



Docket Item #10

Special Use Permit #2014-0014

800 North Henry Street – Lost Dog Restaurant

Application	General Data	
Consideration of a Special Use Permit request to operate a restaurant.	Planning Commission Hearing:	April 1, 2014
	City Council Hearing:	April 12, 2014
Address: 800 North Henry Street	Zone:	CRMU-H / Commercial Residential Mixed Use (High)
Applicant: WahooDog LLC	Small Area Plan:	Braddock Road Metro

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, APRIL 1, 2014: On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission recommended approval of the request with an amendment to Condition #9 regarding off-premises alcohol and subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with the request from the applicant and several community members to allow the sale of fortified wine and single beers.

Speakers:

Duncan Blair, representing the applicant, spoke in favor of the request and asked for the elimination of the single-sales/fortified wine prohibition in Condition #9.

Judy Noritake, Wythe Street, spoke in support of the request with the removal of the single-sales/fortified wine prohibition. She displayed various kinds of alcohol that can be purchased in single bottles and cans.

Jesse O'Connell, North Fayette Street, also spoke in support of the restaurant, including the proposed sale of off-premises alcohol. He reiterated that he and nearly 60 community residents have signed a petition in support of the restaurant and the removal of the prohibition against the sale of fortified wine and single cans/bottles of beer.

Salena Zellers, Madison Street, spoke in favor of the proposal, including off-premises alcohol, and expressed support for the creation of a modified off-premises alcohol policy.



SUP #2014-0014
800 North Henry Street



*The aerial imagery shown on this site map was last updated November 2009

I. DISCUSSION

The applicant, WahooDog LLC, requests Special Use Permit approval to operate a restaurant at 800 North Henry Street.

SITE DESCRIPTION

The subject site is ground-level commercial space located at the corner of North Henry Street and the privately-owned Belle Pre Way. The space is located in the smaller, southern-most building of the two-building residential/commercial mixed-use complex known as the Belle Pre. The property on which the Belle Pre is located has frontage on North Henry, Madison, and North Fayette Streets.



The area surrounding the Belle Pre is occupied by a mix of residential, commercial and non-profit uses.

Residential apartments and townhouses are located on three sides: the Samuel Madden homes to the east, Braddock Lofts to the south, and Braddock Place Townhomes and Condominiums to the west. Commercial uses including a vacant restaurant site, a day care center, and “Crossfit” fitness center are also located to the south near the intersection of North Henry and Madison Streets. The Carpenter Shelter and Tony’s Garage, an automobile repair business, are located to the north.

BACKGROUND

In January 2008 City Council approved DSUP#2007-0005 for the construction of the Madison, now known as the Belle Pre, which initially was proposed to include 344 dwelling units and 23,000 square feet of ground-level retail space. The original developer sold the property, and the new applicant applied for amendments to the approved DSUP. In February 2011, City Council approved DSUP#2010-0028 to increase the number of residential units in the building to 366, to change the unit sizes, and to reduce the retail square footage to approximately 9,700 square feet. A parking reduction and a Transportation Management Plan (TMP) were also approved as part of the DSUP approval. TMP SUP#2011-0002 included a requirement for an annual contribution toward a variety of activities aimed at encouraging public transportation and achieving a goal of 50% non-single occupant vehicle travel. Construction of the south Belle Pre building was completed last fall, and the north building obtained approval of Certificates of Occupancy in March 2014.

Lost Dog Café currently operates in four locations, two of which are in Arlington and two in Fairfax County. Its original Arlington location has been in operation since 1985.

PROPOSAL

The applicant proposes to open a new Lost Dog Café location, serving gourmet pizzas and sandwiches, in an approximately 3,200 square-foot ground-level tenant space in the Belle Pre building. A total of 104 seats are proposed, 70 of which would be located inside and 34 of which would be located on the outdoor patio adjacent to the building's courtyard. No live entertainment is proposed. The delivery of food and beverages to customers would be offered using up to four vehicles at any one time. Both on-premises and off-premises alcohol sales are proposed. Off-premises sales of beer and wine would be available both in a small area at the facility and as a part of the proposed delivery service. Additional details of the proposal are as follows:

<u>Hours:</u>	10 a.m. – 11 p.m. Monday-Saturday 10 a.m. – 10 p.m. Sunday
<u>Number of Seats:</u>	70 indoor seats <u>34 outdoor seats</u> 104 total seats
<u>Type of Service:</u>	Table service, bar service, carry-out and delivery
<u>Delivery:</u>	Delivery service of restaurant menu items and beverages, including beer and wine for off-premises consumption, will be offered using up to four vehicles at any one time.
<u>Alcohol:</u>	On and off-premises alcohol service
<u>Live Entertainment:</u>	No live entertainment is proposed
<u>Employees:</u>	Up to 26 employees at any one time
<u>Noise:</u>	No significant noise is anticipated
<u>Odors:</u>	No offensive odors are expected
<u>Trash/Litter:</u>	Approximately eight bags of trash generated daily will be stored in a shared trash room/dumpster and collected regularly. The property and sidewalk areas will be monitored regularly for litter.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CRMU-H / Commercial Residential Mixed-Use (High) zone, in which restaurants may be permitted subject to approval of either an Administrative Special Use Permit or a full-hearing SUP. Pursuant to Section 11-513(O) of the Zoning Ordinance, the eligibility criteria for Administrative SUP approval found in the DSUP approval supersedes the criteria found in the Zoning Ordinance.

Condition #23 of DSUP#2010-0028 stipulates, among other criteria, that for a restaurant at this site to be eligible for Administrative SUP approval, it may not offer off-premises alcohol, may not offer vehicular deliveries, and may not deliver off-premises alcohol. The applicant proposes to offer all three features and therefore has applied for full-hearing SUP approval as accommodated by the condition.

The proposed use is consistent with the Braddock Metro Neighborhood Plan approved in 2008 as part of the Braddock Road Metro Small Area Plan, which designates the property as a redevelopment site and for mixed residential and active, pedestrian-oriented commercial uses.

PARKING

The applicant provides 10 parking spaces for the use in the below-grade parking garage, which corresponds to its proportional share of the 29 spaces approved for all retail/commercial tenants as part of the DSUP for the Belle Pre building. These parking spaces are located immediately adjacent to 41 residential visitor parking spaces, and the property owner may petition the Director of Planning & Zoning in the future to allow a portion of the residential visitor parking spaces to be used by commercial tenants pursuant to Condition #27A of the DSUP. Convenient access to the parking is required in Condition #27B.

II. STAFF ANALYSIS

Staff supports the applicant's request. Although it recognizes potential concerns about off-premises alcohol, staff ultimately believes that the proposal – along with the Bastille relocation approved last month – represents the ongoing redevelopment and revitalization of the neighborhood. The area near Braddock Road Metro has changed in the last several years, particularly with the opening of four new multi-family residential buildings: Braddock Lofts, the Monarch/Henry, the Asher, and the subject building, the Belle Pre. Generally speaking, it is both reasonable and desirable for new businesses, which may offer new or different goods and services than have been previously available nearby, to open within walking distance of new and long-time residents. In addition to generally supporting mixed-use planning goals, the establishment of a new restaurant in the Belle Pre is also consistent with specific goals of the Braddock Metro Neighborhood Plan.

Braddock Metro Neighborhood Plan

As a new restaurant use in this location, the Lost Dog proposal directly supports one of the Braddock Metro Neighborhood Plan's guiding principles of encouraging neighborhood-serving retail and service uses. In addition, the restaurant is proposed in tenant space located in one of the four "retail clusters" identified in the Plan. The purpose of the clusters is to concentrate retail/restaurant uses together to achieve a critical mass and ensure mutual success. As one of the first new businesses in the cluster, staff also hopes that the restaurant opening here may encourage new businesses to locate in other vacant tenant spaces nearby, if approved. The increase in pedestrian activity that could occur in the vicinity would also further the Plan's general goal of providing walkable, secure neighborhoods by adding more "eyes on the street" and thus increasing overall neighborhood security.

Off-Premises Alcohol

In its review, staff has focused on the applicant's program for off-premises alcohol sales given the general potential for negative impacts, such as loitering and nuisance crimes, which could arise from this feature. In addition, it is mindful of historical concerns about off-premises alcohol in the area around Braddock Road Metro and acknowledges that alcohol delivery is a relatively uncommon feature at Alexandria restaurants. Planning staff has also discussed the applicant's off-premises alcohol program extensively with the Police Department and has incorporated some, but not all, of their comments here. Ultimately, Planning staff recommends approval of the applicant's request to sell and deliver alcohol for off-premises consumption.

Both Planning and Police find the request to sell off-premises alcohol at the restaurant itself to be acceptable. Generally speaking, the specific proposal and prior experience make negative impacts unlikely to occur here. The higher price points for the applicant's expected craft beer and fine wine offerings may make repeated off-premises alcoholic beverage purchases by the same customer in a short period of time less likely to occur than at locations which emphasize lower-priced options. Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. Planning and Police have recommended a prohibition on single-sales of beer and wine coolers (Condition #9), which has been standard practice for all establishments with SUPs that sell off-premises alcohol. To prevent the theft of alcoholic beverages, Planning staff has also included Condition #10 to require the applicant to place alcoholic-beverage coolers in a location not directly in front of an entrance and with good sight lines from, for instance, the cashier/host stand. This language has a very similar intent as the second part of the Police Department's recommendation that these coolers not be located near the restaurant entrance. The first part of the Police recommendation, mandating that the coolers not be accessible to the public, would be unnecessarily strict. Staff interprets the existing layout from the SUP application to satisfy the language of Condition #10.

The Police Department does not recommend approval of alcohol deliveries based on its perception that Virginia Board of Alcoholic Beverage Control (Virginia ABC) regulations are too difficult to enforce in practice. In particular, Police is concerned that alcohol deliveries could encourage underage drinking. Planning staff, however, supports the delivery of alcoholic beverages for at least three reasons. First, the Virginia ABC does have an established licensure process and imposes penalties, potentially including the loss of a state alcohol license, for the failure to adhere to alcoholic beverage restrictions. It is therefore in the applicant's best interest to rigorously check that alcoholic beverages are only sold to individuals over the legal drinking age. The inclusion of standard Condition #14, requiring employee training to prevent underage alcohol sales, further supports the Virginia ABC requirement. Planning staff also believes that the low risk of underage sales does not justify precluding all area residents who are over the age of 21 from using the craft beer and fine wine delivery service.

Second, alcohol deliveries may have some potential to ameliorate certain general concerns about the sale of alcoholic beverages given that consumption would be dispersed from the site. In particular, customers who order alcohol via delivery service may limit their consumption to their homes and thus not engage in drunk driving. Third, seven restaurants in Alexandria already offer alcohol delivery and City staff is not aware of any pattern of problems arising from the service at

any of these locations. Finally, in the unlikely event that problems do arise with off-premises sales, either at the restaurant itself or through the delivery service, the matter would be reviewed as part of the review requirement recommended in Condition #26. Given the concerns expressed by the Police Department for the delivery portion of the proposal, staff has also added a six-month review into the standard condition.

Additional Considerations

Some potential for noise impacts exists in connection with a restaurant as a general matter given the presence of alcohol at the site. However, staff believes this potential is low and notes that the restaurant is not proposing any live entertainment in this mixed-use building. Condition #12 would reinforce this circumstance by expressly prohibiting live entertainment at the site. In addition, standard Condition #19 prohibits any amplified sounds from being audible past the property line and the City's noise ordinance also applies.

Other elements of the restaurant proposal, such as the hours of operation, outdoor dining, and food delivery service, are also supportable with the inclusion of additional condition language. For instance, the proposed closing hour of 11 p.m. Monday-Saturday and 10 p.m. Sunday for indoor seating is reasonable and is actually one hour earlier than the closing hour approvable by Administrative SUP for restaurants at the Belle Pre. However, similar to the neighboring Bastille restaurant case, staff does recommend that the outdoor patio close no later than 10 p.m. during the week and 11 p.m. on weekends (Condition #5) as another measure to reduce the potential for customer noise to negatively impact residences located above, across the courtyard, and elsewhere near the restaurant. Staff has included Condition #6 to require the applicant to secure the outdoor seating each night to prevent loitering that could arise from after-hours use. It has amended the language slightly compared to prior cases to give the applicant a degree of flexibility in how it precludes after-hours furniture use, a subject discussed at the Planning Commission during the Bastille case. It also recommends standard condition language to limit the number of delivery vehicles at the restaurant to four at any one time (Condition #11) and stipulates that these vehicles may not park on a public street when they are located at the restaurant between delivery trips.

Conclusion

Staff believes that the restaurant proposal represents an important step toward realizing the goals of the Braddock Metro Neighborhood Plan. It supports the request with inclusion of standard and special conditions to address a variety of potential matters, most especially the applicant's off-premises alcohol program. Several community members and groups, including the Braddock Implementation Advisory Group and residents from Braddock Lofts, have also submitted written comments expressing support for the request. Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit.

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 maximum number of indoor seats at the restaurant shall be 70. The maximum number of outdoor seats at the restaurant shall be 34. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The hours of operation for the indoor portion of the restaurant shall be limited to between 10 a.m. and 11 p.m. Monday - Saturday and between 10 a.m. and 10 p.m. Sunday. Meals ordered before 11 p.m. Monday – Saturday and before 10 p.m. Sunday may be sold, but no alcoholic beverages may be served and no new restaurant patrons may be admitted after 11 p.m. Monday-Saturday and 10 p.m. Sunday and all patrons must leave by 12 midnight Monday – Saturday and 11 p.m. on Sunday. (P&Z)
5. The hours of operation for the outdoor seating shall be limited to between 10 a.m. and 10 p.m. Sunday-Thursday and between 10 a.m. and 11 p.m. Friday and Saturday. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. Sunday-Thursday and by 11 p.m. Friday and Saturday and shall be cleaned and washed at the close of each business day that it is in use. (P&Z)
6. Each day after the restaurant closes, tables and chairs used for outdoor dining shall be either brought inside the restaurant or secured outside in such a manner to preclude their after-hours use to the satisfaction of the Director of Planning & Zoning. (P&Z)
7. Outdoor dining at the restaurant shall be substantially consistent with the plan submitted. The applicant shall submit final design specifications for all chairs, tables, barriers, umbrellas, planters, wait stations, other components to be located within the outdoor dining area, and such additional information as the Director may reasonably require, for the review and approval by the Director of Planning & Zoning. The outdoor seating area shall not include advertising signage, including on umbrellas. (P&Z)
8. Outdoor dining, including all its components such as planters and barriers, shall not encroach onto the public right-of-way unless authorized by an encroachment ordinance. (P&Z)
9. **CONDITION AMENDED BY PLANNING COMMISSION:** On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. ~~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. (P&Z) (PC)~~

10. The display of alcohol for off-premises sales within the restaurant shall occur in a location with good sight lines such that staff can regularly monitor the off-premises alcohol sales area. The display of alcohol for off-premises consumption shall not occur in a location directly in front of regular entrance doors to the business to the satisfaction of the Director of Planning & Zoning. (P&Z)
11. Not more than four delivery vehicles used to deliver food and beverages to customers shall operate from the restaurant at any one time. Delivery vehicles shall not park on public streets at any time they are in the vicinity of the restaurant. (P&Z)
12. No live entertainment shall be allowed either inside the restaurant or in the outdoor dining area. (P&Z) (T&ES)
13. All signage at the site shall comply with Condition #22 of DSUP#2010-0028 and all other applicable codes and ordinances. (P&Z)
14. 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 underage sales of alcohol. (P&Z)
15. No food, beverages, or other material shall be stored outside. (P&Z)
16. 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)
17. Kitchen equipment including floor mats shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
18. 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)
19. 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. 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)
21. All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations.

(T&ES)

22. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)
23. The applicant shall require its employees who drive to use off-street parking and/or 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)
24. The applicant shall install signage inside the building indicating the location of off-street parking for the restaurant and shall inform customers about the parking. (T&ES)
25. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a security assessment for the business and robbery readiness training for all employees. (Police)
26. The Director of Planning and Zoning shall review the Special Use Permit after the use has been operational for six months and again after the use 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) (Police)

STAFF: Alex Dambach, 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.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services

- R-1 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-2 All waste products including but not limited to organic compounds (solvents), shall be disposed of in accordance with all local, state and federal ordinances or regulations. (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 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-5 No music or live entertainment shall be permitted in the outdoor seating area. (T&ES)
- R-6 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-7 The applicant shall require its employees who drive to use off-street parking and/or 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)
- R-8 The applicant shall install signage inside the building indicating the location of off-street parking for the restaurant and shall inform customers about the parking. (T&ES)
- R-9 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)
- C-1 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-2 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 City Council approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement

F-1 No comments received

Health

Food Facilities

1. An Alexandria Health Department Permit is required for all regulated facilities. A permit shall be obtained prior to operation, and is not transferable between one individual or location to another.
2. Plans shall be submitted to the Health Department through the Multi-Agency Permit Center. Plans shall be submitted and approved by the Health Department prior to construction. There is a \$200.00 plan review fee payable to the City of Alexandria.
3. Plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food and Food Handling Code of the City of Alexandria. Plans shall include a menu of food items to be offered for service at the facility and specification sheets for all equipment used in the facility, including the hot water heater.
4. Facilities engaging in the following processes may be required to submit a HACCP plan: Smoking as a form of food preservation; curing food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-chill, or sous-vide; operating a molluscan shellfish life-support system; and sprouting seeds or beans.
5. A Certified Food Manager shall be on-duty during all operating hours.
6. The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
7. Wood flooring in eating areas shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent. In many cases, original wooden flooring in historical structures may not be suitable for food service facilities.

Parks and Recreation

F-1 No comments received

Fire Department

- C-1 A fire prevention code permit is required for the proposed use and occupancy condition - Assembly.
- C-2 Keys to access the business shall be provided to facilitate building entry by fire department personnel during an emergency. The number of key sets and required keys or access devices shall be determined by Alexandria Fire Department personnel.

Police Department

- 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:
- 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.
 - The refrigerator storing the alcohol will be located in a place that employees only have access to the contents or in a location not near the entrance.
- F-2 The SUP is reviewed after one year to ensure the applicant is compliant with Planning and Zoning recommendations and that the sale off premise sale of alcohol has not caused an increase in crime, and if alcohol delivery is allowed, a yearly review to ensure all ABC regulations are being followed.
- F-3 The Police Department **does not** recommend the delivery of any alcoholic beverages due to the difficulties of enforcing ABC regulations.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT #

2014-00014

PROPERTY LOCATION:

800 NORTH HENRY STREET

TAX MAP REFERENCE:

54.01-03-06

ZONE:

CRMU/H

APPLICANT:

Name:

WAHOODOG LLC, TRADING AS LOST DOG CAFE

Address:

5452 BARRISTER PL. ALEXANDRIA VA 22304

PROPOSED USE:

FULL SERVICE RESTAURANT

☒ **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.

MATTHEW J. SISK

Print Name of Applicant or Agent

Signature

1-07-14

Date

5452 BARRISTER PL

Mailing/Street Address

202-294-2135

Telephone #

Fax #

ALEXANDRIA VA

City and State

22304

Zip Code

wahoodogllc@gmail.com

Email address

ACTION-PLANNING COMMISSION:

DATE:

ACTION-CITY COUNCIL:

DATE:

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.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

SEE ATTACHED

Narrative

Lost Dog Café - Alexandria

Founded in 1985 by Pam McAlwee and Ross Underwood, the Lost Dog Café has been serving up great pizza, hot sandwiches and beer from around the world in Arlington's Westover neighborhood. Well known as a place to get great food at a great price the café also serves up a hefty slice of compassion with each pizza. Café owners Ross and Pam have been rescuing stray dogs and cats almost as long as they have been in business and the effort continues. Since 2001, Lost Dog and Cat Rescue Foundation has saved the lives of over 18,000 dogs and cats, helping them connect with loving families and forever homes. Since 2009 Lost Dog's own employees have grown the operations and contributions to the organization by leveraging the great menu and well established neighborhood good-will with the same value and mission to rescue dogs and cats. This effort has resulted in an additional 3 Lost Dog Cafes located in South Arlington, McLean, and Dunn Loring Virginia. Continuing the expansion of good food for a good cause, Lost Dog's own Matthew Sisk, himself an Alexandria resident, has looked to the pet loving walkable neighborhoods of North Old Town Alexandria and Del Ray for the past two years in search of Lost Dog's first Alexandria location.

Lost Dog Café will be a full service restaurant and bar two blocks from Braddock Road Metro station and 7 Blocks from King Street. The restaurant is proposed to occupy approximately 3,205 square feet of space in the retail portion of the 1111 Belle Pre, a new mixed-use retail and residential development located on the corner of Madison and North Henry Streets in the North Old Town neighborhood of Alexandria. Lost Dog Café's Alexandria location will retain all of the features known and loved about Lost Dog's other locations. Lost Dog prides itself on a family friendly, colorful, inviting interior that is a showcase for local artist's works and serves delicious pizza and submarine sandwiches at an affordable price. In 2013, Lost Dog Café won the ABBIE Award for Best Bargain Restaurant for the 5th consecutive year and looks forward to bringing our menu closer to our loyal Alexandria customers.

