 Eleven on John Carlyle Street. My primary concern is increased crime in the area as is the case around several of the existing 7 Elevens in Alexandria (see City crime reports.) Of particular concern is the nearness of this 7 Eleven to the City Jail. Two City policeman I talked to last week agreed crime may very well increase (now almost non existant) and they said they believed it would bring persons just released from short term lock up (including the so called drunk tank.) These are many times folks looking for some place nearby to hang out.

I am legally blind with almost no night vision and a visual field of only 10 to 15 degrees. I am more dependent than most to having a safe environment as I do not see suspicious people approaching so I can avoid them. This is even more critical at night. I do not drive and my world on a day to day basis is in this immediate neighborhood. The safety of the neighborhood is paramount to me and I believe having the proposed 7 Eleven a hundred feet from my doorstep will significantly degrade my safety.

If the Planning Board and City Council decide to approve the 7 Eleven anyway I request that they as a minimun significantly reduce their hours of operation and eliminate or significantly reduce the hours of beer and wine sales. My primary desire is that their permit not be approved at all.

*Sincerely,
Steve Womack*



esmith@hrtec.net

07/09/2009 11:24 AM

Please respond to
esmith@hrtec.net

To "Nathan Randall" <nathan.randall@alexandriava.gov>

cc elizabethsmith44@yahoo.com

bcc

Subject Opposition to 7-Eleven on John Carlyle Street

History:

📧 This message has been replied to and forwarded.

Greetings Nathan,

I'm not sure if you ever received my original email. We did speak on the phone and I relayed my opposition to a 7-Eleven on John Carlyle Street.

I'd like to request a copy of any and all paperwork submitted by or on behalf of the 7-Eleven. Additionally, I'd like to obtain a copy of the original plans that were approved by the City of Alexandria for the building including any drawings.

Can you tell me what type of commercial zone does the building have? Has a crime study been conducted by your office or the City of Alexandria?

I am opposing the 7-Eleven because I am concerned about the crime it will bring to our area and believe it will destroy the character of this community.

There are six sets of tables and chairs directly outside the entrance to the 7-Eleven. Within 75 feet there are also two other establishments with tables and chairs outside. With the sale of alcohol there is nothing to stop people from sitting outside and drinking or worse. We have a lovely community with no crime and a 7-Eleven just does not fit.

Thank you,
Elizabeth L. Smith



george newsome
<albertsdad@hotmail.com>
07/12/2009 07:04 PM

To <nathan.randall@alexandriava.gov>
cc <gms@stone-associates.com>, Harris Robert Civ HAF/RMX
<robert.harris@pentagon.af.mil>, <richard@liebhaber.net>
bcc
Subject 7/11 near Carlyle City Residences (CCR)

History: This message has been forwarded.

Mr. Randall,

As a resident of CCR I would like to express my opposition to a 7/11 store in our neighborhood.

CCR provides two pocket parks which we the residents maintain for our neighborhood, guests and selves. We have installed appropriated waste receptacles and industrial cigarette butt containers to keep the area clean. Since we are surrounded with sandwich shops we have a daily load of trash which we keep picked up...the problem we have is at night when people sit in the pocket parks and drink wine and beer and trash the areaa 7/11 next door to these pocket parks is only going to aggravate the problem.

George Washington University has moved their adult night school to the corner directly across the street from the proposed 7/11. So, as difficult as it was before with parking and PTO employees the University has increased the problem....placing a 7/11 here with no off street parking would result in increased congestion. We both know some joker will double park or someone will sit in a car blocking traffic while their friend runs into the store ...I see cars stopped in the road now waiting for other cars to pull out...blocking traffic...Since we cannot teach manners to adults, lets just eliminate the opportunity and say no to 7/11.

There are other locations within the Carlyle area that provide for off street parking and still within easy foot traffic for 7/11s customers.

Thank You
George Newsome/Patricia Campbell Esq

Insert movie times and more without leaving Hotmail® . [See how.](#)



Richard Liebhaber
<richard@liebhaber.net>
07/14/2009 09:59 AM

To <nathan.randall@alexandriava.gov>

cc

bcc

Subject Southland Corp Application for 7-Eleven on John Carlyle Street

History:  This message has been forwarded.

Mr. Randall,

I reside at 400 John Carlyle Street. It has come to my attention that the Southland Corporation has applied to open a 7-Eleven convenience store nearby. I am writing you to express my extreme displeasure with this, and to voice my opinion that their application should be denied.

First, our neighborhood has a small convenience store within walking distance (in the Meridian), so the need is already being met at some level. Second, there are already several other 7-Elevens within a 1-mile radius of this potential site, so there would seem to be no urgent need for yet another. Third, the PTO has convenience stores within their facilities, so PTO employees will not likely even use an off-site option during normal business hours. Thus, I very much doubt there exists a legitimate or substantial need for yet another convenience store. So, while there might be some marginal benefit to having a 7-Eleven in the neighborhood, let us consider what the negative effects and costs of one might be.

When 7-Elevens move into a neighborhood, they often bring trouble. You can check the crime statistics with the Alexandria PD or on www.spotcrime.com, if you enter in the addresses of local 7-Elevens (there are 5, btw). If you need the addresses, I will gladly provide them. I urge you to do so. There may be a number of reasons that explain this phenomena, but I think it's fair to say that good things don't happen at 7-Elevens. Especially late at night. I would prefer to keep our neighborhood relatively safe and crime free. We do not need a light for the moths in the night. Of note, in the Carlyle City vicinity there is a drug rehabilitation clinic on Jamieson Avenue, and the Alexandria PD's detention center is also nearby. While it's not a regular occurrence, I do see people walking through and around our neighborhood who don't appear to belong. Moreover, they may be passing through at odd hours. There's absolutely no justification for giving them a place to stop, loiter, panhandle, urinate or do whatever it is they may do. While I have never been in fear for my life, I can say that I have been wary of some passers-by. I am also aware that many female residents exercise and walk their dogs early in the morning or late at night. This could easily and irresponsibly create a "crime of opportunity" condition. This is extremely troubling to me.

Also, Carlyle City was conceived to be a relatively up-scale neighborhood. While I mean no disrespect to Southland Corporation, let me speak candidly and suggest that 7-Elevens are certainly not up-scale. Thus, a 7-Eleven does not fit the image intended for Carlyle City. Period. I am reminded of the City's approval of a Subway sandwich shop on King Street. The proprietor was required to make extensive design changes so that it "fit in". However, to be blunt, you can't put lipstick on a pig and convince people it's a supermodel. Unfortunately, it is my opinion that King Street is not healthy. This, I believe, is mainly due to the City's failure to adhere to the studies they have commissioned for King Street's retail district. So, I would hope that the City has learned from their past mistakes and will not now make the same mistakes in other neighborhoods. A 7-Eleven is decidedly a move in the wrong direction in Carlyle City. Regrettably, the City has approved many businesses that have detracted from the up-scale nature of Carlyle City so far. I fear that the City will approve yet another.

Finally, as things stand now, Carlyle City becomes reasonably quiet in the evenings. For those of us who live there, that means that we can sleep somewhat peacefully. If 7-Eleven were to move in and operate 24/7, that could have a significant effect on us. Also, the City should not forget the logistical problems of deliveries, and the lack of parking for delivery trucks as well as passenger vehicles. Furthermore, the new John Carlyle Park will shortly be opened. The very last thing we need is for a

bunch of skateboarders to figure out that there's a 7-Eleven and a park where they can hang out and skate all day and night. I fear that this alone could make our neighborhood unlivable. We do have the right of quiet enjoyment. If the City approves this, what compensation will it give me if I cannot sleep? What compensation will the City give me when property values fall? Will the City provide increased trash pick up when receptacles become overflowing regularly? What about litter pick up in the streets and on the sidewalks? And, if food is improperly discarded or not removed in a timely manner, it will likely create a pest problem for us. Not City Hall.


Sincerely,

Richard Liebhaber



thebestdawns@aol.com
07/17/2009 09:02 AM

To Nathan.randall@alexandriava.gov
cc
bcc
Subject 7 Eleven in the Carlyle Area

History:  This message has been replied to and forwarded .

Dear Mr. Randall,

We live at 1857 Ballenger Avenue in the Carlyle Residences and we are writing to express our strong opposition to the proposed opening of a 7 Eleven on John Carlyle Street. The area already has a Whole Foods and a convenience market along with numerous food and beverage establishments. There is absolutely no need for the 7 Eleven.

7 Elevens throughout Northern Virginia attract large groups of people who tend to linger and loiter; this is NOT what we want in what was planned to be a high-end corporate and residential area. It is inconsistent with the entire city vision for West End development. The park at John Carlyle Square is going to be a beautiful addition to the area, clearly intended to draw the public for concerts, strolls, relaxation in a lovely urban setting. Placing a 7 Eleven within one block of the park will serve as a severe detriment to full enjoyment of the park.

The proposal to keep the 7 Eleven open 24/7 with extended hours for selling alcohol is an open invitation for trouble, and again is totally out of line with the atmosphere of the neighborhood. Nobody who lives or works here is likely to be purchasing alcohol in the middle of the night. Such a proposal is patently absurd. Our primary concern is the potential for increased criminal activity. Such concern was confirmed during conversations we had with Alexandria Policemen. As you know, we are quite close to the City Jail. We are extremely worried that a 7 Eleven serving alcohol will become a magnet for those being released from what the cops refer to as the Drunk Tank.

We urge you to pass this email along to any and all decisionmakers who are working on the 7 Eleven application.

