



SUP # 2015-00038

Administrative Special Use Permit Application

PROPERTY LOCATION: 5782 Dow Ave, Alexandria, VA 22304

ZONE: CDD-17 TAX MAP REFERENCE: 067.02

APPLICANT'S INFORMATION:

Applicant: Bill Delkani Business/Trade Name: Starbucks Corporation
DBA Starbucks
Coffee Company

Address: 2401 Utah Avenue South, Seattle, Washington 98134

Phone: 571-435-6125

Email: BDelkani@starbucks.com

PROPOSED USE:

- Day Care Center
- Light Auto Repair
- Overnight Pet Boarding
- Outdoor Garden Center
- Catering Business
- Valet Parking

- Restaurant
- Outdoor Dining (exclude King Street Retail)
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Display
- Massage Establishment

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: *[Handwritten Signature]*

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 5782 Dow Ave., Alexandria, VA 22304 (property address), for the purposes of operating a Coffee Shop (Starbucks Coffee) (use) business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: SEAN CALDWELL Phone: (301) 255-6008

Address: 6110 EXECUTIVE BLVD #315 Email: ANASSERIAN@MCRTRUST.COM
ROCKVILLE MD 20852

Signature: [Signature] Date: 02/26/15

1. 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 and the percent of ownership.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

The project involves the interior fit out of a new coffee shop to include: new partitions, Doors, Walls, Ceilings, Finishes, Specialty coffee and kitchen equipment, Casework, Fixtures, Floor finishes, lighting, HVAC, Electrical and plumbing work associated with a new coffee shop.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	7:00am - 10:00pm

Or give hours for each day of the week

Monday	7:00am - 10:00pm
Tuesday	7:00am - 10:00pm
Wednesday	7:00am - 10:00pm
Thursday	7:00am - 10:00pm
Friday	7:00am - 10:00pm
Saturday	7:00am - 10:00pm
Sunday	7:00am - 10:00pm

4. 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).

Mornings: 200 patrons (7 days a week)

Afternoon: 100 patrons (7 days a week)

Evenings: 50 patrons (7 days a week)

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

Mornings: 4 employee/partners

Afternoons: 3 employee/partners

Evenings: 2 employee/partners

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

35 _____ Standard and compact spaces
 4 _____ Handicapped accessible spaces
 _____ Other

B. Please give the number of:

Parking spaces on-site 39 total shared retail parking spaces

Parking spaces off-site _____

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

NA

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

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

One loading space at the existing loading dock. Deliveries will occur between 8:00pm - 10:00pm. The time associated with the delivery will take 12 minutes. All deliveries will occur at the designated loading dock area for use by all retail tenants, located in adjacent building.

B. Where are off-street loading spaces located?

Loading space is located at the existing loading dock area in adjacent building, with access from South Pickett Street.

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

8:00pm - 10:00pm

The time associated with the delivery will take 12 minutes.

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

once a day, 7 days a week.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

APPLICANT'S SIGNATURE

Please read and initial each statement:

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

Initial: BD 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.

Bill Delkanic

Print Name of Applicant or Representative

BD Delkanic
Signature

3-25-15
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: **Bill Delkanic**
2401 Utah Avenue South, Seattle, Washington 98134

Phone: 571-435-6125

Email: bdelkanic@starbucks.com

Fax: _____

RESTAURANTS
Zoning Ordinance Section 11-513(L)

Qualify for Administrative Review?

Will the restaurant have 100 indoor seats or fewer? Yes No

Will the restaurant be located outside of Old Town (CD and KR zones)? Yes No

If delivery service will be offered, does the restaurant have 40 seats or more? Yes No **No delivery service provided**

Will wait service be provided at preset tables with printed menus and non-disposable tableware (not applicable to coffee/ice cream shops)? Yes No **N/A**

If alcohol service will be offered, will it be on premise alcohol service only (alcohol will not be carried out of the restaurant)? Yes No **No alcohol will be provided or served**

Will the restaurant open at or later than 5:00 am? Yes No

Will the restaurant close at or before midnight? Yes No

If yes to all questions, the business qualifies for administrative review. Complete the questions below and the Administrative SUP Application form. If no to any question, speak to Planning & Zoning staff about the process for consideration by Planning Commission and City Council.

***See Zoning Ordinance Section 2-190.3 for coffee or ice cream shop definition.**

Note: Hours for restaurant operations are different in the Mount Vernon Overlay and NR (Arlandria) zones. Planning & Zoning staff can provide more information.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

SEATS

The restaurant may not include more than 100 indoor seats.