Lost Dog Café Alexandria, offering 104 seats (70 indoor and 34 outdoor) will offer regular lunch and dinner menus, as well as an expansive beer menu for dine-in, carry-out, and delivery service seven days a week. Lost Dog Café Alexandria will employ existing experienced management staff in addition to hiring local wait and support staff and will be fully owned and operated by Matthew Sisk under the WahooDog Limited Liability Corporation. Ensuring that their vision is carried on in a manner consistent with their life's work, Pam McAlwee and Ross Underwood will provide oversight and guidance.

Abbie Spotlight 2012. <http://www.arlingtonvirginiausa.com/economic-update/2012/january/abbie-spotlight-the-lost-dog-cafe/>

Washington Post Review: <http://www.washingtonpost.com/gog/restaurants/lost-dog-cafe,796348.html>

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).

The Applicant anticipates having approximately 150-175
diners per day w/ peak hours of 6pm-8pm on Saturday nights

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

Lost Dog Cafe will employ approximately 50 individuals on a full or
part time basis. The anticipated maximum number of employees at any
one time is 26

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday - Saturday

Sunday

Hours:

11:00am - 11:00pm

11:00am - 10:00pm

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

It is not anticipated that noise levels will exceed permitted levels
under the Alexandria City Code

- B. How will the noise be controlled?

It is not anticipated that patron noise will be a source of
complaints; as such no extraordinary noise mitigation or control
measures are warranted.

8. Describe any potential odors emanating from the proposed use and plans to control them:

It is not anticipated that offensive odors will emanate from
the use of the property as a restaurant

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)

The type of trash and garbage generated by the restaurant will
consist mainly of refuse from products received and from general
restaurant operations (product remnants)

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

The restaurant will approximately eight (8) 50 gallon bags per day

- C. How often will trash be collected?

Trash will be deposited in a shared retail trash room/dumpster.
Property Management will establish a pick-up schedule based on actual usage

- D. How will you prevent littering on the property, streets and nearby properties?

Litter is not an anticipated problems based on current Lost Dog Cafe' locations.
However restaurant staff will be assigned to self police surrounding sidewalks
as part of daily shift duties.

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:

Small quantities of hazardous materials, generally recognized to be
appropriate for use by restaurants in the operation of business, will
be stored, used as solvents, and disposed of in accordance with
applicable regulations.

SUP #

2014-00014

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 800 North Henry Street, I hereby
(Property Address)
grant the applicant authorization to apply for the retail/restaurant use as
(use)
described in this application.

Name: Ben StollPhone: 703-636-5043Please Print
Address: 1953 Gallows Road, Vienna VA 22182Email: bstoll@eqrworld.comSignature: Ben StollDate: 1/7/14

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.

OWNER: EQR - Madison & Henry, L.L.C

ERP Operating Limited Partnership (99.99%)

ERP Holding Co., Inc. (.01%)

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Matthew Sisk	5452 BARRISTER PL	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 800 North Henry (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3. EQR - MADISON + HENRY LLC	1963 Gallows Road, Vienna VA 22182	100%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Matthew Sisk	None	N/A
2. ERP Operating Limited Partnership	None	N/A
3. ERP Holding Co. Inc.	None	N/A

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/7/14

Ben Stoll

Date

Printed Name

Signature

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:

Small quantities of organic compounds, generally recognized to be appropriate for use by restaurants in the operation of business, will be stored, used as solvents, and disposed of in accordance w/ applicable regulations

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

The location in the ^{Braddock Road Corridor} central business district and proposed hours of operation should provide a safe environment for its patrons and staff.
It is not anticipated that extraordinary security measures will be required.

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.

Proposed Alcohol Sales to include on and off premises
Beer and Wine. No liquor or mixed drinks to be offered.

PARKING AND ACCESS REQUIREMENTS

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

~~(26) parking spaces are required by the Alexandria Zoning Ordinance~~

10 Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

REVIEWED

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ 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?

Not applicable

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? 4 for use by residential and commercial tenants.

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? Off street loading facilities provided on Belle Pre Way per original development plan
- C. During what hours of the day do you expect loading/unloading operations to occur? It is anticipated loading and unloading activities will occur between the hours of 11am - 1pm
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? Applicant expects food deliveries 10 days per week (no Sundays) from 2-4 different vendors per 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 Street 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? N/A square feet.
18. What will the total area occupied by the proposed use be?
- 3,205 sq. ft. (existing) + _____ sq. ft. (addition if any) = 3,205 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: _____
- ☐ an office building. Please provide name of the building: _____
- ☐ other. Please describe: _____

End of Application

SUP #

Admin Use Permit #



SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 70Outdoors: 34Total number proposed: 104

2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) ☒ Yes ☐ NoBeer and wine — on-premises ☒ Yes ☐ NoBeer and wine — off-premises ☒ Yes ☐ No

3. Please describe the type of food that will be served:

Gourmet Pizza and Sandwiches

4. The restaurant will offer the following service (check items that apply):

☒ table service ☒ bar ☒ carry-out ☒ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? 4 drivers per shift

Will delivery drivers use their own vehicles? ☒ Yes ☐ No

Where will delivery vehicles be parked when not in use?

off street in retail parking garage

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☒ Yes ☐ No

If yes, please describe:

Restaurant will have no more than (3) large screen televisions
no larger than 60" for the display of broadcast sporting events.
Paperview and other pay broadcasts (WFC, Boxing, Etc.) will not be shown.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☒ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ No parking can be accommodated off-street
2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☒ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None
3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☒ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

1. Maximum number of patrons shall be determined by adding the following:

+ <u>80</u>	Maximum number of patron dining seats
+ <u>18</u>	Maximum number of patron bar seats
+ <u>20</u>	Maximum number of standing patrons
= <u>129</u>	Maximum number of patrons
2. 20 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - ☐ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☒ Closing after 10:00 PM but by Midnight M-F 11pm Su 10pm
 - ☐ Closing after Midnight
4. Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☐ Balance between alcohol and food
 - ☒ Low ratio of alcohol to food



***"All dogs always have a home
in our hearts at the Lost Dog Cafe."***

— THE OWNERS AND STAFF

5876 Washington Blvd, Arlington, VA

www.lostdogcafe.com

DOWNLOAD
OUR APP

703-237-1552

ORDER
ONLINE!



***We proudly support
Lost Dog and Cat Rescue Foundation***



*Note: Parties of 6 or more will have an 18% gratuity added.
10% added to all delivery orders over \$50.00
Minimum for delivery \$20.00*

LOST DOG SPECIALTY SANDWICHES

ADD POTATO CHIPS & PICKLE FOR 95¢ • ADD ITALIAN FRIES FOR \$2.95

1. **HCBLT** — Hot hickory ham, melted provolone cheese, bacon, lettuce, tomatoes and mayo. **8.50**
2. **BILLY'S PHILLY** — Char-grilled chicken breast, melted cheddar cheese, lettuce, tomatoes and garlic mayo on a toasted sub roll. **8.50**
3. **NEW YORK GIANT** — Hot pastrami and melted Swiss cheese topped with creamy cole slaw and spicy mustard. **8.50**
4. **ROAST BEEF CLUB** — American cheese melted over roast beef with bacon, lettuce, tomatoes and mayo. **8.50**
5. **ITALIAN CLUB** — Pepperoni, hickory ham, smoked turkey breast, melted provolone cheese, lettuce, tomatoes, onions and oil & vinegar. **8.50**
6. **SAN DIEGO** — All white chicken salad or albacore tuna salad, avocado and crispy bacon with lettuce, tomatoes and mayo. **8.50**
7. **REDSKIN** — Homemade beef barbecue, crispy bacon and creamy cole slaw on a toasted sub roll. **8.50**
8. **VEGGIE** — Fresh zucchini, avocado, spinach and mushrooms with melted provolone cheese, wrapped in a warm pita. **8.50**
9. **K-9** — Smoked turkey breast, brie, tomatoes, lettuce, and a pesto mayo on a buttery toasted croissant. **8.50**
10. **SURF 'N TURF** — Roast beef, backfin crabmeat, melted brie cheese, mayo and mustard. **9.50**
11. **SICILIAN** — Genoa salami, turkey breast, provolone cheese, lettuce, tomatoes, onions, mayo and a touch of oil & vinegar. **8.50**
12. **NEW YORK YANKEE** — Genoa salami, corned beef, pastrami, provolone cheese, lettuce, tomatoes, onions and mayo with a touch of oil & vinegar. **8.50**
13. **ARLINGTON CLUB** — Roast beef, bacon, Swiss cheese, lettuce, tomatoes, horseradish and spicy mustard. **8.50**
14. **EL BANDIDO** — Grilled chicken breast, bacon, red peppers, red onions, ranch, zesty horseradish, Swiss cheese, and a pinch of crushed red peppers served hot in a pita. **8.50**
15. **PATRICK ROSS** — Roast beef, turkey breast, bacon, American cheese, lettuce, tomatoes and mayo. **8.50**
16. **NATIONAL** — Lean roast beef, turkey breast, crispy bacon and melted muenster, topped with coleslaw and thousand island dressing on a toasted sub roll. **8.50** NEW!
17. **BOWWOW** — Garlic infused chicken breast chunks topped with bacon, parmesan, melted fontina and mozzarella with romaine lettuce and house-made red pepper vinaigrette on a toasted sub roll. **8.50** NEW!
18. **PRESIDENT** — Lean roast beef, brie, bacon, avocado and mayo. **8.50**
19. **SAMMY'S CLUB** — Sliced chicken breast, crispy bacon, fresh avocado and melted brie tucked into a toasted sub roll with pesto mayo, lettuce and tomato. **8.50** NEW!
20. **THE COWBOY** — Hot roast beef, sautéed mushrooms, onions and green peppers, with melted brie cheese and a touch of garlic. **8.50**
21. **THE PHOENIX** — Tender chunks of seasoned chicken breast baked and placed in pita with melted mozzarella cheese, lettuce and garlic mayo. **8.50**
22. **SEA DOG SALAD** — Backfin crabmeat, scallops and shrimp tossed in a cilantro mayonnaise, served on a buttery toasted croissant with lettuce and tomatoes. **9.50**
23. **BOB "BARKER"** — Sliced chicken breast topped with oven roasted tomatoes, cucumber wasabi dressing, lettuce, red onions and melted provolone, all tucked into a warm sub roll. **8.50** NEW!
24. **THE BALBOA** — Tomato sauce, genoa salami, hickory ham and pepperoni, covered with mozzarella cheese, onions and a touch of oregano. **8.50**
25. **EL PASO PUP** — Grilled, sliced chicken breast, savory BBQ sauce, crispy bacon, and melted muenster topped with cool avocado and kicking jalapenos. **8.50** NEW!
26. **PUREBRED** — Grilled pita stuffed with spinach, tomatoes, artichoke hearts and melted mozzarella and fontina cheeses with a touch of basil. **8.50**
27. **THE BUREAUCRAT** — Smoked turkey breast, bacon and melted muenster cheese with lettuce, tomatoes and honey-mustard dressing. **8.50**
28. **YUPPIE PUPPY** — Grilled chicken, lettuce, tomatoes, red onions, zesty horseradish and melted provolone on a toasted sub. **8.50**
29. **DOWNWARD DOG** — Garlic toast with oven roasted tomatoes, spinach, fresh mozzarella and basil. **8.50** NEW!
30. **THE BIRD** — Chicken breast seasoned with garlic, tomato sauce and melted mozzarella and parmesan cheeses on a toasted sub roll. **8.50**
31. **SPINACH MELT** — Spinach, tomatoes, parmesan and garlic topped with melted mozzarella and cheddar cheeses. **8.50**
32. **THE FALCON** — Char-grilled chicken breast with sautéed onions and green peppers, tucked inside a warm pita with melted mozzarella cheese and garlic mayo. **8.50**
33. **TURKEY REUBEN** — Turkey breast, melted Swiss cheese, creamy cole slaw and thousand island dressing on grilled rye bread. **8.50**
34. **AKITA** — Grilled yellowfin tuna steak served on a toasted kaiser roll with lettuce, tomatoes and cucumber wasabi dressing. **9.50** NEW!
35. **THE COYOTE** — Lean roast beef, lettuce, tomatoes, red onions, hot peppers, zesty horseradish and melted cheddar cheese served on a toasted sub. **8.50**
36. **BIG DOG** — Grilled chicken breast, melted mozzarella and feta cheeses, garlic mayo, lettuce and pico de gallo stuffed in a warm pita. **8.50**
37. **GROOVY DOG** — Spinach, oven roasted tomatoes, kalamata olives, melted mozzarella and fontina cheese topped with fresh basil and served on a warm pita. **8.50** NEW!
38. **IRISH GYRO** — Grilled roast beef, feta cheese, garlic mayo, lettuce, tomatoes and red onions stuffed in a warm pita. **8.50**
39. **MIXED ITALIAN** — An Italian classic. Genoa salami, hickory ham, pepperoni, provolone cheese, lettuce, tomatoes and onions with mayo, oil & vinegar. **8.50**

40. WESTOVER CLUB — Hickory ham, turkey breast, bacon and provolone cheese with lettuce, tomatoes and mayo. **8.50**

41. CALIFORNIA DREAMING — Whole wheat sub roll stuffed with our lean spiced turkey breast with lettuce, tomatoes, alfalfa sprouts and avocado. **8.50**

42. MUTTLY — Warm pita stuffed with grilled chicken breast, pesto, tomatoes, spinach, melted mozzarella cheese and basil. **8.50**

43. HEALTHY DOG — Warm pita stuffed with homemade hummus, tomatoes, onions, green peppers, alfalfa sprouts and lettuce. **8.50**

44. COWGIRL — Char-grilled chicken breast with sautéed mushrooms, onions and green peppers, topped with melted brie on a toasted roll. **8.50**

45. THE FAT MOLLY — Roasted red peppers, spinach and grilled chicken topped with melted mozzarella, feta and basil in a pita. **8.50**

46. EMORY'S PORTABELLO — Portabello mushrooms, red peppers, red onions, spinach, pesto, mozzarella cheese, and a pinch of basil served in a warm pita. **8.50**

47. THE HOUND DOG — Chicken barbecue served with cole slaw and melted Swiss on a toasted roll. **8.50**

48. LOLA LAB — Homemade black bean dip, melted cheddar and mozzarella cheeses topped with shredded lettuce, pico de gallo and fresh avocado served on a warm pita. **8.50**

50. POUND HOUND — Three layers of French toast, turkey breast, hickory ham and melted Swiss cheese, served with strawberry preserves on the side. **8.50**

51. BUFFALO BEAGLE — Lost dog's version of Buffalo. Pete's Hot Sauce, marinated chicken, lettuce, onions, and melted provolone tucked into a toasted sub roll. **8.50**

52. JAMMIN JAMIE — Grilled chicken breast, lightly sautéed onions and green peppers, red peppers on a warm pita with melted brie cheese. **8.50**

53. GROWNUP GRILLED CHEESE — Melted cheddar and Swiss cheese, topped with tomatoes and avocado served on wheatberry bread. **8.50**

 **INDICATES THE LOST DOG FAVORITES**

CREATE YOUR OWN SANDWICH

Reuben (<i>Traditional</i>)	8.50
Grilled Chicken	8.50
Genoa Salami	8.50
Hickory Ham	8.50
Chicken Salad (<i>all white meat</i>)	8.50
Hot Meatball w/Cheese	8.50
Pastrami	8.50
Steak 'n Cheese	8.50
Mixed Cheese	8.50
Tuna Melt w/ Bacon	8.50
Roast Beef	8.50
Turkey Breast	8.50
Corned Beef	8.50
Beef Barbecue	8.50
Chicken Barbecue	8.50
Albacore Tuna Salad	8.50
B.L.T. with Avocado	8.50
B.L.T.	7.50
Grilled Cheese	7.50

BREADS:

- Rustic Sub
- Pita
- Marble Rye
- White Bread
- Whole Wheat Sub
- Whole Wheat Bread
- Kaiser Roll
- Croissant (add \$1)

CONDIMENTS:

- Mayo
- Pesto Mayo
- Honey Mustard
- Zesty Horseradish
- Horseradish
- Ketchup
- Blue Cheese
- Garlic Mayo
- Pesto
- Cucumber Wasabi
- Thousand Island
- Dijon Mustard
- Ranch
- Oil and Vinegar

CHEESES:

- Cheddar
- Provolone
- Swiss
- Muenster
- American
- Feta

VEGGIES:


- Lettuce
- Onions
- Sprouts
- Banana Peppers
- Tomatoes
- Black Olives
- Hot Peppers
- Spices

EXTRAS:

Bacon	1.00
Meatballs (each)	.75
Brie	1.50
Extra Cheese	.75
Feta	1.00
Fresh Mozzarella	1.50
Avocado	1.00
Artichokes	1.00
Pico De Gallo	1.00
Roasted Red Peppers	1.00
Guacamole	1.00
Jalapeno	.50
Oven Roasted Tomatoes	1.50
Hummus	1.00
Sour Cream	.50

CREATE YOUR OWN PIZZA

"OUR CLAIM TO FAME"

Our pizzas start with our delicious housemade dough and sauce, and are covered with Galbani's all natural Mozzarella cheese. 

	Basic Cheese	Each Topping	Deluxe 5 Toppings	Super 10 Toppings
Individual	9.95	.75	12.95	15.95
Small 12"	12.95	1.25	17.95	22.95
Large 16"	15.95	1.75	22.95	29.95

TOPPINGS: (* COUNT AS DOUBLE TOPPINGS, ** COUNT AS TRIPLE TOPPINGS)

DOUGH:

- Whole Wheat Dough
- Gluten Free (\$4 ind, \$6 ind small)

SAUCES:

- Marinara
- * Pesto
- * Pesto Marinara
- * White Garlic

CHEESES:

- Cheddar Cheese
- Feta Cheese

- Fontina Cheese
- Ricotta Cheese
- Extra Cheese
- * Brie Cheese
- ** Fresh Mozzarella
- ** Daiya Soy Mozzarella

MEATS:

- Bacon
- Genoa Salami
- Ground Beef
- Lean Hickory Ham
- Pastrami

- Pepperoni
- Sausage
- * Anchovies
- * Chicken Breast
- * Shrimp
- ** Crabmeat

VEGETABLES:

- Black Olives
- Eggplant
- Green Olives
- Green Peppers
- Jalapeno Peppers

- Kalamata Olives
- Fresh Mushrooms
- Onions
- Pineapple
- Spinach
- Tomatoes
- Zucchini
- * Artichoke Hearts
- * Oven Roasted Tomatoes
- * Pine Nuts
- * Portabello Mushrooms
- * Roasted Garlic
- * Roasted Red Peppers

LOST DOG PASTAS

Served with garlic bread

GRILLED CHICKEN PARMESAN with spaghetti	11.95
HOMEMADE SPINACH LASAGNA	11.95
HOMEMADE LASAGNA	11.95
FETTUCCINE NEPTUNE — scallops, shrimp, and crabmeat served in a creamy alfredo sauce.	11.95
FETTUCCINE PARMESAN (with grilled chicken \$11.95)	9.95
CHILI OVER SPAGHETTI with cheddar.	11.95
SPAGHETTI MARINARA with parmesan.	10.95

SPAGHETTI WITH HOMEMADE MEATBALLS and parmesan	11.95
SPAGHETTI MOZZARELLA spaghetti marinara, topped with melted mozzarella, parmesan and fresh basil	11.95
BAKED CHICKEN PESTO topped with mozzarella and fresh basil	11.95
BAKED 3-CHEESE ZITI with parmesan, ricotta, NEW! and mozzarella cheeses in Italian marinara sauce.	10.95
ZITI ROSA: Ziti topped with a marinara bisque and NEW! sprinkled with parmesan cheese and fresh basil.	10.95
ZITI GARDEN with garlic, spinach, oven roasted NEW! tomatoes and portabello mushrooms in a light garlic sauce topped with parmesan cheese and fresh basil	11.95

DESSERTS

BAD DOG A LA MODE — Chocolate fudge brownie
topped with Breyers Vanilla ice cream, chocolate syrup
and whipped cream. **7.95**

GOOD DOG A LA MODE — Chocolate fudge brownie
topped with Mint Chocolate Chip ice cream, chocolate
syrup and whipped cream. **7.95**

BLONDIE DOG A LA MODE — Our homemade blondie
served warm and topped with Breyers Vanilla ice cream,
chocolate syrup, caramel and whipped cream. **7.95**

BANANA PUDDING WITH WAFERS — Old fashioned
banana pudding with fresh banana slices, garnished with
vanilla wafers. Topped with whipped cream **7.95**

Reese's Peanut Butter Pie LOST DOG FAVORITE	7.95
Blondie, Brownie or Chocolate Chip Cookie	2.50
Chunky Apple Pie LOST DOG FAVORITE	7.95
A La Mode.....	8.95

MILKSHAKES & MALTS

FLAVORS:

Banana	Mint Chocolate Chip
Banana Fudge	Mocha
Banana-Strawberry	Strawberry
Caramel Mocha NEW!	Swiss Chocolate
Coffee Cappuccino	Vanilla
Cookies 'n Cream	Black and White

IT'S
THE REAL
THING

MILKSHAKES AND MALTS — fat free milk available
5.95

AND...