Please feel free to contact us if we can provide any further input. Also, please keep us informed if there are going to be any public hearings; we will definitely attend to express our views.

Sincerely,
Ralph and Kathleen Dawn

An Excellent Credit Score is 750. See Yours in Just 2 Easy Steps!

54



marty MCCORD 2@aol.com
07/26/2009 11:09 AM

To Nathan.Randall@alexandriava.gov
cc ThebestDawns@aol.com
bcc

Subject 7 Eleven in the Carlyle Area

History: This message has been replied to.

Dear Mr. Randall,

I would like to add my strong opposition to that of my neighbors, Ralph and Kathleen Dawn, regarding the proposed 7 Eleven.

I agree with everything that Ralph and Kathleen have already said about the need for a store selling alcohol 24 hours a day. Currently it is a very quiet neighborhood, with few people on the streets after 11:00 PM. I can attest to that, since I get up to walk my dogs at 3:00 AM. every morning. I suspect that would change if the 7 Eleven operated on a 24 hour basis and I would no longer feel safe walking them alone.

I intend to go to the Public Hearing schedule on 1 September and voice my views there as well.

Sincerely,
Martha D. McCord

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

From: thebestdawns@aol.com
To: Nathan.randall@alexandriava.gov
Sent: Fri, Jul 17, 2009 9:02 am
Subject: 7 Eleven in the Carlyle Area

Dear Mr. Randall,

We live at 1857 Ballenger Avenue in the Carlyle Residences and we are writing to express our strong opposition to the proposed opening of a 7 Eleven on John Carlyle Street. The area already has a Whole Foods and a convenience market along with numerous food and beverage establishments. There is absolutely no need for the 7 Eleven.

7 Elevens throughout Northern Virginia attract large groups of people who tend to linger and loiter; this is NOT what we want in what was planned to be a high-end corporate and residential area. It is inconsistent with the entire city vision for West End development. The park at John Carlyle Square is going to be a beautiful addition to the area, clearly intended to draw the public for concerts, strolls, relaxation in a lovely urban setting. Placing a 7 Eleven within one block of the park will serve as a severe detriment to full enjoyment of the park.

The proposal to keep the 7 Eleven open 24/7 with extended hours for selling alcohol is an open invitation for trouble, and again is totally out of line with the atmosphere of the neighborhood. Nobody who lives or works here is likely to be purchasing alcohol in the middle of the night. Such a proposal is patently absurd. Our primary concern is the potential for increased criminal activity. Such concern was confirmed during conversations we had with Alexandria Policemen. As you know, we are quite close to the City Jail. We are extremely worried that a 7 Eleven serving alcohol will become a magnet for those being released from what the cops refer to as the Drunk Tank.

We urge you to pass this email along to any and all decisionmakers who are working on the 7 Eleven application.

Please feel free to contact us if we can provide any further input. Also, please keep us informed if there are going to be any public hearings; we will definitely attend to express our views.

Sincerely,
Ralph and Kathleen Dawn



Lori Geftic
<lageftic@yahoo.com>
08/06/2009 10:54 PM

To Nathan.Randall@alexandriava.gov
cc
bcc
Subject Carlyle Square 7-Eleven Opposition Petition

History: This message has been forwarded.

Hi Nathan,

Please find attached a copy of the petition opposing the 7-Eleven SUP in Carlyle Square. We received 54 signatures out of the 68 responses to the survey.

Please let me know if you have any questions.

Thanks you,
Lori Geftic



Carlyle 7-Eleven Petition.pdf

August 6, 2009

To Whom It May Concern,

Please find attached a petition for your consideration regarding SUP 2009-0033. This information was collected in conjunction with a survey on residents' opinions of the proposed SUP. If you have any questions, please feel free to contact me.

Regards,

Lori Geftic

58

The undersigned request that the Alexandria Planning & Zoning Commission and the City Council deny the Special Use Permit number 2009-0033 on the basis that the proposed 24 hour convenience store is incompatible with the neighborhood.

Name	Address	Unit #	City	State	Zip	Email	Phone	Ownership status in Carlyle Square Condominiums
1 Lori Gettic								Owner, living on site
2 Hope Collins								Owner, living on site
3 Carlyle Lowe								I live in a neighboring community.
4 Rodrigo								Owner, living on site
5 REGINA BOHN								Owner, living off site
6 Christopher E. Bohn								Owner, living on site
7 Tim Brannon								Owner, living on site
8 Andrew Warren								Owner, living on site
9 Denise L. Tennant								Owner, living on site
10 Julie Hall								I live in a neighboring community.
11 Harris Robert								I live in a neighboring community.
12 Jayme Delano								I live in a neighboring community.
13 Christina Como								Owner, living on site
14 Hadi Saadat								I live in a neighboring community.
15 Melissa Price								I live in a neighboring community.
16 Carol Dodd								I live in a neighboring community.
17 ALAN CRUPI								I live in a neighboring community.
18 Jorge Kullionis								I live in a neighboring community.
19 Gina Jackson								I live in a neighboring community.
20 Carlton Lewis								I live in a neighboring community.
21 Bruce B Cox								Owner, living on site
22 Grefegory M. Stone								I live in a neighboring community.
23 Albina Giron								Owner, living on site
24 Katharina Frasure								Owner, living on site
25 David Hackney								I live in a neighboring community.
26 Michael and Amy Mortimer								Renter
27 lea allen								Owner, living on site
28 Dante Paragas								I live in a neighboring community.
29 StephenDildine								Owner, living off site
30 Chanda Fields								Owner, living on site
31 R. Jack Chapman								Owner, living on site
32 Richard Liebhaber								I live in a neighboring community.
33 Vivian Keller								I live in a neighboring community. Owner, living on site

Ownership status in Carlyle Square Condominiums

Phone

Email

Zip

State

City

Unit #

Address

Name

34	Adam Kelinsky									Owner, living on site
35	Pauline M. Mulligan									Owner, living on site
36	Alexandra Warren									Owner, living on site
37	Windy & David Rudd									Owner, living on site
38	Jody Pettibone									Owner, living on site
39	John Mohr									Owner, living on site
40	Carol Pelkofski									Owner, living on site
41	Carl H. & Franziska E.B. Dubi									Owner, living on site
42	Lewis Goldstone									Owner, living off site
43	Cameron Saadat									Owner, living on site
44	Susan Norwitch									Owner, living on site
45	Aaron Mihalik									Owner, living off site
46	Joseph Lanasa									Owner, living on site
47	Olga Legoshina									Owner, living on site
48	Tomoko E. Coles									Owner, living on site
49	Russell Keller									Owner, living on site
50	Alan G. Marsh									Owner, living on site
51	Steven Shearer									Owner, living on site
52	Joseph Zabel									Owner, living on site
53	Elizabeth Lebedeker									Owner, living on site
54	Seth Gefic									Owner, living on site



Lori Geftic
<lageftic@yahoo.com>
08/06/2009 10:50 PM

To Nathan.Randall@alexandriava.gov
cc
bcc

Subject Results of the Carlyle Square 7-Eleven resident survey

History:  This message has been replied to and forwarded.

Hi Nathan,

Please find attached my letter including an analysis of the survey results, as previously discussed. The document includes attachments with the survey raw data and a copy of the survey itself. I will send a copy of the petition in a separate email.

Feel free to contact me with any questions you may have about survey or its findings. I hope this is a helpful tool.

Thank you,



Carlyle 7-Eleven Survey Results.pdf

To Whom It May Concern,

I am writing to share the results of a survey regarding the Special Use Permit number 2009-0033 for a 24 hour 7-Eleven convenience store at the corner of Ballenger and John Carlyle St. As a concerned citizen and resident of the Carlyle Square Condominiums (CSC), the building in which the proposed store would reside, I created a neutral on-line survey to allow other residents in the Carlyle Square neighborhood to provide positive and/or negative feedback on the permit. I hope that the City Planning and Zoning Commission and the City Council will find the information I gathered useful input into their rulings.

Collection Information:

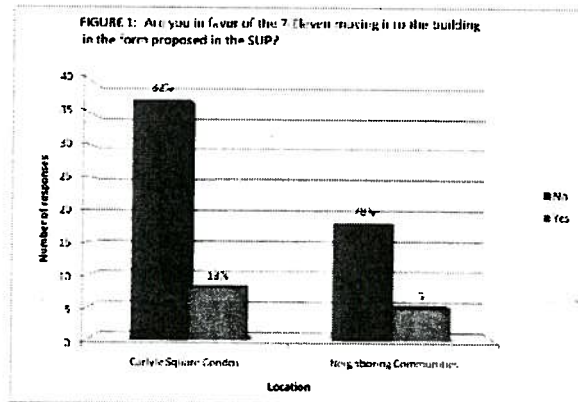
The survey was posted on-line beginning in late June and responses were collected through August 2. Various approaches were used to distribute the web link to the survey to residents in the neighborhood. At CSC, residents who had posted their email information on the on-line resident directory were emailed a link to the survey. Residents were also able to request the survey link via a sign-up sheet left at the condo front desk. In other neighborhood developments either the Board of Directors emailed residents the link to the survey or residents were made aware of the survey via a community blog post and word of mouth. In all, 71 responses were received. Any response that did not include a name, address, and either a phone number or email address was filtered out, leaving 68 valid responses. Of these, 45 responses were from residents living in CSC, representing approximately 25% of all residents in the building.

