

SUP 2014-0081



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 1940 Duke Street, Alexandria, Virginia

TAX MAP REFERENCE: Part of 73.01 02 16 **ZONE:** CDD #1

APPLICANT
 Name: Panera Bread, LLC, a Delaware limited liability company
 Address: 3630 S. Geyer Road. St. Louis, Mo. 63127 ATTN: Greg Johnson.

PROPERTY OWNER
 Name: I & G Direct Real Estate 25 LP
 Address: C/O J P Morgan Investment Management 270 Park Ave., NY, NY 10017

SITE USE: Restaurant (SUP #2003-0081)

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Esquire

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State Zip Code

Signature
703 836-1000 703 549-3335

Telephone # Fax #
dblair@landcarroll.com

Email address
7/23/14

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2003-0081

Date approved: 10 / 18 / 2003
month day year

Name of applicant on most recent special use permit Young Kim

Use Restaurant

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Plaza Gourmet was approved as a restaurant with carry-out and on site dining and seating
for 132 patrons (indoor and outdoor seating was provided) Plaza Gourmet was authorized to be open
for business from 6:30 am through 12:00 midnight, seven days a week. The menu will consisted of
of sandwiches, salads and other hot and cold food served cafeteria style.

3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The nature of the business will have minimal changes as compared to the most recent operator. Panera will be operating a bakery-cafe' that will meet the dining needs of the residents, workers, and hotel patrons in and around U.S. Patent and Trademark Office. We expect to have several hundred patrons during the peak lunch hour, which is anticipated to be the busiest part of the day. As designed there will be 26 seats inside the proposed bakery-cafe. Additional seats may be placed outside in the outside/patio area adjacent to the cafe. Unlike the most recent operator, Panera will be serving breakfast, lunch and dinner. We are seeking at this point to have one delivery vehicle that would be for delivery outside the general U.S. Patent and Trademark Office area. We anticipate that patrons who opt to drive will park on the street or park in the various parking facilities in the area. With respect to employees, we anticipate that typically the cafe will have 10 employees or less. At the peak hour, 12:00 noon to 1:00 p.m., there would be approximately 15 - 20 employees including a baker, driver, associates and managers with most employees going home with by 2:00 p.m. In most urban-style settings, Panera employees use mass transit. We anticipate that most of our employees and managers will ride the Metro subway and bus systems. We will be leasing spaces in the building garage for our general manager and some assistant managers. The bakery-cafe will be managed similarly to other Panera bakery-cafes in Alexandria and throughout Northern Virginia.

4. Is the use currently open for business? Yes No

If the use is closed, provide the date closed. _____ / _____ / 2014
month day year

5. Describe any proposed changes to the conditions of the special use permit:

Panera, LLC is requesting an amendment to SUP#2003-0081, Condition 5. to permit to allow
the use of one delivery vehicle in addition to foot and bike deliveries.

6. Are the hours of operation proposed to change? Yes No

If yes, list the current hours and proposed hours:

Current Hours:
Per SUP #2003-0081, 6:30 am to
Midnight daily (condition #3)

Proposed Hours:
6:30 am to 9:30 pm daily.

7. Will the number of employees remain the same? Yes No

If no, list the current number of employees and the proposed number.

Current Number of Employees:
Per SUP#2003-0081 ten employees.

Proposed Number of Employees:
On average 10 employees, between Noon
and 2:00 pm additional staff may be
onsite.

8. Will there be any renovations or new equipment for the business? Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

The existing wall separating the Kitchen and dining are will be removed and a new wall built.

A new kitchen equipment consistent with a Panera Bread Bakery Cafe will be installed;
including ovens, steam tables and dishwasher.

9. Are you proposing changes in the sales or service of alcoholic beverages? Yes No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** Yes No
If yes, how many spaces, and where are they located?

The parking requirement for the building are specified in the TMP for Carlyle (TMP #2254).
There is no additional parking is required for the restaurant.

