

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 25, 2009

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: FAROLL HAMER, DIRECTOR *FH* *AMIN*
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: DOCKET ITEM #4, 7 – ELEVEN, SUP #2009-0033

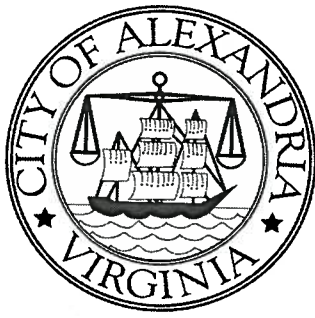
This SUP request was originally scheduled for September and, at the request of the applicant, it was deferred to October.

The applicant requested this deferral so that they could continue to work with the community on issues of concern and so that they could work with staff to refine several of the SUP conditions.

The changes to the staff report and conditions since September have been minor in nature. There have been a number of editorial changes for clarification. Additionally, Conditions #2 and #23 have been amended to remove the Director of Planning & Zoning as the ultimate decision-maker regarding whether to impose additional requirements to mitigate security issues or issues that may arise from the 24-hour operation of the store. The new language states that 7-Eleven will work with staff to resolve any security issues or issues that arise from the 24-hour operation of the store. If these issues are not resolved, the matter may be docketed for review by the Planning Commission and City Council. This approach shifts who will ultimately review such matters to the Planning Commission and City Council instead of staff, but still establishes a mechanism for additional review if needed.

Another change is related to the proposed signage. Since the September staff report was written, the applicant has agreed to the staff recommendation that the two projecting signs at the 7-Eleven should be externally lit. The applicant submitted a new concept illustration on September 22, 2009 reflecting this change. Staff has made changes to the staff report and references this new concept illustration in Condition #8.

Finally, the staff report has been updated regarding citizen input. Staff has received a few additional email comments from citizens regarding the 7-Eleven proposal since the prior staff report was published. These include a second survey and petition from the citizen who prepared and submitted a previous survey and petition. Staff also notes in the report that a second meeting was held between the applicants and interested citizens on August 27, 2009.



DOCKET ITEM #4

Special Use Permit #2009-0033

504 John Carlyle Street – 7-Eleven Convenience Store

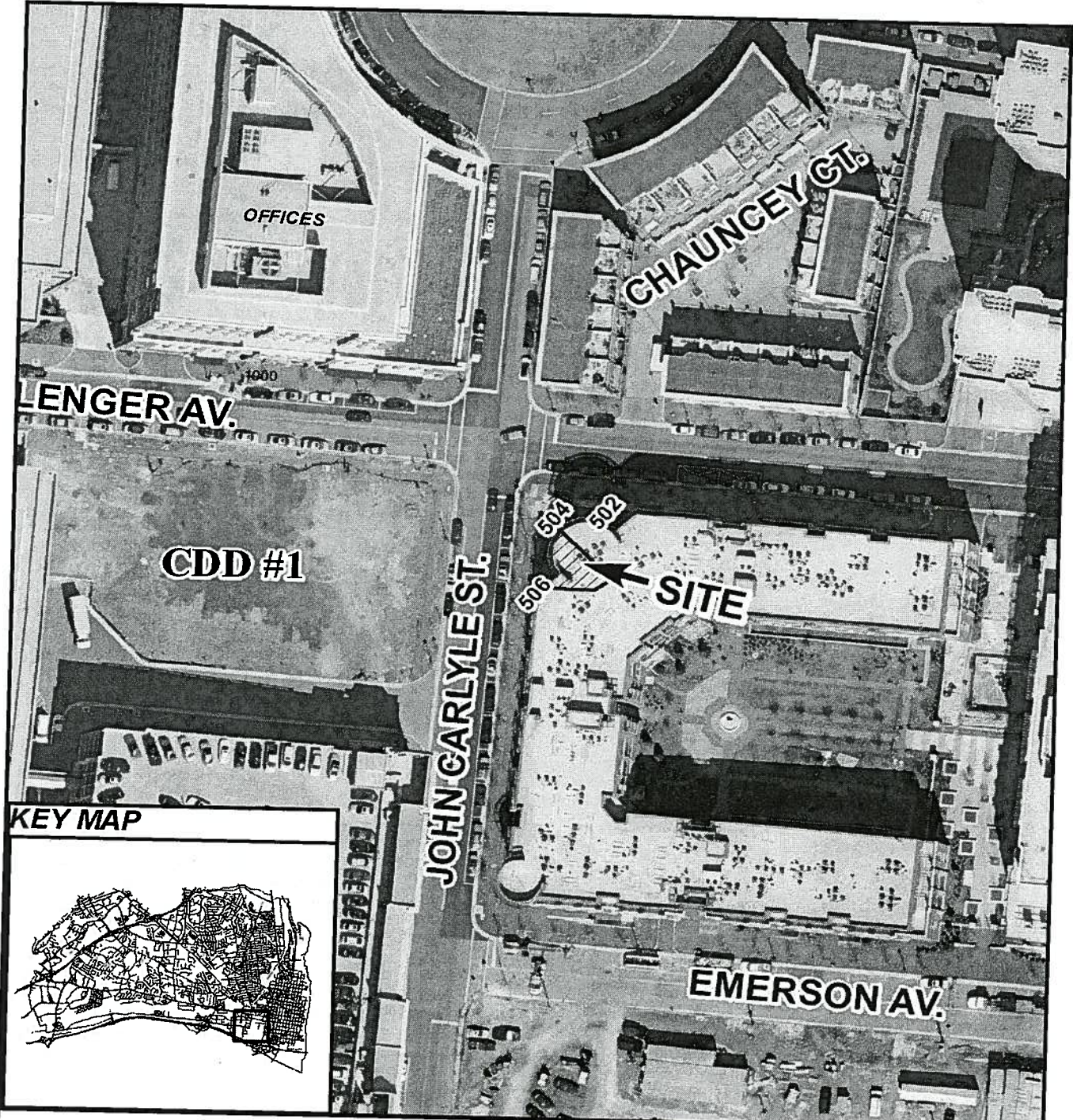
Application	General Data	
Request: Consideration of a request to operate a convenience store.	Planning Commission Hearing:	October 6, 2009
Address: 504 John Carlyle St.	City Council Hearing:	October 17, 2009
Applicant: 7-Eleven, Inc.	Zone:	CDD#1
	Small Area Plan:	Eisenhower East

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, SEPTEMBER 1, 2009: The Planning Commission noted the deferral of the request. The applicant requested the deferral prior to the hearing.

CITY COUNCIL ACTION:



KEY MAP



SUP #2009-0033

10/06/09



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.

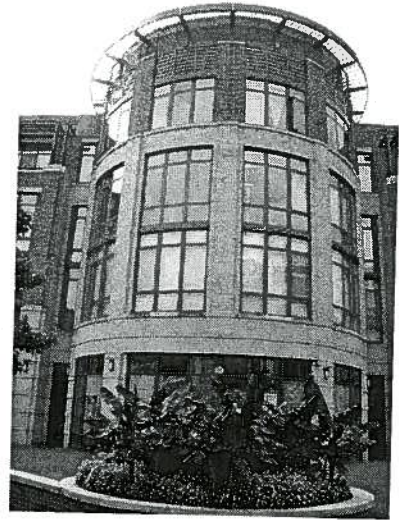
The surrounding area is occupied by a mix of residential, office, and commercial uses. Immediately to the north are residential townhouses and to the north and west are two office buildings, one of which contains office uses and a Starbucks on the ground floor on the opposite corner from the proposed 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. In 2001, staff administratively approved site plan DSP#2001-0003 for Carlyle Block L, which includes the proposed convenience store, other ground-level retail space, and the condominium buildings on the subject property.

The applicant originally applied in mid-June for administrative approval for the convenience store, pursuant to the most recent Special Use Permit for Carlyle (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.

This Special Use Permit request was originally docketed for the September hearings but the applicant requested a deferral for additional time to discuss the proposal with the community and to discuss proposed condition language with staff.



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 during limited hours.

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 presents the potential for special issues. 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 18 emails with comments from 16 individual citizens as of September 22, 2009. These emails are attached to this report. Of the 16 individuals, three expressed support or qualified support of the 7-Eleven proposal and 12 expressed opposition. Another individual wrote concerning the applicant's deferral from the September docket to October. Staff has also received comments via telephone and heard neighborhood concerns at two community meetings, arranged by the Carlyle Square Condominium Unit Owners Association and the applicants, on June 30, 2009 and August 27, 2009.

Staff has also received information from a citizen who designed and conducted two online surveys of residents in the vicinity of the proposed convenience store. The resident also submitted two petitions from citizens living in the vicinity who are opposed to the 7-Eleven proposal. Both surveys and petitions are attached to this report. The August survey results show that a considerable majority of the 68 respondents opposed the 7-Eleven SUP request as known to them at the time. In addition, 54 of the 68 people who replied to the online survey also signed the petition. The September survey was sent only to 54 people who indicated they opposed the 7-Eleven proposal previously. All of those who responded still opposed the proposal, and all of those who responded also signed the September petition against the proposal.

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 sales could create or exacerbate some of the problems mentioned above.

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 requiring that this Special Use Permit be docketed for review if security-related problems persist after staff gives the applicant the opportunity to solve any such problems. Staff also recommends requiring conditions regarding five additional crime 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, and if approved by the Carlyle Square Condominium Board, exterior closed-circuit television cameras, 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 reduced. Staff has also researched all 14 known 7-Eleven locations in Alexandria as well as 11 other 7-Eleven stores in Arlington and Washington, DC to determine whether the 24-hour aspect of the proposal is unusual. Of these 25 stores surveyed, only two 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 recommended Condition #2 that permits the 24-hour operation of the store but should an pattern of problems arise at any time from the 24-hour operation, the applicant is required to work with City staff to resolve such problems. If the problems persist, the condition language also states that this Special Use Permit may be docketed for review before the Planning Commission and City Council.

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 illustrations submitted on August 14, 2009 and updated on September 22, 2009, the applicant proposes one back-lit, brass or metallic wall-mounted sign flanked by two externally-lit projecting signs each with the traditional 7-Eleven logo. Staff supports this concept sign program for the convenience store. The back-lit wall sign is an improvement from the traditional internally-lit 7-Eleven signs in terms of both materials and lighting. With regard to the projecting signs, staff does not object to these signs especially since

they will be required to be externally lit to enhance their overall appearance. Staff notes that Condition #8 will require the applicant to obtain final approval from Planning & Zoning for the exact size and placement of the signs. Condition #8 also requires that all signage must be consistent with the concept plan submitted as updated on September 22, 2009 and meet all Zoning Ordinance requirements and the Carlyle Coordinated Sign Program guidelines. All in all, staff believes that the proposed signage generally represents an appropriate and attractive approach.