BLACK DOG FLOAT — Breyers Vanilla ice cream topped
with Old Dominion draft root beer. **5.95**

CREAMSICLE — Breyers Vanilla ice cream blended with
Stewart's orange cream soda. **5.95**

DALMATION — Breyers Vanilla ice cream, mixed with our
delicious Lost Dog draft root beer, blended into a shake.
5.95

HANK'S — Hank's black cherry soda blended with Breyers
Vanilla ice cream and topped with whipped cream. **5.95**

Restaurants to the Rescue

The Café — The Lost Dog story begins in a tiny storefront space in Arlington's Westover neighborhood in 1985. That's when Ross Underwood and Pam McAlwee pooled every penny they could scrounge to open the wine and cheese shop that soon became the Lost Dog Café. They started small, dreamed big and worked countless long hours until things slowly fell into place.

The Rescue — Lifelong animal lovers, Ross & Pam started rescuing dogs early in their business career. It began with a few dogs being rescued from local shelters. Employees at the Café were soon fielding calls from dog adopters in between orders without missing a beat; and the rescue mission became part of the Lost Dog culture.

In 2001, the animal rescue efforts were formalized into the Lost Dog & Cat Rescue Foundation (LDCRF), a non-profit corporation devoted to helping homeless dogs and cats find forever homes. Today, LDCRF finds homes for 2,000+ animals per year and estimates that over 20,000 lives have been saved since its inception. The foundation's success is due in no small part to the continued support of the Lost Dog Café restaurants.

The Franchises — All of our franchises are owned by the same group of four young men who started out as teenage employees with Lost Dog Café. They continued to work part time for Ross and Pam while establishing their professional careers. During this time they dreamed of opening their own Lost Dog Café, and often discussed this with Ross and Pam. In 2009 their goal became a reality as the second Lost Dog Café was opened in South Arlington. Since then our second generation of animal lovers have opened additional stores in McLean and Dunn Loring. All of our stores operate with the same compassion and deep-rooted love for animals that embody the original Lost Dog Café.



www.lostdogrescue.org

lost (adj)

1. unable to find the way.
2. not appreciated or understood.
3. no longer owned or known.



GOURMET PIZZAS

PIZZAS CAN BE MADE WITH GLUTEN-FREE DOUGH IN INDIVIDUAL SIZE (ADD \$4) AND SMALL SIZE (ADD \$6)
WHOLE WHEAT CRUST ADD \$.75 FOR INDIVIDUAL, \$1.25 FOR SMALL, \$1.75 LARGE

INDIVIDUAL / SMALL / LARGE

WHITE PIZZA I — Garlic butter, parmesan and mozzarella cheeses.

IND 10.95 SM 14.95 LG 18.95

WHITE PIZZA II — Garlic butter, parmesan, mozzarella and fontina cheeses sprinkled with fresh basil.

IND 11.95 SM 16.95 LG 20.95

RICKY RICOTTA — A white pizza lover's dream! Touch of garlic butter, ricotta and mozzarella cheeses, fresh tomatoes, spinach and a pinch of basil.

IND 11.95 SM 16.95 LG 20.95

THE WHIPPET PIE — A great addition to our famous line of white pizzas! Roasted red peppers, sliced chicken breast, mozzarella and fontina cheeses with a touch of fresh basil.

IND 11.95 SM 16.95 LG 20.95

THE POPEYE PIE — A white pizza with spinach, roasted red peppers, chicken, fontina and mozzarella with a touch of fresh basil.

IND 11.95 SM 16.95 LG 20.95

GREEK PIE — Tomato sauce, spinach, onions, tomatoes, black olives, topped with feta and mozzarella cheese and basil.

IND 11.95 SM 16.95 LG 20.95

THE CATAPOLLA — Spicy tomato sauce, marinated chicken breast, spinach and sliced tomatoes, covered with mozzarella cheese and basil.

IND 11.95 SM 16.95 LG 20.95

PIZZA DI MARE — Crabmeat, scallops, shrimp, onions, green peppers, garlic butter, covered with mozzarella and parmesan cheeses.

IND 11.95 SM 17.95 LG 23.95

MICKY'S MAGIC — A white pizza with oven roasted tomatoes, pine nuts, kalamata olives, and fresh mozzarella, topped with fresh basil and a sprinkle of shredded mozzarella. **NEW!**

IND 11.95 SM 16.95 LG 20.95

TACO — Homemade crust, salsa, sausage, ground beef, cheddar cheese, shredded lettuce and pico de gallo.

IND 11.95 SM 16.95 LG 20.95

PETE'S PIE — A white pizza with Pete's Hot Sauce, marinated chicken, and red onion, topped with mozzarella and green onion. **NEW!**

IND 11.95 SM 16.95 LG 20.95

SPINACH FETA PIE — Homemade tomato sauce, spinach and crispy bacon with feta and mozzarella cheeses sprinkled with basil.

IND 11.95 SM 16.95 LG 20.95

POLYNESIAN — Homemade tomato sauce, shrimp, hickory ham, pineapple, crisp bacon, smothered with mozzarella cheese.

IND 11.95 SM 16.95 LG 20.95

BIG RED PIE — Our marinara sauce topped with fresh mozzarella on whole wheat pizza crust topped with fresh basil.

IND 11.95 SM 16.95 LG 20.95

RIN TIN TIN PIE — Our marinara sauce with sliced portabello mushrooms, spinach, red onions, red peppers topped with fresh mozzarella and basil on our house made whole wheat pizza crust.

IND 12.95 SM 17.95 LG 21.95

GREAT PYRENEES — A white pizza with sliced portabello mushrooms, spinach, tomatoes, smothered with fontina and mozzarella cheeses topped with fresh basil on top of our housemade whole wheat pizza crust.

IND 11.95 SM 16.95 LG 20.95

YOGI THE LAB'S PIE — House-made barbecue chicken breast sliced and topped with red onions, mozzarella and green onions.

IND 11.95 SM 16.95 LG 20.95

PIT BULL PIE — Zesty pizza sauce topped with Pastrami, ham, pepperoni, salami, red onions, jalapenos, basil and oregano.

IND 11.95 SM 16.95 LG 20.95

POINTER PIE — Our whole wheat dough is drizzled with olive oil then topped with pine nuts, spinach, tomatoes, crumbled feta cheese, a touch of mozzarella cheese and sprinkled with rosemary.

IND 11.95 SM 16.95 LG 20.95

CHICKEN TACO — Homemade crust, salsa and sliced chicken breast, topped with cheddar cheese, shredded lettuce and pico de gallo.

IND 11.95 SM 16.95 LG 20.95

NOUVELLE VEGGIE — Homemade tomato sauce, fresh mushrooms, spinach, onions and green peppers with mozzarella and cheddar cheeses.

IND 11.95 SM 16.95 LG 20.95

MIXED CHEESE — Mozzarella, provolone, parmesan, fontina and cheddar cheeses atop our fresh tomato sauce. A cheese lover's glory.

IND 11.95 SM 16.95 LG 20.95

ITALIAN PIE — Homemade tomato sauce, genoa salami, hickory ham, pepperoni and sliced onions covered with mozzarella cheese and a pinch of oregano.

IND 11.95 SM 16.95 LG 20.95

CHEESE STEAK — Thinly sliced top round with sautéed onions and green peppers in a garlic sauce smothered in mozzarella cheese.

IND 11.95 SM 16.95 LG 20.95

KUJO PIE — Homemade tomato sauce with pesto, artichoke hearts, grilled chicken breast, fresh tomatoes, mozzarella cheese and basil.

IND 11.95 SM 16.95 LG 20.95

SHELTER DOG PIE —

Marinara sauce, pesto, marinated chicken breast, spinach, tomatoes, portabello mushrooms, and fresh mozzarella.

IND 11.95 SM 16.95 LG 20.95

SARDEGNA — Marinated chicken breast chunks, garlic butter, olives, capers and onions covered with parmesan and mozzarella cheeses and a touch of rosemary.

IND 11.95 SM 16.95 LG 20.95

CHULITA'S MADNESS — Our **NEW!** cheese pizza topped with homemade meatballs, oven roasted tomatoes, pineapple, and banana peppers.

IND 11.95 SM 16.95 LG 20.95

MEDITERRANEAN PIE —

Homemade tomato sauce, fresh eggplant, spinach, green olives, parmesan and mozzarella cheeses seasoned with thyme.

IND 11.95 SM 16.95 LG 20.95

PEDIGREE PIE — Garlic butter, artichoke hearts, tomatoes and spinach covered with parmesan, fontina and mozzarella cheeses and sprinkled with fresh basil.

IND 11.95 SM 16.95 LG 20.95

BURRO PIE — Our homemade whole wheat crust topped with our black bean dip, mozzarella and cheddar cheese, lettuce, our fresh pico de gallo and avocado and a side of sour cream.

IND 11.95 SM 16.95 LG 20.95

INDICATES THE LOST DOG FAVORITES

LOST DOG APPETIZERS

ITALIAN FRIES — Oven-baked waffle fries with a mild seasoning. **2.95**

DOG COLLARS — Oven-baked beer-battered onion rings served with zesty horseradish sauce and ranch dip. **3.95**

LOST DOG DIP — 7-layers starting with our homemade chili, cheddar cheese, guacamole, shredded lettuce, pico de gallo, green onions and black olives served with tricolored tortilla chips and pita. **7.95**

RED DOG DIP — A spicy feta and red pepper dip served with fresh cut veggies and pita. **7.95** **NEW!**

GREEN DOG DIP — Spinach and artichoke dip topped with pico de gallo and served with tricolored tortilla chips and pita. **7.95**

HUMMUS & PITA CHIPS — Our zesty Mediterranean hummus served with warm pita chips. **6.95**

BLACK BEAN DIP — Black bean puree smothered with melted mozzarella and cheddar cheese, topped with sliced avocado, pico de gallo, and served with tricolored tortilla chips and pita. **7.95**

GUACAMOLE AND CHIPS — Classic appetizer served with tricolored tortilla chips. **6.95**

BAKESCHETTA — Our garlic toast topped with oven roasted tomatoes, kalamata olives, fresh mozzarella and fresh basil. **6.95** **NEW!**

SOUPS & SALADS

LOST DOG CHILI - SANTA FE STYLE — Full bodied mild chili topped with cheddar and green onions.....cup.3.95/bowl 5.95 **SOON TO BE FAMOUS**

CHICKEN CORN CHOWDER — A rich and creamy chowder with chunks of chicken, sweet corn and sliced green onionscup 3.95/bowl 5.95

TOMATO BISQUE — A creamy tomato basil soup topped with croutonscup 3.95/bowl 5.95 **NEW!**

CHICKEN TORTILLA SOUP — Lost Dog Style with white beans, flavorful chicken and tomatoes in a chicken broth served with tortilla chips on the side.....cup 3.95/bowl 5.95 **NEW!**

All large salads served with a slice of warm pita

GREEK SALAD — Mixed greens, onions, green peppers, tomatoes, kalamata olives. Topped with crumbled feta cheese, and served with feta vinaigrette. lg. 9.95/sm. 5.95 add Sliced Chicken Breast for \$3 more!

DUCK DOG SALAD — A bed of mixed greens, fresh avocado, cucumber, oven roasted tomatoes, kalamata olives, topped with a grilled tuna steak. Drizzled with cucumber wasabi dressing. **12.95** **NEW!**

FIESTA DOG SALAD — Fresh mixed greens, chicken, cheddar, red onions, cucumbers, mushrooms, red peppers, and pico de gallo with peppery parmesan dressing. **10.95**

PICO DE GALLO SALAD — Mixed greens, tomatoes, onions, green peppers and grilled chicken breast topped with pico de gallo. Served with a red wine vinaigrette. **10.95**

LOST DOG SIDES

ITALIAN FRIES — Oven-baked waffle fries with a mild seasoning. **2.95**

DOG COLLARS — Oven-baked beer-battered onion rings served with zesty horseradish sauce and ranch dip. **3.95**

OTHER POPULAR HOMEMADE SIDES:

House Made Pasta Salad.....1.95
Old Fashioned Potato Salad.....1.95
Homemade Cole Slaw.....1.95
Garlic Bread.....1.95
Garlic Bread with Cheese served with marinara.....4.50
Grilled Pita.....1.50

HOWLING HOUND SALAD — Mixed greens with sliced grilled chicken, sweet corn, black beans and avocado topped with house made pico de gallo and avocado ranch dressing. **10.95** **NEW!**

BEST IN SHOW SALAD — Mixed greens, oven roasted tomatoes, portabello mushroom, pine nuts, kalamata olives, roasted red peppers and sliced fresh mozzarella. Served with feta vinaigrette. **10.95** **NEW!**

AVO-DOGO SALAD — Our homemade chicken salad or albacore tuna salad on top of chopped mixed greens with tomatoes, red onions, cucumbers and sliced avocado. Served with balsamic vinaigrette. **10.95**

THE FAT WILLIS CHOPPED SALAD — Grilled chicken breast, crisp smoked bacon, fresh avocado, crumbled feta cheese, tomatoes, cucumbers, and red onions on top of mixed greens. Served with peppery parmesan dressing. **11.95**

Garden Saladlg. 6.95/sm. 3.95

Caesar Saladlg. 7.95/sm. 4.95

Add Grilled Portabello 3.00, Sliced Chicken 3.00 or Tuna 5.00

DRESSINGS:

Balsamic Vinaigrette, Blue Cheese, Caesar, Feta Vinaigrette, Honey Mustard, Oil & Vinegar, Peppery Parmesan, Ranch, Thousand Island, Cucumber Wasabi, Avocado Ranch and Fat Free Lemon Herb.

 INDICATES THE LOST DOG FAVORITES

SODAS & JUICES

FOUNTAIN SODAS — 2.50

LOST DOG ROOT BEER — on tap. 3.95

LAZY DOG LEMONADE — 2.95

LOST DOG HOME BREWED ICED TEA — 2.75

CLEMSON TIGER TEA — A real crowd pleaser, mixes one-half Lazy Dog Lemonade and one-half Lost Dog Ice Tea. **2.95**

SPECIALTY SODAS — IBC Diet Root Beer and Cream Soda, Stewart's Orange 'n Cream, Hank's Gourmet Black Cherry — **2.95**

JUICES — Orange, Apple, Cranberry. — **2.95**

LOST DOG COFFEE OR HOT TEA — **2.75**

BOTTLED WATER SM. 1.95 LG. 2.95

**800 North Henry Street
Transportation Management Plan | Initial Work Plan
Alexandria, VIRGINIA**



August 19, 2013

**800 North Henry Street
Transportation Management Plan | Initial Work Plan
Alexandria, VIRGINIA**

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Overview

This report presents the Initial Work Plan or Transportation Management Plan for 800 North Henry Street, as required with the approved SUP #2010-0028 (Amendment to SDUP #2007-0005).

The site is located within ¼ mile from the nearest Metro Station. The DASH line AT2 services the site providing connection to Braddock Road and King Street Metro Stations and the VRE commuter station. Additional WMATA bus routes are available at the Braddock road Metro station.

In view of this accessibility to transit, the TMP goal for the project is established at 50% non-SOV travel for mixed uses within 1,500 feet of the Metro Station.

The achievement of this goal will be demonstrated by the performance of the TMP based on the activities conducted and financed by the TMP fund and the annual survey that are requirements of this special use permit. The fund report should demonstrate that enough activities are being conducted to persuade residents and tenants, as well as retail employees, to switch to transit as opposed to using their personal vehicles. The survey should progressively show that the strategies financed through the TMP fund are increasing the number of transit users in the site up to the goal, which is 50% non-SOV

Transportation Management Plan

800 North Henry Street lends itself to a TMP because of its location and proximity to existing public transit routes. The TMP includes a number of elements that are listed below, along with an implementation strategy for each and anticipated costs.

Annual assessment rate rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. The developer has agreed to appoint a Transportation Management Plan Coordinator (the TMP Coordinator) to manage and implement the TMP on behalf of the residents of the project. The Transportation Planning***

Division may assist the TMP Coordinator.

TMP Coordinator:

*Michaelena Harnois
Property Manager
703.229.1366
mharnois@ear.com*

COST: \$2,000 (portion of Regional Manager and Manager salary)

- b. To fund the ongoing operation and management of the TMP, the property owner will contribute a yearly amount of \$80.00 per occupied residential unit and \$0.25 per square foot of retail space. The amount shall increase annually in an amount equal to the Consumer Price Index (CPI) to be used exclusively for the transportation activities listed below..***

EQR Madison and Henry will make annual contributions to Transportation Fund prior to issuance of the first Certificate of Occupancy (C of O) for 800 North Henry Street. Annual contributions will begin in Year 1 and subsequent payments will be made each year, on the anniversary of this date, and adjusted by CPI as outlined in the preamble above. The contributions shall be made in the form of a budgetary line item in EQR Madison and Henry's annual operating budget

COST: Included throughout Initial Work Plan

Transit Subsidies

- a. Provide one time free SmarTrip card to renters, retail, and apartment management employees***

EQR Madison and Henry will order 425 SmarTrip cards for the buildings anticipated lessee's with each card loaded with Metro fare media (\$30 value) . Additional SmarTrip cards will be made available for lessee's in excess of the anticipated 425.

COST: \$14,875 (includes \$5 card fare)

EQR Madison and Henry will also provide SmarTrip cards plus \$65.00 Metro fare media to each on-site employee of the property management company and/or building operator. The building owner or property management company will estimate the number of employees; purchase the cards with fare. The card will be provided to the employee no later than their tenth day of work so they can begin to use transit to get to work.

COST: \$840

EQR Madison and Henry will also provide SmarTrip cards plus \$65.00 Metro fare media to each on-site retail employee once the retail space is occupied. The building owner or property management company will estimate the number of employees; purchase the cards with fare. The card will be provided to the employee no later than their tenth day of work so they can begin to use transit to get to work.

COST: \$560

TOTAL TRANSIT SUBSIDY COST: \$16,275

b. *Provide and promote on site business center as telework options for residential property*

The residential project will provide a “cyber café” accessible to all residents as a telecommuting option. In addition to the cyber café wireless internet will be provided for resident use through many of the common areas of the building

TOTAL COST: \$8,000

Marketing

a. *Promote use of transit, carpooling/vanpooling and participation in the staggered work hour program and other components of the TMP with prospective tenants during marketing/leasing/sales activities and with both prospective and existing tenants and employees of the project*

EQR Madison and Henry will promote the use of public transit through its advertising materials and sales sheets.

TOTAL COST: \$2,000

Other

a. *Install bicycle lockers, a bicycle repair station, secure storage areas, covered parking and provision of shower and changing facilities*

EQR Madison and Henry will provide 65 bicycle storage bays, 25 secure storage areas, 466 covered parking spaces, and shower and changing facilities. These components will provide for both residents and property management employees to commute to and from the property via bicycle transit enhanced by leaving their ability to leave their cars in a covered location

TOTAL COST: Not applicable to TMP

- b. Prior to any lease/purchase agreements, the applicant shall prepare appropriate language to inform tenants/owners of the transportation management plan special use permit and conditions therein, as part of its leasing/purchasing agreements; such language to be reviewed and approved by the City Attorney's office with the issuance of the first certificate of occupancy.***

We are reviewing the language provided previously

TOTAL COST: \$1,000

- a. Reference to the Braddock Metro and bus routes in promotional materials and advertisements.***

Before the first C of O, the building owner, property management company, or PTC will work to align advertising to reflect these references.

TOTAL COST: \$1,000

Performance and Monitoring

- a. The TMP Coordinator shall provide semi-annual TMP Fund reports to the Transportation Planning Division. These reports will provide a summary of the contributions to the fund and all expenses and should be accompanied by supporting documentation. The first report will be due six months following the issuance of the first certificate of occupancy***

EQR Madison and Henry or the property management company with the assistance of the Transportation Planner will comply with the semi-annual TMP Fund reports requested by Alexandria

TOTAL COST: \$500 for survey incentives

- b. In conjunction with the survey, the TMP Coordinator shall provide an Annual Report to the Director of T&ES, identifying, as of the end of the reporting period, the units and square feet of occupied retail space, a summary result of the annual survey including an assessment of the effects of TMP activities on carpooling, vanpooling, transit ridership and peak***

hour traffic. The annual report shall also contain a review of the TMP program as well as information on the compliance with the approved parking management program for the project.

EQR Madison and Henry or the property management company with the assistance of the Transportation Planner will comply with the Annual TMP Fund reports requested by Alexandria

TOTAL COST: Included in TMP Coordinator Salary

- c. The TMP Coordinator shall conduct an annual survey, with a minimum response rate of 35%, of the modes of transportation of residents and employees, and other commuting information, as requested by the City, and submit the results and the raw data to the Transportation Planning Division. The initial survey shall be submitted 1 year from the time of 60% occupancy of The Madison Mixed Use Development.***

EQR Madison and Henry or the property management company with the assistance of the Transportation Planner will comply with the annual survey requirement

TOTAL COST: \$500 for survey incentives

GRAND TOTAL TMP COST: \$29,275

Subject: Fwd: Inquiry from Lost Dog Cafe Website October 7, 2013 1:37 pm
From: Pam McAlwee (lostdogpam@aol.com)
To: matthewjsisk@yahoo.com;
Date: Monday, October 7, 2013 8:16 PM

Pam McAlwee

—Original Message—

From: Anne Marie Van Atta <annemarie.wood@gmail.com>
To: wesclough <wesclough@gmail.com>; lostdoggross <lostdoggross@gmail.com>; lostdogpam <lostdogpam@aol.com>
Sent: Mon, Oct 7, 2013 1:37 pm
Subject: Inquiry from Lost Dog Cafe Website October 7, 2013 1:37 pm

Location: General - All

What would you like to give us feedback about? General Feedback

Name: Anne Marie Van Atta

Email:

Message: We need Lost Dog in Old Town Alexandria!! Recently the Chicken Out closed on South Washington Street and every time I drive past it I think it would be the perfect location! It is right off the main in-town road, Franklin Street used by residents in OT. Of course, this is a huge dog town as well!