11. **Is off-street parking provided for your customers?** Yes No
If yes, how many spaces, and where are they located?

The parking requirement for the building are specified in the TMP for Carlyle (TMP #2254). There is no additional parking is required for the restaurant.

12. **Is there a proposed increase in the number of seats or patrons served?** Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. **Are physical changes to the structure or interior space requested?** Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. **The applicant is the** (check one) Property owner Lessee
 other, please describe: _____

16. **The applicant is the** (check one) Current business owner Prospective business owner
 other, please describe: _____

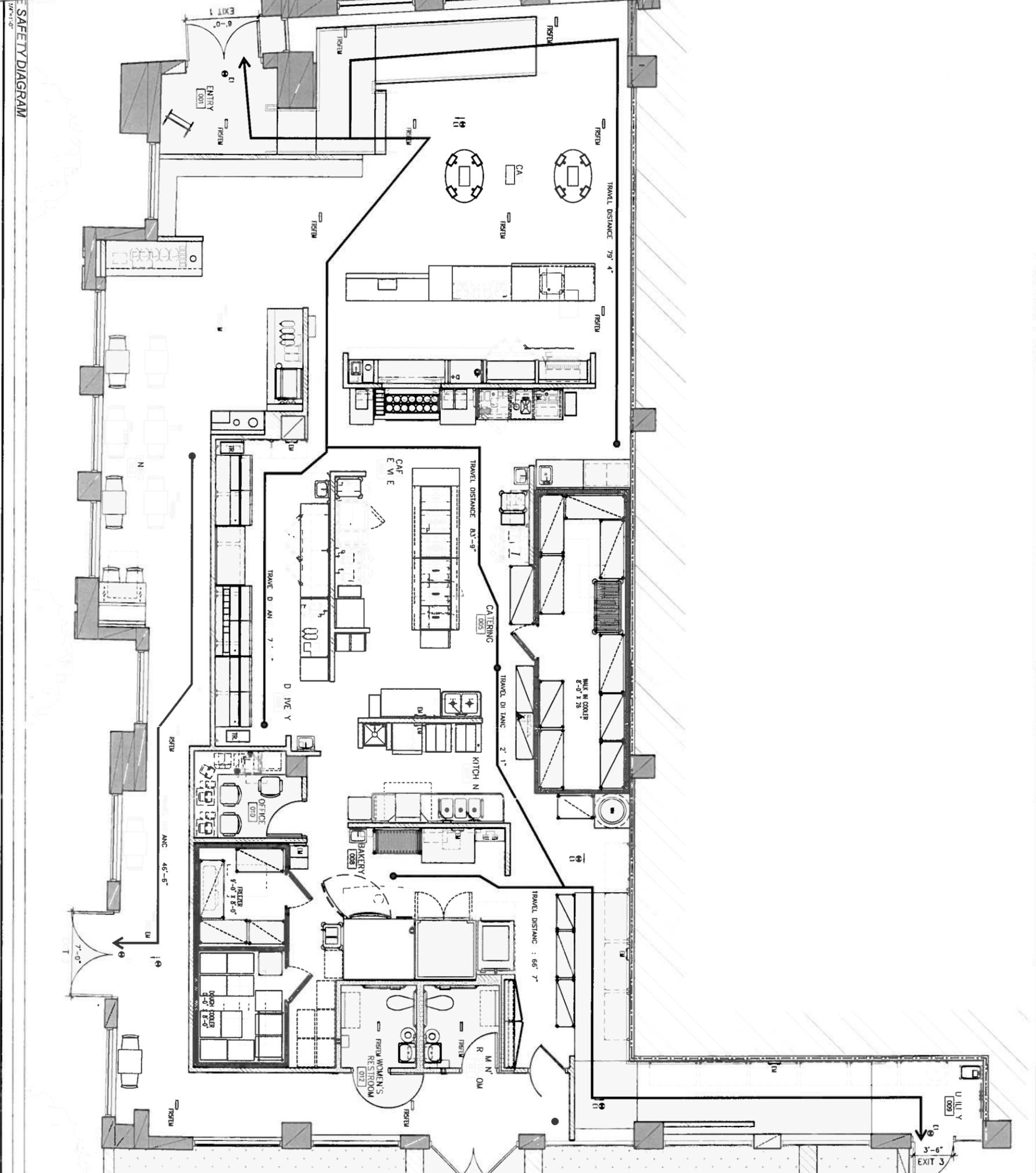
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (10%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Panera, LLC, is a Delaware limited liability company. The only individuals or
_____ entities owning a membership in excess of 10% is Panera Bread Company a publicly traded company.
_____ 3630 South Geyer Road, St. Louis, Mo. 63127, ATTN: Greg Johnsen.