Survey Format:

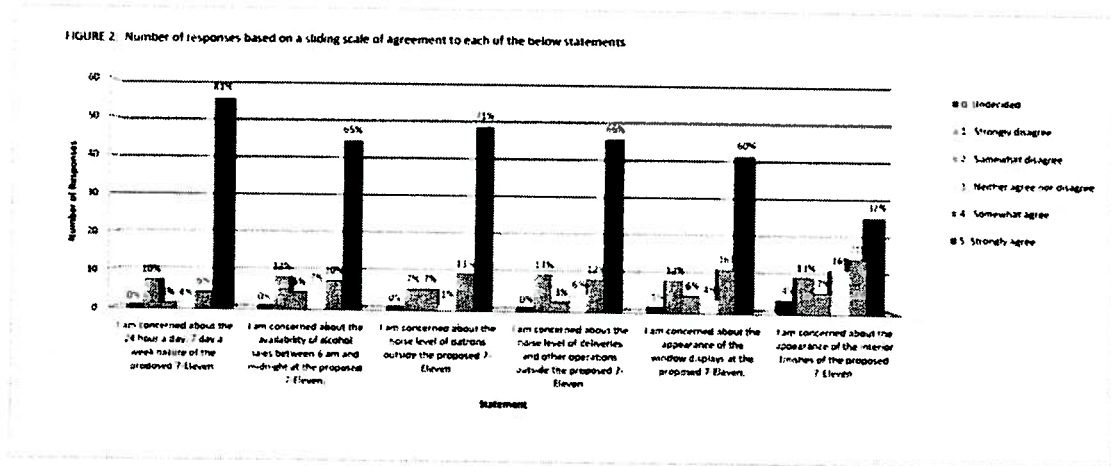
The survey was designed to be neutral. It requested identification information, and included both yes/no and ranking type questions. The ranking questions were based on concerns raised by residents in a CSC HOA Board meeting, which 7-Eleven representatives had attended. Respondents were informed that their information would be provided to the City Planning and Zoning representative. In addition to the close ended questions, the survey provided a comment area where residents could list concerns or comments. The survey also provided an opportunity for residents to sign a petition opposing the permit in its proposed form. Please see Attachment D for a copy of the survey.

Results:

The results show that 81% of all respondents are opposed to the SUP in its proposed format. When broken into those living in CSC and those in the surrounding neighborhoods, the results were comparable (see Figure 1). This indicates that not only the residents living in the building in which the proposed store would be located but also those living in surrounding neighborhoods are opposed to the proposed store location.



The concern which residents were most likely to "Strongly Agree" with was that the proposed store would be open 24 hours a day, although the majority of residents also at least "Somewhat Agree" that they are concerned about alcohol sales, noise levels and the appearance of 7-Eleven window displays (see Figure 2).



Although the open ended comments varied greatly, re-occurring issues raised included the 24 hour nature of the store, noise from patrons, an increase in crime generally associated with 24 hour convenience stores, loitering, an increase in traffic, and the incompatibility of the store with the neighborhood's general character (see Table 1). Please see Attachment A for each respondent's contact information. Attachment B provides the respondents' open ended comments and Attachment C includes the results of the close-ended questions.

TABLE 1: Open-ended comments – topics most frequently mentioned

Topic	References
hours	38
noise	31
crime	21
loitering	21
traffic	20
neighborhood character	19
alcohol	15
property value	12
trash	10
parking	8

Please feel free to contact me with any questions regarding the survey and its results. The signed petition is being provided in a separate letter.

Regards,

Lori Geftic

About the researcher:

Lori Geftic has a BSBA in Finance and Accounting from Washington University in St. Louis. She is currently completing her Masters Thesis in Design. Her background includes extensive training in Environmental Behavior research, econometrics, and statistical analysis.

ATTACHMENT A - SURVEY RESPONDENT CONTACT INFORMATION

Response Date	Name	Address:	City/Town:	State:	Zip Code:	Email Address:	Phone Number:	Relationship to CSC	Owner offsite condo #
08/02/2009	Lori Geflic							Owner, living on site	
08/01/2009	Virgil Cook							Owner, living on site	
07/31/2009	Hope Collins							Owner, living on site	
07/21/2009	Carlyle Lowe							I live in a neighboring community.	
07/20/2009	Rodrigo							Owner, living on site	
07/17/2009	REGINA BOHN							Owner, living off site	419
07/15/2009	Christopher E. Bohn							Owner, living on site	
07/14/2009	Tim Brannon							Owner, living on site	
07/13/2009	Andrew Warren							Owner, living on site	
07/09/2009	Denise L. Tennant							Owner, living on site	
07/08/2009	Jon Rivers							I live in a neighboring community.	
07/07/2009	Julie Hall							I live in a neighboring community.	
07/07/2009	Patricia D. Peck							I live in a neighboring community.	
07/06/2009	Harris Robert							Owner, living on site	
07/06/2009	J Stone							I live in a neighboring community.	
07/05/2009	Jayne Delano							I live in a neighboring community.	
07/04/2009	Christina Como							Owner, living on site	
07/04/2009	Hadi Saadat							I live in a neighboring community.	
07/03/2009	Melissa Price							I live in a neighboring community.	
07/03/2009	Carol Dodd							I live in a neighboring community.	
07/03/2009	ALAN CRUPI							I live in a neighboring community.	
07/02/2009	Carolyn Roman							I live in a neighboring community.	
07/02/2009	Jorge Kullionis							I live in a neighboring community.	
07/02/2009	Kathy							I live in a neighboring community.	
07/02/2009	Gina Jackson							I live in a neighboring community.	
07/02/2009	Matthew Merklng							I live in a neighboring community.	
07/02/2009	TJ Wright							Owner, living on site	
07/02/2009	Carlton Lewis							I live in a neighboring community.	
07/02/2009	Bruce B Cox							I live in a neighboring community.	
07/01/2009	Lauren Pachman							Owner, living on site	
07/01/2009	Gfegory M. Stone							I live in a neighboring community.	
07/01/2009	Albina Giron							I live in a neighboring community.	
07/01/2009	Katharina Frasure							Owner, living on site	
06/30/2009	David Hackney							I live in a neighboring community.	
06/29/2009	Michael and Amy Mortimer							Renter	
06/29/2009	lea allen							Owner, living on site	
06/29/2009	John Wilwerding							I live in a neighboring community.	
06/27/2009	Steven McCune							Owner, living on site	
06/26/2009	Dante Paragas							Owner, living off site	416

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ATTACHMENT A - SURVEY RESPONDENT CONTACT INFORMATION

Response Date	Name:	Address:	City/Town:	State:	Zip Code:	Email Address:	Phone Number:	Relationship to CSC	Owner offsite condo #
06/26/2009	Stephen Dildine							Owner, living on site	
06/25/2009	Jennifer Sincavage							Owner, living on site	
06/25/2009	Chanda Fields							Owner, living on site	
06/25/2009	R. Jack Chapman							I live in a neighboring community.	
06/25/2009	Richard Liebhaber							I live in a neighboring community.	
06/24/2009	Vivian Keller							Owner, living on site	
06/24/2009	Adam Keilnsky							Owner, living on site	
06/24/2009	Pauline M. Mulligan							Owner, living on site	
06/24/2009	Alexandra Warren							Owner, living on site	
06/24/2009	Windy & David Rudd							Owner, living on site	
06/24/2009	Jody Pettibone							Owner, living on site	
06/23/2009	John Mohr							Owner, living on site	
06/23/2009	Carol Pelkofski							Owner, living on site	
06/23/2009	Carl H. & Franziska E.B. Dubac							Owner, living off site	229
06/23/2009	Lewis Goldstone							Owner, living on site	
06/23/2009	Cameron Saadat							Owner, living on site	
06/22/2009	Susan Norwitch							Owner, living off site	309
06/22/2009	Aaron Mihalik							Owner, living on site	
06/22/2009	Joseph Lanasa							Owner, living on site	
06/22/2009	Olga Legoshina							Owner, living on site	
06/22/2009	Tomoko E. Coles							Owner, living on site	
06/22/2009	Russell Keller							Owner, living on site	
06/22/2009	Kristen Moran							Owner, living on site	
06/22/2009	Alan G. Marsh							Owner, living on site	
06/22/2009	Robert A. Denson							Owner, living on site	
06/22/2009	Steven Shearer							Owner, living on site	
06/22/2009	Joseph Zabel							Owner, living on site	
06/22/2009	Elizabeth Lebedeker							Owner, living on site	
06/22/2009	Seth Gefic							Owner, living on site	