There is room for outdoor dining and it has a small private lot with good street parking along with a nearby free public garage.

Take out or dine in, this would be an ideal neighborhood location!

Thank you for considering! We will still make the drive to N. Arlington several times a year for a Feta Pie or a Phoenix.

Best,
Anne Marie Van Atta
703-474-0899

Subject: Fwd: Inquiry from Lost Dog Cafe Website November 15, 2013 11:53 am
From: Pam McAlwee (lostdogpam@aol.com)
To: matthewjsisk@yahoo.com;
Date: Friday, November 29, 2013 10:26 AM

Pam McAlwee

—Original Message—

From: Amelia <askissick@gmail.com>
To: wesclough <wesclough@gmail.com>; lostdoggross <lostdoggross@gmail.com>; lostdogpam <lostdogpam@aol.com>
Sent: Fri, Nov 15, 2013 11:49 am
Subject: Inquiry from Lost Dog Cafe Website November 15, 2013 11:53 am

Location: North Arlington

What would you like to give us feedback about? General Feedback

Name: Amelia

Email:

Message: Hello!

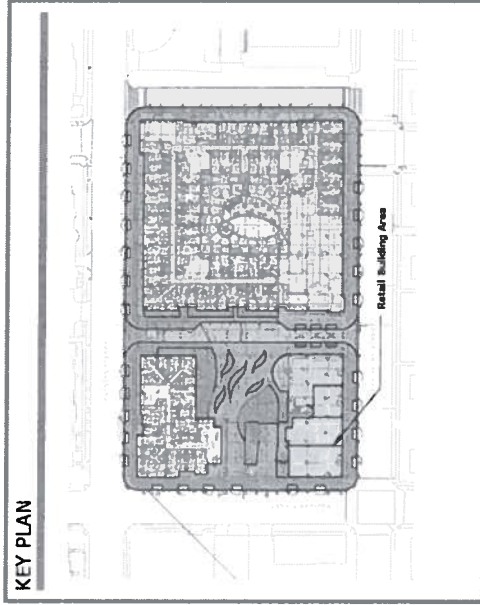
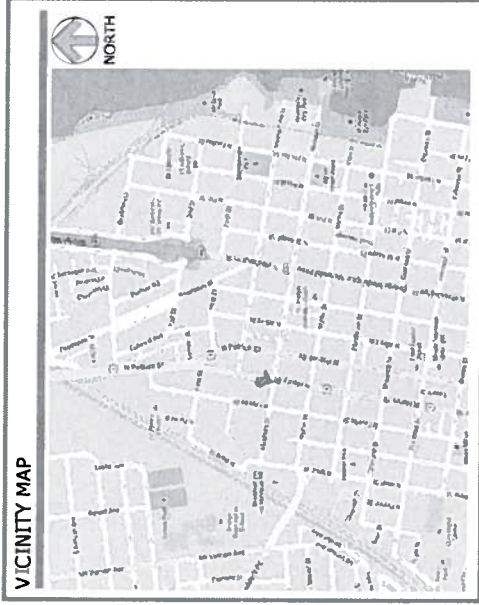
I love your restaurant and have been eating there for a long time. I am moving to the popular neighborhood of del ray in Alexandria and they really need a lost dog over there! It is growing neighborhood with lots of families, progressives, artists, diverse and great for local run places.

Yates corner is a new leed registered development in del ray 1 block from Braddock rd metro and perfectly situated btw del ray, old town and rosemont neighborhoods. I would love for you all to consider that location for a new restaurant! One can dream right?

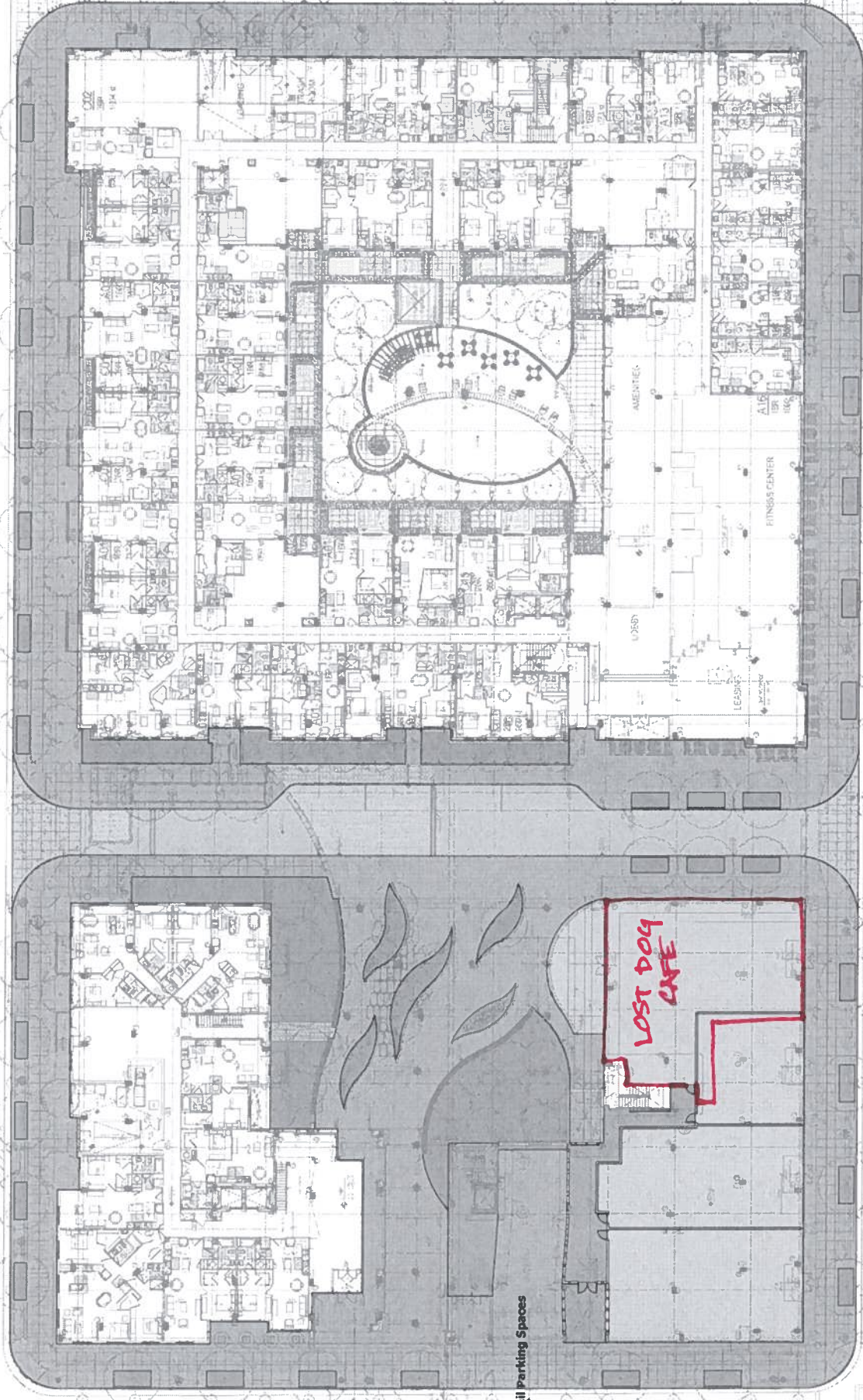
Thanks for your time.

Amelia

Belle Pre
1111 Madison Street Alexandria, VA 22314
Property Building Plan

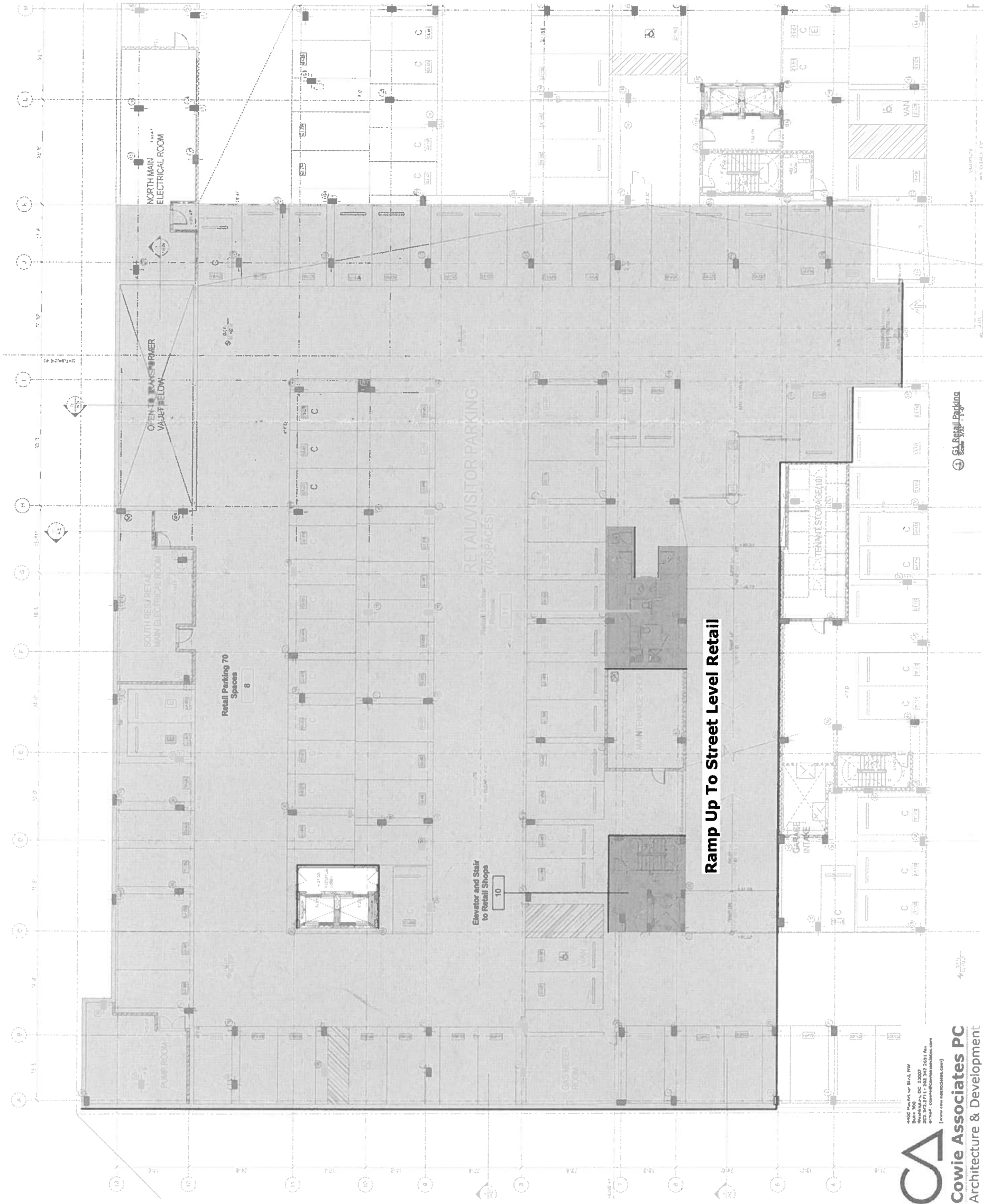


TENANT DATA	NOTES
LEASEABLE AREA:	
F.L. TO JOIST CLEAR HT:	
NO. OF EXITS:	
STOREFRONT:	
SUR INKLER:	
FIRE ALARM:	
GAS:	
WATER:	
SANITARY:	
V.C.T. = VINYL COATED TILE	U.S. = UTILITY SINK
A.T. = CERAMIC TILING TILE	D.S. = DOWNSTAIN
M.N. = MOUNTING HGT.	A.F.F. = ABOVE FINISH FLOOR
	T = TELEPHONE
PROJECT NAME:	ISSUE DATE:
Belle Pre	09/24/13
LOCATION:	PROP. NO.
1111 Madison Street Alexandria, VA	
22314	
	SPACE
	Property

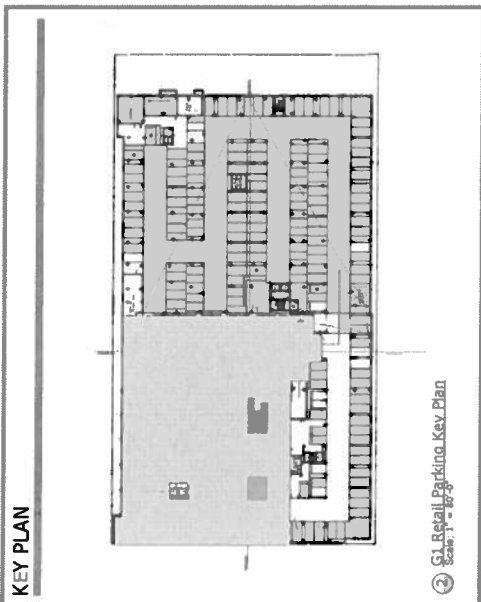
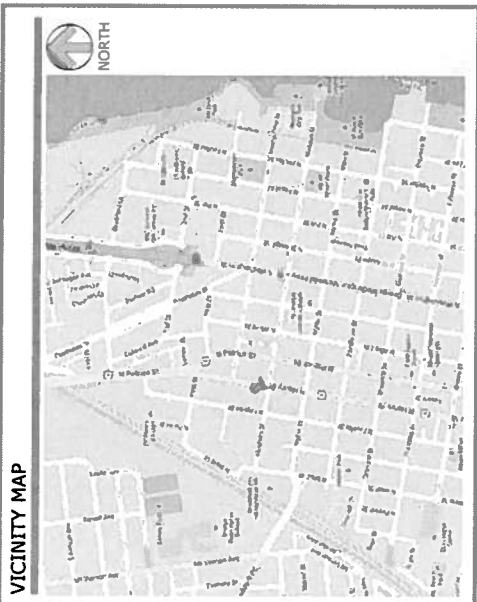


MADISON STREET

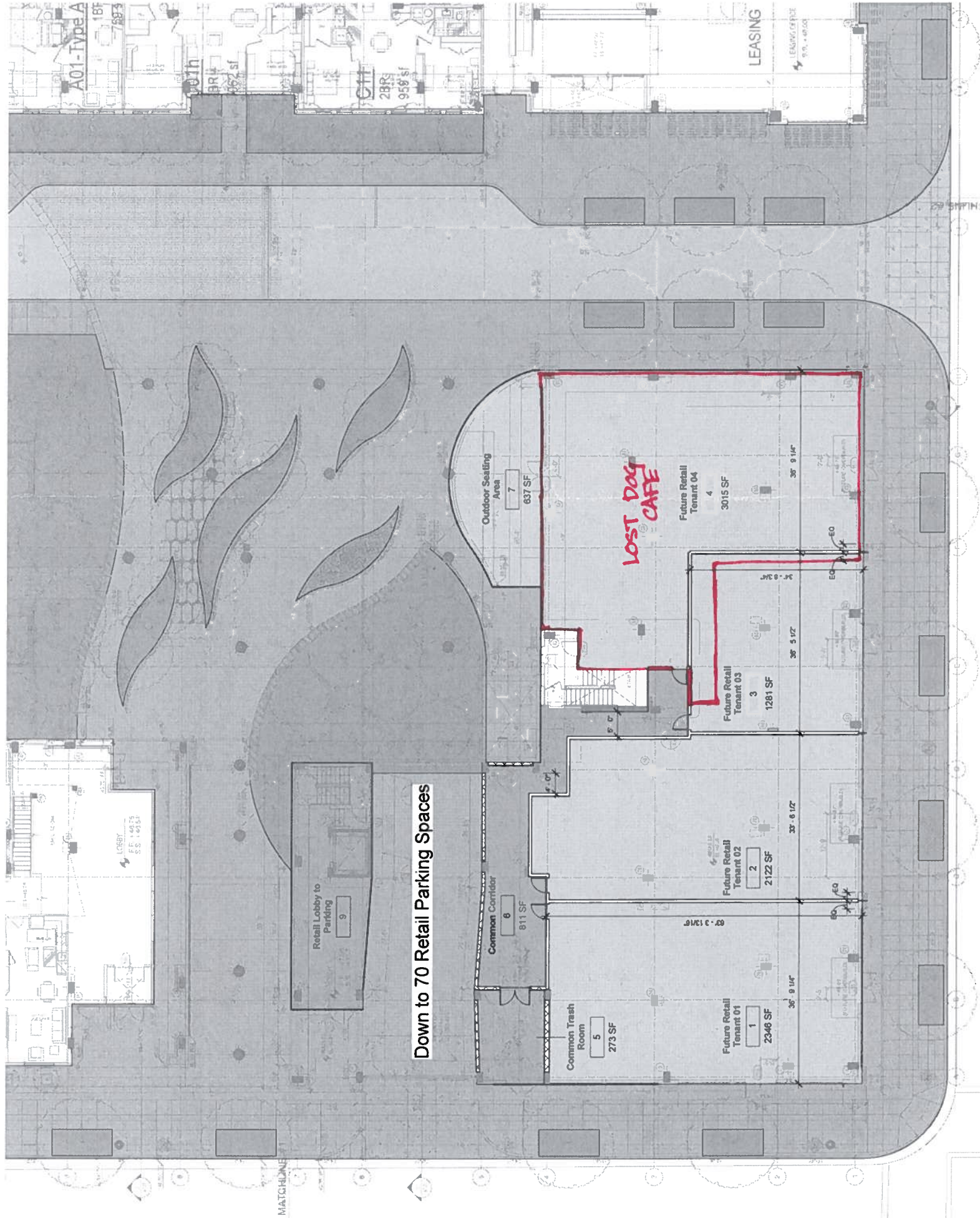
NORTH HENRY STREET



Belle Pre
1111 Madison Street Alexandria, VA 22314
Retail Parking Plan



TENANT DATA		NOTES	
LEASABLE AREA:	FL TO JOIST CLEAR HT:	STOREROOM:	NO. OF EXITS:
	NO. OF EXITS:		
FIRE ALARMS:	GAS:	WATER:	SANITARY:
U.S. = UTILITY SINK	D.F. = DRINKING FOUNTAIN	A.F.F. = ABOVE FINISH FLOOR	T = TELEPHONE
V.C.T. = VINYL COATED TILE	A.C.T. = ACOUSTICAL CEILING TILE	M.H. = MOUNTING HGT.	E = ELECTRIC PANEL
PROJECT NAME:	ISSUE DATE:	PROP. NO.	SPACE
LOCATION:	1111 Madison Street Alexandria, VA	22314	Parking



Tenant Area		
Number	Name	Area
1	Future Retail Tenant 01	2346 SF
2	Future Retail Tenant 02	2122 SF
3	Future Retail Tenant 03	1281 SF
4	Future Retail Tenant 04	3015 SF
5	Common Trash Room	273 SF
6	Common Corridor	811 SF
		9848 SF

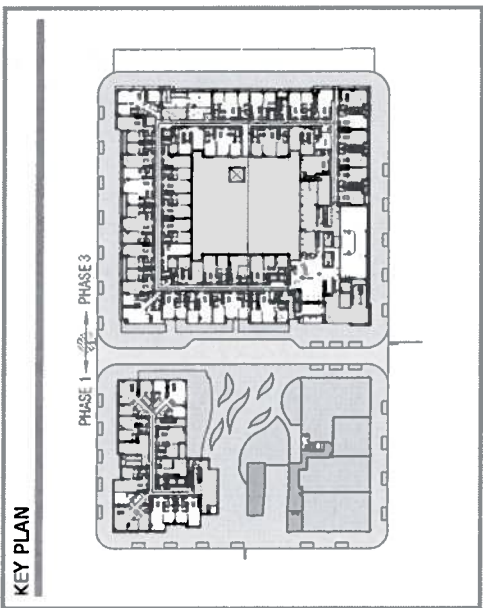
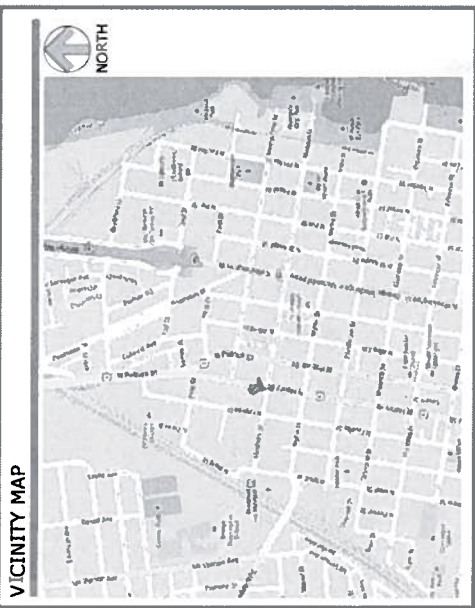
4400 Madison Ave. Suite 100
Suite 300
Alexandria, VA 22304
Tel: 703.271.1111
Fax: 703.271.1111
Email: info@cowieassociates.com
www.cowieassociates.com



