APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

[✓] Change of Ownership **[ ] Minor Amendment**

[*must use black ink or type*]

PROPERTY LOCATION: 1767 King Street, Alexandria, VA 22314

TAX MAP REFERENCE: 063 **ZONE:** 04

APPLICANT

Name: W-LCP Alexandria VII, L.L.C.

Address: c/o Lodging Capital Partners, LLC, 350 W. Hubbard Street, Suite 250, Chicago, IL 60654

PROPERTY OWNER

Name: W-LCP Alexandria VII, L.L.C.

Address: c/o Lodging Capital Partners, LLC, 350 W. Hubbard Street, Suite 250, Chicago, IL 60654

SITE USE: Coffee Shop

Business Name: **Current:** Starbucks **Proposed (if changing):**

[✓] **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.

David Sims, authorized agent of W-LCP Alexandria VII, L.L.C.
Print Name of Applicant or Agent

Signature

c/o Lodging Capital Partners, LLC, 350 W. Hubbard Street, Suite 250
Mailing/Street Address

312-229-1606 Telephone #

312-229-1611 Fax #

Chicago, IL
City and State

60654
Zip Code

dsims@lodgingcapital.com
Email address

09-21-2016
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

Special Use Permit #_____

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 # 2005-00073

Date approved: 09 / 20 / 2005
month day year

Name of applicant on most recent special use permit LHO Alexandria 1 Lessee, LLC

Use Coffee Shop/Starbucks

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.)

Operation of a Starbucks Coffee Shop on the ground floor of the Hilton Alexandria Old Town, open daily from 6:00 AM until 6:00 PM with approximately 225 parking spaces in the public parking garage beneath the hotel, available for parking by the hotel employees and guests. The Starbucks employees ranges from 6 to 10 dependent upon the shift and occupancy of the hotel.

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)

No changes are proposed

Special Use Permit #_____

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

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

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

No proposed changes are requested

6. **Are the hours of operation proposed to change?** ☐ Yes ☑ No
If yes, list the current hours and proposed hours:

SBV 9/27 per email

Current Hours:	Proposed Hours:
approved per SUP #2005-0073	
6 am - 12 midnight, daily	

7. **Will the number of employees remain the same?** ☑ Yes ☐ No
If no, list the current number of employees and the proposed number.

SBV 9/27 per email

Current Number of Employees:	Proposed Number of Employees:
9	

8. **Will there be any renovations or new equipment for the business?** ____ Yes X No
If yes, describe the type of renovations and/or list any new equipment proposed.

9. **Are you proposing changes in the sales or service of alcoholic beverages?** ____ Yes X No
If yes, describe proposed changes:

Special Use Permit #_____

10. **Is off-street parking provided for your employees?** ☑ Yes ☐ No
If yes, how many spaces, and where are they located?
225 +/- spaces are available in public parking garage below the hotel.

11. **Is off-street parking provided for your customers?** X Yes ____ No
If yes, how many spaces, and where are they located?
225 +/- spaces are available in public parking garage below the hotel.

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.)

9/27 SBV per email

Current:	Proposed:
8 indoor	
4 outdoor	

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.

9/27 SBV per email

Current:	Proposed:
600 SF	
-approved for up to 840 SF	

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

16. **The applicant is the** (check one) X 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 (3%) 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:

W-LCP Alexandria VII, L.L.C. (legal interest in subject real estate)

c/o Lodging Capital Partners, LLC, 350 W. Hubbard Street, Ste. 250, Chicago, IL 60654

with a copy to c/o Walton Street Capital, L.L.C., 900 N. Michigan Ave., Ste. 1900, Chicago, IL 60611

W-LCP Alexandria Mezz VII, L.L.C. (sole member of W-LCP Alexandria VII, L.L.C.)

c/o Lodging Capital Partners, LLC, 350 W. Hubbard Street, Ste. 250, Chicago, IL 60654

with a copy to c/o Walton Street Capital, L.L.C., 900 N. Michigan Ave., Ste. 1900, Chicago, IL 60611

Sara Brandt Vorel

From: Florian Kunkel <Florian.Kunkel@hilton.com>
Sent: Tuesday, September 27, 2016 4:38 PM
To: Sara Brandt Vorel
Cc: suletam@gtlaw.com; John Merrill; David Sims
Subject: RE: SUP request - Starbucks at 1767 King St

Hi Sara,

Thank you for taking my call earlier and answer my questions. Please find below the feedback for your questions.

Question #6: what are your current operating hours?

- No change to the current hours of operation: The hours of operation of the coffee shop shall be limited to 6: 00 a.m. to 12: 00 midnight daily. (P& Z)

Question #7: what is your current staffing?

- 9 employees

Question #12: What is the current number of seats or daily number of patrons served?

- No change to the previous approved number of seats: No more than eight indoor seats and four outdoor seats shall be provided at the restaurant. Additional outdoor seats may be provided as generally depicted in the attached plan, pursuant to an approved encroachment permit or Outdoor Dining Permit, to the satisfaction of the Director of Planning and Zoning. (P& Z)

Question #14: What is the current square footage of the Starbucks?

- Hotel uses only 600 square feet of the previous approved square feet of 840 square feet

Please let me know if there is anything else that you will need at this time.

Thank you,

Florian

FLORIAN L. KUNKEL | General Manager

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From: Sara Brandt Vorel [mailto:Sara.BrandtVorel@alexandriava.gov]
Sent: Tuesday, September 27, 2016 3:10 PM
To: David Sims <dsims@lodgingcapital.com>; Florian Kunkel <Florian.Kunkel@hilton.com>
Cc: suletam@gtlaw.com
Subject: RE: SUP request - Starbucks at 1767 King St

Hi David,

Thanks for forwarding this to Florian. I also sent an email to Mike Suleta as he had been a point of contact for the Hotel Change of Ownership as well.

Best,
Sara

Sara Brandt-Vorel
Urban Planner
City of Alexandria
Department of Planning and Zoning, Room 2100
City Hall
301 King Street
Alexandria, VA 22314
Sara.BrandtVorel@alexandriava.gov
Phone: 703.746.3819
Fax: 703.838.6393

From: David Sims [mailto:dsims@lodgingcapital.com]
Sent: Tuesday, September 27, 2016 2:49 PM
To: Sara Brandt Vorel; Florian Kunkel
Subject: Re: SUP request - Starbucks at 1767 King St

Sara,
I'm copying our general manager, Florian Kunkel, as he is the best person to answer these detailed questions.

David Sims
dsims@lodgingcapital.com
312-342-2531

On Sep 27, 2016, at 10:05 AM, Sara Brandt Vorel <Sara.BrandtVorel@alexandriava.gov> wrote:

> Hello Mr. Sims,
>
> Thank you for submitting the change of ownership application for the Starbucks located at 1767 King Street. I reviewed the application and we needed some additional information on the application in order to deem it complete and route it forward for review. Could you provide the answers for the following questions and give me permission to update the application to include the information?
>
> Question #6: what are your current operating hours?
> Question #7: what is your current staffing?
> Question #12: What is the current number of seats or daily number of patrons served?
> Question #14: What is the current square footage of the Starbucks?
>
> Thank you,
> Sara
>
> Sara Brandt-Vorel
> Urban Planner
> City of Alexandria
> Department of Planning and Zoning, Room 2100
> City Hall
> 301 King Street
> Alexandria, VA 22314
> Sara.BrandtVorel@alexandriava.gov
> Phone: 703.746.3819
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