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name:	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
08/02/2009	Lori Geflic	I do not think that this is an appropriate use for the retail space. When we purchased our unit, the developer indicated that a Sushiko and a Moe's would be going into the retail space. These are much more appropriate establishments for the area. We certainly would have reconsidered buying here if we thought a 24 hour 7-Eleven would be right outside our door. I have concerns about crime, traffic, limited parking, no loading dock area, noise, and the diminished appearance of the exterior of our building through the typical 7-Eleven window advertisements. I'm sure new prospective buyers will share these concerns, and as I result I believe that all property values in the building and neighboring town home community will be hurt by the presence of any type of 24 hour convenience store in this location. Other locations with parking along Eisenhower avenue would be much more appropriate.
08/01/2009	Virgil Cook	Limit hours Police monitored Responsible to clean up in front of property - cigarette buds, gum, trash etc.
07/31/2009	Hope Collins	1. It does not fit the style of the community. This is not a 24-hour community - it is a mixed residential and office/retail. 2. Most people on the streets during the day are office workers who are recreating or having a meal. They are not looking to purchase take-out foods/beverages. The residents already have access to plenty of places for these items (Whole Foods, Giant). 3. A 24-hour facility will likely attract people into the neighbor who can get there needs met just as well in areas such as Duke Street.
07/21/2009	Carlyle Lowe	Increased trash since the SUP says they will only pick up trash to 6 1/2 feet of door and that does not go halfway to the curb. Despite what is in the SUP, there will be an increase in noise from patrons since no other business is open at 3 in the morning. 7-11 doesn't fit the community given the hours. The blocks which have 7-11 stores in Alexandria have a higher crime rate than other blocks in the same neighborhood. The SUP only addresses the safety of the store, but not the nearby residents. Unlike most 7-11s this is directly in a residential area which will lead to a higher crime rate for the entire area. SUP does not say where loading/unloading will occur.
07/20/2009	Rodrigo	None
07/17/2009	REGINA BOHN	I am shocked that Carlyle Square would consider allowing 7-Eleven to occupy space in our building. The street traffic is going to be a huge problem - it is almost impossible now to drop off and pick up laundry from the dry cleaners. The trash/litter that will be generated by the patrons of 7-Eleven will be terrible for our neighborhood. I thoroughly disagree and object to the sale of alcoholic beverages on the premises. I am very concerned about the 7-Eleven advertisements in the windows; it will definitely detract from our beautiful building. The foot traffic and increased noise will absolutely be intolerable for our neighborhood. I am concerned about the long-term impact on our neighborhood, on our building, on the property value. I strongly recommend that 7-Eleven's request for a permit is denied. I encourage the Board of Directors and the City of Alexandria to seek a retail business/restaurant/café that keeps reasonable business hours. Regina Bohn, (703)751-5440 Email: gina.bohn@amgeneral.com
07/15/2009	Christopher E. Bohn	My concerns include: increased car and foot traffic, greater difficulty finding street parking, increased noise levels (especially intolerable at night), more litter in the immediate vicinity and beyond, and not least, the implications of selling alcoholic products to the public. I am further concerned that the long-term impact will be a decline in property values, not only for the building, but the Carlyle community as a whole. Instead, I would very much like to see a restaurant or café move into the building that keeps reasonable business hours (i.e., opens about 7 or 8AM and closes by 9 or 10PM).
07/14/2009	Tim Brannon	It dramatically increases foot traffic in a quiet neighborhood. Moreover, 7-11's bring with them an increased chance of crime in the neighborhood as they will be one of the few places around here selling alcohol until 12pm. Also, we live in a beautiful building that will be tarnished if a neon green and orange sign is placed on the front of the building. Real estate values are already low enough without agreeing to anything that will decrease values further.

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
07/13/2009	Andrew Warren	I have two main concerns. First and foremost is the increased pedestrian traffic that will occur after hours as a result of a 24-7 convenience store. People who do not live in the neighborhood will be coming into the neighborhood late at night, especially because the 7-11 will be selling liquor and cigarettes until midnight. This creates several problems, such as noise complaints potential criminal activity, and litter (especially the cigarette butts sure to be discarded on the ground). The fact that there is outdoor seating at Jerry's Subs (although it's closed late at night, people still sit in the area) which will lead to loitering, which is a safety concern among others. Second, the reputation of 7-11 is not consistent with the area and in particular, this building. This is a new, upscale, quiet, residential neighborhood, whereas 7-11s are commonly associated -- whether justifiably or not -- with lesser neighborhoods. This will likely adversely affect property values for homeowners.
07/09/2009	Denise L. Tennant	While I welcome new retailers to the community, I am concerned that a 24-hour business like 7-Eleven will disturb the quite nature of the neighborhood.
07/08/2009	Jon Rivers	I am in favor but I don't think the place needs to be 24hrs maybe a 6am-11am opening hours would be better for the area.
07/07/2009	Julie Hall	We have very little space in this community. There are NO parking spaces and we already have a problem with trash and people with no place to sit. This 7/11 will increase the trash and encourage someone to sit on my door stoop because they don't have anyplace else to go. I don't want a drunk or even a non-drunk sitting in my doorway.
07/07/2009	Patricia D. Peck	late night traffic into the area. trash, noise, crime, Hours of operation-24hrs. sale of alcohol, porn & cigarettes. Loss of property value. Not attractive to Old Town. All convenience stores should be banned from Old town. Crime, crime, Crime.....
07/06/2009	Harris Robert	Hours of operations and noise levels. Especially during early morning hours. The lack of customer parking and traffic control. Time of deliveries. Deliveries will not be practical during normal work hours because of auto traffic and pedestrian traffic. Litter control. Twice a day will not be enough. Hours of alcohol sales. Security, and loitering. Will 7-Eleven post security guards during the evening hours? If not, does the Alexandria Police have a crime mitigation plan in the works to handle potential increase in crime? Signage. Will the 7-Eleven sign be illuminated 24/7 and impact sleep patterns of neighboring homes.
07/06/2009	J Stone	Where will customers park? There is currently no parking as it is. I can understand people can walk from their condos or apartments but others driving through the area will have no parking since it is always full in that area.
07/05/2009	Jayne Delano	I support the SUP business hours 6 am to 8 pm. There is no need for a 24 hour store in our community. Delivery also should be restricted to no later than 8 pm.
07/04/2009	Christina Como	I live in the Carlyle City Residences across from the proposed 7-11. I am totally against such a business moving to the location. We live at street level and this will totally disrupt life in our neighborhood. We already have problems with people loitering in the evening and this will only attract more. In addition there is no parking available for people "running in" and I see a lot of double parked cars and traffic problems. This proposed 7-11 location is unbelievably inappropriate for this area.
07/04/2009	Hadi Saadat	We live directly across the corner of John Carlyle and Ballenger. We are astonished and extremely concerned about the remote possibility of a 7-Eleven store at this location. We are already tolerating the noise and rowdiness from the Zikrayet restaurant at 540 John Carlyle Street with the unbearable smell of hookahs smoke especially during the weekends. We hope the City of Alexandria Planning & Zoning representatives are prudent enough not to allow the crime to befall in this area.
07/03/2009	Melissa Price	The image and brand of 7-11 is not the brand of Carlyle Square. A 7-11, especially one selling alcohol, will bring in late night loiterers, which will increase noise levels and possibly threaten the safety of the Carlyle residents. Even during the day, it just doesn't fit with the chic, urban feel of the Carlyle area.

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name:	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
07/03/2009	Carol Dodd	I would not mind it on Eisenhower Avenue somewhere, but not within the Carlyle Community bounded by Duke, Holland, Eisenhower and Metro tracks.
07/03/2009	ALAN CRUPI	Do not feel the store (7-11) is needed for this area. Very concerned about crime that the store may bring to this area. Alcohol sales another concern with the health and rehab building so close.
07/02/2009	Carolyn Roman	I don't see the need to have it be 24 hours. Why not have it close at midnight or no later than 1 a.m.?
07/02/2009	Jorge Kullionis	We need local business not a franchise
07/02/2009	Kathy	I have a feeling when people think "7-Eleven", they think of some of the current nearby stores that look like they were built in the 70s. Over the few years, 7-Eleven has built a number of very "nice" stores in suburban and downtown urban areas across the country. By accessing the link below, residence can learn more about the company's growth plan. http://www.7-eleven.com/NewsRoom/7ElevenIncPlansAggressiveExpansion/tabid/307/Default.aspx Given that Rite Aid isn't opening any time soon, I'm all for welcoming 7-Eleven to Carlyle.
07/02/2009	Gina Jackson	no additional comments
07/02/2009	Matthew Merklng	Finally a store in the area where a person can get random household items and random food items that are not available at Whole Foods (diet soda, toothpaste, etc.). And being open 24 hours is a HUGE benefit. I very much look forward to 7-11 opening up shop in our building. The noise issue does not seem like it would be anything more than what we already have with the assorted shops in our building. As far as appearance... as long as 7-11 keeps their displays in the unit (as opposed to out on the sidewalk), I don't see any problems with the appearance of the 'brand advertising' that is seen in other 7-11 shops.
07/02/2009	TJ Wright	I can't wait for it to open!
07/02/2009	Carlton Lewis	A 7-11 that is open 24 HR goes against the character of this community.. it will increase crime and doesn't add to the neighborhood.
07/02/2009	Bruce B Cox	I have no need for it. I'm concerned that any shop opened 24 hours a day, seven days a week, will create noise and activity at times that will seriously degrade the quality of life in a residential building. I'm concerned about adverse effects on property values, as well as a possible increase in insurance. There is commercial property a short walk from my home that I understand will contain a drugstore that will also be opened all day and night, so there is no need for that service in my home.
07/01/2009	Lauren Pachman	My concern is about it being open 24 hours a day, mainly because of crime.
07/01/2009	Girgory M. Stone	The 7-11 is inconsistent with the neighborhood. This is a residential neighborhood after 6PM or so. The proposed 24 hr operation will be too noisy. There is no parking lot for its patrons, and they will have to compete with residents for limited street parking. Finally, we are opposed to off premises sale of beer and wine.
07/01/2009	Albina Giron	The reputation of the 7-Eleven is not all that good (cheap store). The condo property value may decrease because 7-Eleven is located in the same building, it just doesn't look good no matter what level it operates at. The crowd that is attracted to the store is usually low income. Sales of alcohol 24/7 would bring a variety not so local neighbors. The neighborhood is currently quiet at night and we would like for it to stay that way. 24/7 traffic is unacceptable and increases the noise level. The typical amount of advertisement on the store windows is also a huge concern. Historically, area around 7-Eleven contain a lot of trash outside as people do not really care and try to rush out. There are crowdings around the store as well. The condo building is not a typical location for 7-Eleven, why in this building?