Cowie Associates PC
Architecture & Development
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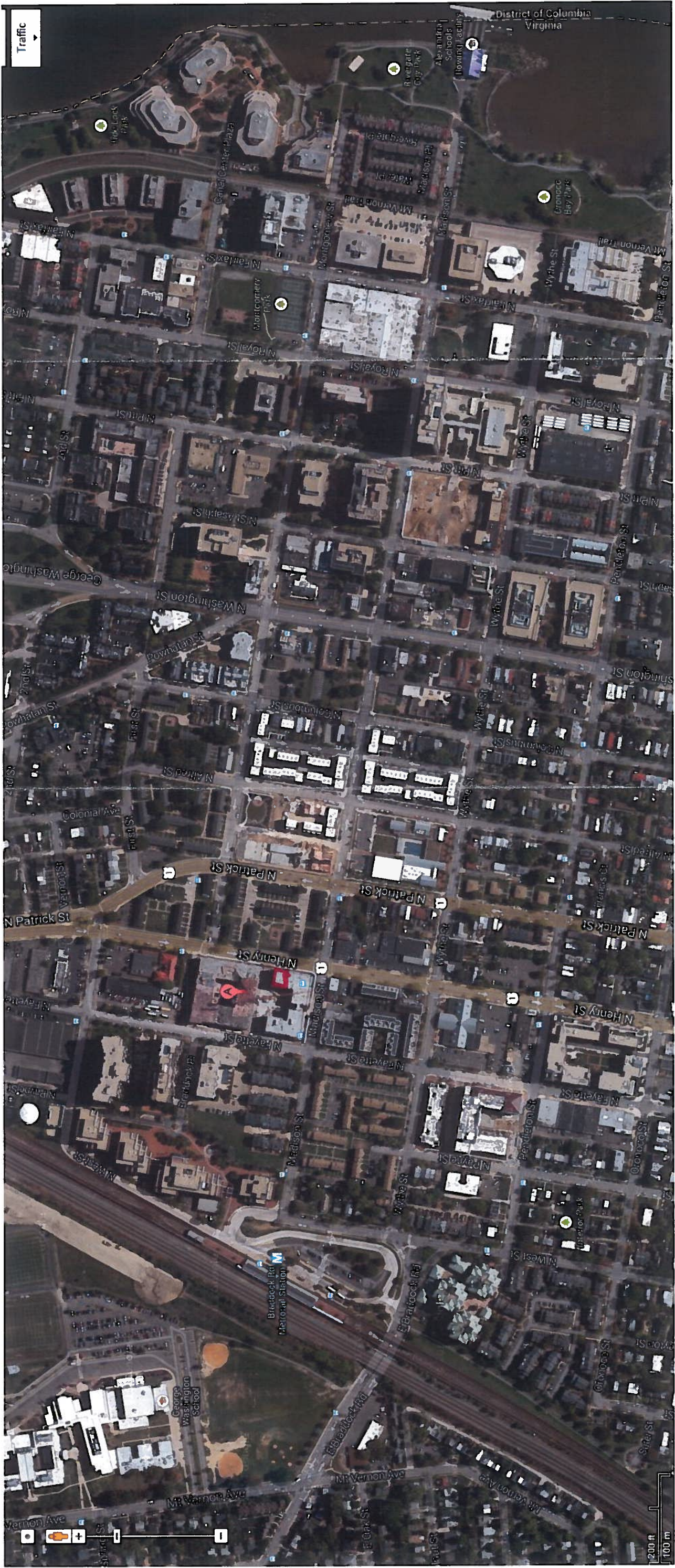
Equity Residential
Commercial Portfolio Manager-Investments
50 Staniford Street, Suite 400
Boston, MA 02114

Belle Pre
1111 Madison Street Alexandria, VA 22314
Retail Building Plan

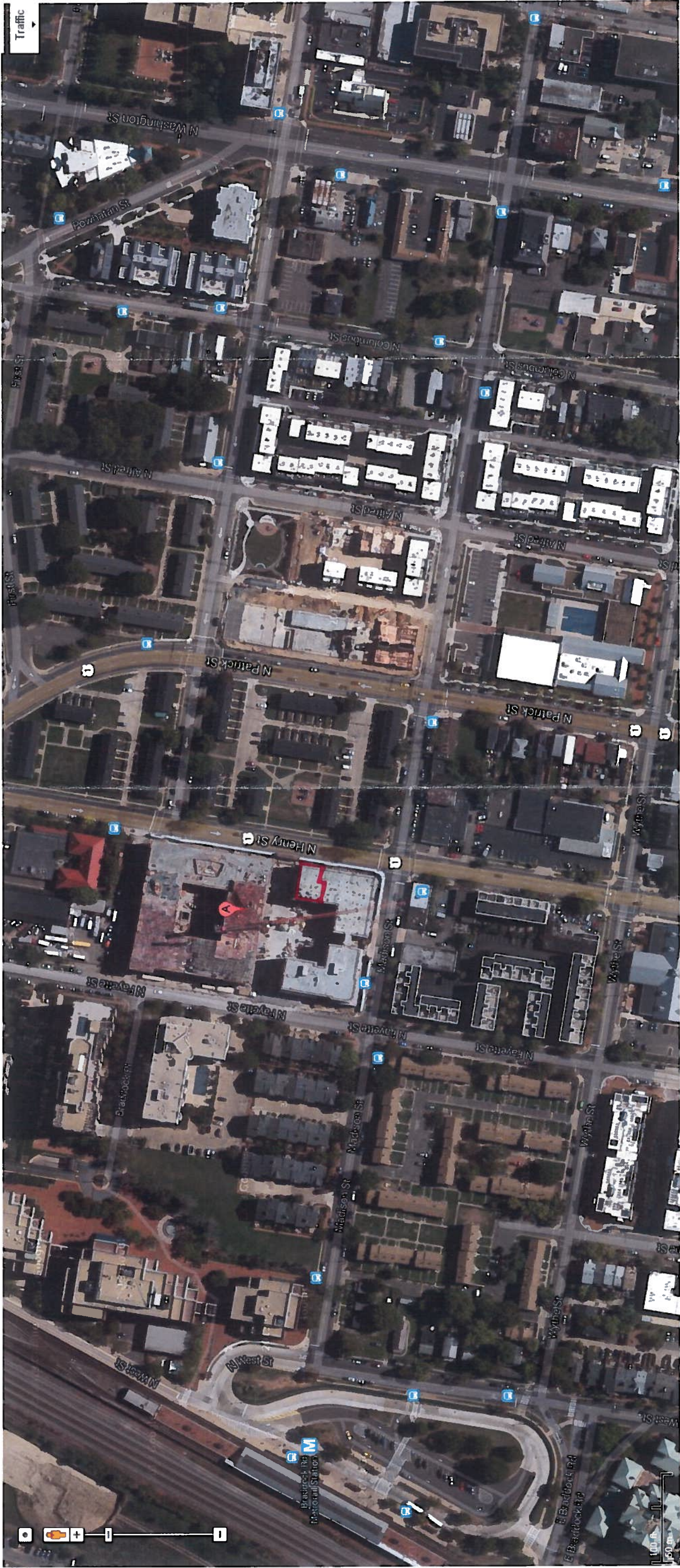


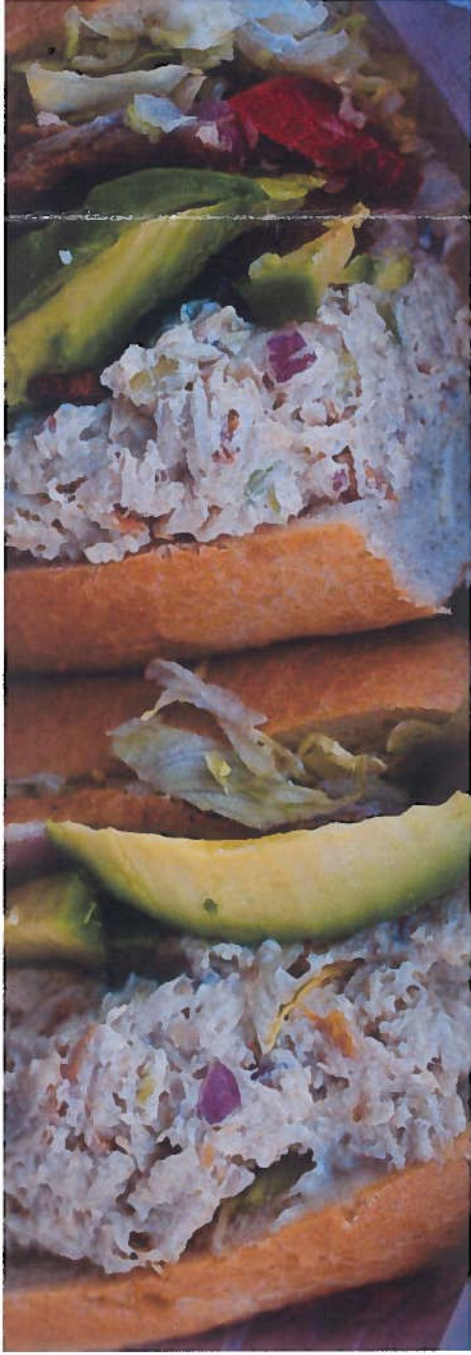
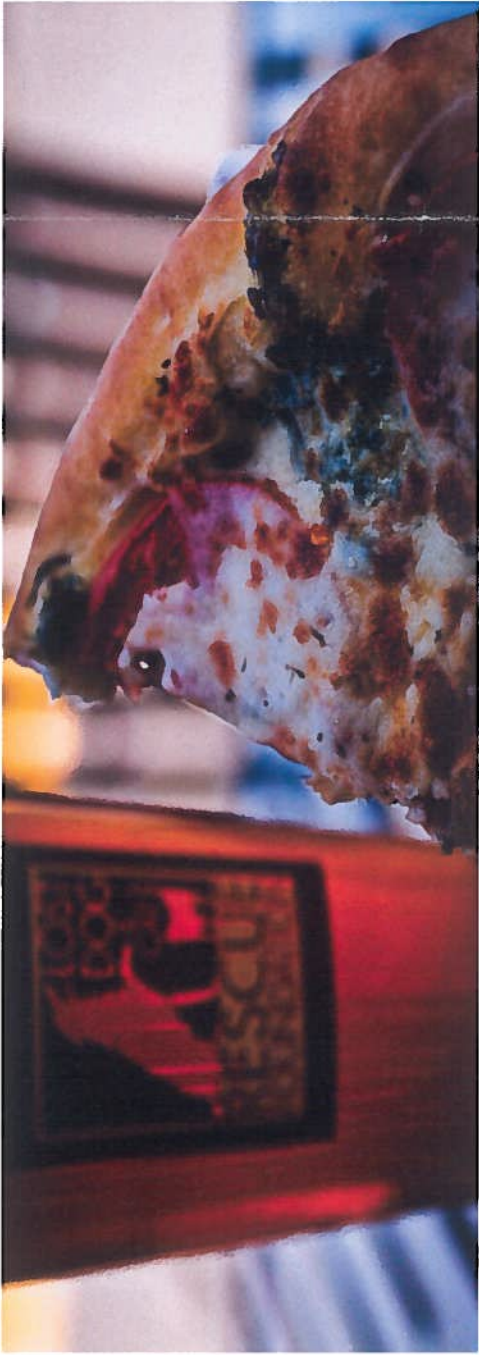
TENANT DATA		NOTES	
LEASABLE AREA:		FL TO JOIST CLEAR HT: NO. OF EXITS: STAIRWELL: FIRE ALARM: GAS: WATER: SANITARY:	
V.C.T. = VINYL COATED TILE A.C.T. = ACOUSTICAL CEILING TILE M.H. = MOUNTING HUT.		U.S. = UTILITY SINK D.F. = DRINKING FOUNTAIN A.F.F. = ABOVE FINISH FLOOR T = TELEPHONE	
E = ELECTRIC PANEL WM = WATER METER GM = GAS METER EM = ELECTRIC METER			
PROJECT NAME: Belle Pre		ISSUE DATE: 07/03/13	
LOCATION: 1111 Madison Street Alexandria, VA 22314		PROP. NO. SPACE 01-04	

This drawing is the property of Cowie Associates PC. It is not to be used for any other project without the written consent of Cowie Associates PC. Rev. 07/03/13. 01-04-01. Rev. 07/03/13. 01-04-01.



200ft
110m





Part 3 (Schedule) Beer

DELIVERY PERMITTEE REPORT

Reports for the month of August 2013

ABC Delivery Permit No. 039467

Invoice		Name		Virginia Resident Delivered To		Beer			Brand Name	Total Price
Date	#		Zip	Address		#	Size	total		
08/01/13	238		22205	1104 N. Roosevelt St		6	12	72	Two Hearted	12.60
08/01/13	227		22207	4808 20 th St N.		4	14.9	59.6	Boddington	9.50
08/01/13	1121		22205	1906 N. Nottingham St		6	12	72	Anchorsteam	12.20
08/01/13	2291		22046	997 N. Sycamore St		4	12	48	90 min.	12.50
08/01/13	225		22213	6616 25 th St N.		6	12	72	Blue Moon	11.90
08/02/13	2335		22044	6001 Arlington Blvd		6	12	72	Red Rocket	13.00
08/02/13	1165		22205	1000 N. Rochester St		12	12	144	Bud Light	15.80
08/02/13	289		22201	1416 N. Vermont St		6	12	72	Lagunitas IPA	11.00
08/02/13	296		22203	900 N. Randolph St apt.516		6	12	72	Purple Haze	10.90
08/02/13	1183		22203	4501 Arlington Blvd		6	12	72	Blue Moon	11.90
08/03/13	1226		22201	1468 N. Bedford St		6	12	72	Sierra Nevada	11.90
08/04/13	1244		22203	1211 N. Glebe Rd		6	12	72	Heineken	11.00
08/04/13	90		22201	3000 Lee Hwy Apt.B201		6	12	72	Boston Lager	11.90
08/05/13	1299		22203	801 N. Wakefield St apt.312		12	12	144	Michelob Ultra	17.20
08/06/13	189		22205	1000 N. Rochester St		6	12	72	Miller Lite	8.30
08/06/13	201		22205	1500 N. Potomac St		6	12	72	Little Sumpin'	11.90
08/06/13	202		22044	600 Roosevelt Blvd apt.402		6	12	72	Corona	11.40
08/06/13	178		22205	5428 22 nd Rd N.		6	12	72	Blue Moon	11.90
08/06/13	164		22203	801 N. Wakefield St apt.312		12	12	144	Yuengling	16.60
08/06/13	156		22201	1206 N. Nelson St		12	12	144	Sierra Nevada	11.90
08/07/13	218		22044	600 Roosevelt Blvd apt.402		6	12	72	Becks	10.40
08/08/13	267		22203	208 N. Galveston St		6	12	72	Anchorsteam	12.20
08/08/13	239		22201	2836 Wilson Blvd		6	12	72	Turbo Dog	10.90
						Total # of Beer Ounces				

Invoice		Name		Virginia Resident Delivered To		Beer			Brand Name	Total Price
Date	#			Zip	Address	#	Size	total		
08/08/13	279			22207	4777 23 rd St N.	6	12	72	Elephant	11.50
						6	12	72	Amstel Light	11.00
08/09/13	304			22203	4501 Arlington Blvd	6	12	72	Sam Adams	11.90
08/09/13	317			22205	1010 N. Sycamore St	6	12	72	Corona	11.00
08/10/13	95			22205	1519 N. George Mason Dr	6	12	72	Lagunitas IPA	11.00
08/11/13	1585			22201	1401 N. Taft St	6	12	72	New Grist	10.90
08/13/13	2745			22203	863 Labanon St	4	12	48	Guinness	10.00
08/13/13	1634			22201	2100 Lee Highway	6	12	72	Lagunitas	11.00
08/14/13	273			22044	600 Roosevelt Blvd	6	12	72	Corona	11.00
08/14/13	255			22203	863 Lebanon	6	12	72	Sierra Nevada	11.90
08/15/13	1696			22205	6238 Washington Blvd	6	12	72	Heineken	11.00
08/15/13	312			22201	14 N Garfield	6	12	72	Jacks Spider	10.70
08/15/13	2829			22207	6427 lee highway	12	12	144	Scrimshaw	13.10
08/17/13	2944			22046	2231 Westmoreland St	6	12	72	Raging Bitch	12.60
08/17/13	73			22201	3111 20 th St	6	12	72	Samuel Adams	11.90
08/17/13	1815			22044	600 Roosevelt Blvd	6	12	72	Becks	10.40
08/17/13	1819			22205	6329 11 th Rd	6	12	72	Flying Dog	11.90
08/17/13	1855			22201	921 N Wayne St	6	12	72	Founders Porter	11.90
08/18/13	2953			22207	4427 N 26 th St	12	12	144	Double Jack	15.90
08/18/13	1858			22205	1018 Harrison St	6	12	72	Jacks Cider	10.70
08/18/13	164			22201	4501 N 37 th Pl	6	12	72	Bells Two Heart	12.60
08/19/13	207			22207	4000 Randolph st	30	12	360	Corona	11.00
08/19/13	2003			22203	4501 Arlington Blvd	12	12	144	Blue Moon	11.90
08/19/13	1920			22203	801 N wakefield St	Total # of Beer Ounces			Michelob Ultra	8.60

Invoice		Name		Virginia Resident Delivered To		Beer			Brand Name	Total Price
Date	#	Zip	Address	#	Size	total				
8/20/13	285	22204	600 Roosevelt Blvd	6	12	72	Corona			11.00
8/20/13	1987	22205	2250 N Lexington St	6	12	72				
8/20/13	293	22203	863 Lebanon St	6	12	72	Sierra Nevada			11.90
8/21/13	316	22203	801 N Wakefield St	12	12	144	Yuengling			8.30
8/21/13	1996	22205	859 N Kensington	6	12	72	Sierra Nevada			11.90
8/22/13	1041	22205	5416 Washington Blvd	6	12	72	New Dogtown			11.00
8/23/13	93	22203	4401 N 4 th st	1	12	12	Heineken			3.50
8/23/13	2197	22201	2417 Washington Blvd	6	12	72	Abita Turbodog			10.90
8/23/13	87	22201	4650 Washington Blvd	6	12	72	Fat Tire			11.90
8/23/13	1064	22207	4000 N Randolph	4	12	48	Delerium tremens			30.00
8/24/13	2219	22203	801 N Wakefield St	6	12	72	Carlsburg			11.00
8/24/13	2238	22205	5416 Washington Blvd	6	12	72	Lagunitas IPA			11.00
8/25/13	2267	22203	4501 Arlington Blvd	6	12	72	Blue Moon			11.90
8/26/13	2319	22203	863 Lebanon St	6	12	72	Sierra Nevada			11.90
8/26/13	1232	22204	600 N Roosevelt Blvd	6	12	72	Corona			11.00
8/27/13	2376	22213	6940 Fairfax Dr	6	12	72	Brooklyn			11.90
8/29/13	1310	22203	212 N Madison St	12	12	144	Corona			11.00
8/29/13	47	22205	6348 N 12 th St	6	12	72	Corona			10.01
8/29/13	39	22207	4132 34 th Rd	6	12	72	Dales Pale Ale			11.70
8/29/13	46	22209	3900 Fairfax Dr	4	12	48	West Coast			12.50
8/30/13	1370	22203	618 N Edison St	6	12	72	Bells Amber			10.95
8/30/13	1364	22205	5020 13 th St	6	12	72	Bud Light			7.90
8/30/13	1350	22046	1010 Sycamore St	6	12	72	Miller Light			8.30
				Total # of Beer Ounces						

Nathan Randall

From: Dirk Geratz
Sent: Thursday, January 23, 2014 8:26 AM
To: Nathan Randall
Cc: Alex Dambach
Subject: FW: Please Recommend Approval for the Lost Dog Cafe @ Belle Pre (Recommend Approval)

Dirk H. Geratz, AICP
Principal Planner
Development Division, Department of Planning & Zoning
703.746.3815
dirk.geratz@alexandriava.gov

-----Original Message-----

From: Peter Courtney [<mailto:pcourt@pobox.com>]
Sent: Thursday, January 23, 2014 5:54 AM
To: Faroll Hamer; Paul Smedberg; Rashad Young; delpepper@aol.com; Justin Wilson; William Euille; Dirk Geratz; allisonsilb@aol.com; 'Timothy Lovain'; John Chapman; PlanComm
Subject: Please Recommend Approval for the Lost Dog Cafe @ Belle Pre (Recommend Approval)

Mr. Mayor, City Manager, City Council, Planning Commission and Planning and Zoning,

Please accept this letter as full support for bringing the Lost Dog Restaurant into the Belle Pre building (formerly known as the Madison Project). We are so excited about the changes in the Braddock neighborhood and pleased to see the development we have worked on for so many years taking shape. Our neighborhood is turning into a vibrant community and the addition of the Lost Dog to the Belle Pre will make it even better.

We are excited about the Lost Dog having a retail license for off-premise sales of wine and beer. All of the other neighborhoods in Old Town have retailers with this amenity and we are excited about the Lost Dog bringing this service to us in the Braddock neighborhood. We are also very excited about the delivery option for wine and beer from the Lost Dog and provide our full support for this change in the Special Use Permit for this property.