SLIP 2014-0081



SAFETY DIAGRAM

EGRESS REQUIREMENT

OCCUPANCY CLASSIFICATION: A-2
DESIGNATED LOADS

ROOM	AREA (SF)	FLOOR AREA PER PERSON	OCCUPANT LOAD
01 ENTRY	-	-	-
02 STANDING SPACE	158	5 SF/PERSON	32
03 DRIVE	13	13 NET	12
04 CAFE SERVICE	24	24 FLOOR SEATING	14
05 CAFETERIA	-	-	-
06 RELIEF	2246	200 GROSS	12
07 BATH	-	-	-
08 BATH	-	-	-
09 OFFICE	68	100 GROSS	1
011 MEN'S RESTROOM	45	-	1
012 WOMEN'S RESTROOM	45	-	1
TOTAL	-	-	73

LENGTH OF EXIT ACCESS TRAVEL:
200 FEET MAX - 60'-0" ACTUAL TRAVEL DISTANCE
TOTAL OCCUPANT LOAD: 73
EXIT CAPACITY: 73

EXIT CALCULATION

EXIT NO.	EXIT DIM.	EXIT UNITS	COMBINED
EXIT 1	7'-0"	0.20	340
EXIT 2	6'-0"	0.20	420
EXIT 3	4'-0"	0.20	210
TOTAL	-	-	990

MIN. NUMBER OF PLUMBING FIXTURES

2009 VIRGINIA PLUMBING CODE (2009) I.P.C.

FIXTURE	REQ'D	PROV'D	REQ'D	PROV'D
WATER CLOSETS	1	0	1*	N/A
URINALS	0	0	0	N/A
LAVATORIES	1	1	1	1
DRINKING FOUNTAINS	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

NOTE: *SEE AS11 & ELECTRICAL (SME)

FLAME SPREAD RATINGS

FLAME SPREAD RATINGS FOR ALL PROPOSED MATERIAL FINISHES SHALL COMPLY WITH LOCAL BUILDING CODE AND 2012 INTERNATIONAL BUILDING CODE

LEGEND

- TRAVEL DISTANCE
- EXIT LIGHT & ELECTRICAL (SME)
- EMERGENCY LIGHT (SEE AS11 & ELECTRICAL (SME))
- EMERGENCY LIGHT (SEE AS11 & ELECTRICAL (SME))
- CLEAR FLOOR SPACE FOR ACCESSIBILITY

PARTITION LEGEND:

- EXTERIOR PARTITION
- NEW PARTITIONS W/R-11 SOUND BATT
- NEW INTERIOR PARTITION (SEE A-4.7)
- COOLER/FREEZER WALL
- 1 HT PARTITION (HEIGHT VARIES)
- U419 RATED DEMISING WALL

BAKERY CAFE:
#700X
VA M T M

ARCHITECT

NORR
ARCHITECTS

DATE REVISION:
PETER BARR
VA M T M

BAKERY CAFE #700X
US PATENT OFFICE
1940 DUKE STREET
ALEXANDRIA VA 22314

REVISION

NO.	DATE	DESCRIPTION
1	05.21.2014	

NO

G-LS

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