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
07/01/2009	Katharina Frasure	I am absolutely opposed to the 7 - Eleven moving into our neighborhood, as proposed. In other neighborhoods the presence of a 7-Eleven store has added crime activity, noise, littering, and this kind of convenience store is totally inappropriate for our neighborhood. In addition, we have a Wholefoods store around the corner and we already have a convenience store around the corner in Holland Lane in the Meridian Apartment building. PLEASE do not allow the 7-Eleven application. Katharina Frasure
06/30/2009	David Hackney	I don't want to hear any loud noises outside my window at night nor do I want to have to worry about getting robbed, stabbed, beaten, shot, raped, murdered, etc. I live right above the bagel shop which is close to the proposed 7-Eleven store and will formally complain to the Alexandria Police if I hear any noises late at night coming from the 7-Eleven or anyone screaming. I am a renter and if I were to move out, I can't imagine how hard it would be for the owner to re-rent this place due to the outrageous price of the rent and then having some 7-Eleven in the neighborhood. I'm sure once anyone sees that place downstairs, they may consider other places to live.
06/29/2009	Michael and Amy Mortimer	The fact that 7-Eleven is applying for an SUP raises the presumption that it is the wrong type of business for this neighborhood. The application it filed does nothing to dispel that presumption. Unless and until 7-Eleven can provide convincing evidence that its presence, its operating hours, and its sale of alcohol will NOT lead to an increase in crime, noise, and other negative externalities, then the SUP should be denied. Also, the Carlyle Square Condo Board should be asking itself the same questions. The Board has a fiduciary obligation to look out for the welfare and value of this building, and it mystifies us how the presence of a 7-Eleven could contribute to either.
06/29/2009	lea allen	I find the nature of Seven Eleven customers, facilities and product of a character not compatible to our neighborhood. It is a quiet area, even during business hours, and the urban pace is set by only the day traffic. To increase the night traffic and the type of night traffic drawn by this particular venue would not be an asset to the neighborhood.
06/29/2009	John Wilwerding	Businesses like 7-11 are essential to establishing a vibrant urban community. It will attract other services in addition to providing its own. It is in the best interest of the community as a whole to fill the street level retail space in order to sustain and increase the value of our units when we are ready to sell. The empty facades we currently have detract from the value of the community and provide no services for owners. I concur with worries about street noise. Perhaps we can work with the vendor to establish different delivery hours and store hours. I have seen 7-11s that are not open 24/7. I suspect the street noise will be less than I experience Thurs-Sat from Zikrayet. On those evenings street noise runs until 12PM-1AM especially on Fri/Sat
06/27/2009	Steven McCune	I really have no comments, other than that fact that I would like to see more businesses in the neighborhood to foster the urban environment that this development was designed as.
06/26/2009	Dante Paragas	7-Eleven will be a nuisance and a blight to the condo community. The condo community is meant for quiet and safe living, not a foot traffic area at 24-hours a day.
06/26/2009	StephenDildine	Crime Night traffic Non-residents (of the neighborhood) in the neighborhood Loss of value of my condo Noise especially after 7 pm

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
06/25/2009	Jennifer Sincavage	<p>The proposed space that the 7-11 will occupy has been empty for two years. Considering the state of the economy, I think it is a positive development that we have a business that wants to come in and occupy that space. Our closest grocery store and restaurants/fast food establishments all close by 10:00 each night and we do not have a drugstore within walking distance. The 7-11 will provide a level of convenience that is lacking in our community. There are a number of 7-11s in the surrounding area (with parking lots and greater ease of ingress/egress), so I doubt this 7-11 will service more than the immediate community and surrounding businesses (during the daytime hours). As a result, I don't share the concerns of some that the business will bring unwanted and unwelcome traffic/noise in the late night hours. Our community has, since its inception, been slated as a mixed-use neighborhood. Having moved into a building with first floor retail in a neighborhood that has always been meant to serve as a vibrant, active, lively community, I do not personally feel that the 7-11 is outside of the plan for our area. My only wish is that the signage be in keeping with the architectural structure and class of our building (i.e. a brass sign rather than the typical neon sign), that window advertisements be kept to a minimum, and that the area immediately outside of the 7-11 be kept clean and free of trash. The other businesses in our building have easily met these conditions, so I see no reason why the future managers of 7-11 could not do the same.</p>
06/25/2009	Chanda Fields	<p>I fear that a 7-11 will bring unwanted and lingering foot-traffic to this building. My unit faces John Carlyle and already experiences loud noise, smoking, and unwanted after-hours foot-traffic due to the Lebanese nightclub (posing as a restaurant) on the corner. I suspect that the 7-11 will be more of a hindrance than a help/convenience. I do not have noise-proof windows (as far as I know) and already cannot open my windows at night on the weekends - due to the loud chatter, music, and smoking provided by the drunken/tipsy party-goers visiting the so-called Lebanese restaurant. Thus, I am certain that a liquor and cigarette selling 7-11 will increase the presence of trash around the building, it will increase the amount of smoking, drinking, and loitering around the building. Lastly, and overall, I believe that a 7-11 will decrease the overall resale values of our condominiums.</p>
06/25/2009	R. Jack Chapman	<p>I'm extremely concerned about the close proximity of the 7-Eleven in terms of the 24-hour, 7-day a week nature of the business. This will result in a number of problems for the local residents, in that the facility has absolutely NO dedicated parking (meaning large numbers of automobiles in the late hours of the evening and the early hours of the morning with the consequent noise and parking congestion). Add to this the transitory nature of business's customers, and the sales of alcohol from 6-am - 12-pm, and the residents can expect a substantial increase in vagrancy, petty crime, litter, and noise. The end result of the issuing business permit to this business will be a reduced quality of life to the owner/occupants of the near-by dwellings, as well as an impact to the security of our property and persons.</p>

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name:	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
06/25/2009	Richard Liebhaber	I am 110% against a 7-Eleven coming into our community. While it's "nice" to have convenience, there are at least 2 7-Elevens within a 1-mile radius that I can think of. So, I don't see the need. 7-Elevens also can attract a bad element and all the problems associated with that. Noise, loitering, littering, and violence all have become synonymous with 7-Eleven's name. Is the City going to post a Police Officer to prevent this from happening 24x7? I doubt it will. This will absolutely and negatively affect our property values. Who's going to compensate us for that? When I purchased my townhouse in 2002, I had the sense that this neighborhood would become something akin to the Reston Town Center. Boy was I wrong. And, adding a 7-Eleven into the mix is going in the wrong direction. It's low-class. The City has a history of doing things that don't improve its image. King Street has been in a slow, but steady, decline. The City ignored consultants advice to build a vibrant shopping and dining destination, instead choosing to approve restaurants like Subway and Popeye's. The shopping is not unique, and people won't come where they're not safe and comfortable. In our own neighborhood, we often have people "drifters" coming through from the drug treatment facility on Jamieson and the nearby APD detention center. We don't need to provide them any excuses or opportunity to hang around, panhandle, publicly urinate or put people in further danger of being assaulted. Many people walk their dogs late at night. There are plenty of places to lay in waiting if one were so inclined. Let's not make an open invitation in the form of a 7-Eleven for them to start hanging around this neighborhood.
06/24/2009	Vivian Keller	Absolutely not if it is to be a 24 hr store. I would be for it if it closed at 10pm, if it closed at midnight I would have to think about it.
06/24/2009	Adam Kelinsky	Listed below in Survey.
06/24/2009	Pauline M. Mulligan	The hours of operation are too late for a retail business over residential units. I feel that the late deliveries would also be a disturbance to myself and my neighbors. I'm already experiencing late night noise level and sleep disruption from a retail space (Zikrayet) under my unit. I'm also concerned about the availability of alcohol sales from 6 am to midnight.
06/24/2009	Alexandra Warren	I strongly oppose the 7-Eleven moving into the building. I am concerned about noise, safety, increased crime, increased congestion and traffic, etc.
06/24/2009	Windy & David Rudd	All have been addressed here...
06/24/2009	Jody Pettibone	This is NOT a suitable establishment for a quiet residential community. I frequently arrive home late at night and need to walk my dog. As a single woman, I am already surprised by people walking to the Lebanese restaurant, I do not want to encounter people who have just been to the 7-11 to buy alcohol who are probably already drinking. The noise, extra trash (I'm always picking up trash, including disgusting cigarette butts), traffic at all hours of the day, especially at night, is NOT what I expected when I bought my condo 2 years ago. I love this area but part of what I love about it is that it is quiet. 7-11 will ruin it and any hope for any of us to retain our all ready falling property values. Wake up City of Alexandria and protect your citizens.
06/23/2009	John Mohr	Thank you for the opportunity to comment on the proposed 7-Eleven. All of the concerns noted below in this survey are extremely valid and should be taken into serious consideration by the city. In addition, I am concerned about the name 7-Eleven being a part of the Carlyle Square community and the Carlyle Community as a whole. This condominium complex and neighborhood markets itself as sophisticated, contemporary, luxury, and tranquility, amongst other things. The name 7-Eleven represents the complete opposite -- 7-Eleven represents cheap and quick - a place where one can buy 99 cent hotdogs and big gulps. This is not the image we want to portray to future buyers in this complex I can think of 100 other businesses that I would love to see occupy that space and businesses who would stand to be very profitable. Thank you for setting up this survey.