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 Special Use Permit request. The addition of a convenience store at this location will fill vacant commercial space and contribute to the viability of Carlyle as a walkable, mixed-use neighborhood. 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, specific condition language and the requirement of an annual review for the first three years will allow the imposition of additional restrictions on store operations 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. Should a pattern of problems arise at any time as a result of the 24-hour operation, the applicant will meet with City staff to resolve such problems. If said problems persist, this Special Use Permit may be docketed for consideration by the Planning Commission and City Council, regardless of whether it is part of an annual review.
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 Unit Owners 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 generally consistent with concept illustrations submitted to the Department of Planning & Zoning dated September 22, 2009. All 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 a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at 703-519-3486 or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (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 trespassing and 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, if a pattern of security problems develops, the applicant will meet with City staff to resolve such problems. If said problems persist, this Special Use Permit may be docketed for review by the Planning Commission and City Council, regardless of whether it is a part of an annual review. (P&Z)
24. The applicant shall install interior and, if permitted by the Carlyle Square Condominium Unit Owners Association, exterior closed-circuit television cameras for the security of patrons, employees, and community residents. The installation of such equipment shall be subject to the review and approval of the Director of Planning & Zoning and the Chief of Police. (P&Z)
25. The applicant shall post signage prohibiting trespassing and 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 a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at 703-519-3486 or via email at commercialrecycling@alexandriava.gov, for information about completing this form. (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 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

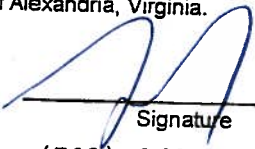
THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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 5/26/09
Date
(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.
Please Print POST PROPERTY INTL.

Phone 703-448-4330

Address: 1221 N. GARDENS RD, VIENNA VA
22182

Email: M.HOWLE@POSTPROPERTYINTL.COM

Signature: 

Date: 11/1/09

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

**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,



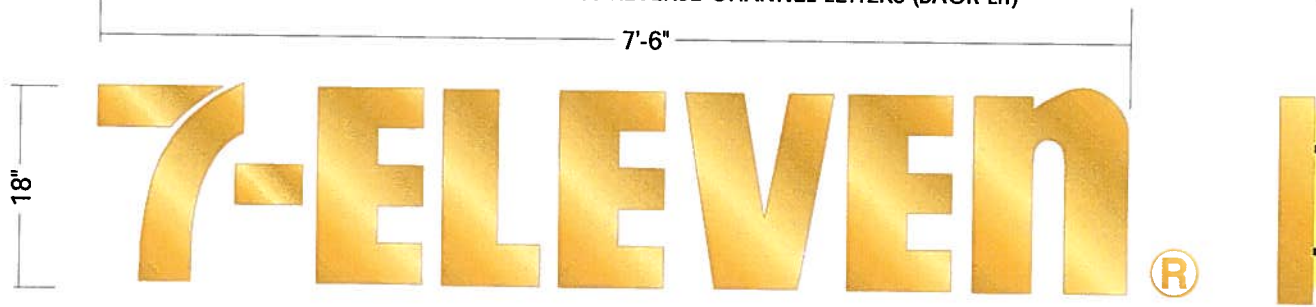
Michael R. Vanderpool
Attorney at Law

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



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

Approval Signature		Date
 The print the property of DOWLING SIGNS, INC. <small>© Copyright 2008 ALL RIGHTS RESERVED PAPER AND INK CHANGES</small>		2/10/09
SALESMAN:		LARRY
DRAWN BY:		SW
FIRE:		HOLLAND LA
SCALE:		AS NOTED



ARCHITECTURE
ENGINEERING
DEVELOPMENT

7-ELDVCH, INC.
5011 SOUTH LANTANA
SUITE 100
BOCA RATON, FL 33433
TEL: 561-993-1111

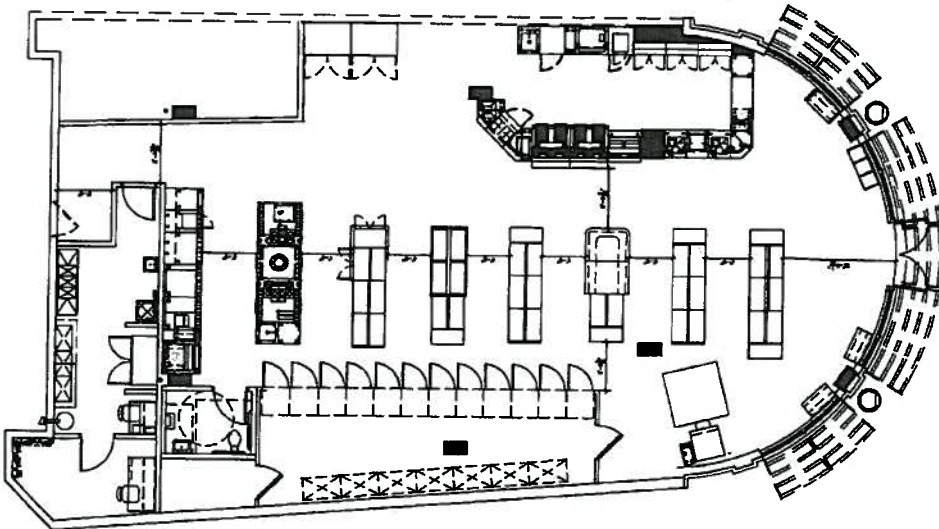
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

1021110 FLOOR PLAN B
POST CARLYLE
ALEXANDRIA, VA

CHESAPEAKE
APPROX:

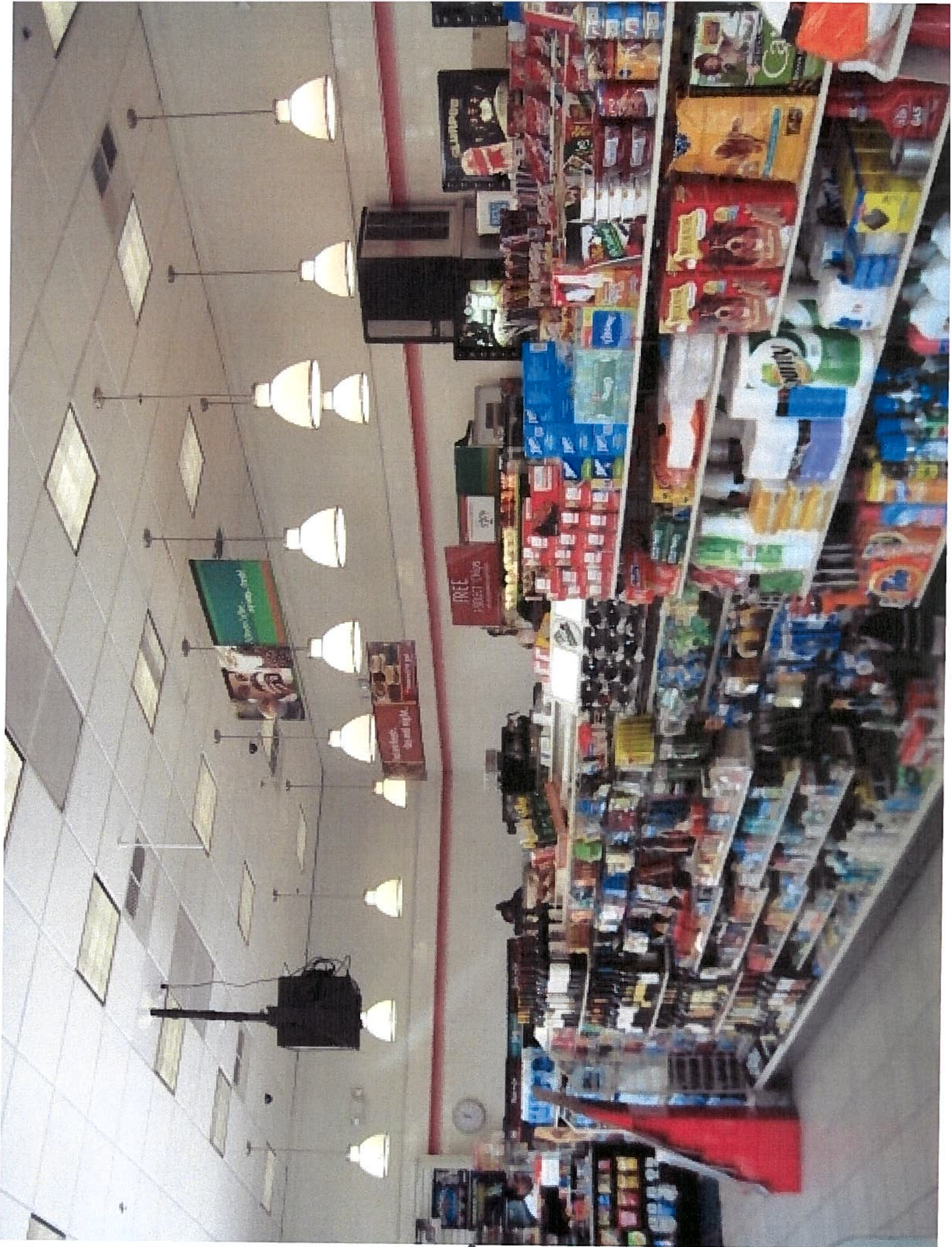
ISSUE DATE: _____
JOB NO: _____
STORE NO: _____
APPROVED BY: _____
DATE ISSUED: _____
DRAWN BY: _____

SHEET NO.
fp
of 1 SHEETS



LAYOUT INFORMATION		
DESCRIPTION	QTY	
ROLLER GRILLS	2	
SANDWICH CASE		CID EXT
VAULT DOORS	12	
LOW TEMP DOORS	2	
ICE MERCHANDISER	2	
NOVELTY CASE	1	
BAKERY CASES	2	
SLURPEE BARRELS	6	
GONDOLA T-JUNITS	28	
END CAPS	7	
HIGHWALLS	0	
TOTAL=	33	
TOTAL SQ FT	3328	
SELLING FLOOR SQ FT	2203	

B 1021110 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 windows 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. Windows 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.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--

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

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

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
- Address Points
- Businesses
- Parcels
- Metrorail Tracks
- Bus
- Taxi
- Taxi-Bus
- Road Centerlines
 - Annual Property Collector Assessment Centerline
 - Common
 - Other Roads
- Roads
- Railroads
- Road Labels
- Imagery 2007
- Water
 - Perennial 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: _____

37



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 minimum 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

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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 Gestic								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								I live in a neighboring community.
14 Hadi Saadat								Owner, living on site
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								I live in a neighboring community.
22 Grefegory M. Stone								Owner, living on site
23 Albina Giron								I live in a neighboring community.
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 Stephen Dildine								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

59

Ownership status in Carlyle Square Condominiums

Phone

Email

State Zip

City Unit #

Address

Name


34	Adam Keilnsky											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 Peikofski											Owner, living on site
41	Carl H. & Franziska E.B. Dub											Owner, living on site
42	Lewis Goldstone											Owner, living on site
43	Cameron Saadat											Owner, living off 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 Geflic											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:

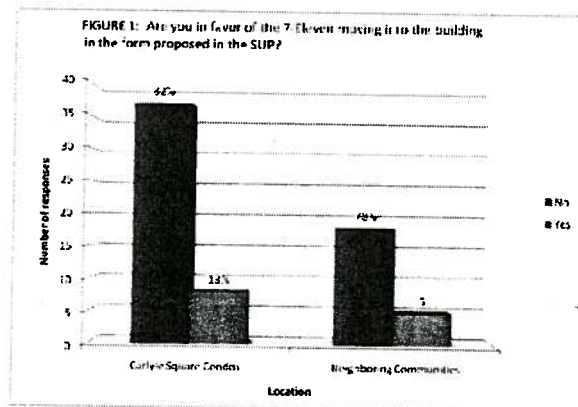
The survey was posted on-line beginning in late June and responses were collected through August 2. Various approaches were used to distribute the web link to the survey to residents in the neighborhood. At CSC, residents who had posted their email information on the on-line resident directory were emailed 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:

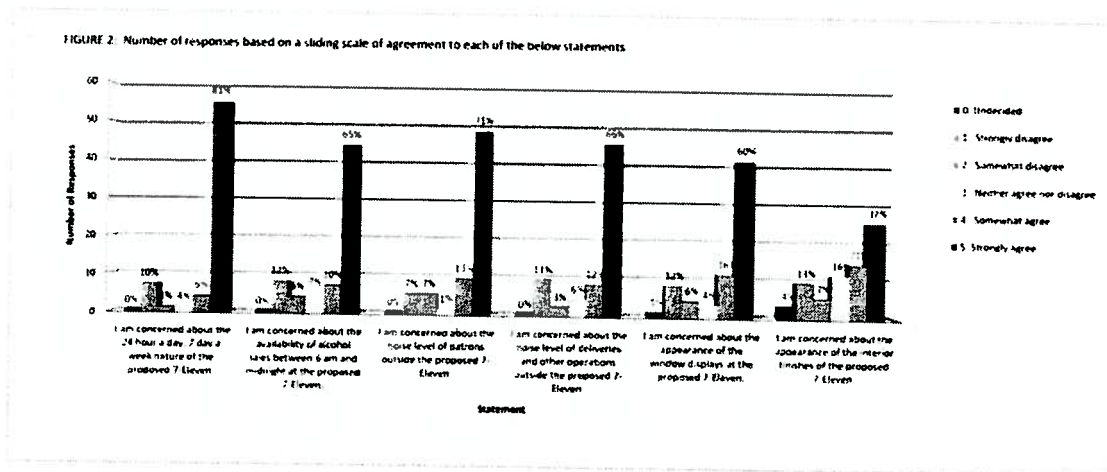
The survey was designed to be neutral. It requested identification information, and included both yes/no and ranking type questions. The ranking questions were based on concerns raised by residents in a CSC HOA Board meeting, which 7-Eleven representatives had attended. Respondents were informed that 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 Gettic							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	Carlye 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							I live in a neighboring community.	
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							I live in a neighboring community.	
07/01/2009	Gregory M. Stone							Owner, living on site	
07/01/2009	Albina Giron							I live in a neighboring community.	
07/01/2009	Katharina Frasure							I live in a neighboring community.	
06/30/2009	David Hackney							Renter	
06/29/2009	Michael and Amy Mortimer							Owner, living on site	
06/29/2009	lea allen							I live in a neighboring community	
06/29/2009	John Wilwerding							Owner, living on site	
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 Didline							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 Liehaber							I live in a neighboring community.	
06/24/2009	Viwan 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 Peikofski							Owner, living on site	
06/23/2009	Carl H. & Franziska E.B. Dubac							Owner, living on site	229
06/23/2009	Lewis Goldstone							Owner, living on site	
06/23/2009	Cameron Saadat							Owner, living off site	309
06/22/2009	Susan Norwitch							Owner, living on site	
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 Geflic							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 Gefcik	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 a 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 hourse 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 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	Grfgory 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	<p>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.</p>
06/24/2009	Vivian Keller	<p>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.</p>
06/24/2009	Adam Kelinsky	<p>Listed below in Survey.</p>
06/24/2009	Pauline M. Mulligan	<p>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.</p>
06/24/2009	Alexandra Warren	<p>I strongly oppose the 7-Eleven moving into the building. I am concerned about noise, safety, increased crime, increased congestion and traffic, etc.</p>
06/24/2009	Windy & David Rudd	<p>All have been addressed here...</p>
06/24/2009	Jody Pettibone	<p>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.</p>
06/23/2009	John Mohr	<p>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.</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.
06/23/2009	Carol Pelkofski	<p>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.</p>
06/23/2009	Carl H. & Franziska E.B. Dubac	<p>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 intent 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.</p>
06/23/2009	Lewis Goldstone	<p>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.</p>
06/23/2009	Cameron Saadat	<p>I think this is the worst possible tenant you could find for this building.</p>
06/22/2009	Susan Norwitch	<p>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.</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	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]</p> <p>http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=7-eleven&sl=38.790285,-77.067976&sspn=0.029704,0.06609&ie=UTF8&t=h&radius=1.78&rq=1&ll=38.798338,-77.049952&spn=0.359,93391&z=15&layer=c&cbll=38.7983367,-77.049776&panoid=9g5grS4IMMjTyQJXyD5g&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	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 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."
06/22/2009	Kristen Moran	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.
06/22/2009	Alan G. Marsh	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.
06/22/2009	Robert A. Denson	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.
06/22/2009	Steven Shearer	Simply put, I don't think a 24-7 store is appropriate for this neighborhood regardless of branding.
06/22/2009	Joseph Zabel	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.
06/22/2009	Elizabeth Lebedeker	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.

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ATTACHMENT B - SURVEY OPEN-ENDED COMMENTS

Response Date	Name:
06/22/2009	Seth Gefitic 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 SUPP?	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	Lon Geric	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	3. Neither agree nor disagree	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	Carlyle Lowe	No	5. Strongly agree	5. Strongly agree	4. Somewhat 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	5. Strongly 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 Brainin	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/13/2009	Andrew Warren	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/09/2009	Denise L. Tennant	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/08/2009	Jon Rivers	Yes	5. Strongly agree	4. Somewhat agree	4. Somewhat agree	5. Strongly agree	4. Somewhat agree
07/07/2009	Julie Hall	No	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree	1. Strongly disagree
07/07/2009	Patricia D. Peck	No	5. Strongly agree	4. Somewhat 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	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
07/05/2009	Jayne Delano	No	5. Strongly agree	2. Somewhat disagree	4. Somewhat agree	5. Strongly agree	3. Neither agree nor disagree
07/04/2009	Christina Como	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	2. Somewhat disagree
07/04/2009	Hadi Saadat	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
07/03/2009	Melissa Price	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/03/2009	Carol Dudd	No	5. Strongly agree	5. Strongly 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 Romah	Yes	3. Neither agree nor disagree	2. Somewhat disagree	2. Somewhat disagree	5. Strongly agree	4. Somewhat agree
07/02/2009	Jorge Kullonis	No	5. Strongly agree	2. Somewhat disagree	2. Somewhat disagree	1. Strongly disagree	0. Undecided
07/02/2009	Kathy	Yes	4. Somewhat agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
07/02/2009	Gina Jackson	No	5. Strongly agree	3. Neither agree nor disagree	1. Strongly disagree	2. Somewhat disagree	1. Strongly disagree
07/02/2009	Matthew Merkle	Yes	5. Strongly agree	5. Strongly agree	5. Strongly agree	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	1. Strongly disagree	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	4. Somewhat 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	5. Strongly 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	5. Strongly agree	0. Undecided
06/29/2009	Iea allen	No	4. Somewhat agree	4. Somewhat agree	4. Somewhat agree	4. Somewhat agree	2. Somewhat disagree
06/29/2009	John Willwarding	Yes	4. Somewhat agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/27/2009	Sтивен 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 disagree	2. Somewhat disagree	2. Somewhat disagree	4. Somewhat agree	2. Somewhat disagree
06/26/2009	StephenDilline	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree
06/25/2009	Jennifer Sincavage	Yes	2. Somewhat disagree	2. Somewhat disagree	1. Strongly disagree	3. Neither agree nor disagree	3. Neither agree nor disagree
06/25/2009	Chanda Fields	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	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	4. Somewhat agree
06/25/2009	Richard Liebhaber	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	5. Strongly agree	3. Neither agree nor disagree
06/24/2009	Vivian Keller	No	5. Strongly agree	5. Strongly agree	5. Strongly agree	4. Somewhat agree	5. Strongly 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	Alexandra 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
06/23/2009	Jody 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
06/22/2009	Cameron Saadat	No	3. Neither agree nor disagree	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 Lanasa	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. Colles	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	5. Strongly 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	Seith Gelfic	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

RB REES BROOME, PC

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MARK A. MOORSTEIN*
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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*
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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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July 2, 2009

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 **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

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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

TAS:aab

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

In the matter of 7-Eleven, Inc's application for approval to operate a retail 7-Eleven store at 504 John Carlyle Street, after having thoroughly read and considered the Revised SUP of August 14, 2009 and the Staff's Recommendation of September 1, 2009, I continue to believe granting an approval will have an adverse effect on the Carlyle City neighborhood, in general, and on the Carlyle City Residences, in particular. I therefore urge the Council to reject this revised application for the following reasons:

PROPOSED HOURS OF OPERATION. First, I still do not believe the proposed hours of operation (24x7x365) are appropriate for any retail operation in Carlyle City. The Carlyle City neighborhood in this immediate vicinity essentially "shuts down" after 4pm with the exception of a few restaurants. Many of the restaurants generally close at the latest at 10pm. As a resident and light sleeper, I consider this to be a positive thing and an appropriate limitation. Moreover, people going to dine do not idle their cars (sometimes with very noisy exhausts) while someone runs in to pick up a convenience, which is undoubtedly what patrons of 7-Eleven would do. Even if they do not idle their vehicles, a significant nuisance would be created by their coming and going. Any retail establishment (including a 7-Eleven) operating later than 9pm, would likely impact the quality of life in the immediate neighborhood. As do I, many of my neighbors retire and rise early due to their commute and work hours. If this 7-Eleven is targeting PTO employees, the vast majority of them seems to depart work and Carlyle City as early as 4pm. I suggest that hours of operation beyond that time, even, is entirely unnecessary, and would likely bring more harm than benefit to the neighborhood and its residents.

While the Staff suggests that the majority of customers will be pedestrians, I challenge that assertion. In reality, neither Staff nor applicant is able to predict who will be patronizing a 7-Eleven at 4pm or later. While those within walking distance may well choose to walk, it is likely that people beyond walking distance will drive to this 7-Eleven if it is closer than those at other locations. This 7-Eleven will not serve our neighborhood exclusively and will be a relatively short detour for those coming and going to Eisenhower Avenue through or by Carlyle City. People driving or passing through may well be a significant portion of the petitioner's revenues. Drivers of these cars will not be concerned with whether they impact the sleeping residents. The Staff and City Council will not be impacted by the presence of this proposed 7-Eleven. Only those of us who live in the nearby properties will be severely impacted. We have restrictions on the hours during which construction can be executed (which, at times, even these restrictions are conveniently ignored and go un-enforced). What, exactly, will the Alexandria Police Department do about noisy vehicles from 9pm to 7am? The noise from vehicular and pedestrian traffic is no different than the noise created by construction and should be handled in the same fashion. In fact, construction eventually ends, as it is temporary. This establishment would be permanent. Every night residents of properties nearby and on any path to and from would be adversely and severely impacted.