How many indoor seats are proposed? 36

ALCOHOL

Full alcohol service, consistent with a valid ABC license is permitted. No off-premise alcohol sales are permitted.

Within the Mount Vernon Avenue Overlay zone, the NR zone (Arlandria) and the West Old town neighborhood areas, alcohol may only be served at tables.

Within the West Old Town neighborhood (bounded by Cameron, North West, Wythe and North Columbus Streets), no alcohol shall be served before 11 am or after 10 pm daily.

Contact ABC for information about obtaining an ABC license (703/313-4432)

Will the restaurant offer alcohol service? Yes No

DELIVERY SERVICE

If you have at least 40 seats, you may include delivery service. Only one delivery vehicle is allowed and there must be a dedicated parking place for it which is not on the public street. No delivery of alcoholic beverages is permitted.

Is delivery service proposed?

Yes

No

Where will the delivery vehicle be parked?

N/A

HOURS

The hours of operation may be similar to other restaurants in the area, but must close by 12:00 midnight and may not open before 5:00 a.m. Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour. The hours of operation as well as the location of all off street parking must be posted at the entrance to the restaurant.

HOURS IN MOUNT VERNON OVERLAY OR NR ZONE (Arlandria) AREAS

Within the Mount Vernon Avenue Overlay zone and the NR zone (Arlandria) areas, hours are limited to from 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 6:00 a.m. to midnight, Friday and Saturday, although the closing hour for indoor seating may be extended until midnight four times a year for special events.

What hours are proposed?

7:00am - 10:00pm

DELIVERIES TO THE RESTAURANT

Deliveries to the restaurant may only take place between 7:00 a.m. and 11:00 p.m.

What days will deliveries occur?

Monday, Tuesday, Wednesday, Thursday, Friday, Saturday & Sunday. (7 days a week)

Where will deliveries to the restaurant occur?

Through front door. These are the only doors into the premise.

SOLID WASTE AND RECYCLING

The applicant must provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.

Where will the waste and recycling containers be located?

Trash storage room indicated on the proposed floor plan (Sheet I-1105)

CONTROLLING ODORS AND SMOKE

The applicant must control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.

What equipment is included in the building to help control odors and smoke?

No equipment is included for odor or smoke control. This facility will not produce smoke or annoying odors.

OUTDOOR DINING

Zoning Ordinance Section 11-513(M)

Qualify for Administrative Review?

- Is the proposed outdoor dining accessory to an approved indoor restaurant? Yes No
- Will the hours for outdoor dining be the same as those approved for the indoor restaurant? Yes No
- Will the outdoor dining have 20 seats or fewer? Yes No
- Will live entertainment be prohibited from the outdoor seating area? Yes No
- Will advertising be excluded from the outdoor seating area? Yes No
- Will an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day? Yes No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.

Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

PART OF APPROVED INDOOR RESTAURANT

- Outdoor dining must be connected to an approved indoor restaurant.

What restaurant is the outdoor dining connected to?
Starbucks Coffee

HOURS

- The hours of operation for the outdoor dining must be the same as permitted for the indoor restaurant, unless there is a neighborhood standard for a different time. In the NR (Arlandria), Mount Vernon Avenue Overlay and West Old Town neighborhood areas, outdoor dining shall be closed and cleared of all customers by 10pm Sunday through Thursday and by 11pm Friday and Saturday.

What are the proposed hours for the outdoor dining?
7:00am - 10:00pm

LOCATION ON PRIVATE PROPERTY

- Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.

Will the outdoor dining be located only on private property?

What steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk?

This will be monitored hourly by a store manager to ensure seats and table do not encroach onto the public sidewalk



STARBUCKS COFFEE COMPANY
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION 12014.10.20

ARCHITECT OF RECORD
 BRIAN D. LAUG



PROJECT NAME:
LANDMARK GATEWAY

PROJECT ADDRESS:
**S. VAN DORN & S. PICKETT
 STREETS SPACE #5
 ALEXANDRIA, VA 22304**

STORE #: 24482
 PROJECT #: 64407-001
 CASEWORK CONCEPT: NEW STORE CORE
 ISSUE DATE: 03-20-15
 DESIGN MANAGER: C. DOUGHERTY
 LEED® AP:
 PRODUCTION DESIGNER: HDG
 CHECKED BY: HDG