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Comments
06/23/2009	Carol Peikofski	I am troubled by the proposed opening of a 7-Eleven. Having any convenience store and especially one requesting to be open 24 hours a day is completely incompatible with this neighborhood. I am not sure if the execs at 7-Eleven have done their homework for they seem to have overestimated the need for this type of business on John Carlyle Street. This is a relatively quiet neighborhood. It is common knowledge that convenience stores operating 24 hours a day tend to be a target for the criminal element. A business such as 7-Eleven that is situated in a building with over 140 residences will certainly compromise the safety of condo residents, other local homeowners, and those working in surrounding offices. The presence of a 7-Eleven could discourage new businesses from taking up shop in the still empty commercial spaces of the neighborhood. In essence, one store (7-Eleven) affecting the overall health of an emerging community. The 7-Eleven will create excessive noise and traffic disruption with daily truck deliveries. Is having a 7-Eleven move in worth all the problems that it brings? I think not. The City of Alexandria needs to protect the residents of Carlyle and let 7-Eleven find a suitable location.
06/23/2009	Carl H. & Franziska E.B. Dubac	In addition to the items that are contained in the survey below, we are concerned that the SUP doesn't indicate that the premises will contain public restrooms even though the SUP acknowledges that they anticipated only walk in customer traffic. Since there is apparently no day or night street parking reserved for the store, not having public restrooms in the business where food and drink articles are available for take out may create a sanitation problem especially for late night customers. The litter problem is also of great concern -- two litter pickups a day seems inadequate for a business where take out food and drink is available 24 hour a day. BTW, even though we do not live on site at the Condo, we intend to move upon retirement. We currently use the condo whenever work at the Headquarter's of a company located in Alexandria, VA requires my presence.
06/23/2009	Lewis Goldstone	I do not want a 24/7 business and have concerns about this kind of business (safety, crime, noise, etc.) operating in this condo community.
06/23/2009	Cameron Saadat	I think this is the worst possible tenant you could find for this building.
06/22/2009	Susan Norwitch	Concerns not covered by the survey- trash and crime. The city of Alexandria is just completing a very elaborate park called CARLYLE SQUARE one block up the street, at Jamieson and John Carlyle.. Offsite alcohol sales until midnight will lead to loitering and drinking in the new park. It could become a major nuisance for city. It is hard to understand why the city would allow a 24 hour store with alcohol sales until midnight on John Carlyle Street- not a major thoroughfare. This is a residential and office neighborhood- most customers for the 711 would have to come from outside the neighborhood. There is a 711 a couple miles west on Duke Street, a major thoroughfare.

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name:	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
06/22/2009	Aaron Mihalik	<p>I am very excited at the prospect of our commercial space being utilized. However, any benefits brought by 7-Eleven would be overshadowed by the inconvenience to the residents of our building. I am concerned about patrons loitering around the building, creating noise, and leaving trash. The Special Use Permit (SUP) provided does not adequately address these concerns. It skirts any responsibility for noise and loitering. It notes that these attributes will be similar to values generated by normal retail activities. The SUP does not concede that it is asking for unusual retail activities (24hr/day, alcohol sales, etc), nor does it describe how it will mitigate the effects of these activities on the community. As for trash, the SUP mentions that employees will perform trash pickup twice a day within a 75" radius. I think that trash generated by patrons will extend beyond 75". This includes litter on the streets and sidewalks and overburdening the few trash receptacles in the area. I am very concerned that this may cause a security issue for the residents of 520 John Carlyle. I find it particularly worrisome that the "google street view" photo the other 7-eleven in old town has two police cruisers parked in front [1]. [1] http://maps.google.com/maps?hl=en&source=s_q&hl=en&geocode=&q=7-eleven&ll=38.790285,-77.067976&spn=0.029704,0.06609&ie=UTF8&t=h&radius=1.78&rq=1&ll=38.79838,-77.049952&spn=0.359.93391&z=15&layer=c&cbll=38.798367,-77.049776&panoid=9g5gsrS4iMMTYQJXxyD5g&cbp=12,167.62,0,13.53</p>
06/22/2009	Joseph Lanasa	<p>I would like a 4 star restaurant. The 7 Eleven is not the best use of that premium space. The noise and late night activity is not conducive to a residential area. How about a nice sea food restaurant. That will be great for the area.</p>
06/22/2009	Olga Legoshina	<p>I'm very concerned about any 24/7 business in our building, however I'm especially concerned about a 7-11 being there. Plus, isn't it called 7-11 because it's only supposed to be open from 7:00 a.m. until 11:00 p.m. in the first place? Noise is one of my main concerns, especially since our Master bedroom window is facing Ballenger St., and I already cannot sleep without ear plugs, and everyone in our household still gets woken up by a motorcycle, which leaves the building at around 3:30-3:45 every morning. I don't want more motorcycles and traffic in general on our street especially at night. Not only am I concerned about the traffic, but also about the behavior of the patrons outside of the 7-11. Secondly, I'm concerned about crime, since alcohol would be sold in the 7-11 from 6:00 a.m. until midnight? I'm VERY concerned about that. What I would like to see in our building is something that doesn't open until about 7 and closes by 9 p.m. That would be the most reasonable hours not to disrupt the neighborhood.</p>
06/22/2009	Tomoko E. Coles	<p>I have purchased my unit at this specific location and building back in 2005 because it is a secure place to live. I have neighbors who are seniors and single women on my floor. Our home is a secure and quiet place for people like us who work long hours and just want a piece of mind when we are home. Thank you.</p>

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
06/22/2009	Russell Keller	<p>My daughter has worked in real estate law for a number of years. On her visit this weekend she was appalled that a 7-Eleven is coming and shared that the presence of a 7-eleven will most definitely affect the property values of our condominiums for the worse. This is not opinion, it is fact supported by hard data. And it does not only apply to those units unfortunate enough to be directly above the store; it applies to all, as does anything else that hurts property values. The 7-Eleven will be the first thing people see when they come to our building from Duke Street along John Carlyle Street. We will have to walk past the typical people who loiter outside 7-Elevens to enter our building (panhandlers, etc.). It will be a haven for cab drivers at 3, 4 and 5AM. It will be a stopping point for the rude, rowdy patrons who spill out of Zikrayet at 2:30 AM on Friday and Saturday nights. And 7-Eleven will do nothing. Post will do nothing. The clerk will do nothing. We, the residents will have to call the the police constantly, but it will change nothing. Realtors researching for the clients will be able to see how many times the police are called. With the restaurant that is already much higher than most people would want. The 7-Eleven will only magnify the problem. I have not even discussed the trash issue, which is already a problem along Emerson and which our cleaning crew will now be responsible to clean up. If there is an event in John Carlyle Square, we will be the recipient of all those attending who need a drink, cigarettes, food, whatever. We can be a "vibrant urban community" without prostituting ourselves in the name of "convenience."</p>
06/22/2009	Kristen Moran	<p>I believe that the addition of the 7-11 is truly a benefit to our community. It shows that this area is growing as an urban center. We should be privileged to receive the same model as Clarendon--a true urban hub. I also see no empirical data that our values will decrease--I believe that the real decrease is open, empty space. This is a true mixed use building--it's the reason I bought here.</p>
06/22/2009	Alan G. Marsh	<p>Convenience stores are a target for late night/early morning crime. They also attract bums that loiter in front of the store hoping to burn enough money to buy liquor. If I need something quickly, I can always drive to convenience stores on Duke Street. The streets in the John Carlyle area are fairly tight and do not need additional traffic caused by a convenience store. Neighborhood is currently quiet at night and relatively safe in current condition - and prefer to keep it that way. Any businesses going in should not be open after midnight and should not cause significant additional traffic.</p>
06/22/2009	Robert A. Denson	<p>I think it is great! We need to encourage more businesses to open in our neighborhood to provide the goods, services and convenience we require.</p>
06/22/2009	Steven Shearer	<p>Simply put, I don't think a 24-7 store is appropriate for this neighborhood regardless of branding.</p>
06/22/2009	Joseph Zabel	<p>A 7-11 does not seem to be a good fit for our neighborhood, primarily because of the 24/7 operating hours. Our streets are generally very quiet after 9PM, and having an all-night convenience store will certainly attract people who would otherwise not be walking around in the middle of the night around our building. I have seen enough 7-11's to know what they entail. There is always loitering, obnoxious signage, and late-night alcohol sales. The question was posed as to who would be responsible for policing the area in front of the 7-11. The lawyer basically said that it was the residents' responsibility, but it was in 7-11's best interest to keep the local customers happy. So in the event there is loitering or loud noises from talking late at night, we will have to call the police or call 7-11 to take care of the problem. Who goes to a 7-11 after midnight? It will most certainly attract people leaving bars after closing time. Chances are they will be intoxicated and loud. It would seem that such a store will only invite an element of crime that does not exist in our peaceful neighborhood now.</p>
06/22/2009	Elizabeth Lebedeker	<p>I do not believe a twenty four hour business is a safe or desirable business to reside in a multi use building. As a resident, I worry about an increase in crime, noise, traffic congestion, loitering, and late night pedestrian traffic.</p>

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name	Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.
06/22/2009	Seth Geflic	I am worried about people coming to the community late at night due to the 24 / 7 status of the store. I am also concerned about signage (in addition to the main 7/11 sign) that would make the building look cheap or unmaintained.