Further, Staff's investigation of the operating hours of 7-Elevens in surrounding areas shows that of the sites "researched", the only ones with reduced hours are those in Alexandria and Arlington. Yet, Staff then states that 24-hour operation isn't "unusual". This reflects an obvious inconsistency. So, to Staff: if the other 7-Eleven(s) in

Alexandria don't operate 24x7x365, wouldn't it therefore be "unusual" to grant this 7-Eleven which is also located in Alexandria permission to operate at all hours? Hopefully, Staff's logic flaw is obvious to the Council.

PROPOSED HOURS OF ALCOHOL SALES. The proposed hours of alcohol sales are equally concerning to me. People will be purchasing alcohol and consuming such alcohol during legal hours, which is a large concern. We have already unfortunately experienced a number of inebriated passers-by over the nearly eight years that I have resided in Carlyle City. In those instances some have involved altercations, vandalism and even assaults. Some have merely vomited in our driveways. I can assure you that I have no interest in an establishment in our neighborhood that promotes, encourages or facilitates those circumstances. Such circumstances may prompt the necessity of our hiring security guards because 7-Eleven would only police their own immediate property. What about our properties across the street or down the block? Who's making sure the PTO's parking garage doesn't fill up with violent drunks after hours wandering around looking for trouble? I'm sure applicant's solution of shuffling their clientele off their own property solves its problem, but it merely shifts applicant's problems to the surrounding neighborhood. Will applicant also pick up the litter and debris that blows across the street onto our property? Even assuming applicant agrees to address these concerns, applicant provides no mechanism by which to enforce such agreement. It is unlikely that the applicant will agree to come and clean up vomit on our property. I am unpleasantly reminded of the construction debris that blew across the street for several years. We cleaned it up. The construction company didn't. So, I am highly concerned that applicant will do much, despite their limited assertions otherwise.

LITTER. As I've previously addressed this issue above, I won't repeat the point. But, it does bear reminding that it is a legitimate concern. This is true, because we, as neighbors, will be required to increase our own efforts (and costs) to maintain our property due to the applicant's retail business. Generally, I think it is inappropriate to burden neighboring properties, especially those that pre-existed the petitioner's application with such an imposition. Under the legal doctrine of coming to the nuisance, I would be pre-empted from bringing any claim against a pre-existing condition of a neighboring property. The same doctrine can be applied differently such that we who pre-exist should not be burdened by applicant. The applicant has evidenced their refusal to address any litter stemming from their business on my property by their proposed 75' limit. If you approve their application, their customers are free to litter beyond 75', and applicant is free from any obligation to address consequences of their customer's actions.

DELIVERIES. The issue of delivery vehicles did not appear to be addressed in the revised application, which seems to be a calculated omission. If the deliveries are received from street-level parking spaces, the level of traffic issues will likely increase dramatically, including double parking and blocked vehicles. There will be increased noise from large vehicles, including full-size, and noisy 18-wheel delivery trucks driving through late at night and early in the morning. While the revised application discussed the use of several underground spaces to be used by the tenant, I assume they would be for the tenant's employees as opposed to for deliveries. Perhaps the issue has been

resolved in some other way, but that resolution has never been disclosed. In addition, Staff mistakenly states that the public can access the PTO's garage. It is our understanding that the PTO garage is now off-limits to the public and for PTO employees only. Even if it were available, the only realistically available parking for the public is on the street. It is highly unlikely that customers would park, pay and walk a block or two for a convenience store item. Generally, it appears that these issues have not been thoroughly examined and addressed.

RETAIL VITALITY. Staff has totally missed the opportunity to create something special at Carlyle City. When I first heard of the plans for Carlyle City, I eagerly purchased my unit. I envisioned a neighborhood not un-similar to the Reston Town Center. I have been sorely disappointed. The Staff, through a series of predictably poor approvals, has burdened Carlyle City with numerous deli sandwich shops and brokerages, a few restaurants, and even fewer service businesses, some of which are already failing or failed. While I understand that the City doesn't pick and choose who applies, the City can, and should, create an environment, through planning, that achieves a vibrant retail environment. A 7-Eleven would never be described as "vibrant." Should it even be a part of a "vibrant" plan? It is decidedly not "upscale" and can never be made to be so.

When I look at the asset that is King Street, I see it as poorly planned and severely under-utilized. I recall the application for the Subway sandwich shop on the Western end. The petitioner spent a considerable sum of money to construct an "upscale" Subway shop. However, it remains a Subway shop and nothing more than a relatively nice looking one. Despite the City's King Street retail plan and Staff's involvement, there remains little diversity on King Street in retail usage and considerable empty space. I would be very unhappy to see the same pattern develop in Carlyle City, but that's exactly the path Staff and petitioner are leading us down. While applicant may spend all the money in the world to make this the nicest 7-Eleven they have ever built, it's still just a 7-Eleven offering the same basic convenience store inventory and clientele.

CRIME AND LOITERING. To address the likely problems of crime and loitering, Petitioner proposes employee training. How frequently does petitioner expect its employees to "shoo" skateboarders and other miscreants? Removing seating is woefully naïve as a solution to loitering. There are steps and planters directly in front of 504 John Carlyle Street and nearby (Starbucks, for example). People will most certainly use them for seating. Furthermore, petitioner says it will "offer" space in the store to the APD. What if APD chooses not to staff the offered "work station"? While I can't speak for the APD, it is undoubtedly a lower priority item for them. In addition, there has been no indication that the APD is willing to staff this endeavor. Applicant's "offer" seems completely geared to giving the impression of solving the problem, but in reality doing nothing. Petitioner also offers to install CCTV and post signage to dissuade bad behavior. This would only allow the potential to track down skateboarders who kept people up all night after the fact. The suggestion that anyone will actually heed the posted signage is also woefully naïve. I have lived in Carlyle City for nearly 8 years. Despite posting signage to deposit trash and cigarettes in the provided receptacles in our community (at our own expense), such signage is repeatedly and blatantly ignored.

Rather litter is discarded in complete disregard of the posted signs, and we must pick them up at our own expense and inconvenience. I've witnessed repeated behavior such as littering, discarding cigarette butts, gum spitting, spitting, public intoxication, late night "conversations" and the loud yelling of expletives directly in front of my house. Such occurrences are not what I expected when I purchased my property in this "upscale" neighborhood. Allowing a 7-Eleven would present an additional burden that we should not also have to bear.

CONCLUSION

There is no dispute that there are several other 7-Eleven establishments and sources of alcohol within a few miles of the proposed location. I remain completely unconvinced that the presence of yet another 7-Eleven at the proposed location is an invaluable and necessary convenience to our community. Rather, I feel it proffers a modest benefit, at best, yet it presents a serious cost to those who reside in the area. I feel it will draw people in from elsewhere who have little vested interest in, or concern for, our neighborhood.

I make no apologies for harshly pointing out why I feel neither applicant nor Staff has adequately or appropriately addressed the issues set forth above. While Staff acknowledges the potential for "neighborhood impacts", it declares that, "the recommended conditions of approval should sufficiently mitigate these potential impacts." I cannot state more vehemently or forcefully that I don't think the "recommended conditions" will adequately address these issues. I do not see how the applicant has addressed our concerns in any way other than superficially. Moreover, it attempts to limit its own liability and responsibility to within 75' of their store. Yet, its' customers, their noise, their trash, and their behavior will carry far beyond 75'. Thus, applicant's efforts to "dress up" the interior of the store and exterior signage, do not begin to address many of the fundamental issues whatsoever. Nor do I believe that a 7-Eleven, no matter how "dressed up" it is, is "upscale" or befitting of a "premier" neighborhood. Allowing this establishment would undermine the value and image that was projected and anticipated when Carlyle City was planned and marketed. For the reasons cited, I respectfully request the Council to reject applicant's application and revision.

With Concern,

Richard L. Liebhaber

To Whom it May Concern,

I am writing to share the results of a follow-up 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. The results of the survey were provided to the Planning & Zoning staff and were referenced in their initial recommendation to the Commission.

Purpose:

Since the original survey 7-Eleven has proposed some revisions to the original SUP, claiming that these revisions address the concerns of the neighborhood residents. I created a second on-line survey in order to determine if either the revisions proposed by 7-Eleven and/or the additional restrictions suggested in the Planning & Zoning staff's report impacted the residents opinions on the proposed store (see Attachment E to view the survey).

Distribution & Design:

The follow-up survey was sent specifically to the 54 residents who had responded that they were opposed to the 7-Eleven in the initial survey. The survey was designed to determine if the new information from 7-Eleven and the Planning & Zoning staff would cause these residents to change their minds about the proposal. The 54 respondents received an email containing the link to the survey and electronic copies of both the revisions to the SUP and the staff's recommendation paper. Respondents were asked to review the documents prior to taking the survey.

Results:

Typically researchers consider a 30% response rate to be the minimum required to get statistically significant survey results. In this case 27 out of 54, or 50%, of the residents contacted responded to the survey - a very strong result. Eight of the residents live in neighboring communities and the remaining 19 own units in CSC. Attachment A contains the contact information for these residents.

Reaction to SUP revisions: Twenty-six of the 27 respondents responded that they reviewed the revisions to the SUP. Of these, **100% were still opposed to the 7-Eleven in its proposed format.** Please see Attachment B for the detailed responses.

Reaction to the staff recommendations: Twenty-six of the 27 respondents had also reviewed the Planning & Zoning staff's recommendations. Of these, **100% were still opposed to the 7-Eleven even if the staff's recommendations were adopted.** Please see Attachment B for the detailed responses.

Respondents were also given the opportunity to comment on the staff's argument that a convenience store in the Carlyle area would provide a needed service. Eighty-five percent of the respondents did not agree with this argument. Of the four respondents who did agree, only one thought that the store would need to be open 24 hours a day. Please see Attachment C for the detailed responses.

In open-ended questions regarding resident's concerns about the SUP, various topics were discussed. The most often mentioned concern was the 24-hour nature of the store, followed by the store's negative impact on the character of the neighborhood, and the fact that other convenience stores

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already provided the same services as the 7-Eleven proposes (see Table 1). Attachments B, C, and D contain open ended responses listing the residents' concerns.

TABLE 1: Open-ended comments, most frequent topics

Topic	References
Hours	24
Neighborhood Character	18
Other stores already in neighborhood	15
Noise	11
Crime	10
Loitering	9
Alcohol sales	9
Undesirable patrons from outside neighborhood	9
Property value	8
Parking	8
Long-term neighborhood development	8
Litter	7
Traffic	6

Finally, the survey provided residents with an opportunity to sign a new petition requesting that the Planning & Zoning commission and the City Council deny the SUP on the grounds that, even with the proposed changes, the proposed 7-Eleven is incompatible with the neighborhood. Twenty-six signatures were received.

Conclusion:

The proposed revisions to the SUP and the Planning & Zoning staff's recommendations have not sufficiently addressed the residents' concerns about a 24 hour convenience store located in the residential area of Carlyle Square. Both residents living in CSC and those in surrounding communities remain opposed to the proposed store.