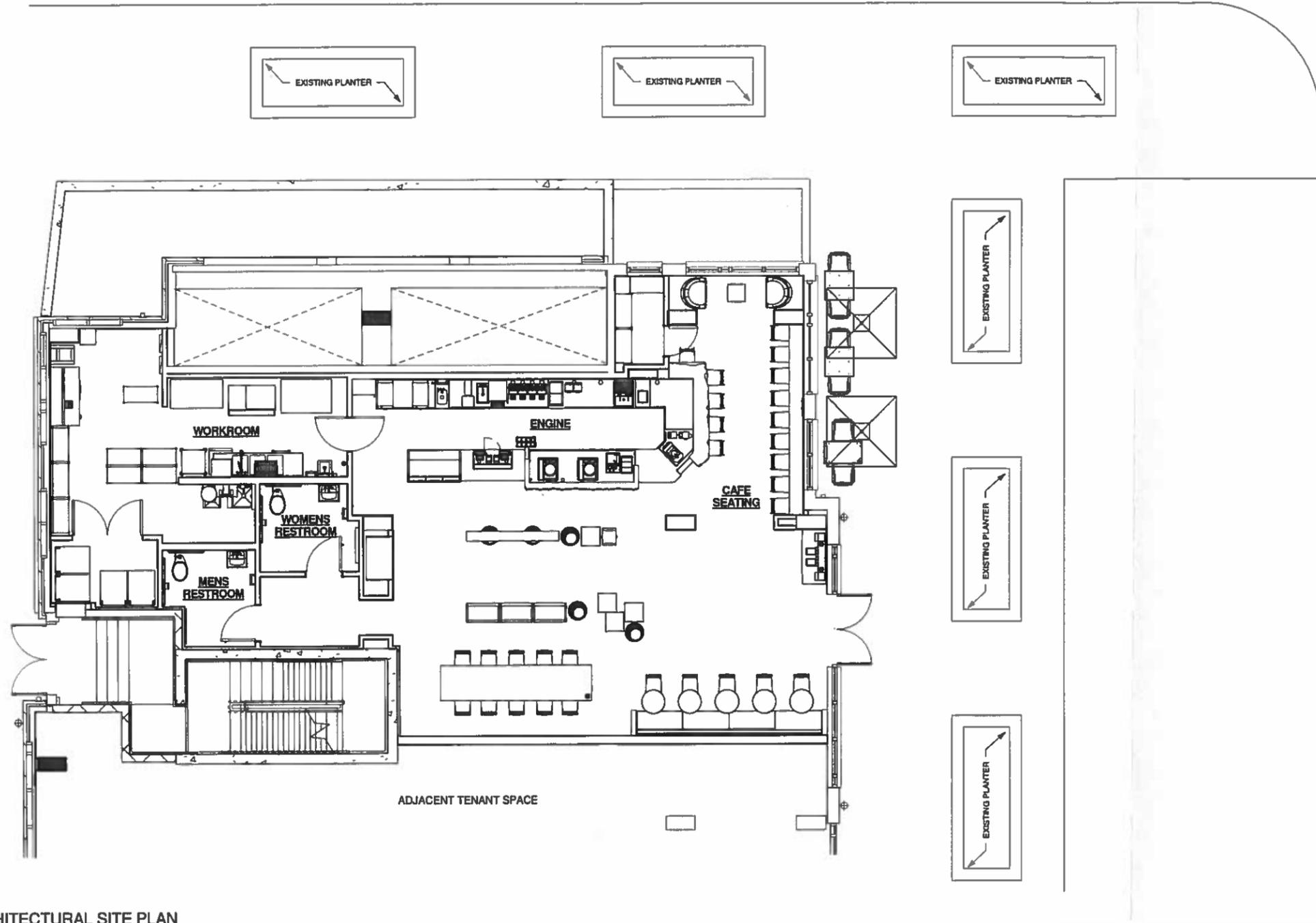
Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
**SPECIAL USE PERMIT
 SITE PLAN**
 SCALE: AS SHOWN

SHEET NUMBER:
A1001

DOW AVENUE

SOUTH VAN DORN STREET



1 ARCHITECTURAL SITE PLAN
 Scale: 3/16" = 1'-0"

THIS SHEET IS FOR PAVEMENT STRIPING AND MARKING PURPOSES ONLY!