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ATTACHMENT C - SURVEY CLOSE-ENDED RESPONSES

Response Date	Name:	Are you in favor of the 7-Eleven moving into the building in the form proposed in the SUP?	I am concerned about the 24 hour availability of alcohol sales between 6 am and midnight at the proposed 7-Eleven.	I am concerned about the noise level of patrons outside the proposed 7-Eleven.	I am concerned about the noise level of deliveries and other operations outside the proposed 7-Eleven.	I am concerned about the appearance of the window displays at the proposed 7-Eleven.	I am concerned about the appearance of the interior finishes of the proposed 7-Eleven.
08/02/2009	Lori Gatic	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
08/01/2009	Virgil Cook	Yes	4. Somewhat agree	3. Neither agree nor disagree	4. Somewhat agree	5. Strongly agree	4. Somewhat agree
07/31/2009	Hope Collins	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/21/2009	Carlye Lowe	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree
07/20/2009	Rodrigo	Yes	1. Strongly disagree	2. Somewhat disagree	1. Strongly disagree	1. Strongly disagree	4. Somewhat agree
07/17/2009	REGINA BOHN	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
07/15/2009	Christopher E. Bohn	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/14/2009	Tim Brannon	No	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	5. Strongly agree	5. Strongly agree
07/13/2009	Andrew Warren	No	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	5. Strongly agree
07/09/2009	Denise L. Tennant	No	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	5. Strongly agree	4. Somewhat agree
07/08/2009	Jon Rivers	Yes	5. Strongly agree	1. Strongly disagree	1. Strongly disagree	5. Strongly agree	4. Somewhat agree
07/07/2009	Julie Hall	No	5. Strongly agree	5. Strongly agree	4. Somewhat agree	1. Strongly disagree	1. Strongly disagree
07/07/2009	Patricia D. Peck	No	5. Strongly agree	5. Strongly agree	4. Somewhat agree	5. Strongly agree	3. Neither agree nor disagree
07/06/2009	Harris Robert	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/06/2009	J Stone	Yes	4. Somewhat agree	2. Somewhat disagree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
07/05/2009	Jayne Delano	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	2. Somewhat disagree	2. Somewhat disagree
07/04/2009	Christina Como	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
07/04/2009	Hadi Saadat	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/03/2009	Melissa Price	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
07/03/2009	Carol Dodd	No	5. Strongly agree	4. Somewhat agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
07/03/2009	ALAN CRUPI	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
07/02/2009	Carolyn Roman	Yes	3. Neither agree nor disagree	2. Somewhat disagree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
07/02/2009	Jorge Kullonis	No	5. Strongly agree	5. Strongly agree	2. Somewhat disagree	1. Strongly disagree	0. Undecided
07/02/2009	Kathy	Yes	4. Somewhat agree	3. Neither agree nor disagree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/02/2009	Gina Jackson	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	2. Somewhat disagree	1. Strongly disagree
07/02/2009	Matthew Merkle	Yes	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	3. Neither agree nor disagree	3. Neither agree nor disagree
07/02/2009	Ti Wright	Yes	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
07/02/2009	Carlton Lewis	No	5. Strongly agree	5. Strongly agree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
07/02/2009	Bruce B Cox	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	3. Neither agree nor disagree
07/01/2009	Lauren Pachman	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree
07/01/2009	Gregory M. Stone	No	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	2. Somewhat disagree	2. Somewhat disagree
07/01/2009	Albina Giron	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/01/2009	Katharina Frasure	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	0. Undecided
06/30/2009	David Hackney	No	5. Strongly agree	4. Somewhat agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
06/29/2009	Michael and Amy Mortimer	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	0. Undecided	0. Undecided
06/29/2009	Iea alien	No	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	4. Somewhat agree	2. Somewhat disagree
06/29/2009	John Willwerding	Yes	1. Strongly disagree	4. Somewhat agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/27/2009	Steven McCune	Yes	1. Strongly disagree	4. Somewhat agree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
06/26/2009	Dante Paragas	No	5. Strongly agree	2. Somewhat disagree	2. Somewhat disagree	4. Somewhat agree	2. Somewhat disagree
06/26/2009	Stephen Dilldie	No	5. Strongly agree	4. Somewhat agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/25/2009	Jennifer Sincavage	Yes	2. Somewhat disagree	2. Somewhat disagree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
06/25/2009	Chanda Fields	No	5. Strongly agree	5. Strongly agree	1. Strongly disagree	4. Somewhat agree	1. Strongly disagree
06/25/2009	R. Jack Chapman	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
06/25/2009	Richard Liebhaber	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/24/2009	Vivian Keller	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree
06/24/2009	Adam Keinsky	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/24/2009	Pauline M. Mulligan	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree

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ATTACHMENT C - SURVEY CLOSE-ENDED RESPONSES

Response Date	Name:	Are you in favor of the 7-Eleven moving into the building in the form proposed in the SUP?	I am concerned about the 24 hour availability of alcohol sales between 6 am and midnight at the proposed 7-Eleven.	I am concerned about the noise level of patrons outside the proposed 7-Eleven.	I am concerned about the noise level of deliveries and other operations outside the proposed 7-Eleven.	I am concerned about the appearance of the window displays at the proposed 7-Eleven.	I am concerned about the appearance of the interior finishes of the proposed 7-Eleven.
06/24/2009	Alexandria Warren	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/24/2009	Windy & David Rudd	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/24/2009	Judy Pettibone	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/23/2009	John Mohr	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/23/2009	Carol Pelkofski	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/23/2009	Carl H. & Franziska E. B. Dubac	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/23/2009	Lewis Goldstone	No	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	3. Neither agree nor disagree
06/23/2009	Cameron Saadit	No	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree	5. Strongly agree	5. Strongly agree
06/22/2009	Susan Norwitch	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree	3. Neither agree nor disagree
06/22/2009	Aaron Mihalik	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/22/2009	Joseph Lamasa	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/22/2009	Olga Legoshina	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	4. Somewhat agree
06/22/2009	Tomoko E. Coles	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/22/2009	Russell Keller	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree
06/22/2009	Kristen Moran	Yes	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
06/22/2009	Alan G. Marsh	No	4. Somewhat agree	4. Somewhat agree	5. Strongly agree	2. Somewhat disagree	2. Somewhat disagree
06/22/2009	Robert A. Denson	Yes	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
06/22/2009	Steven Shearer	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/22/2009	Joseph Zabel	No	5. Strongly agree	3. Neither agree nor disagree	3. Neither agree nor disagree	5. Strongly agree	5. Strongly agree
06/22/2009	Elizabeth Lebedeker	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
06/22/2009	Seth Gaffic	No	5. Strongly agree	2. Somewhat disagree	4. Somewhat agree	5. Strongly agree	1. Strongly disagree

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ATTACHMENT D - Carlyle Square Community Survey

1. 7-Eleven

7-Eleven has applied for a Special Usage Permit (SUP) with the City of Alexandria to open a 24 hour a day convenience store in the retail space located at the corner of Ballenger and John Carlyle St. The City is accepting comments from community members on the proposed 7-Eleven until the first week in August.

THIS SURVEY WILL BE CLOSED SUNDAY, AUGUST 2.

Highlights from the permit application include:

1. The store will be open 24 hours a day, 7 days a week.
2. They expect between 1,100 and 1,500 customers per day.
3. Alcohol sales will be available between 6AM to midnight.
4. Deliveries to the facility will be allowed between 10 am and 10 pm.

You may review the full SUP for more information on the store's operations. A link to the SUP is provided on the community website.

Please fill out the following survey on your opinion of the proposed store. Please note that this information, including your name and personal information, may be provided to the City of Alexandria's Planning and Zoning representative. Anonymous results (i.e. without your name and personal information) may be shared with the Carlyle Square Condominium's Board of Directors.

1. Please provide the following information.

Name:

Address:

Condo Number:

City/Town:

State:

ZIP/Postal Code:

Email Address:

Phone Number:

2. Please indicate which of the follow best describes your ownership status at Carlyle Square Condominiums.

- Owner, living on site
- Owner, living off site
- Renter
- I live in a neighboring community.

If you are an owner living off site please provide your unit number:

ATTACHMENT D - Carlyle Square Community Survey

3. Are you in favor of the 7-Eleven moving into the building in the form proposed in the SUP?

- Yes
- No

4. Please list any comments that you have regarding 7-Eleven moving into the building in the form proposed in the SUP.

5. Please describe your level of agreement with each of the following statements.

	Strongly agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Strongly disagree	Undecided
I am concerned about the 24 hour a day, 7 day a week nature of the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned about the availability of alcohol sales between 6 am and midnight at the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned about the noise level of patrons outside the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned about the noise level of deliveries and other operations outside the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned about the appearance of the window displays at the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I am concerned about the appearance of the interior finishes of the proposed 7-Eleven.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I support the 7-Eleven SUP in the form it has been proposed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTACHMENT D - Carlyle Square Community Survey

6. Would you like to add your name to a petition requesting that the City of Alexandria deny 7-Eleven's SUP application on the basis that the store in its proposed form is incompatible with the neighborhood?