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

Name:	Address:	Condo Number:	City/Town:	State:	ZIP/Postal Code:	Email Address:	Phone Number:	Relationship to CSC	Owner offsite condo #
Lea Allen								I live in a neighboring community.	
William Friedman								I live in a neighboring community.	
Richard Liebhaber								I live in a neighboring community.	
Christopher E. Bohn								Owner, living on site	
Carol Peikofski								Owner, living on site	
John Mohr								Owner, living on site	
CHANDA FIELDS								Owner, living on site	
Katharina Frasure								Owner, living on site	
Carlyle Lowe								I live in a neighboring community.	
Regina Bohn								I live in a neighboring community.	
Dante Paragas								Owner, living off site	419
R. Jack Chapman								Owner, living off site	416
hope collins								I live in a neighboring community.	
Bruce b.cox								Owner, living on site	
Lori Gelfic								Owner, living on site	
Jody Pettibone								Owner, living on site	
Susan Norwitch								Owner, living on site	
Greg and Brenda Stone								Owner, living on site	
Vivian Keller								Owner, living on site	
Michael and Amy Mortimer								I live in a neighboring community.	
Seth Gelfic								Owner, living on site	
Jorge Kulionis								Owner, living on site	
Steven Shearer								I live in a neighboring community.	
Patricia D. Peck								Owner, living on site	
Jayne Delano								Owner, living on site	
Joseph Zabel								Owner, living on site	
Elizabeth Lebedeker								Owner, living on site	

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ATTACHMENT B - Questions 3 through 6

Name:	3. Given the revisions 7-Eleven has made to it's SUP, are you in favor of the proposed store? 4. Why?		5. If the Planning & Zoning Commission's staff's additional proposed adjustments to the 7-Eleven SUP are adopted would you be in favor of the proposed store? 6. Why?
Lea Allen	No	Regulations and vigilance don't change the character of the commercial product, 7-11 is still 7-11. AND in the end the vigilance would be an additional responsibility of the local residents.	No See above
William Friedman	No	I do not believe a convenience store is an appropriate development for our neighborhood. There is no need for the products it distributes as they are all available at other locations. In addition, it detracts from the long term value of the area as such operations are not consistent with higher end retail offerings that will add long term value and diverse product offerings to the area. Finally, offering alcohol sales for most of the day directly across the street from a park will transform our quiet neighborhood into a tactical problem for the Alexandria police and residents.	No The store is simply not appropriate for the neighborhood's character. It is not a question of whether buffing the project up can make it acceptable. The store is not appropriate and the City should hold out for better quality development. Across progressive communities in America the vitality of areas like ours is protected by thoughtful planning that requires declining some projects to preserve the better, long term outcomes that arise from maintaining the character of the area.
Richard Liebhaber	No	Please see my full comments below...	No Please see my full comments below...
Christopher E. Bohn	No	My concerns have not been mitigated. A convenience store would not be providing "a needed community service" as stated. There simply should not be a business that necessitates such things as closed circuit TV surveillance, special staff training, and an increased police presence to prevent "inappropriate" (and illegal) activities (i.e., crime).	No Again, my concerns have not been mitigated. The City is mistaken that a convenience store would provide a "greater level of convenience" for residents. I have not patronized a 7-11 in years, have no need to, and certainly do not want to live above one. The City also reasons that a convenience store would "contribute to the vitality of ground-level retail in Carlyle" given that it would occupy vacant commercial space. I strongly disagree with this reasoning. Something is not better than nothing. This is the preeminent commercial space in the Carlyle Square building, and should be reserved for a restaurant or café that sets the tone for other prospective businesses. Such a business would: 1) keep normal business hours, 2) be able to offer seats outside for patrons, 3) draw patrons to the Carlyle as a destination, and 4) be truly embraced by the community. Furthermore, there already is a min-convenience store in the Meridian apartment building one block away on Holland Lane. As such, I urge the City to think longer term and save this space for the right type of business.
Carol Pelkofski	No	I believe a 24 hours a day operation is not in harmony with the neighborhood.	No Once again, 24 hours a day is still my biggest concern.

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<p>Name: John Mohr</p>	<p>3. Given the revisions 7-Eleven has made to its SUP, are you in favor of the proposed store? 4. Why? No</p> <p>I am still strongly opposed to the 7-11 store in the Carlyle Square building, as it will have a negative effect on property value! 7-11 is associated with quick, easy, and cheap; that is not the first impression I want a potential buyer to gain when they come to Carlyle Square to view the property. In the revised SUP, 7-11 made concessions on some of the minor items that were addressed by residents. However, they failed to address, by far, the number one concern by our residents - the 24-hour operation. As previously stated to the city, a 24-hour business will have severe negative impacts on the serenity of the Carlyle neighborhood, will increase crime, and increase loitering around the building. According to 7-11's attorney in the latest meeting with residence, should someone become noisy outside the 7-11 store they will simply call the police. As someone who has worked in law enforcement while in the United States Military, I can assure you, if 7-11 calls the police every time someone is loud, the police will stop coming because they do not have the resources to support these complaints; they have much bigger problems to address. Thus, the responsibility to resolve these noisy customers will fall on the residents of Carlyle Square - this is unacceptable! We have no problems now, why invite them into this great neighborhood! I have significant concerns that the Zikayret restaurant and the new John Carlyle Square Park will draw people to the 7-11. Many of the Zikayret patrons are under significant influence of alcohol. Upon closing early in the morning on weekends, many patrons of Zikayret will likely walk down the block and continue their loud music and loitering outside the 7-11. The 7-11 attorney claims that 7-11 will turn away disruptive customers. However, the attorney also stated that 7-11's profit is made during those night hours where approximately 5% of business is done. This seems like a blatant conflict of interest. I do not see 7-11 turning away any cash-carrying patron, regardless of how disruptive they appear. In the updated SUP, 7-11 also made a concession to restrict the number of signs posted on windows to two. However, this needs to be refined further to restrict them to a size and content restriction (ie. 12" x 12"). With no restriction, 7-11 could post two oversized signs advertising cigarettes, beer, and cheap hot dogs. Again, not the image I want portrayed to future buyers as they visit the property for the first time. As a side note, during the 2009 summer, in the other 7-11 stores in Alexandria, all 7-11's displayed signs advertising World Wrestling Entertainment collector's cups. Does the Carlyle Neighborhood want to lower itself to these standards? The negative implications of 7-11 clearly outweigh any convenience benefits.</p>	<p>5. If the Planning & Zoning Commission's staff's additional proposed adjustments to the 7-Eleven SUP are adopted would you be in favor of the proposed store? 6. Why? No</p> <p>See comments above</p>
<p>CHANDA FIELDS</p>	<p>No</p> <p>1. The store still have after-hours (after 11pm). 2. The store sell alcohol (possibly after 11pm). 3. Nearby residents will be disturbed by visitors to the store (car music, loud talking, cigarette smoke, loitering) during after-hours (post 11pm). Noise from the ground level flows very easily to the 2nd floor level of the building (even when windows are closed). The units are NOT sound-proof. 4. There is a better-than-average chance that many visitors to the store will "double-park" in the front area of the store instead of parking in a nearby garage - this IS going to cause problems.</p>	<p>1. The store still have after-hours (after 11pm). 2. The store sell alcohol (possibly after 11pm). 3. Nearby residents will be disturbed by visitors to the store (car music, loud talking, cigarette smoke, loitering) during after-hours (post 11pm). Noise from the ground level flows very easily to the 2nd floor level of the building (even when windows are closed). The units are NOT sound-proof. 4. There is a better-than-average chance that many visitors to the store will "double park" in the front area of the store instead of parking in a nearby garage - this IS going to cause problems.</p>
<p>Katharina Frasure</p>	<p>No</p> <p>This is a quiet, safe community, and a store like a 7-Eleven, with late opening hours, selling alcohol late at night, is very undesirable, and potentially draws crime into the neighborhood. It is particularly undesirable for those of us who have to walk dogs late at night and early in the morning. We already have two neighborhood convenience stores and a large "Wholefoods" just a block away. This is a very high-end real-estate-tax neighborhood, and a store like the 7-Eleven should not be located here.</p>	<p>The same reasons as under # 4 - a 7-Eleven store in our neighborhood is totally inappropriate. Also, I would like to state again, that we already have at least two convenience stores within two blocks, as well as the Duke Street Wholefoods - all within VERY easy walking distance.</p>

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Name:	3. Given the revisions 7-Eleven has made to its SUP, are you in favor of the proposed store? 4. Why?	5. If the Planning & Zoning Commission's staffs' additional proposed adjustments to the 7-Eleven SUP are adopted would you be in favor of the proposed store? 6. Why?
Carlyle Lowe	No The revised SUP does nothing to improve the trash concerns. The area they are required to keep clean does not even reach the curb. I disagree with the planning commissions' statement that 7-11 fits in this area. I think this will not help the Carlyle area and additional police are going to have to be pulled from other parts of the city to deal with an increase in crime that 7-11 will bring.	No Proposed adjustments do little to improve the core issues.
Regina Bohn	I have not read the revisions to the SUP I absolutely object to the store to be open 7 days 24 hours and I vehemently object to the sale of alcohol on the premises.	No Parking is a huge issue; it is impossible to even drop off and pick up laundry at the dry cleaners at Carlyle Square, there is no adequate street parking available. I cannot even begin to imagine the traffic issues that the proposed patrons of 7 Eleven will create. I also am concerned with loitering issues, trash issues.
Dante Paragas	No The store will bring crime into the area. Also, it will create traffic in the streets, since the streets are one-lane and narrow. The store will be a big nuisance to the neighborhood.	No Putting lipstick on a pig is still a pig. It will still be a nuisance that will bring crime and congestion to the streets.
R. Jack Chapman	No I believe that the 24-hour nature of the store is incompatible with the general after-ours aura of the neighborhood. Furthermore, the store, as proposed, will support 24-hour access with the consequent likelihood of loitering by non-residents. While this area is rather business-oriented during the day, it reverts to a small-town and non-urban feel after 7:00 pm. The store, as proposed, will change the status in a negative manner.	No The fact that the store changes the signage to a 'golden' sign does not change the 'true object' of the store! Specifically, the store exists to sell alcoholic beverages during available hours; furthermore, the store's affinity to selling 'junk foods' on a 24-hour basis appeals to a less than desirable element in our neighborhood after dark.
hope collins	No We don't need a 7-11. It will attract undesirable customers. We have Whole Foods to answer grocery needs. It is a quiet neighborhood and needs to stay that way.	No Don't need a convenience store with Whole Foods 2 blocks away.
Bruce b cox	No 24/7 service is not needed in the building.	No Still 24/7
Lori Gelfic	No The primary concern I have is regarding the 24 hour nature of the store. I will not be comfortable with a 24 hour store and would like to see the hours adjusted to 5 am - midnight. Anything past midnight is not really serving the community but is likely to bring crime and people from outside the neighborhood.	No Again, the store should not be allowed to be open 24 hours a day. The City staff argues that a store of this nature is needed to increase foot traffic. However, we do not want to increase foot traffic in the neighborhood after midnight.
Jody Pettibone	No I do not approve of an establishment open 24 hours a day even with the change in hours of selling alcohol. Who needs booze at 6:00 a.m. or 7:00 a.m.? Even the Starbucks across the street closes at 7:00 p.m. When I walk my dog late at night or very early in the morning, I don't want to have to worry about who might be drunk at midnight or 6:00 a.m. looking for more booze. It's bad enough with the restaurant on the corner being open past midnight. There will also definitely be more littering. A 75" area within with to clean litter is not enough. I already frequently pick up litter along Emerson, particularly on the weekends. While I think the center sign in gold is much more attractive than the usual 7-11 signs, and more in keeping with an upscale community, I think the 2 side 7-11 signs are very tacky. Additionally, the likelihood of our fire alarms going off more frequently during the night is very worrisome. It already has happened with the restaurant on the corner.	No Same as above.
Susan Norwlich	No I do not think the location is appropriate for a convenience store open 24 hours	No I do not think the location is appropriate for a convenience store open 24 hours
Greg and Brenda Stone	No We do not find that a 7-11 is needed nor desirable in the area. There are convenience stores run and owned by local business people that serve the Carlyle Community and would be adversely impacted by a 7-11. Besides, we have Whole Foods in the community and 7-11's within a mile or so. In addition, as there is no parking in Carlyle for residents and our guests a 7-11 will only add to this problem. Finally, the addition of a 7-11 will adversely impact our property values.	No Same as 4

