



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

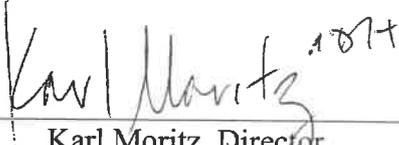
Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2018-0051  
Approved by Planning and Zoning: July 11, 2018  
Permission is hereby granted to: Alexandria Coffee Company  
to use the premises located at: 917 King Street  
for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

07/11/2018

Date

  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: July 11, 2018

TO: Mary Christesen, Acting Division Chief  
Department of Planning and Zoning

FROM: Madeleine Sims, Planner  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2018-0051  
Administrative Review for New Use  
Site Use: Restaurant  
Applicant: Alexandria Coffee Company  
Location: 917 King Street  
Zone: KR / King Street Urban Retail

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#### **Request**

Special Use Permit #2018-0051 is a request to operate a restaurant at 917 King Street. The applicant, Alexandria Coffee Company, proposes a 90 seat restaurant selling coffee, tea, pastries and related products in a 2,100 square foot tenant space. The hours of operation are proposed between 6 a.m. and 11 p.m., daily. The applicant does not propose alcohol sales, delivery, or live entertainment and would offer carry-out and counter service. The applicant would operate under the trade name, Misha's Coffee.

#### **Parking**

The subject location is in the Central Business District (CBD) and pursuant to Section 8-300 (B), restaurants located within the CBD are not required to provide any parking due to the density of the commercial corridor and proximity to mass transit options. The applicant does not provide any parking and meets the Zoning Ordinance requirement.

#### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, Old Town Civic Association was sent email notice of the application. Staff did not receive any public comments.

#### **Staff Action**

Staff supports the applicant's request for a restaurant at this location in King Street. The applicant would provide a quick-service option to residents, workers, and visitors on a block of King Street that does not have quick-service options. The applicant would also fill a vacant tenant space that was formerly a personal service use, MedSpa, on a commercially diverse 900 block of King Street, that features sit down restaurants in addition to retail establishments. The use is unlikely to generate impacts beyond what is controlled through standard conditions. The applicant's business format would be community serving, and unlikely to generate unique trips that would contribute additional vehicles to the neighborhood, which the applicant also indicates would be unlikely in

their application. Staff has added conditions that would minimize negative impacts, and accurately align the applicant's proposal with SUP conditions. Staff has included Condition #10, which requires the applicant have an indoor trash receptacle for patron use, and Condition #11, which requires the applicant to keep windows transparent in order to maintain the pedestrian vibrancy of King Street. Environmental concerns are also addressed through conditions including the prohibition of power washing the building with detergents (Condition #12), requiring the proper storage of trash (Condition #13), managing odors (Condition #15), and transportation (Conditions #21-24).

Staff has also analyzed the request in accordance with the Old Town Restaurant Policy:

Parking

The applicant's existing coffee shop has 45 seats, yet the expansion to 90 seats is unlikely to increase any existing impacts from the current restaurant or generate new impacts because the service format is not conducive to generating unique trips from driving patrons. The subject site is also directly across the street from a public surface parking lot, which also features a Capital BikeShare station.

Litter

Litter is unlikely to be generated beyond a controllable manner. The applicant's business is within proximity to municipal trash and recycling bins, and staff has included Condition #10 requiring the applicant to place trashcans inside the tenant space for customer use. Staff has also included Condition #18 which requires the applicant to patrol for litter.

Alcohol and Late Night Hours

The applicant does not propose alcohol sales and hours are consistent with the 900 block of King Street. The proposal would be unlikely to generate impacts such as noise, because the applicant would not be operating a full-service restaurant or any live entertainment. The sale of coffee and related products is more closely related to a quiet, low impact use than a nightclub.

Diversity of Uses

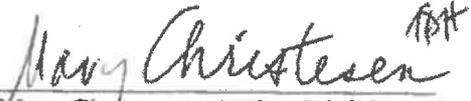
Staff does not have concerns over the conversion of this property from a personal service use to a restaurant use because of the long-term vacancy and lack of quick service restaurant options along this stretch of King Street. The applicant would close their current location on South Patrick Street and move onto King Street, a distance under 150 feet, therefore would not run afoul of the Old Town Restaurant Policy which seeks to limit a dense concentration of restaurants on the block.

Staff hereby approves this Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: July 11, 2018

Action: Approve

  
Mary Christesen  
Mary Christesen, Acting Division Chief

- Attachments: 1) Special Use Permit Conditions  
2) City Department Comments  
3) Statement of Consent

**CONDITIONS OF SPECIAL USE PERMIT #2018-0051**

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

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 maximum number of indoor seats shall be 90. (P&Z)
3. The hours of operation for the restaurant shall be 6 a.m. to 11 p.m., daily. Meals ordered before 11 p.m. may be served, but no new patrons may be admitted and all patrons must leave by midnight daily. (P&Z)
4. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
5. No live entertainment shall be permitted at the restaurant. (P&Z)
6. No alcohol sales are permitted. (P&Z)
7. No food, beverages, or other material shall be stored outside. (P&Z)
8. 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. (P&Z)
9. No delivery of food to customers may operate from the restaurant. (P&Z)
10. The applicant shall supply a trash receptacle in the interior dining area for the use of patrons. (P&Z)
11. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
12. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
13. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of

- the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
14. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
  15. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
  16. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
  17. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
  18. 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)
  19. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
  20. The applicant shall require its employees who drive to use off-street parking. (T&ES)
  21. The applicant shall call the T&ES parking planner at 703.746.4025 to find information about joining the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities in the evenings and weekends. (T&ES)
  22. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
  23. The applicant shall direct patrons to the availability of parking at nearby public garages and lots and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

24. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
25. The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, 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)

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-2 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-3 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-4 The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
- R-5 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-6 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (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 use must comply with the city's noise ordinance. 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-9 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-10 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (T&ES)
- R-11 The applicant shall direct patrons to the availability of parking at nearby public garages and lots and shall participate in any organized program to assist with both employee and

customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy (Old Town Area Parking Study). (T&ES)

- R-12 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (T&ES)
- R-13 The applicant shall call the T&ES parking planner at 703.746.4025 to find information about joining the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities in the evenings and weekends. (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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (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)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- F-1 A building permit, plan review and inspections are required for alterations associated to accommodate use and occupancy.

Health Department:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

SUP #2018-0051  
917 King Street

**Fire:**

F-1 Due to occupancy load, a fire prevention permit is required for this location.

SUP #2018-0051  
917 King Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2018-0051. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 917 King Street.

M L Von Elmendorf  
Applicant - Signature

27 July 2018  
Date

M. L. Von Elmendorf  
Applicant - Printed

27 July 2018  
Date