Yes

No

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Vienna, Virginia 22182-2706
Phone: (703) 790-1911
Fax: (703) 790-7261
www.reesbroome.com

7430 Heritage Village Plaza, Suite 202
Gainesville, Virginia 20155
Phone: (571) 261-1970
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JOEL M. BIRKEN*
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JOHN F. BOLAND*
JUAN R. CARDENAS
BRUCE E. TITUS*+
PETER S. PHILBIN+
WILLIAM P. DALY, JR.
ANDREW B. GOLKOW*
SUSAN RICHARDS SALEN*+
MARK P. GRAHAM
TODD A. SINKINS*
MARK A. MOORSTEIN*
ROBERT J. CUNNINGHAM, JR.
LELLA AMISS E. PAPE*+
KIMBERLEY M. O'HALLORAN-CORDRAY+
PATRICK M. VIA
JAMES M. LEWIS

DANIEL R. GROPPER, OF COUNSEL*
RICHARD M. WARE, JR., OF COUNSEL +

* ALSO ADMITTED IN DC
+ ALSO ADMITTED IN MARYLAND
* ALSO ADMITTED IN WEST VIRGINIA
* ALSO ADMITTED TO PATENT BAR

August 17, 2009

URSULA KOENIG BURGESS+
RORY K. NUGENT
LESLIE S. BROWN**
DOUGLAS S. LEVY*
COURTNEY B. HARDEN
STEPHEN D. CHARNOFF*
ERIK W. FOX
TIFFANY L. BURTON+
KELLY C. ZOOK
KELLIE M. L. BUDD
MAUREEN E. CARR*
WINTA MENGISTEAB*+
KATHLEEN N. MACHADO*
LISANDRA E. SANTIAGO*+
ELIZABETH D. CRANSTON
NICHOLE D. FLIPPEN*
JULIE A. CHASE
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SENIOR COUNSEL:
ROBERT W. WOOLDRIDGE, JR.

JAMES M. REES (1941-1986)

VIA E-MAIL (NATHAN.RANDALL@ALEXANDRIAVA.GOV)

Mr. Nathan Randall
Urban Planner II
Department of Planning and Zoning
City of Alexandria, Virginia

Re: Carlyle Square Condominium Unit Owners Association
Applications for Special Use Permit Filed by 7-11, Incorporated

Dear Mr. Randall:

I have prepared this letter on behalf of the Carlyle Square Condominium Unit Owners Association. The Board of Directors has requested that we place your office on notice of several concerns that the Association has regarding the 7-Eleven corporation's application for an amendment to the special use permit governing Carlyle Square to permit 7-Eleven to operate a convenience store out of a commercial condominium unit located within the Association. We place 7-Eleven's counsel on notice of these issues seven weeks ago, but are not aware that 7-Eleven has taken any meaningful action to resolve these issues. A copy of our letter to 7-Eleven is attached for your reference.

In general, the Association has grave concerns that the proposed 7-Eleven will have a negative effect on the residents' enjoyment of the property. As we advised 7-Eleven, the Board is concerned that a 24 hour store will be very disruptive to the residents of Carlyle Square. Moreover, we have been advised by counsel for 7-Eleven that a very small percentage of 7-Eleven's business was anticipated to be conducted between 10:00 p.m. and 6:00 a.m. each day. Accordingly, the Association suggested that the appropriate hours of operation for the 7-Eleven would be from 5:00 a.m. to 12:00 p.m. and requested that 7-Eleven revise their application accordingly. Unfortunately, to date, the Association has not been advised that 7-Eleven has so modified its application.

Mr. Nathan Randall
Urban Planner II
Department of Planning and Zoning
August 17, 2009
Page 2

We also advised 7-Eleven that the Association is concerned about additional crime that may arise from the operation of a 7-Eleven. The Board is concerned that the presence of the convenience store on the premises will attract a criminal element to the property.

The Board of Directors is also concerned about the delivery of merchandise to 7-Eleven. Currently, the proposed SUP amendment stipulates that deliveries can only be made between the hours of 10:00 a.m. and 10:00 p.m. each day. The Association would like these hours to be limited to reduce the level of disturbance during night time hours when a number of residents are sleeping.

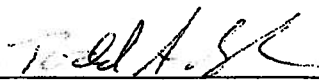
A more complete description of the Association's concerns is set forth in the enclosed letter. We are not aware that these concerns have been addressed to date. Accordingly, the Association is left with little choice but to oppose the application at this time.

The Board of Directors continues to look at the relationship with 7-Eleven as being potentially a long term benefit for both parties. The Board is certainly committed to cooperating with 7-Eleven to ensure that both parties are able to operate in a way that meets their needs. If you have any questions regarding the Association's position or any concerns regarding any of the requests set forth in this letter, please contact me at (703) 790-1911.

With best regards, I am

Sincerely,

REES BROOME, PC

By: 
Todd A. Sinkins

TAS:aab

cc: Robert Azola, President
Justin Webb, Director
Lynn House, Community Manager

RB REES BROOME, PC

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* ALSO ADMITTED TO PATENT BAR

July 2, 2009

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RETURN RECEIPT REQUESTED
AND FIRST CLASS MAIL

 **FILE**

Michael R. Vanderpool, Esquire
Vanderpool, Frostick & Nishanian, PC
9200 Church Street, Suite 400
Manassas, Virginia 20110

Re: Carlyle Square Condominium Unit Owners Association
Applications for Special Use Permit Filed by 7-11, Incorporated

Dear Michael:

I have prepared this letter on behalf of the Carlyle Square Condominium Unit Owners Association. The Board of Directors has requested that we advise the 7-11 Corporation of certain concerns that the Association currently has regarding 7-Eleven's application for an administrative amendment to the special use permit governing Carlyle Square to permit 7-Eleven to operate a convenience store out of a commercial condominium unit located within the Association.

As I am sure that you appreciate from the meeting that you attended on site, the Association has the following concerns with respect to the 7-Eleven and would like to have 7-Eleven provide assurances that they are taking affirmative and definitive steps to comprehensively address each of the following issues so that there is no interference with the residents of the Association's enjoyment of their property as a result of the operation of the 7-Eleven out of the commercial unit located within Carlyle Square. The Association's concerns relate to the impact that the operation of the 7-Eleven will have upon the community as a whole.

For instance, the Association is very concerned about the proposed hours of operation of the 7-Eleven. The special use permit application reflects that 7-Eleven's intention is to operate the store 24 hours a day, 7 days a week. The Board is concerned that those hours of operation will result in significant disruption to the residents of Carlyle Square. At the recent Board

Michael R. Vanderpool, Esquire

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meeting that you attended, you yourself represented that a very small percentage of 7-Eleven's business was anticipated to be conducted between 10:00 p.m. and 6:00 a.m. each day. The Association would like to suggest that the appropriate hours of operation for the 7-Eleven would be from 5:00 a.m. to 12:00 p.m. Those hours would permit the 7-Eleven to be open as early as the Starbucks which is located in the same vicinity and as late as the restaurant that is located within one of the Association's other commercial units. These hours of operation would allow 7-Eleven to operate profitably with a significant reduction in the impact upon the enjoyment of the area by the Association's residents.

The Association is also concerned about potential additional crime that might result from the operation of a 7-Eleven on the premises, particularly on weekend evenings. Currently, patrons of the Z's Restaurant often loiter in front of the proposed location for the 7-Eleven located after Z's closes on the weekends. The Association would like 7-Eleven to increase their security operations, including security personnel during weekend evenings to protect the neighborhood against an additional criminal threat.

The Board of Directors is also concerned about the delivery of merchandise to 7-Eleven. Currently, the SUP stipulates that deliveries can only be made between the hours of 10:00 a.m. and 10:00 p.m. each day. The Association would like these hours to be reduced to 10:00 a.m. to 9:00 p.m. each day to reduce the level of disturbance that might occur to residents during night time hours when a number of residents potentially attempting to sleep. Additionally, the Board would like 7-Eleven to commit to attempting to coordinate deliveries with other local businesses. For instance, Starbucks often delivers at night which results in blocking the entire westbound lane of Ballinger Avenue. If 7-Eleven were to have deliveries at exactly the same time on eastbound Ballinger, it could result in the street being blocked or at least creating a dangerous condition for pedestrians and vehicular traffic in the area.

Additionally, the Association is concerned that 7-Eleven properly clean and maintain the sidewalk area in front of the unit in which the 7-Eleven will be located. Specifically, the Association would like the SUP to require 7-Eleven to clean any trash located from the face of the building all the way to the curb every four hours that the 7-Eleven is open for operation. Moreover, due to the nature of the food preparation in the store, the Association would like assurances that 7-Eleven will have a contract with an exterminating company to ensure that no bugs or vermin are present on the property.

The residents of the building have expressed a number of concerns regarding the possibility of food odors originating from the 7-Eleven. 7-Eleven's application for a SUP denies that any food odors will originate from the store. The Association would like to see any evidence that 7-Eleven may evidence that no such odors will originate from the store. Could you please provide the Association with some analysis or review of the ventilation system that reflects that the ventilation system will handle any food odors and to ensure that the odors do not leave the premises?

RB REES BROOME, PC

ATTORNEYS AT LAW

Michael R. Vanderpool, Esquire

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The Condominium Association's restrictive covenants set forth in the recorded Condominium Bylaws prohibit any retailers from selling any adult books, videos and magazines. The Association would like to receive assurances from 7-Eleven that they do not intend to sell any adult books, videos or magazines within the 7-Eleven.

With respect to security, the Association has experienced a number of concerns regarding the security of the area surrounding Carlyle Square. The Association would like 7-Eleven to provide 6:00 p.m. to 6:00 a.m. security seven days a week as part of the SUP requirements.

The Board of Directors continues to look at the relationship with 7-Eleven as being potentially a long term benefit for both parties. The Board is certainly committed to cooperating with 7-Eleven to ensure that both parties are able to operate in a way that meets their needs. If you have any questions regarding the Association's position or any concerns regarding any of the requests set forth in this letter, please contact me at (703) 790-1911.

With best regards, I am

Sincerely,

REES BROOME, PC

By: 
Todd A. Sinkins

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cc: Robert Argola, President
Justin Webb, Director
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