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Name:		3. Given the revisions 7-Eleven has made to it's SUP, are you in favor of the proposed store? 4. Why?		5. If the Planning & Zoning Commission's staffs' additional proposed adjustments to the 7-Eleven SUP are adopted would you be in favor of the proposed store? 6. Why?	
Vivian Keller	No	Property values, mess on sidewalk, people hanging around our main entrance, people double parking as there is no parking in front of store.	No	SAA	
Michael and Amy Mortimer	No	Regardless of the changes suggested by 7-Eleven and those suggested by the City, the fact remains that the use is incompatible with the surrounding neighborhoods. Most telling is the fact that 7-Eleven did NOT propose any limitations on the hours during which alcohol would be sold in the store. The burden remains on 7-Eleven, if they are applying for a Special Use, to demonstrate that what they propose is not going to lead to what the residents primarily fear--an increase in noise, litter, and crime. The fact that a police kiosk has been offered within the 7-Eleven appears to suggest that an increase in criminal activity SHOULD be expected.	No	See previous comment.	
Seth Gestic	No	I disagree with a 24 hour store being in my building	No	I disagree with a 24 hour store being in my building	
Jorge Kullionis	No	A 7-Eleven store will diminish the value of the neighborhood	No	Same as question 4	
Steven Shearer	No	Fair too "residential" of a neighborhood for a 24-7 store operation -- that has not changed in the SUP. Also, I prefer not to have a 7-Eleven branded store in my condo building.	No	No amount of tailoring will change the brand image of 7-Eleven. I simply don't welcome it in my condo building.	
Patricia D. Peck	No	For same reasons as stated in earlier survey. 7-11 in neighborhood will decrease property values, attract people to area who do not live in neighborhood, encourage people to hang out on street. Crime will increase. More trash will be produced & in need of collection. Parking is already insufficient & having a 7-11 will encourage double parking. Delivery trucks will disrupt traffic flow, disturb owners with noise from engines & refrigeration units. Added security & policing of area will be needed & produce an added burden to the city. Old Town needs to maintain zoning which will prohibit fast food restaurants &/or convenience stores from operating in neighborhoods. I could go on.	No	See above. We have Whole Foods less than 2 blocks away. There is a convenience store in the Meridan apartment building across the street.	
Jayne Delano	No	I feel that a 7-11 store will negatively impact our property value. Mix use communities surrounding our area such as Shirlington, Ballston, Pentagon Row and Clarendon do not have 7-11 stores. If we are to compete with these neighborhoods then we need to look into upscale stores to occupy the retail space. 7-11 is not an upscale store.	No	It's still a 7-11 - see comment above.	
Joseph Zabel	No	The nature of the 7-11 is not appealing to me to have in our neighborhood. If I wanted to live above a 7-11 I would have bought a condo in a lower income area. I still believe the store will attract people from outside our area, because of the products and hours of operations. Convenience stores that sell alcohol cigarettes, and lottery tickets cater to a very specific market. That market is a poor market. We do not live in a poor market, so they are clearly trying to draw people from other areas. The store does not fit in with the surrounding neighborhood, and Post Properties is selling out to whomever comes along to rent the space. I do not believe they considered the impact on our living environment, when they accepted 7-11 as a tenant.	No	No matter what adjustments they make, it will still be a 7-11.	
Elizabeth Lebedeker	No	I still have concerns regarding street congestion from customers, lack of parking, available street parking monopolized by 7-11 customers, and undesirable elements loitering around the building, as well as noise.	No	I have not read the City staff's recommendation paper	

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ATTACHMENT C - Questions 7 through 9

Name:	7. Do you agree with the Planning & Zoning Commission staff's assumption that a convenience store within walking distance is an amenity needed by residents in our community?	8. If "yes", then do you think the convenience store needs to be open for residents 24 hours a day?	9. Why?
Lea Allen	No		
William Friedman	No		
Richard Liebhaber	No		
Christopher E. Bohn	No		
Carol Peikoński	Yes	No	Not sure why 7-11 thinks there is a need to be open 24 hours. I would guess most residents "shop" during regular business hours and believe staying open until 11pm would be more than adequate to meet the needs of the residents. I am concerned of the criminal element that would be attracted to this quiet neighborhood in the later hours.
John Mohr	No		
CHANDA FIELDS	No		
Katharina Frasure	No		
Carlyle Lowe	No		
Regina Bohn	No		
Dante Paragas	No		
R. Jack Chapman	No		
hope collins	No		
Bruce b cox	No		
Lori Gefic	No		
Jody Pettibone	Yes	No	It's a huge safety issue besides noise and litter.
Susan Norwitch	No		
Greg and Brenda Stone	No		
Vivian Keller	No		
Michael and Amy Mortimer	No		
Seth Gefic	Yes	No	I worry about the crime and noise it brings to the neighborhood. If it was in another location nearby, perhaps.
Jorge Kulionis	Yes	Yes	
Steven Shearer	No		
Patricia D. Peck	No		
Jayne Delano	No		
Joseph Zabel	No		
Elizabeth Lebedeker	No		

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10. Please list any additional comments that you have regarding the revisions and proposed adjustments to the 7-Eleven SUP.

Name:
 Lea Allen
 William Friedman
 Richard Liebhaber

In the matter of 7-Eleven, Inc's application for approval to operate a retail 7-Eleven store at 504 John Carlyle Street, after having thoroughly read and considered the Revised SUP of August 14, 2009 and the Staff's Recommendation of September 1, 2009, I continue to believe granting an approval will have an adverse effect on the Carlyle City neighborhood, in general, and on the Carlyle City Residences, in particular. I therefore urge the Council to reject this revised application for the following reasons: PROPOSED HOURS OF OPERATION. First, I still do not believe the proposed hours of operation (24x7x365) are appropriate for any retail operation in Carlyle City. The Carlyle City neighborhood in this immediate vicinity essentially "shuts down" after 4pm with the exception of a few restaurants. Many of the restaurants generally close at the latest at 10pm. As a resident and light sleeper, I consider this to be a positive thing and an appropriate limitation. Moreover, people going to dine do not idle their cars (sometimes with very noisy exhausts) while someone runs in to pick up a convenience, which is undoubtedly what patrons of 7-Eleven would do. Even if they do not idle their vehicles, a significant nuisance would be created by their coming and going. Any retail establishment (including a 7-Eleven) operating later than 9pm, would likely impact the quality of life in the immediate neighborhood. As do I, many of my neighbors retire and rise early due to their commute and work hours: this 7-Eleven is targeting PTO employees, the vast majority of them seems to depart work and Carlyle City as early as 4pm. I suggest that hours of operation beyond that time, even, is entirely unnecessary, and would likely bring more harm than benefit to the neighborhood and its residents. While the Staff suggests that the majority of customers will be pedestrians, I challenge that assertion. In reality, neither Staff nor applicant is able to predict who will be patronizing a 7-Eleven at 4pm or later. While those within walking distance may well choose to walk, it is likely that people beyond walking distance will drive to this 7-Eleven if it is closer than those at other locations. This 7-Eleven will not serve our neighborhood exclusively and will be a relatively short detour for those coming and going to Eisenhower Avenue through or by Carlyle City. People driving or passing through may well be a significant portion of the petitioner's revenues. Drivers of these cars will not be concerned with whether they impact the sleeping residents. The Staff and City Council will not be impacted by the presence of this proposed 7-Eleven. Only those of us who live in the nearby properties will be severely impacted. We have restrictions on the hours during which construction can be executed (which, at times, even these restrictions are conveniently ignored and go un-enforced). What, exactly, will the Alexandria Police Department do about noisy vehicles from 9pm to 7am? The noise from vehicular and pedestrian traffic is no different than the noise created by construction and should be handled in the same fashion. In fact, construction eventually ends, as it is temporary. This establishment would be permanent. Every night residents of properties nearby and on any path to and from would be adversely and severely impacted. Further, Staff's investigation of the operating hours of 7-Elevens in surrounding areas shows that of the sites "researched", the only ones with reduced hours are those in Alexandria and Arlington. Yet, Staff then states that 24-hour operation isn't "unusual". This reflects an obvious inconsistency. So, to Staff: if the other 7-Eleven(s) in Alexandria don't operate 24x7x365, wouldn't it therefore be "unusual" to grant this 7-Eleven which is also located in Alexandria permission to operate at all hours? Hopefully, Staff's logic flaw is obvious to the Council. PROPOSED HOURS OF ALCOHOL SALES. The proposed hours of alcohol sales are equally concerning to me. People will be purchasing alcohol and consuming such alcohol during legal hours, which is a large concern. We have already unfortunately experienced a number of inebriated passers-by over the nearly eight years that I have resided in Carlyle City. In those instances some have involved altercations, vandalism and even assaults. Some have merely vomited in our driveways. I can assure you that I have no interest in an establishment in our neighborhood that promotes, encourages or facilitates those circumstances. Such circumstances may prompt the necessity of our hiring security guards because 7-Eleven would only police their own immediate property. What about our properties across the street or down the block? Who's making sure the PTO's parking garage doesn't fill up with violent drunks after hours wandering around looking for trouble? I'm sure applicant's solution of shuffling their clientele off their own property solves its problem, but it merely shifts applicant's problems to the surrounding neighborhood. Will applicant also pick up the litter and debris that blows across the street onto our property? Even assuming applicant agrees to address these concerns, applicant provides no mechanism by which to enforce such agreement. It is unlikely that the applicant will agree to come and clean up vomit on our property. I am unpleasantly reminded of the construction debris that blew across the street for several years. We cleaned it up. The construction company didn't. So, I am highly concerned that applicant will do much, despite their limited assertions otherwise.