Again, know that the Lost Dog has our full support for off-premise and delivery of wine and beer. Please let me know if you have any questions or if there is any doubt or issues preventing its approval. I will be happy to testify in Support of the Lost Dog's SUP for the Belle Pre! We would appreciate your consideration in this manner.

Thank you,
Peter Courtney
Braddock Lofts

Nathan Randall

From: Dirk Geratz
Sent: Thursday, January 23, 2014 7:47 AM
To: Nathan Randall
Cc: Alex Dambach
Subject: FW: Lost Dog Cafe @ Belle Pre (Recommend Approval)

FYI

Dirk H. Geratz, AICP

Principal Planner
Development Division, Department of Planning & Zoning
703.746.3815
dirk.geratz@alexandriava.gov

From: don & sue worden [<mailto:dwworden@comcast.net>]
Sent: Wednesday, January 22, 2014 8:51 PM
To: Farroll.Hamer@alexandriava.gov; Paul Smedberg; Rashad Young; delpepper@aol.com; Justin Wilson; William Euille; Dirk Geratz; allisonsilb@alexandriava.gov; timothylovain@aol.com; Joseph A. Glean; PlanComm; braddockloftshoa@gmail.com
Subject: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Mr. Mayor, City Manager, City Council, Planning Commission and Planning and Zoning,

This letter is to express our full support for bringing the Lost Dog Restaurant into the Belle Pre building (formerly known as the Madison Project). We are so excited about the changes in the Braddock neighborhood and pleased to see the development we have worked on for so many years taking shape. Our neighborhood is turning into a vibrant community and the addition of the Lost Dog to the Belle Pre will make it even better. We have long supported retail and restaurants being a part of our neighborhood.

We also support the Lost Dog having a retail license for off-premise sales of wine and beer. All of the other neighborhoods in Old Town have retailers with this amenity and we think the Lost Dog having a retail component will be a plus in the Braddock neighborhood. We fully support the change in the Special Use Permit for this property.

Again, know that the Lost Dog has our full support for off-premise sales of wine and beer. We have no objection to delivery of wine and beer.

Sincerely,

Donald and Susan Worden
1120 Madison St.
Alexandria, VA 22314

Nathan Randall

From: Duncan Blair <dblair@landcarroll.com>
Sent: Wednesday, January 22, 2014 6:00 PM
To: Nathan Randall
Cc: Duncan Blair; Matthew Sisk (wahoodogllc@gmail.com); Alex Dambach
Subject: FW: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Duncan Wardman Blair, Esqu...

Land Carroll & Blair PC

(703) 836-1000 Work

(703) 778-1444 Work

dblair@landcarroll.com

524 King Street

Alexandria, Virginia 22314

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From: Salena Zellers [mailto:salena_zellers@yahoo.com]
Sent: Wednesday, January 22, 2014 4:02 PM
To: Duncan Blair
Subject: Fw: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Salena Zellers

----- Forwarded Message -----

From: Salena Zellers Schmittke <salena@bioinjury.com>
To: 'Faroll Hamer' <Faroll.Hamer@alexandriava.gov>; 'Paul Smedberg' <Paul.Smedberg@alexandriava.gov>; 'Rashad Young' <Rashad.Young@alexandriava.gov>; delpepper@aol.com; 'Justin Wilson' <justin.wilson@alexandriava.gov>; william.euille@alexandriava.gov; Dirk.Geratz@alexandriava.gov; allisonsilb@aol.com; 'Timothy Lovain' <timothylovain@aol.com>; 'John Chapman' <john.taylor.chapman@alexandriava.gov>; PlanComm@alexandriava.gov; 'HOA BraddockLofts' <braddockloftshoa@gmail.com>
Cc: Benjamin Stoll <bstoll@eqrworld.com>; dblair@landcarrol.com; salena_zellers@yahoo.com; salena@bioinjury.com
Sent: Wednesday, January 22, 2014 3:34 PM
Subject: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Mr. Mayor, City Manager, City Council, Planning Commission and Planning and Zoning,

Please accept this letter as full support for bringing the Lost Dog Restaurant into the Belle Pre building (formerly known as the Madison Project). We are so excited about the changes in the Braddock neighborhood and pleased to see the development we have worked on for so many years taking shape. Our neighborhood is turning into a vibrant community and the addition of the Lost Dog to the Belle Pre will make it even better.

We are excited about the Lost Dog having a retail license for off-premise sales of wine and beer. All of the other neighborhoods in Old Town have retailers with this amenity and we are excited about the Lost Dog bringing this service to us in the Braddock neighborhood. We are also very excited about the delivery option for wine and beer from the Lost Dog and provide our full support for this change in the Special Use Permit for this property.

Again, know that the Lost Dog has our full support for off-premise and delivery of wine and beer. Please let me know if you have any questions or if there is any doubt or issues preventing its approval. I will be happy to testify in Support of the Lost Dog's SUP for the Belle Pre!

Sincerely,

Salena Zellers
Braddock Lofts
1122 Madison Street
Member of the Braddock Implementation Advisory Group

Salena Zellers Schmidtke
BioInjury, LLC
Safety Research and Strategies, Inc
Direct Line: 703-980-2047
Office Line: 508-252-2333

Nathan Randall

Subject:

FW: Lost Dog Cafe @ Belle Pre (Recommend Approval)

From: Alexia Smokler [mailto:asmokler@gmail.com]

Sent: Wednesday, January 22, 2014 3:53 PM

To: Faroll Hamer; Paul Smedberg; Rashad Young; delpepper@aol.com; Justin Wilson; William Euille; Dirk Geratz; allisonsilb; Timothy Lovain; John Chapman; PlanComm

Cc: Mike Oliver; salena

Subject: Fwd: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Mr. Mayor, City Manager, City Council, Planning Commission and Planning and Zoning,

We write to support bringing the Lost Dog Restaurant into the Belle Pre building (formerly known as the Madison Project). We are so excited about the changes in the Braddock neighborhood and pleased to see the development we have worked on for so many years taking shape. Our neighborhood is turning into a vibrant community and the addition of the Lost Dog to the Belle Pre will make it even better.

We are excited about the Lost Dog having a retail license for off-premise sales of wine and beer. All of the other neighborhoods in Old Town have retailers with this amenity and we are excited about the Lost Dog bringing this service to us in the Braddock neighborhood. We are also very excited about the delivery option for wine and beer from the Lost Dog and provide our full support for this change in the Special Use Permit for this property.

Again, know that the Lost Dog has our full support for off-premise and delivery of wine and beer. Please let me know if you have any questions or if there is any doubt or issues preventing its approval.

Sincerely,

Alexia Smokler and Mike Oliver

Braddock Lofts

707 N. Fayette St.

Nathan Randall

Subject:

FW: Lost Dog Cafe @ Belle Pre (Recommend Approval)

From: sarahhhh@aol.com [<mailto:sarahhhh@aol.com>]

Sent: Wednesday, January 22, 2014 11:58 PM

To: Faroll Hamer; Paul Smedberg; Rashad Young; delpepper@aol.com; Justin Wilson; William Euille; Dirk Geratz; allisonsilb@aol.com; John Chapman; PlanComm

Cc: salena_zellers@yahoo.com

Subject: Re: Lost Dog Cafe @ Belle Pre (Recommend Approval)

Ladies/Gentlemen, I'd like to echo my neighbors' resounding support for the new restaurants to the neighborhood.

This email serves as my support for bringing the Lost Dog Restaurant into the Belle Pre building (formerly known as the Madison Project). Our neighborhood is turning into a vibrant community and the addition of the Lost Dog to the Belle Pre will make it even better.

I am excited about the Lost Dog having a retail license for off-premise sales of wine and beer. All of the other neighborhoods in Old Town have retailers with this amenity and I'm looking forward to the Braddock neighborhood having the same service available. I am also very excited about the delivery option for wine and beer from the Lost Dog and provide my full support for this change in the Special Use Permit for this property.

Thank you for your consideration,
Sarah Bueter
719 N. Fayette

Nathan Randall

From: Salena Zellers Schmidtke <salena@bioinjury.com>
Sent: Wednesday, March 12, 2014 9:42 AM
To: Nathan Randall; Faroll Hamer
Cc: wahoodogllc@gmail.com; Duncan Blair; braddockloftshoa@gmail.com; mshel613@yahoo.com; Judy Noritake; 'Salena Zellers'
Subject: Lost Dog's Off Premise Liscense SUP 2014-00014

Nathan,

I understand that WOTCA is fighting Lost Dog Café's off-premise license for alcohol sales. I will submit formal comments to the Planning Commission but wanted to reach out to you personally in advance.

Just for perspective, I live directly across the street from the Belle Pre on Madison Street, between Adkins and Samuel Madden. I can see the restaurant site through the courtyard from my front windows. We are not a part of Parker Gray and this part of the Braddock Metro neighborhood is completely different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail, increasing as you move north up Fayette.

I understand that the argument about not approving the off-premise license is that it would increase the problem of intoxicated people roaming the streets in our neighborhood. If someone wants alcohol to go, they can get it at the Common Market at 1006 Madison Street, which is caddy corner from the Lost Dog Space, or walk two blocks to the 7-11, both of which are much cheaper options. The thought that neighborhood drunks are going to walk into Lost Dog, grab a bottle of wine and walk the streets is absurd. The thought that my neighbors and I would walk into Lost Dog and grab a bottle of wine and bring it home to drink is much more likely. Personally, I'd rather spend this money in our neighborhood instead of going to one of the many restaurants with an off-premise license in Del Ray or to one of the shops on King Street.

From a policy standpoint, you should be focused on the *future* of our neighborhood, not the *past*. This is why we have a Department of Planning and Zoning and why the City spent thousands of dollars on the Braddock Neighborhood Planning process. If Staff recommends to oppose the off premise license for the Lost Dog based on a what this neighborhood *was* and not on what it is *becoming* is not only backwards but will be detrimental to the implementation of the Braddock Plan. Lost Dog will leave and it will absolutely deter other businesses, restaurants and shops from coming here.

Our support for the Belle Pre, formerly known as the Madison Project, has been ongoing for more than 11 years now. When I moved into the Braddock Lofts in 2003, we were working closely with the Planning and Zoning Department to approve the Madison Project which would house a Harris Teeter grocery store. Because of the years of delays caused by power struggles between the neighbors who supported the Harris Teeter and the then Planning and Zoning Director, Eileen Fogarty, Harris Teeter pulled out of the project and the project stalled for more than five years before being approved in 2008, just ahead of the economic downturn. The building is just now being completed in 2014. Don't let history repeat itself and have the Department of Planning and Zoning be responsible for holding back our neighborhood.

I can't tell you how strongly my neighbors and I feel about this. Please call me if you want to discuss the issue.

Sincerely,

Salena Zellers
Braddock Implementation Advisory Group Member
Braddock Lofts Resident

Salena Zellers Schmidtke
BioInjury, LLC
Safety Research and Strategies, Inc
Direct Line: 703-980-2047

Nathan Randall

From: Judy Noritake <jnoritake@nka-arch.com>
Sent: Wednesday, March 12, 2014 10:19 AM
To: Salena Zellers Schmidtke; Nathan Randall; Faroll Hamer
Cc: wahoodogllc@gmail.com; Duncan Blair; braddockloftshoa@gmail.com; mshel613@yahoo.com; 'Salena Zellers'
Subject: RE: Lost Dog's Off Premise Liscense SUP 2014-00014

Faroll – I will add my full support and signature to Salena's points, which are spot-on.

P&Z, the Planning Commission and City Council need to be making policy and plans in this part of town that look to the future and the fulfillment of the vision we have all worked to create, not the past. Understandably, some who have lived in this part of town for decades, often in justifiable fear, take a different view that is less embracing of change. But we need to focus on and support projects at this critical juncture where change is occurring at a fairly rapid pace. This project will help move the neighborhood more quickly toward that vital, busy, safer neighborhood we want. We need The Lost Dog Café to be approved with its full business plan in place.

Judy Noritake
Braddock Lofts Owner

From: Salena Zellers Schmidtke [<mailto:salena@bioinjury.com>]
Sent: Wednesday, March 12, 2014 9:42 AM
To: Nathan.Randall@alexandriava.gov; 'Faroll Hamer'
Cc: wahoodogllc@gmail.com; Duncan Blair; 'HOA BraddockLofts'; Michelle Saylor; Judy Noritake; 'Salena Zellers'
Subject: Lost Dog's Off Premise Liscense SUP 2014-00014

Nathan,

I understand that WOTCA is fighting Lost Dog Café's off-premise license for alcohol sales. I will submit formal comments to the Planning Commission but wanted to reach out to you personally in advance.

Just for perspective, I live directly across the street from the Belle Pre on Madison Street, between Adkins and Samuel Madden. I can see the restaurant site through the courtyard from my front windows. We are not a part of Parker Gray and this part of the Braddock Metro neighborhood is completely different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail, increasing as you move north up Fayette.

I understand that the argument about not approving the off-premise license is that it would increase the problem of intoxicated people roaming the streets in our neighborhood. If someone wants alcohol to go, they can get it at the Common Market at 1006 Madison Street, which is caddy corner from the Lost Dog Space, or walk two blocks to the 7-11, both of which are much cheaper options. The thought that neighborhood drunks are going to walk into Lost Dog, grab a bottle of wine and walk the streets is absurd. The thought that my neighbors and I would walk into Lost Dog and grab a bottle of wine and bring it home to drink is much more likely. Personally, I'd rather spend this money in our neighborhood instead of going to one of the many restaurants with an off-premise license in Del Ray or to one of the shops on King Street.

From a policy standpoint, you should be focused on the *future* of our neighborhood, not the *past*. This is why we have a Department of Planning and Zoning and why the City spent thousands of dollars on the Braddock

Neighborhood Planning process. If Staff recommends to oppose the off premise license for the Lost Dog based on a what this neighborhood *was* and not on what it is *becoming* is not only backwards but will be detrimental to the implementation of the Braddock Plan. Lost Dog will leave and it will absolutely deter other businesses, restaurants and shops from coming here.

Our support for the Belle Pre, formerly known as the Madison Project, has been ongoing for more than 11 years now. When I moved into the Braddock Lofts in 2003, we were working closely with the Planning and Zoning Department to approve the Madison Project which would house a Harris Teeter grocery store. Because of the years of delays caused by power struggles between the neighbors who supported the Harris Teeter and the then Planning and Zoning Director, Eileen Fogarty, Harris Teeter pulled out of the project and the project stalled for more than five years before being approved in 2008, just ahead of the economic downturn. The building is just now being completed in 2014. Don't let history repeat itself and have the Department of Planning and Zoning be responsible for holding back our neighborhood.

I can't tell you how strongly my neighbors and I feel about this. Please call me if you want to discuss the issue.

Sincerely,

Salena Zellers
Braddock Implementation Advisory Group Member
Braddock Lofts Resident

Salena Zellers Schmidtke
BioInjury, LLC
Safety Research and Strategies, Inc
Direct Line: 703-980-2047

Nathan Randall

From: Michelle@msmedinc.com
Sent: Thursday, February 20, 2014 3:15 PM
To: PlanComm
Cc: Nathan Randall; Kendra Jacobs; Nathan Imm; Brandi Collins; ha.ford123@yahoo.com; mshel613@yahoo.com; Rashad Young
Subject: Letter of Support from BIAG

Planning Commission members:

The Braddock Implementation Advisory Group would like to convey its general support for the Lost Dog Restaurant, which is planning on opening in the Belle Pre building (formerly known as the Madison Project) and Bastille Restaurant, which will be moving into the Asher building. We look forward to reviewing the plans and SUP and will address specific details in our regular BIAG meetings.

We are encouraged by the changes in the Braddock neighborhood and pleased to see the development beginning to take shape. We look forward to welcoming two such high-quality restaurants to the neighborhood.

Respectfully,
Heidi Ford and Michelle Saylor
current co-facilitators of the Braddock Implementation Advisory Group

Nathan Randall

From: Faroll Hamer
Sent: Wednesday, March 12, 2014 4:49 PM
To: Karl Moritz; Alex Dambach; Nathan Randall; Kendra Jacobs
Subject: FW:

From: William Euille
Sent: Wednesday, March 12, 2014 3:30 PM
To: kg
Cc: John Chapman; Timothy Lovain; Justin Wilson; Paul Smedberg; Allison Silberberg; Faroll Hamer
Subject: Re:

Thanks
Bill

Sent from my iPhone

On Mar 12, 2014, at 3:27 PM, "kg" <kgiving@yahoo.com> wrote:

Re: SUP 2014-00014 Lost Dog Cafe

I am writing in support of the future plans for Lost Dog Cafe. My comments sent previously that related to the Bastille Restaurant apply to the approval of the Lost Dog Café to be located at the Belle Pre on Madison Street and North Henry. The Belle Pre is a handsome set of buildings that complements our homes at Braddock Lofts. It offers a nice, open plaza across the street as well as the potential for neighborhood serving retail. Additional retail, especially restaurants that are open later in the evening, support the future development of our neighborhood. The best way to curb crime is to have more people up and about with more "eye's on the street."

Lost Dog is an established business with several locations around the City, each with a retail component that sells wine and beer. Many of us hope to have something in our neighborhood comparable to the charming wine shops in Delray, Quaker Lane and King Street. We only have the Common Market at 1006 Madison and the 7-11 across from the metro. Lost Dog's off premise sales and delivery option is a delight to all of us here at the Braddock Lofts.

Apparently there are a few people objecting to Lost Dog having an off premise license for wine and beer sales. My understanding is that they are afraid that having a reputable business sell wine and beer "to go", will

increase the number of intoxicated people roaming the streets in our neighborhood. Their seem to be caught up in what this neighborhood was and not on what it is becoming.

I have heard that Lost Dog will not occupy this property if they are not approved for off premise alcohol sales. If the Planning Commission votes to oppose the off premise license for the Lost Dog, it will surely discourage other businesses, restaurants and shops from coming here.

It is important to note that this part of the Braddock Metro neighborhood is completely different than Parker Gray. The Plan depicts more density and more neighborhood serving retail, increasing as you move north up Fayette. The blocks that remain to be developed include ARHA's Adkins property and Samuel Madden, both of which are up for redevelopment into mixed income housing and neighborhood serving retail, and the Jaguar Gateway project which will include residences, retail, offices and potentially a hotel. The Braddock Metro site is also an area for redevelopment into two multipurpose buildings with a large plaza in center. Surely with all of the progressive redevelopment occurring in this area, there is room for a nice wine and beer shop.

Please don't make our neighbors take their business to other parts of the City. Keep our neighborhood developing into the vibrant, safe and walkable area described in the Braddock Plan, and ensure that what we envision for our neighborhood actually happens.

Sincerely,
Kelly Knape
727 N Fayette

From: [kg](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#); ["Salena Zellers Schmidtke"](#); [salena_zellers@yahoo.com](#)
Subject: LOST DOG CAFE - Single Beers
Date: Thursday, March 27, 2014 12:35:01 PM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and
Department of Planning and Zoning Staff,

I live directly across the street from the Belle Pre at the Braddock Lofts and will be patronizing the Lost Dog Café as often as possible. Lost Dog Cafe is an established business with several locations around the area, each with a successful retail component that sells wine and beer. We look forward to it in our neighborhood, since we have been hoping to have something like the charming wine shops in Delray, Quaker Lane and King Street. Lost Dog Cafe's off premise sales, as well as their delivery option, are very welcome services to us at the Braddock Lofts.

As an aside, this part of the Braddock Metro neighborhood is not Parker Gray and therefore is not a small and quaint neighborhood. The Braddock Plan calls for more density and more retail in this area, increasing moving north, up Fayette and at the Metro.

It is my understanding that Lost Dog Café may not occupy this property if they are not approved for off premise alcohol sales. If you oppose or impose restrictions on the off premise license for the Lost Dog, it may very likely deter other businesses, restaurants and shops from coming here and will set back the implementation of the Braddock Metro Plan. We are extremely pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This sets an appropriate precedent that is focused on the future of our neighborhood.

Yet we are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically Condition 9 which requires beer to be sold in 4 or 6 packs, or bottles greater than 40 ounces. We all understand that the conditions recommended originate from an outdated Alexandria standard for convenience stores and corner liquor stores. This standard has not been challenged since

higher end gourmet wine and beer shops have been opening in our area. The current wording of Condition 9 will be a problem for any wine or gourmet shop that wants to do business in our neighborhood. The beers at Lost Dog are craft beers costing more than your average name brand beer. They do not stock or carry anything in 40oz quantities other than a 64oz (carry out only) Growler starting at price points greater than \$20. For comparison, a 6 pack of Bud Light retails for around \$8 and a single 12oz bottle is sold for \$3.50.

Without any increase in crime, underage drinking or drunken public incidents, Trader Joes and Whole Foods (and the soon to be completed Harris Teeter), all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores. Lost Dog Café is not anything like that, nor are they a liquor store. They carry craft beers and mid-priced wines that their customers request. Also, they sell beers to dine-in customers at dine-in pricing from existing stock. If they are forced to sell beers in packs, rather than as singles, they will be left with cases having only 3 beers left in the pack leaving them with inventory that they cannot sell for carry-out. And of course this is not good for business.