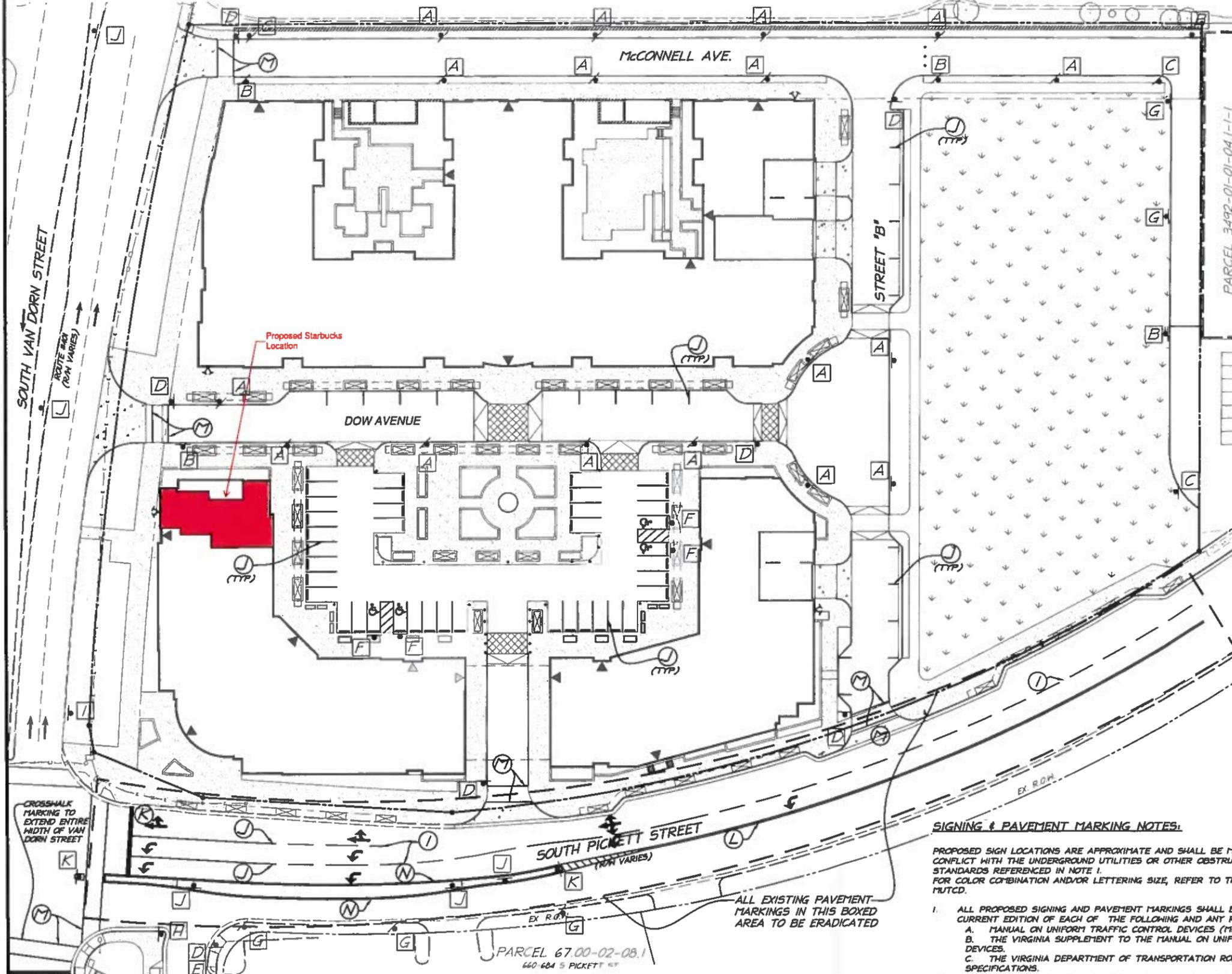


FIGURE 1- FIRE LANE SIGN

DATE	REVISION
03-09-12	FSP # 1 SUBMISSION
05-18-12	FSP # 2 SUBMISSION
06-24-12	FSP # 3 SUBMISSION
08-17-12	FSP # 4 SUBMISSION

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND SPECIFICATIONS.

SIGN LEGEND

SIGN	A	B	C	D	
SYMBOL					
DESCRIPTION	12"x18"	12"x18"	12"x18"	R1-1 24"x24"	
SIGN	E	F	G	H	I
SYMBOL		SEE DETAIL SHEET C21.1			
DESCRIPTION	R3-5 30"x36"	PARKING SIGN	12"x18"	R3-1 24"x24"	12"x18"
SIGN	J	K			
SYMBOL					
DESCRIPTION	R6-1R 36"x12"	R4-7 24"x30"			

PAVEMENT MARKING LEGEND

- ① TYPE B, CLASS 1, WHITE, 4" WIDTH, 10' LONG, 30' SPACE
- ② TYPE B, CLASS 1, WHITE, 4" WIDTH
- ③ TYPE B, CLASS 1, WHITE, 24" WIDTH
- ④ TYPE B, CLASS 1, YELLOW, 4" WIDTH, DOUBLE LINE, SEPARATED BY A 4" SPACE
- ⑤ TYPE B, CLASS 1, WHITE, 6" WIDTH
- ⑥ TYPE B, CLASS 1, YELLOW, 4" WIDTH
- ⑦ TYPE B, CLASS 1, WHITE, ELONGATED ARROW.