LITTER. As I've previously addressed this issue above, I won't repeat the point. But, it does bear reminding that it is a legitimate concern. This is true, because we, as neighbors, will be required to increase our own efforts (and costs) to maintain our property due to the applicant's retail business. Generally, I think it is inappropriate to burden neighboring properties, especially those that pre-existed the petitioner's application with such an imposition. Under the legal doctrine of coming to the nuisance, I would be pre-empted from bringing any claim against a pre-existing condition of a neighboring property. The same doctrine can be applied differently such that we who pre-exist should not be burdened by applicant. The applicant has evidenced their refusal to address any litter stemming from their business on my property by their proposed 75' limit. If you approve their application, their customers are free to litter beyond 75', and applicant is free from any obligation to address consequences of their customer's actions. DELIVERIES. The issue of delivery vehicles did not appear to be addressed in the revised application, which seems to be a calculated omission. If the deliveries are received from street-level parking spaces, the level of traffic issues will likely increase dramatically, including double parking and blocked vehicles. There will be increased noise from large vehicles, including full-size, and noisy 18-wheel delivery trucks driving through late at night and early in the morning. While the revised application discussed the use of several underground spaces to be used by the tenant, I assume they would be for the tenant's employees as opposed to for deliveries. Perhaps the issue has been resolved in some other way, but that resolution has never been disclosed. In addition, Staff mistakenly states that the public can access the PTO's garage. It is our understanding that the PTO garage is now off-limits to the public and for PTO employees only. Even if it were available, the only realistically available parking for the public is on the street. It is highly unlikely that customers would park, pay and walk a block or two for a convenience store item. Generally, it appears that these issues have not been thoroughly examined and addressed.

RETAIL VITALITY. Staff has totally missed the opportunity to create something special at Carlyle City. When I first heard of the plans for Carlyle City, I eagerly purchased my unit. I envisioned a neighborhood not un-similar to the Reston Town Center. I have been sorely disappointed. The Staff, through a series of predictably poor approvals, has burdened Carlyle City with numerous deli sandwich shops and brokerages, a few restaurants, and even fewer service businesses, some of which are already failing or failed. While I understand that the City doesn't pick and choose who applies, the City can, and should, create an environment, through planning, that achieves a vibrant retail environment. A 7-Eleven would never be described as "vibrant." Should it even be a part of a "vibrant" plan? It is decidedly not "upscale" and can never be made to be so. When I look at the asset that is King Street, I see it as poorly planned and severely under-utilized. I recall the application for the Subway sandwich shop on the Western end. The petitioner spent a considerable sum of money to construct an "upscale" Subway shop. However, it remains a Subway shop and nothing more than a relatively nice looking one. Despite the City's King Street retail plan and Staff's involvement, there remains little diversity on King Street in retail usage and considerable empty space. I would be very unhappy to see the same pattern develop in Carlyle City, but that's exactly the path Staff and petitioner are leading us down. While applicant may spend all the money in the world to make this the nicest 7-Eleven they have ever built, it's still just a 7-Eleven offering the same basic convenience store inventory and clientele. **CRIME AND LOITERING.** To address the likely problems of crime and loitering, Petitioner proposes employee training. How frequently does petitioner expect its employees to "shoo" skateboarders and other miscreants? Removing seating is woefully naive as a solution to loitering. There are steps and planters directly in front of 504 John Carlyle Street and nearby (Starbucks, for example). People will most certainly use them for seating. Furthermore, petitioner says it will "offer" space in the store to the APD. What if APD chooses not to staff the offered "work station"? While I can't speak for the APD, it is undoubtedly a lower priority item for them. In addition, there has been no indication that the APD is willing to staff this endeavor. Applicant's "offer" seems completely geared to giving the impression of solving the problem, but in reality doing nothing. Petitioner also offers to install CCTV and post signage to dissuade bad behavior. This would only allow the potential to track down skateboarders who kept people up all night after the fact. The suggestion that anyone will actually heed the posted signage is also woefully naive. I have lived in Carlyle City for nearly 8 years. Despite posting signage to deposit trash and cigarettes in the provided receptacles in our community (at our own expense), such signage is repeatedly and blatantly ignored. Rather litter is discarded in complete disregard of the posted signs, and we must pick them up at our own expense and inconvenience. I've witnessed repeated behavior such as littering, discarding cigarette butts, gum spitting, spitting, public intoxication, late night "conversations" and the loud yelling of expletives directly in front of my house. Such occurrences are not what I expected when I purchased my property in this "upscale" neighborhood. Allowing a 7-Eleven would present an additional burden that we should not also have to bear.

CONCLUSION There is no dispute that there are several other 7-Eleven establishments and sources of alcohol within a few miles of the proposed location. I remain completely unconvinced that the presence of yet another 7-Eleven at the proposed location is an invaluable and necessary convenience to our community. Rather, I feel it offers a modest benefit, at best, yet it presents a serious cost to those who reside in the area. I feel it will draw people in from elsewhere who have little vested interest in, or concern for, our neighborhood. I make no apologies for harshly pointing out why I feel neither applicant nor Staff has adequately or appropriately addressed the issues set forth above. While Staff acknowledges the potential for "neighborhood impacts", it declares that, "the recommended conditions of approval should sufficiently mitigate these potential impacts." I cannot state more vehemently or forcefully that I don't think the "recommended conditions" will adequately address these issues. I do not see how the applicant has addressed our concerns in any way other than superficially. Moreover, it attempts to limit its own liability and responsibility to within 75' of their store. Yet, its' customers, their noise, their trash, and their behavior will carry far beyond 75'. Thus, applicant's efforts to "dress up" the interior of the store and exterior signage, do not begin to address many of the fundamental issues whatsoever. Nor do I believe that a 7-Eleven, no matter how "dressed up" it is, is "upscale" or befitting of a "premier" neighborhood. Allowing this establishment would undermine the value and image that was projected and anticipated when Carlyle City was planned and marketed. For the reasons cited, I respectfully request the Council to reject applicant's application and revision. With Concern, Richard L. Liebhaber

While I appreciate the willingness of 7-11 to modify its application in response to our concerns, I am emphatically opposed to a convenience store of any kind from opening in our building and in our neighborhood. I do not want a 24-hour business in our building, especially to sell alcohol, tobacco, lottery tickets, and fast food. Street parking is already a problem, not only for residents and our guests, but for patrons of the other businesses as well. Furthermore, with more than 1,000 customers expected each day, a convenience store would account for more traffic, noise, parking difficulty, and litter on the streets than any other type of business. I think the larger question to be answered is what kind of business suits the character of Carlyle Square and the Carlyle community. I paid nearly \$550 per sq. foot to live close to Old Town in what I thought would be a similar and upcoming neighborhood. I think a convenience store is simply a wrong fit and would make it more difficult to sell the remaining commercial units to businesses that would truly make the community "a destination" like Old Town. This was the original vision of the City and hope it still is (this was a strong incentive to pay more money for less house in order to live at Carlyle Square). In sum, a 7-11 store in our building or neighborhood would set the wrong precedent and adversely impact the character of the Carlyle for years to come. I urge our City officials to think long term, protect the emerging character of our community, and deny 7-11's application, which is incompatible with the original vision for the Carlyle community.

There is already a convenience store in the Meridian building across the street to the north. Moreover, Whole Foods provides ample opportunity for similar services.

I have observed residential buildings with 7-11 stores on the premises and honestly, it makes the surrounding property look run down especially, once the spilled liquids & food-products start to stain the grounds surrounding the store and the discarded cigarette butts & food-rappers start to overflow the necessary outside trash containers. There will likely be a Lotto and/or other gambling offerings available at the store and this again, makes the store and surrounding property look tacky. Lastly, it is a far assumption that the majority of the visitors to this store will NOT be the nearby residents of this neighbor. This means that the majority of visitors to the store have no reason to respect the residents surrounding the store. This is the current case with the "restaurant/weekend-disco" on the corner. The many of the visitors of that establishment have little respect for the residents nearby. More often than not, many of these visitors could care less that there may be sleeping residents just above their heads and after spilling out of the "restaurant/weekend-disco" they continue to be a loud as they please - regardless of the time of night. In all fairness, it is quite possible that they have no idea of how loud they being. Now, imagine this mentally 24/7! This "convenience" store will do a great disservice to the residents of 520 John Carlyle Street that have units that face/overlook John Carlyle Street.

Christopher E. Bohn
 Carol Pelkofski
 John Mohr
 CHANDA FIELDS
 Katharina Frasure

Carlyle Lowe Regina Bohn	The residents of Carlyle Square absolutely do not want a convenience store selling alcohol open 24 hours a day; this issue will attract very undesirable patrons.
Dante Paragas R. Jack Chapman	The nature of a 7-11 is to provide access to "convenience" items (i.e., cigarettes, beer, wine, hot dogs, etc.) on a 24-hour basis (local alcohol laws notwithstanding). The nature of the 7-11's clientele is "in-an-out" meaning a transitory and migrant basis - with no ownership to the neighborhood and as a result, loitering, littering, and noise will follow. Note that as a matter-of-fact, that a 7-11 business does not belong to the local BBB (Better Business Bureau) which means that it is "impossible" to lodge a complaint against the business. Furthermore, the 7-11 is not a local-owned business which means it is not contributing to the community in terms of support to local functions, and that it is not supportive of local non-littering laws.
hope collins Bruce b. cox	A 24 store attracts crime and loitering, drugs and bad behavior. WE DO NOT WANT YOUR STORE ANYWHERE NEAR OUR HOME!
Lori Geflic	We already have a convenience store within walking distance that provides all the same goods as a 7-Eleven. We do not need another one of these. I understand the desire to get retail business into the neighborhood, especially given the economy, but I don't feel that allowing 7-Eleven to come in is the right long-term decision. We should hold out for a more desirable local business so that we may develop a destination neighborhood with shops and restaurants, not mini-marts.
Jody Pettibone Susan Norwitch	Residents in our community have Whole Foods within walking distance (open until 10 pm). Also there is a 24 hour CVS on King Street and on Duke Street as well as a 24 hour 711 which can be reached easily by car.
Greg and Brenda Stone Vivian Keller Michael and Amy Mortimer Seth Geflic	We already have a convenience store within walking distance.
Jorge Kullionis Steven Shearer	Please refer to my previous answer. There is a grocery store 3 blocks away that sells virtually everything you would find in a "convenience" store. Considering that it's open until 10 PM, 7 days a week, its existence already provides more than enough convenience for residents of the neighborhood.
Patricia D. Peck	I think the City of Alexandria need to preserve the character & reputation of Old Town. The only reason 7-11 is being considered as a retailer is because the economy is down at this time. The economy will turn around. In the meantime, we don't need to subject the owners & residents of this neighborhood to a convenience store. No one seems to address the fact there already is one across the street.
Jayme Delano Joseph Zabel	There is already a convenience store in the Meridian next door. It serves beer, wine, and cigarettes. They have snacks and movies and many other amenities one would desire. The store hours are reasonably limited and it is a privately run store. The owner or manager is a nice lady that is known in our community. A 7-11 would certainly overshadow her business. Her store is discrete and small. It serves any need one could have to buy items at an extremely high markup for the convenience factor.
Elizabeth Lebedeker	

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Carlyle Square Community Follow-Up Survey

1. 7-Eleven Follow-Up

You have received this survey as a follow-up to your original response to the Carlyle Community 7-Eleven SUP Survey. The survey is designed to determine if your opinion regarding the proposed 24-hour convenience store has changed given the new information now available from both 7-Eleven and the City Planning and Zoning Commission's staff.