The 40 fluid ounce limitation would also preclude half bottle wine sales. Then there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions, as would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as an affront. The proposed Condition 9 will likely prevent businesses that would improve property values, and therefore INCREASE TAX REVENUE, from considering our neighborhood.

Regarding the influence on crime, studies show that increased business in previously underdeveloped areas attracts further development, and REDUCES crime. Lost Dog Café sees the potential of being in our Braddock neighborhood, and want to lead the way for other businesses. If Alexandria City becomes more restrictive, we will lose their business to those areas adjacent, like Arlington and Shirlington. I DEFINITELY want to spend MY money in MY City.

RECOMMENDATION

We ask that you remove Condition 9, which does not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like convenience stores, then that is what we will get. We at the Braddock Lofts want the City of Alexandria to be progressive and promote small independent retailers that sell unique products as well as other products that we all use every day. Please approve the Lost Dog Café's SUP to set an example of a future with policies that support independent successful neighborhood serving retail that was designated for OUR neighborhood in the Braddock Metro Small Area Plan.

Thank you for your time and consideration. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us, and to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Kelly Knape and Steve Willis
Residents, Braddock Lofts

From: [Nancy Andersen](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [wahoodogllc@gmail.com](#); [dblair@landcarroll.com](#); [bstoll@eqrworld.com](#); [mwebb@rappaportco.com](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#)
Cc: [Greg Andersen](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Friday, March 28, 2014 8:29:56 AM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners, and Department of Planning and Zoning Staff,

We live on the 700 block of N. Fayette, directly across the street from the Andrew Adkins development, and we plan to frequent the Lost Dog Café, as well as Bastille 2.0, often. This part of the Braddock Metro neighborhood is not a part of Parker Gray and is very different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail in this area, increasing as you move north up Fayette St. and at the Metro.

Lost Dog Café is an established business with several locations around the area, each with a successful retail component that sells wine and beer. Many of us have frequented the charming wine shops in Delray, Quaker Lane, and King Street and look forward to this neighborhood serving amenity in our neighborhood. Lost Dog Cafe's off premise sales and delivery option is a welcomed enhancement to the Braddock Lofts, Belle Pre, Henry, and Asher neighborhood area.

Per their business plan, Lost Dog Café will not occupy this property if they are not approved for off premise alcohol sales. If you oppose or impose restrictions on the off premise license for the Lost Dog, based on an outdated perspective of our neighborhood, it will deter other businesses, restaurants, and shops from coming here and will set back the implementation of the development set out in the Braddock Metro Plan.

That said, we are pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This represents a sound policy position focused on the future of our neighborhood, not the past.

OUR CONCERNS

We are concerned about the condition in the Staff Report that applies additional restrictions to the off-premise and delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We understand that the conditions recommended by Staff originate from an outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a problem for Lost Dog's business model, as well as any wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

The Lost Dog's Arlington location carries over 100 differently branded bottles that are sold as singles that do not fit the 40 oz condition. These beers range from 11.2 fluid ounces (Chimay at \$5.59/bottle) to 1 liter (Total Eclipse of the Hop IPA at \$16.09/bottle). Some beers are sold in 750ml bottles at \$20.00/bottle (Allegash Curieux and Boulevard Brewing Chocolate Ale). Lost Dog does not stock or carry anything in 40oz quantities other than a 64oz carry out only Growler starting at price points greater than \$20. As a baseline, for the beers that these outdated conditions are concerned about, a 6 pack of Budlight retails for around \$8 and a single 12oz bottle is sold for \$3.50.

Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes, and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

As an operational problem, Lost Dog Café sells beers to dine in customers at dine in pricing from existing stock. From a business perspective, if they are forced to sell beers in packs rather than as singles, they will have cases with 3 (or 5) beers remaining, leaving them with significant inventory that they cannot sell for carry-out. This is bad for business.

Unfortunately, the 40 fluid ounce limitation would preclude half bottle wine sales. In addition, there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions and so would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as anti-business. Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in our neighborhood.

From a crime perspective, studies show that increased business in previously underdeveloped areas not only attracts further development, but reduces crime.

Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses. If our City is seen as anti-business for these exclusive small businesses, we will lose their business to other areas such as Arlington and Fairfax. We would rather our money be spent in our City, and more specifically, our neighborhood.

OUR RECOMMENDATION

We ask that you consider the future of the City of Alexandria and our small neighborhoods like the Braddock Metro neighborhood by removing antiquated conditions that do not make sense for small neighborhood serving retailers such as

Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. We do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products, as well as other products, that we use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP, paving the way for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us and to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Nancy & Greg Andersen
Braddock Lofts Residents

From: [Salena Zellers Schmidtke](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#); ["Salena Zellers Schmidtke"](#); [salena_zellers@yahoo.com](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Thursday, March 27, 2014 10:15:35 AM
Attachments: [Lost Dog PC Letter of Support 032714.pdf](#)

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I realize that this letter is long, however it is full of facts that are important to the decisions you are asked to make regarding the future retailers in our neighborhood including the Lost Dog Café. I've attached a pdf version of this letter to this email as well. I thank you for taking the time to review my notes. Please contact me if you have any questions or need additional information.

It was a pleasure speaking before you recently in support of Bastille's SUP. All of our comments related to Bastille being a perfect fit for the Braddock Metro Neighborhood apply to the approval of the Lost Dog Café at the Belle Pre on Madison Street and North Henry. Just for perspective, I live directly across the street from the Belle Pre on Madison and will be frequenting the business often.

It is important to note that this part of the Braddock Metro neighborhood is not a part of Parker Gray and is very different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail in this area, increasing as you move north up Fayette and at the Metro.

Lost Dog Cafe is an established business with several locations around the area, each with a successful retail component that sells wine and beer. Many of us have coveted the charming wine shops in Delray, Quaker Lane and King Street and look forward to this neighborhood serving amenity in our neighborhood. Lost Dog Cafe's off premise sales *and* delivery option is a delight to all of us at the Braddock Lofts.

As a solid piece of their business plan, Lost Dog Café will not occupy this property if they are not approved for off premise alcohol sales. If you all oppose or impose restrictions on the off premise license for the Lost Dog based on a backwards looking perspective of our neighborhood, it will deter other businesses, restaurants and shops from coming here and will set back the implementation of the development set out in the Braddock Metro Plan.

That said, we are pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This represents a sound policy position focused on the *future* of our neighborhood, not the *past*.

OUR CONCERNS

We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We all understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

The photograph below is from one of Lost Dog's Arlington locations. It shows 115 differently branded bottles that are sold as singles that do not fit the 40 oz condition. These beers range from 11.2 fluid ounces (Chimay at \$5.59/bottle) to 1 liter (Total Eclipse of the Hop IPA at \$16.09/bottle). Some beers are sold in 750ml bottles at \$20.00/bottle (Allegash Curieux and Boulevard Brewing Chocolate Ale). As a simple matter, Lost Dog does not stock or carry anything in 40oz quantities other than a 64oz carry out only Growler starting at price points greater than \$20. As a baseline, for the beers that these antiquated conditions are concerned about, a 6 pack of Budlight retails for around \$8 and a single 12oz bottle is sold for \$3.50.



Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

As an operational problem, Lost Dog Café sells beers to dine in customers at dine in pricing

from existing stock. From a business perspective, if they are forced to sell beers in packs, rather than as singles, they could be stuck with significant cases with only 3 beers left in the pack leaving them with significant inventory that they cannot sell for carry-out. This is bad for business.

Unfortunately, the 40 fluid ounce limitation would preclude half bottle wine sales. In addition, there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions and so would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as anti-business and I do too. Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in the neighborhood.

From a crime perspective, study after study show that increased business in previously underdeveloped areas not only attracts further development, but *reduces* crime. Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses. If our City is seen as anti-business for these exclusive small businesses, we will lose their business to other areas such as Arlington and Fairfax. I personally would rather my money be spent in my City.

OUR RECOMMENDATION

We ask that you consider the *future* of the City of Alexandria and our small neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Salena Zellers
Braddock Implementation Advisory Group Member
Braddock Lofts Resident

BioInjury, LLC
Safety Research and Strategies, Inc
Direct Line: 703-980-2047

From: [Chuck Thomas](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#); ["Salena Zellers Schmidtke"](#); [salena_zellers@yahoo.com](#)
Cc: [Salena Zellers Schmidtke \(salena@bioinjury.com\)](#); [nancyfandersen@me.com](#); [nicole.b.cieslicki@us.pwc.com](#); [K. Chewning \(chewningkk@aol.com\)](#); [jnoritake@nka-arch.com](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Friday, March 28, 2014 10:01:04 AM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I am the President of the Braddock Lofts Homeowners Association and thought it appropriate to advise that our members actively support approval of SUP 2014-00014 Lost Dog Café to include approval without condition 9 restrictions.

The Lost Dog Café proposed location in the Belle Pre complex is across Madison Street from Braddock Lofts. We will be directly affected by the addition of the Lost Dog to the retail part of the Belle Pre build out. After considerable research, we strongly believe that the Lost Dog management team business plan for our area will serve us and the entire surrounding community very well indeed.

It may be worth noting that this part of the Braddock Metro neighborhood is not a part of Parker Gray and is quite different from Parker Gray. The Braddock Plan calls for more density and more neighborhood-serving retail in this area, increasing as you move north up Fayette and at the Metro.

Lost Dog Cafe is an established business with several locations around the area, each with a successful retail component that sells wine and beer. Many of us have long wanted neighborhood access to the kind of wine shops that have proliferated in Delray and on Quaker Lane and King Street. Lost Dog Cafe's off premise sales *and* delivery option is appreciated by Braddock Lofts residents.

We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers from moving into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are generally unique, high end craft beers.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood-serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Chuck Thomas
President
Braddock Lofts Homeowners Association
715 N Fayette St
Alexandria, VA 22314

This email message is for the sole use of the intended recipient(s) and may contain privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

From: [Jennifer Lachman](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); ["Matthew Sisk"](#); ["Duncan Blair"](#); ["Benjamin Stoll"](#); ["Melissa Webb"](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#); [Salena Zellers Schmidtke](#); [Madison1122_Zellers](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Thursday, March 27, 2014 11:25:18 AM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I realize that this letter is long, however it is full of facts that are important to the decisions you are asked to make regarding the future retailers in our neighborhood including the Lost Dog Café.

It was a pleasure to represent the Braddock Lofts community in front of you recently in support of Bastille's SUP. All of our comments related to Bastille being a perfect fit for the Braddock Metro Neighborhood apply to the approval of the Lost Dog Café at the Belle Pre on Madison Street and North Henry.

It is important to note that this part of the Braddock Metro neighborhood is not a part of Parker Gray and is very different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail in this area, increasing as you move north up Fayette and at the Metro.

Lost Dog Cafe is an established business with several locations around the area, each with a successful retail component that sells wine and beer. Many of us have coveted the charming wine shops in Delray, Quaker Lane and King Street and look forward to this neighborhood serving amenity in our neighborhood. Lost Dog Cafe's off premise sales *and* delivery option is a delight to all of us at the Braddock Lofts.

As a solid piece of their business plan, Lost Dog Café will not occupy this property if they are not approved for off premise alcohol sales. If you all oppose or impose restrictions on the off premise license for the Lost Dog based on a backwards looking perspective of our neighborhood, it will deter other businesses, restaurants and shops from coming here and will set back the implementation of the development set out in the Braddock Metro Plan.

That said, we are pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This represents a sound policy position focused on the *future* of our neighborhood, not the *past*.

OUR CONCERNS

We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

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ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold.

We all understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

The photograph below is from one of Lost Dog's Arlington locations. It shows 115 differently branded bottles that are sold as singles that do not fit the 40 oz condition. These beers range from 11.2 fluid ounces (Chimay at \$5.59/bottle) to 1 liter (Total Eclipse of the Hop IPA at \$16.09/bottle). Some beers are sold in 750ml bottles at \$20.00/bottle (Allegash Curieux and Boulevard Brewing Chocolate Ale). As a simple matter, Lost Dog does not stock or carry anything in 40oz quantities other than a 64oz carry out only Growler starting at price points greater than \$20. As a baseline, for the beers that these antiquated conditions are concerned about, a 6 pack of Budlight retails for around \$8 and a single 12oz bottle is sold for \$3.50.



Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

As an operational problem, Lost Dog Café sells beers to dine in customers at dine in pricing from existing stock. From a business perspective, if they are forced to sell beers in packs, rather than as singles, they could be stuck with significant cases with only 3 beers left in the pack leaving them with significant inventory that they cannot sell for carry-out. This is bad for business.

Unfortunately, the 40 fluid ounce limitation would preclude half bottle wine sales. In addition, there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions and so would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as anti-business and I do too. Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in the neighborhood.

From a crime perspective, study after study show that increased business in previously underdeveloped areas not only attracts further development, but *reduces* crime. Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses. If our City is seen as anti-business for these exclusive small businesses, we will lose their business to other areas such as Arlington and Fairfax. I personally would rather my money be spent in my City.

OUR RECOMMENDATION

We ask that you consider the *future* of the City of Alexandria and our small neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Jennifer Lachman & John Villar
Braddock Lofts Residents
714 N. Henry Street
Direct Line: 571-970-0050

March 27, 2014

To the Attention of the Alexandria City Planning Commission,

Please accept this letter as full support for approval of SUP 2014-0014 and Lost Dog Café.

I previously wrote in support of Bastille restaurant (SUP 2014-003) and the core argument from that letter applies just as much to Lost Dog:

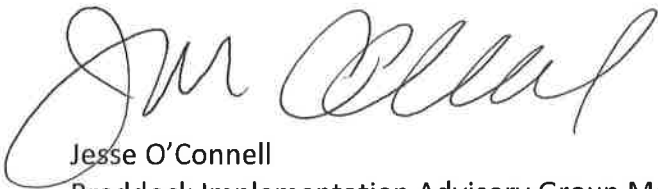
- We are thrilled a successful and established local business is coming to our neighborhood;
- They represent the type of neighborhood-serving retail we've hoped to attract to the area and are a welcome contrast to the current preponderance of "fast casual" options;
- They will bring continued vibrancy to the neighborhood, and with that increased "eyes on the street" and improved safety;
- Turning a business away due to onerous restrictions on their intended operations would deter other businesses from considering the Braddock neighborhood and imperil the nascent growth and development finally occurring.

One specific difference between the Bastille and Lost Dog situations that I wanted to address is Lost Dog's intention to conduct off-premise alcohol sales and delivery, which city staff is pushing to restrict. To me, and many of my fellow residents, this is a much desired service Lost Dog is intending to offer; a welcome respite from our current treks over to Del Ray or down to King Street in search of craft beer or fine wine.

The restrictions being proposed by city staff in Condition 9 reflect concerns inherent to a convenience store or corner liquor store; clearly Lost Dog is neither of these things. It would seem unreasonable in that case to hold Lost Dog to this standard; their intended off-premise sales hold greater similarity to Trader Joes or Whole Foods, both of whom sell dozens of types of beer and wine in various quantities and sizes. I would encourage the Planning Commission to look to the future of this neighborhood rather than dwelling on the fears of the past.

Please remove Condition 9 and approve the SUP submitted by Lost Dog. I appreciate your time and attention to this letter, and look forward to continuing to work with you in realizing the full vibrant potential of the Braddock neighborhood.

Sincerely,



Jesse O'Connell
Braddock Implementation Advisory Group Member
The Henry Resident

March 28, 2014

PC Docket #10
SUP2014-0014

Alexandria Planning Commissioners
City Hall
Alexandria, VA 22314

Re: Docket Item #10
April 1, 2014 Hearing
Special Use Permit #2014-0014
Lost Dog Café

Dear Planning Commissioners:

My husband, Rae, and I own a townhouse at 1119 Wythe Street, on the block next to the Belle Pre where the Lost Dog Café wishes to locate. Just like our letter of several weeks ago in support of the Bastille at the Asher, we wish to offer our full and enthusiastic support to the Lost Dog Cafe owners as they seek approval to locate a new establishment in the Braddock neighborhood, the subject of SUP 2014-0014 now before you.

With the Bastille we made the case that this is a neighborhood that is rapidly changing, with more significant development just around the corner. Just since you considered the Bastille's SUP, WMATA has announced it will seek development proposals for the Braddock Road Metro site, citing this area as one of the fastest developing in the region.

The WMATA development will only add to the momentum we now see, the fulfillment of the vision that the City and the neighborhood has worked over years to plan – a transit oriented, dense, walkable, urban neighborhood like nothing else in the City. The Lost Dog Café, following on the heels of the Bastille's approval, represents a tide that is turning. We are looking eagerly forward to a thriving urban neighborhood with great restaurants and shops like the one the Lost Dog group is proposing.

With that in mind, we lend our full support to the SUP before you. We do have a concern however: We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café moving into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We understand that the conditions recommended by Staff originate from an outdated Alexandria standard for stores like 7-11s and the corner liquor stores. The current wording of Condition 9 is a problem for Lost Dog's business model as well as any upscale wine or gourmet shop that wants to do business in our

neighborhood. The beers on Lost Dog's menus are unique, high end beers. I, myself have large-sized single cans of Sapporo and Guinness in my refrigerator right now. Under the proposed conditions they could not offer those two beers.

Without any increase in crime, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores. Lost Dog Café is not a 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers want. In addition, the 40 fluid ounce limitation would preclude half bottle wine sales for those with more than 14% alcohol content. At our house we often drink hard ciders and some of those, the "iced" hard ciders made from apples that have been frozen, are bottle in small narrow bottles, are of higher alcohol content and are delicious. I suspect those would be precluded, and that would be a shame.

For shops and businesses like the Lost Dog Café, the conditions proposed do not keep up with the trends in the marketplace for beers, wines, and the fast growing hard cider sector. It is a backward-looking set of recommendations. Our Braddock neighborhood is being built anew and as a consequence is eagerly looking to the future, not the past. Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses.

We ask that you consider the future our small neighborhood as you debate this SUP. We need to move past antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. We want a neighborhood that supports small independent retailers who sell unique products, as well as the products that we use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP, and mark a new pathway to the future by supporting the independent neighborhood-serving retail that was imagined for our area in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us and to the successful future development of the Braddock Metro Neighborhood.

With kind regard,



Judy and Rae Noritake
1119 Wythe St.
Alexandria, VA 22314

From: [nicole cieslicki](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Friday, March 28, 2014 12:52:47 PM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners, and Department of Planning and Zoning Staff,

I live in the Braddock Lofts community and couldn't be more excited about the recent development activity taking place in our neighborhood, especially the arrival of the interim park, Bastille 2.0 and hopefully, the Lost Dog Café ("Lost Dog"). I am writing you today to thank you for the actions you have taken thus far to help bring these establishments to our area. I would also like to thank everyone for supporting Lost Dog's SUP for off-premises alcohol sales and delivery.

That being said, I think that more action is needed. In my view, we need to remove Condition 9 from the SUP as it places additional restrictions to the off-premises sale and delivery of alcohol, thereby jeopardizing our chances of landing Lost Dog and other similar retail businesses.

I know that many of my neighbors and other community activists have laid out the well-reasoned arguments for removing Condition 9 and I concur with them. Therefore, I will not focus on that in this note. Instead, I will share some other observations.

Prior to moving to Alexandria two years ago, I was a long-time Arlington, Virginia resident and had the good fortune of living within one mile of the original Lost Dog Café. As such, I have frequented the restaurant and availed myself of their retail and delivery services, be it in the form of pizza, sandwiches, alcohol and/or their famous milk shakes. I was the envy of several of my friends and peers because I lived in a zip code that was serviced by Lost Dog. When my close friends purchased their new home, one of the perks they cited was that Lost Dog now delivered to them. I kid you not.

Lost Dog has a great reputation and is **exactly** the kind of business that is needed in our neighborhood. It is a nice contrast to Bastille 2.0 and should bring the same kind of enthusiasm as I described above. It is my understanding that Lost Dog's business model cannot work with the current restrictions contained in Condition 9. Therefore, if this condition is not removed, they will not come. Please do not stand in the way of bringing Lost Dog to the Belle Pre as it will not only negatively impact the community today, but for years to come.

Thank you in advance for your attention to this matter.

Sincerely,

Nicole Cieslicki

Resident of the Braddock Lofts
729 N. Fayette St.
Alexandria, VA 22314

From: [amanuel.fessahaye](#)
To: [PlanComm](#)
Subject: Approval for Lost Dog restaurant
Date: Friday, March 28, 2014 12:52:33 PM

Good afternoon,

This e mail is to request your support for approving Lost Dog in the Braddock area without Condition 9, which would help in the general effort of improving the livability of our community.

Thank you for your consideration.

Amanuel Fessahaye
1111 Wythe St
Alexandria, VA 22314

From: Michelle@msmedinc.com
To: [PlanComm](#); [Rashad Young](#); [Nathan Randall](#); [Nathan Imm](#); [Faroll Hamer](#)
Cc: braddockloftshoa@gmail.com; ["Salena Zellers \(salena_zellers@yahoo.com\)"](mailto:Salena_Zellers(salena_zellers@yahoo.com))
Subject: support in favor of Lost Dog Cafe
Date: Friday, March 28, 2014 11:33:13 AM

All,

Please support the Lost Dog Café in their development at the Belle Pre location. The Braddock Metro neighborhood favors and was designed for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. Please remove Condition 9 from the SUP, as it impairs their ability to be successful. Clearly this retailers is quite different from 7-11, and to be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the success of the long awaited Braddock Metro Area plan!