SIGNING & PAVEMENT MARKING NOTES:

- PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH THE UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1. FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.
- ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
 - ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE ERADICATED.
 - LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.
 - ALL CROSSWALKS SHALL BE 10' WIDE MEASURED FROM THE INSIDE EDGE OF THE PAINT STRIPES.
 - A PUBLIC STREET ALL NO PARKING SIGNS, EXCEPT THOSE DEMARKING AN EYE, SHALL HAVE THEIR FACE PLACED AT A 45 DEGREE ANGLE TOWARD TRAFFIC.
 - THE POST FOR SIGNS SHALL BE A 2" SQUARE TUBE POST. THE POSTS AS WELL AS THE BACK OF THE SIGNS SHALL HAVE A MATTE BLACK FINISH.
 - ALL ON STREET PARKING SHALL BE 8' X 22' AS SHOWN UNLESS OTHERWISE NOTED.

ALL EXISTING PAVEMENT MARKINGS IN THIS BOXED AREA TO BE ERADICATED

FIRE LANE DESIGNATIONS

- EMERGENCY VEHICLE EASEMENTS SHALL BE A MINIMUM OF 20 FEET ACROSS THE TRAVEL LANE. THE EMERGENCY VEHICLE EASEMENT SHALL PROVIDE ACCESS TO STRATEGIC AREAS OF THE BUILDING AND FIRE PROTECTION SYSTEMS AS DESIGNATED BY THE DIRECTOR OF CODE ENFORCEMENT. CURBING AND STREET COMPONENTS SHALL CONFORM TO THE STANDARDS ESTABLISHED BY TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR EMERGENCY VEHICLE EASEMENTS.
- SIGN SPECIFICATIONS
FIRE LANE SIGNS SHALL BE METAL CONSTRUCTION, 12-INCHES WIDE AND 18 INCHES IN HEIGHT. PROVIDE RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH A 3/8-INCH RED TRIM STRIP AROUND THE ENTIRE OUTER EDGE OF THE SIGN.

THE LETTERING SHALL BE "NO PARKING FIRE LANE," PLACED AS SHOWN IN FIGURE 1. LETTERING SIZE SHALL BE AS FOLLOWS:
 NO PARKING - 2 INCHES
 FIRE LANE - 2 1/2 INCHES
 ARROWS (WHERE APPLICABLE) - 1 INCH BY 6 INCHES SOLID SHAFT WITH SOLID HEAD 1 1/2 INCHES WIDE AND 3 INCHES DEEP.
 SIGNS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGN 7 FEET ABOVE THE ROADWAY, AND SHALL BE PROPERLY ATTACHED TO A SIGN POST OR OTHER APPROVED STRUCTURE AS DESIGNATED BY THE DIRECTOR OF CODE ENFORCEMENT. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED.
 SIGNS SHALL FACE IN THE DIRECTION OF VEHICLE TRAVEL. IN AREAS WHERE FIRE LANES INVOLVE TWO-WAY TRAFFIC, DOUBLE MOUNTED SIGNS SHALL BE PROVIDED. THE MAXIMUM DISTANCE BETWEEN SIGNS SHALL BE 100 FEET. OTHER SPECIAL SIGNS OR MODIFICATIONS TO FIRE LANE SIGNS SHALL BE APPROVED BY THE FIRE MARSHAL.



ESI PEER REVIEW

APPROVED
 SPECIAL USE PERMIT NO. 2011-0030
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

ENGINEER DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

christopher consultants
 engineering · surveying · land planning
 8900 main street (fourth floor) · lexington, va 22031-3907
 703.273.8820 · fax 703.273.7838

COMMONWEALTH OF VIRGINIA
 David J. Sharon
 Lic. No. 033333
 08-17-2012
 PROFESSIONAL ENGINEER

FINAL SITE PLAN
 STRIPING & SIGNAGE PLAN
 LANDMARK GATEWAY
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO. 06-13-06
 SCALE: 1"=30'
 DATE: 02-22-2012
 DESIGN: DS
 DRAUGHT: EG
 CHECKED: DS
 SHEET NO.