There are two documents referenced in the below survey. The first is 7-Eleven's proposed revisions to the SUP, dated August 14th. The second is the City Planning and Zoning Commission's staff recommendation, which was prepared for the Commission's public hearing. The public hearing, originally scheduled for September, has been deferred at 7-Eleven's request until October.

THIS SURVEY WILL BE CLOSED FRIDAY, SEPTEMBER 18.

Please note that your responses, including your name and personal information, will be provided to the City of Alexandria's Planning and Zoning representative.

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:

Carlyle Square Community Follow-Up Survey

3. Given the revisions 7-Eleven has made to it's SUP, are you in favor of the proposed store?

- Yes
- No
- I have not read the revisions to the SUP

4. Why?

5. If the Planning & Zoning Commission's staffs' additional proposed adjustments to the 7-Eleven SUP are adopted would you be in favor of the proposed store?

- Yes
- No
- I have not read the City staff's recommendation paper

6. Why?

7. Do you agree with the Planning & Zoning Commission staff's assumption that a convenience store within walking distance is an amenity needed by residents in our community?

- Yes
- No

Carlyle Square Community Follow-Up Survey

8. IF YOU ANSWERED "YES" TO THE PREVIOUS QUESTION, do you think the convenience store needs to be open for residents 24 hours a day?

Yes

No

9. Why?

10. Please list any additional comments that you have regarding the revisions and proposed adjustments to the 7-Eleven SUP.

11. Would you like to add your name to a new petition requesting that the City of Alexandria deny 7-Eleven's SUP application on the basis that the store in its proposed form (including the SUP revisions and Planning & Zoning recommendations) is still incompatible with the neighborhood?

Yes

No

The undersigned request that the alexandria Planning & Zoning Commission and the City council deny the Special User Permit number 2009-0033 on the basis that the store in its proposed form, including the SUP revisions and Planning & Zoning staff recommendations, is incompatible with the neighborhood.

Name:	Address:	Condo Number:	City/Town State:	ZIP/Postal Code:	Email Address:	Phone Number:	Relationship to CSC	Owner offsite condo #
1 Lea Allen							I live in a neighboring community.	
2 William Friedman							I live in a neighboring community.	
3 Richard Liebhaber							I live in a neighboring community.	
4 Christopher E. Bohn							Owner, living on site	
5 Carol Pelkofski							Owner, living on site	
6 John Mohr							Owner, living on site	
7 CHANDA FIELDS							Owner, living on site	
8 Katharina Frasure							I live in a neighboring community.	419
9 Regina Bohn							Owner, living off site	416
10 Dante Paragas							Owner, living off site	
11 R. Jack Chapman							I live in a neighboring community.	
12 hope collins							Owner, living on site	
13 Bruce b cox							Owner, living on site	
14 Lori Geflic							Owner, living on site	
15 Jody Pettibone							Owner, living on site	
16 Susan Norwitch							Owner, living on site	
17 Greg and Brenda Stone							Owner, living on site	
18 Vivian Keller							I live in a neighboring community.	
19 Michael and Amy Mortimer							Owner, living on site	
20 Seth Geflic							Owner, living on site	
21 Jorge Kullionis							I live in a neighboring community.	
22 Steven Shearer							Owner, living on site	
23 Patricia D. Peck							Owner, living on site	
24 Jayme Delano							Owner, living on site	
25 Joseph Zabel							Owner, living on site	
26 Elizabeth Lebedeker							Owner, living on site	



esmith@hrtec.net

08/31/2009 07:31 PM

Please respond to
esmith@hrtec.net

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

cc Gwen.Wright@alexandriava.gov

bcc

Subject Re: Carlyle 7-Eleven SUP - deferred until October

History:

This message has been replied to.

Greetings Nathan, Thank you for the email with the update. I juggled my schedule and hired a babysitter to make the two meetings in September. I respectfully request the meeting occur as originally scheduled or be deferred until November or after the holidays. Due to my family's proximity as the closest Alexandria City residents to the 7-Eleven, we will be most impacted by its opening and need to be extended the courtesy to attend these meetings and not have them deferred one day before they are scheduled to occur. Thank you, Elizabeth L. Smith 430 John Carlyle Street

From: Nathan.Randall@alexandriava.gov

Date: Mon, 31 Aug 2009 18:05:15 -0400

To: <Nathan.Randall@alexandriava.gov>

Subject: Carlyle 7-Eleven SUP - deferred until October

Hello:

If you are receiving this email, you have submitted comments to the City of Alexandria regarding the Special Use Permit (SUP) application for a proposed 7-Eleven convenience store to be located at 504 John Carlyle Street in the Carlyle Square Condominium building. The purpose of this email is to inform you that the applicant has requested a deferral of consideration of the SUP application until October. This means that the proposal will not be heard at the Planning Commission meeting tomorrow, September 1st, nor at the City Council meeting on September 12th. Instead it has been scheduled for the October 6th meeting of the Planning Commission and the October 17th meeting of City Council. The time and place for each meeting remains the same.

Regards,
Nathan Randall
Urban Planner II

Per Rose,

FYI.

Thanks!

Elaine Scott
Citizen Assistance
703-746-4800 - Main
703-746-4317 - Direct
703-838-6426 - Fax

— Forwarded by Elaine Scott/Alex on 09/01/2009 05:34 PM —



Robert Harris
<esmith@hrtec.net>

08/31/2009 07:54 PM

Please respond to
Robert Harris
<esmith@hrtec.net>

To william.euille@alexandriava.gov,
frank.fannon@alexandriava.gov,
kerry.donley@alexandriava.gov,
alicia.hughes@alexandriava.gov, council@krupicka.com,
delpepper@aol.com, paulcsmedberg@aol.com,
rose.boyd@alexandriava.gov,
jackie.henderson@alexandriava.gov,
elaine.scott@alexandriava.gov

cc

Subject COA Contact Us: Planning Zone Meeting Deferrment



Time: [Mon Aug 31, 2009 19:54:34] Message ID: [14977]

Issue Type: Mayor, Vice Mayor, and Council Members
First Name: Robert
Last Name: Harris
Street Address:
City: Alexandria
State: Virginia
Zip: 22314
Phone:
Email Address:
Subject: Planning Zone Meeting Deferrment
Greetings,

The evening before a scheduled meeting was to occur to

discuss the proposed 7-Eleven at 504 John Carlyle Street, the meeting and subsequent City Counsel Meeting that was to be held two weeks later was deferred until October.

Comments:

We rearranged schedules and hired babysitters so we could attend. Now due to the applicants request for a deferral we will be unable to attend in October.

As Alexandria City Residents we request that the application be denied based on their inability to support their scheduled meeting or extend the same courtesy to us and defer the meeting until November.

Thank you,
Robert Harris

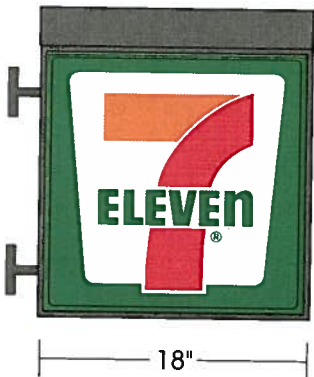
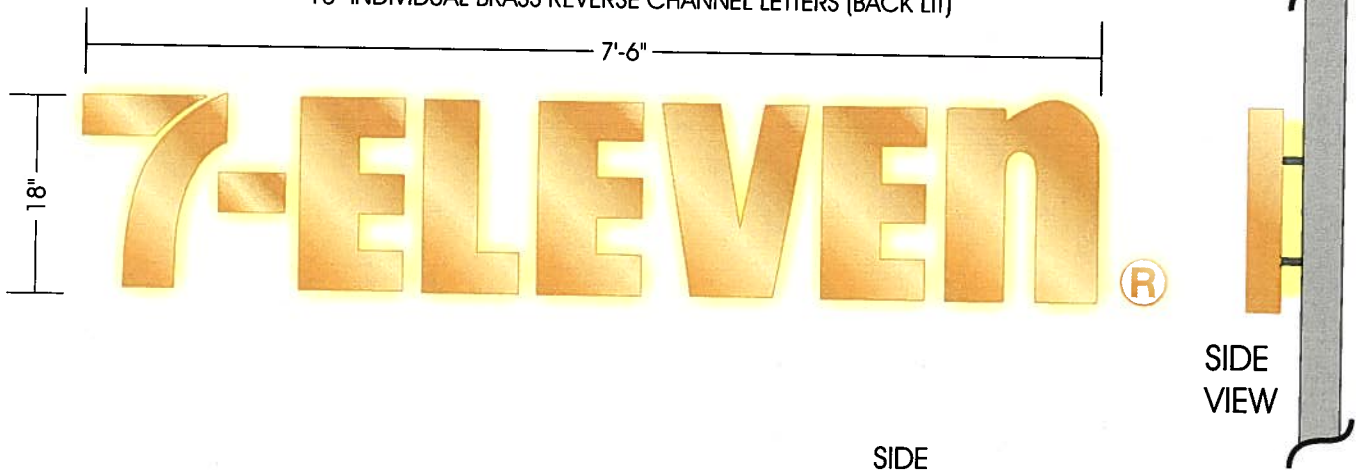


OPTION 1

SCALE: 3/4" = 1'-0"

SCALE: NONE

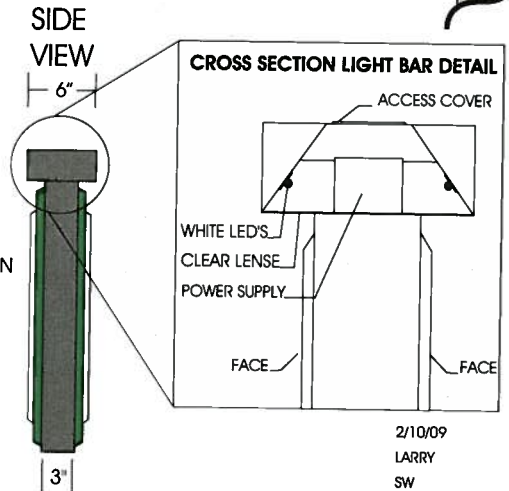
18" INDIVIDUAL BRASS REVERSE CHANNEL LETTERS (BACK LIT)



SCALE: 1" = 1'-0"

TWO (2) 18" x 18" FLAG MOUNT NON-ILLUMINATED SIGN
(EXTERNALLY LIT WITH L.E.D. LIGHTING -
LIGHT BAR 18" LONG X 2 1/2" TALL X 6" DEEP)

FACE - WHITE
PMS 021 ORANGE LETTERING
PMS 485 RED LETTERING
PMS 349 GREEN LETTERING



2/10/09
LARRY
SW
HOLLAND LA
AS NOTED

108

9/22/09