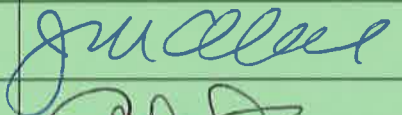

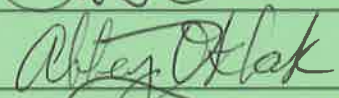

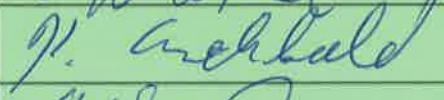
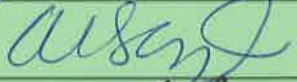
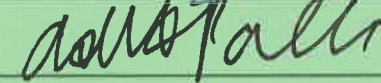
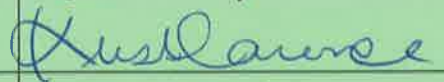

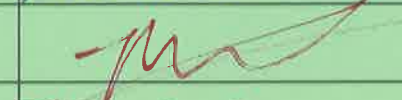


Best,

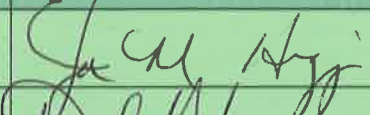
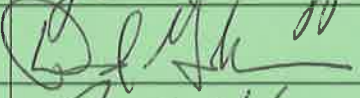
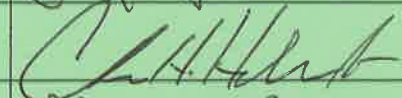
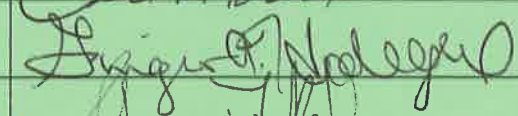
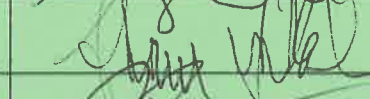
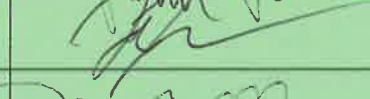
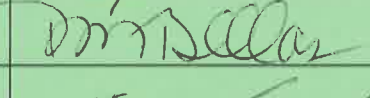
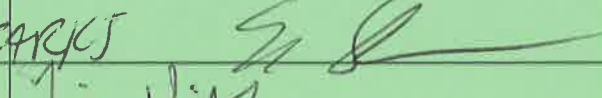
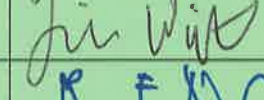
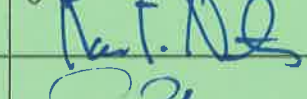






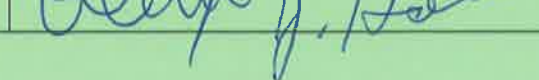


Michelle Saylor
(phone) 703.785.6172
(eFax) 888.883.6404





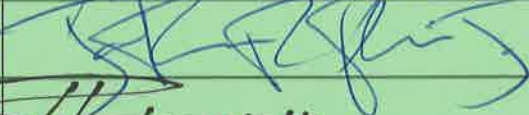
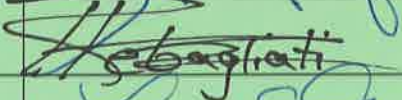
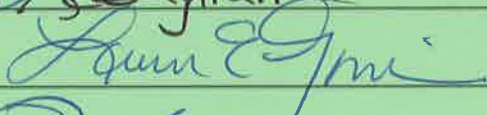




Petition to Support the Lost Dog Café at the Belle Pre

We, the undersigned, wish to express our support for the Lost Dog Café's proposal to establish an operation at the Belle Pre; including full support for their intention to conduct off-premises alcohol sales and delivery without the limitations imposed by proposed Condition 9. We believe that this is the type of neighborhood-serving retail needed in the Braddock Metro neighborhood and are gratified to see the Lost Dog adding to the continued development and growing vibrancy of the area. We encourage the Planning Commission and City Council to fully approve SUP #2014-0014 as submitted by the Lost Dog Café without the restrictions imposed by recommended Condition 9.

Printed Name	Signature	Address	Date
Salena Zellers		1122 Madison Street	3/29/14
JESSE O'CONNELL		525 N. FAYETTE ST. #323	3/29
ANH TRAN		525 N. FAYETTE ST. #311	3/29
ABBEY OKLAK		525 N FAYETTE ST #502	3/29
Wade Parrish		525 N Fayette St #608	3/29/14
Ken Archibald		525 N. Fayette St. #408	3/29/14
Michelle Saylor		2208 Mt Vernon Ave	3.29.14
Aditi Palli		1111 Dranoco St. #338	3.29.14
Kristina Lawrenci		6062 Billingsgate Lane ^{Cville, VA} 20120	3/29/14
Patrick, TERESA Juan de		620 N. Fayette St. #417 22314	3/29/14
Ryan Tritch		620 N. Fayette #420	3/29/14
Nicole B Cieslick		729 N. Fayette St	3/29/14
Nancy Andersen		741 N. Fayette St	3/29/14

Printed Name	Signature	Address	Date
JOHN HIGGINS		525 N. Fayette St #613	3/29/14
David Granholm		620 N. Fayette St. #642	3/29/14
CHARLES H. HOLINGSWORTH		1111 BELLE PRE WAY, # 231	3/29
Ginger A. Hedegore		720 N Henry St.	3/29/14
Shane Tulbitt		620 N. Fayette St	3/29/14
Take Frederick		1111 Belle Pre Way	3/29/14
Rosanne Bellas		1111 Oronoco St #428	3/29/14
KEITH WORLEY/ERIC SPARKS		525 N. FAYETTE	3/29/14
Lisa Winkler		525 N FAYETTE #224 317	3/29/14
RAE NORTAKE		1119 WYTHE	3/29/14
Chris Iles		1111 Oronoco #432	3/29/14
Scott Sharma		114 Belle Pre #405	3/29/14
Susan Aukeman		1125 Madison St #208	3/29/14
Toinette N. Jones		1125 Madison St #208	3/29/14
V. Sears		525 N. Fayette #626	3/29/14
Juan Nortake		1119 Wythe St.	3/29/14
Ali Gorsuch		525 N. Fayette St. #310	3/29/14

Printed Name	Signature	Address	Date
CASEY HASTINGS	Casey Hastings	525 N. Fayette St. #222	3/29
Jeff Moody	Jeff J. Moody	525 N Fayette St #522	3/29
Aaron Karty	Aaron Karty	525 N Fayette St #511	5/20
Greg Andersen	Greg Andersen	714 N Fayette St	3/29/14
John Villan	John Villan	714 N. Henry	3/29/14
Jennifer Lachman	Jennifer Lachman	714 N. Henry	3/29/14
PETER COETNER	Peter Coetner	720 N HENRY	3/29/14
Matt Pianetto	M. Pianetto	620 N. Fayette St #209	3/29/14
MICHAEL POLLOCK	Michael Pollock	525 N. FAYETTE ST #422	3/29/14
LARRY SIRNA	Larry Sirna	1791 LANIER PL NW #3 20009	3/29/14
Dana Brooks	Dana Brooks	1111 Belle Pre Way #526 ²²³¹⁴	3/29/14
Shannon Sanders	S. Sanders	1125 Madison St	3/29/14
Whitney J. Waters	Whitney J. Waters	1125 Madison St.	3/29/14
Sabala Baskar	Sabala Baskar	1111 Oronoco St. Unit 426	3/29/14
Kristi Derendorf	Kristi Derendorf	525 N Fayette St #408	3/29/14
Josh Hallock	Josh Hallock	525 N Fayette St., 414	3/29/14
Gina Mats	Gina Mats	525 N. Fayette St. 414	3/29/14

Printed Name	Signature	Address	Date
Jamie Gorsuch		525 N. Fayette St #316	3/29/14
Ginger Hedegore		720 N Henry St.	3/29/14
Emily O'Connell		525 N. Fayette St. 323	3/29/14
InSuk Granholm		620 N. Fayette St	3/29/14
Jonathan R Paulsen Jr		620 N. Fayette St #240	3/29/14
Herman Rebagliati		525 N Fayette St #119	3/29/14
Lauren Rebagliati		525 N Fayette St #119	3/29/14
David Uribe		1125 Madison St #318	3/29/14
SARA AZZAM		525 N Fayette St #301	3/29/14
JASON ERICKSON		1111 ORONOCO #333	3/29/14
DAVID Huber		525 N FAYETTE ST #408	3/29/14

From: [K.Devendorf](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe's application (SUP 2014-014)
Date: Monday, March 31, 2014 10:09:23 AM

To whom it may concern,

I am writing to show my support for Lost Dog Cafe's application (SUP 2014-014) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine. I think this would be a fantastic enhancement to our "up and coming" community. I am looking forward to their services and to supporting their business in our area!

Kristi Devendorf, Esq.

The Henry

525 N Fayette St # 408

Alexandria, VA 22314

(703) 614-7098

From: [Julia Nigrelli](#)
To: [PlanComm](#)
Subject: SUP 2014-014
Date: Monday, March 31, 2014 9:54:48 AM

Good morning,

I'm writing to express my strong support for Lost Dog Cafe's application to establish a location in the Bel Pre Apartments as submitted without amendment (to operate a full service restaurant at Bel Pre with off premises sales of beer and wine.)

It is my understanding that the Planning Commission, while recommending overall approval of the application, has sided with those who would have Lost Dog amend their business plan to restrict off premises sale of beer and wine. This amendment would negatively impact Lost Dog's business model since many craft beers are bottled in 22 ounce bottles, and require customers to purchase more than they might want and/or even preclude an order at all.

Lost Dog's off premises sales of beer will hardly fuel public drinking and intoxication, not when much less expensive options exist (for example, the 7 Eleven just three blocks away). Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dunn- Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

This is a red herring. I highly recommend approval of their application as submitted, fully permitting off premises sales of beer and wine.

Thank you for your consideration.

Julia Nigrelli
525 N. Fayette St. # 302
Alexandria, VA

From: [Josh Krieger](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe at the Bel Pre Apartments - Special Use Permit #2014-0014
Date: Sunday, March 30, 2014 8:46:45 PM

Good evening,

As a local resident of the Braddock Road metro area, I would like to express my strong support for Lost Dog Cafe's application to establish a location on the ground floor of the Bel Pre Apartments (800 North Henry Street) to be approved as submitted without amendment. I see no good reason to restrict their sale of alcoholic beverages and do not expect these sales to result in increased public intoxication in the area. There are many cheaper, easier ways to get alcohol in the neighborhood.

Thank you,

Joshua Krieger
525 N Fayette Street, Unit 313
Alexandria, VA
22314

From: [Eric Sparks](#)
To: [PlanComm](#)
Subject: Please Approve Lost Dog Cafe
Date: Sunday, March 30, 2014 5:44:18 PM

To the Alexandria Planning Committee,

I request that you approve Lost Dog Cafe's application (SUP 2014-014) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine. This café will add much to the quality of the neighborhood.

Thank you for your consideration.

Eric Sparks
525 N Fayette St. #512
Alexandria, VA 22314

From: [Alexandra Jeye](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe's Application
Date: Sunday, March 30, 2014 4:18:45 PM

Dear Planning Commission,

I am a resident and owner at The Henry condominiums on North Fayette Street. I am very excited about the upcoming changes to our neighborhood and all of the opportunity they present. We should be welcoming and recruiting in restaurants, shops, and other vendors to enhance our quality of life and provide new services to our residents. I was at the "meet and greet" this weekend and heard about Lucky Dog's application at the Belle Pre apartments. As a result, I am writing to express my very strong support for Lost Dog Cafe's application (SUP 2014-014) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine.

Lucky Dog's delivery service is a great service for residents in the area, and is extremely unique. It will only enhance the neighborhood. They should be allowed to operate within their application as submitted and without amendment. In addition, many of these beverages are local to the state of Virginia or the area, and we should be able to support them.

Thanks for your consideration, and I hope you decide to allow them to provide a great service and restaurant in the neighborhood with delivery of all sizes of alcohol.

Best Regards,
Alexandra

From: [Amber Williams Trickey](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe's application (SUP 2014-014)
Date: Sunday, March 30, 2014 10:58:32 AM

I am a resident at the The Henry on N. Fayette & Pendleton.

My husband and I strongly support Lost Dog Cafe's application (SUP 2014-014) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine.

We think Lost Dog Cafe will bring much needed vitality and business to our community, and we are very excited to have this new establishment in our neighborhood.

Thank you for your consideration in this matter. Keep up the good work!

Amber Trickey
525 N. Fayette #PH4

From: [Robert M. Gants](#)
To: [PlanComm](#)
Cc: higs743@yahoo.com
Subject: Lost Dog Cafe application
Date: Sunday, March 30, 2014 10:39:19 AM

We support the application of the Lost Dog Café application without amendment. We are property owners at “The Henry”
Robert and Norma Gants

From: [Michael Korb](#)
To: [PlanComm](#)
Subject: SUP 2014-014
Date: Sunday, March 30, 2014 10:32:42 AM

Good morning,

I'm writing to express my strong support for Lost Dog Cafe's application to establish a location in the Bel Pre Apartments as submitted without amendment (to operate a full service restaurant at Bel Pre with off premises sales of beer and wine.)

It is my understanding that the Planning Commission, while recommending overall approval of the application, has sided with those who would have Lost Dog amend their business plan to restrict off premises sale of beer and wine. This amendment would negatively impact Lost Dog's business model since many craft beers are bottled in 22 ounce bottles, and require customers to purchase more than they might want and/or even preclude an order at all.

Lost Dog's off premises sales of beer will hardly fuel public drinking and intoxication, not when much less expensive options exist (for example, the 7 Eleven just three blocks away). Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dunn- Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

This is a red herring. I highly recommend approval of their application as submitted, fully permitting off premises sales of beer and wine.

Thank you for your consideration.

Mike Korb
525 N. Fayette St. # 302
Alexandria, VA

From: [Rachel Stauffer](#)
To: [PlanComm](#)
Subject: Support for Lost Dog Cafe's Application
Date: Saturday, March 29, 2014 8:31:11 PM

To the Planning Commission,

I appreciate your consideration of the Lost Dog Cafe's application as submitted without amendment to locate in the Bel Pre apartments. I am a resident of the City of Alexandria, and live just a few blocks away from the Bel Pre. It is important that businesses like Lost Dog are welcomed in our growing and developing community.

This is why it is important for the Planning Commission to approve the Lost Dog Cafe's application as submitted without amendment.

Again, I appreciate your consideration.

Thank you,
Rachel Stauffer

From: [Caitlin Codella](#)
To: [PlanComm](#)
Subject: Support for Lost Dog Cafe
Date: Saturday, March 29, 2014 7:46:07 PM

To whom it may concern:

I support Lost Dog Cafe's application (SUP [2014-014](#)) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine.

Sincerely,
Caitlin Codella

Caitlin Codella
525 N Fayette St #413
Alexandria, VA 22314

From: [K. Chewing](#)
 To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [wahoodogllc@gmail.com](#); [dblair@landcarroll.com](#); [bstoll@eqrworld.com](#); [mwebb@rappaportco.com](#); [Rashad Young](#); [braddockloftshoa@gmail.com](#); [salena@bioinjury.com](#); [salena_zellers@yahoo.com](#)
 Cc: [nancyfandersen@me.com](#); [nicole.b.cieslicki@us.pwc.com](#); [jnoritake@nka-arch.com](#); [chuck.thomas@leoniegroupp.com](#)
 Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
 Date: Friday, March 28, 2014 6:52:13 PM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

As stated in an earlier letter on the subject, I am **in full support of the Lost Dog Café** coming to the Braddock Metro area. I live at the Braddock Lofts just ½ block from their proposed premises at the Bel Pre.

For many years we endured the side effects of being 3 doors away from the now defunct Ermeralda's restaurant and bar. I won't go into detail, but it made our weekends miserable and required much "clean up" on Saturday and Sunday mornings.

HOWEVER, we have NO such concern about the Lost Dog Café. I have frequented several of their locations for years and can assure you that they are family friendly and good neighborhood stewards. The kind of restaurant any neighborhood would want.

We are concerned, however, about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

As I understand it, the current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that may want to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in the neighborhood.

OUR RECOMMENDATION

We ask that you consider the *future* of the City of Alexandria and our small neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Respectfully, Kay Chewning

Resident - Braddock Lofts

From: [Peter Courtney](#)
To: plancomm@alexandria.gov
Cc: [PlanComm](#); [Ginger Hedegore](#)
Subject: Re: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Friday, March 28, 2014 5:40:32 PM

PC Docket Item #10
SUP #2014-0014

Greetings,

I too am a resident of Braddock Lofts and I would like to voice my support for Lost Dog as stated below as well.

We would appreciate your support in this matter. I think it will be great for the neighborhood.

Thanks,
Peter Courtney
720 N Henry St

On Mar 28, 2014, at 4:02 PM, Ginger Hedegore <ghedegore@gmail.com> wrote:

Planning Commissioners and Department of Planning and Zoning Staff,

I am a resident of Braddock Lofts, 720 N Henry St. I have become aware that Lost Dog Cafe is interested in conducting business in the Belle Pre, a close neighbor of mine. In order for the Lost Dog to be successful they will require additional supports with modifying alcohol policies in our neighborhood. Please read the letter below. I support the Lost Dog fully and want you to consider including the modified alcohol policies listed below to help the Lost Dog run their business successfully.

Thank you, in advance, for your time and energy,

Ginger Hedegore
720 N Henry St.

"Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I realize that this letter is long, however it is full of facts that are important to the decisions you are asked to make regarding the future retailers in our neighborhood including the Lost Dog Café. I've attached a pdf version of this letter to this email as well. I thank you for taking the time to review my notes. Please contact me if you have any questions or need additional information.

It was a pleasure speaking before you recently in support of

Bastille's SUP. All of our comments related to Bastille being a perfect fit for the Braddock Metro Neighborhood apply to the approval of the Lost Dog Café at the Belle Pre on Madison Street and North Henry. Just for perspective, I live directly across the street from the Belle Pre on Madison and will be frequenting the business often.

It is important to note that this part of the Braddock Metro neighborhood is not a part of Parker Gray and is very different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail in this area, increasing as you move north up Fayette and at the Metro.

Lost Dog Cafe is an established business with several locations around the area, each with a successful retail component that sells wine and beer. Many of us have coveted the charming wine shops in Delray, Quaker Lane and King Street and look forward to this neighborhood serving amenity in our neighborhood. Lost Dog Cafe's off premise sales *and* delivery option is a delight to all of us at the Braddock Lofts.

As a solid piece of their business plan, Lost Dog Café will not occupy this property if they are not approved for off premise alcohol sales. If you all oppose or impose restrictions on the off premise license for the Lost Dog based on a backwards looking perspective of our neighborhood, it will deter other businesses, restaurants and shops from coming here and will set back the implementation of the development set out in the Braddock Metro Plan.

That said, we are pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This represents a sound policy position focused on the *future* of our neighborhood, not the *past*.

OUR CONCERNS

We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We all understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

The photograph below is from one of Lost Dog's Arlington locations. It shows 115 differently branded bottles that are sold as singles that do not fit the 40 oz condition. These beers range from 11.2 fluid ounces (Chimay at \$5.59/bottle) to 1 liter (Total Eclipse of the Hop IPA at \$16.09/bottle). Some beers are sold in 750ml bottles at \$20.00/bottle (Allegash Curieux and Boulevard Brewing Chocolate Ale). As a simple matter, Lost Dog does not stock or carry anything in 40oz quantities other than a 64oz carry out only Growler starting at price points greater than \$20. As a baseline, for the beers that these antiquated conditions are concerned about, a 6 pack of Budlight retails for around \$8 and a single 12oz bottle is sold for \$3.50.

<image003.jpg>

Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

As an operational problem, Lost Dog Café sells beers to dine in customers at dine in pricing from existing stock. From a business perspective, if they are forced to sell beers in packs, rather than as singles, they could be stuck with significant cases with only 3 beers left in the pack leaving them with significant inventory that they cannot sell for carry-out. This is bad for business.

Unfortunately, the 40 fluid ounce limitation would preclude half bottle wine sales. In addition, there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions and so would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as anti-business and I do

too. Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in the neighborhood.

From a crime perspective, study after study show that increased business in previously underdeveloped areas not only attracts further development, but *reduces* crime. Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses. If our City is seen as anti-business for these exclusive small businesses, we will lose their business to other areas such as Arlington and Fairfax. I personally would rather my money be spent in my City.

OUR RECOMMENDATION

We ask that you consider the *future* of the City of Alexandria and our small neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Salena Zellers
Braddock Implementation Advisory Group Member
Braddock Lofts Resident"

From: [Ginger Hedegore](#)
To: [PlanComm](#)
Cc: [Peter Courtney](#)
Subject: SUP 2014-00014 Lost Dog Cafe - Recommend Approval without Condition 9 restrictions
Date: Friday, March 28, 2014 4:02:14 PM

PC Docket Item #10
SUP #2014-0014

Planning Commissioners and Department of Planning and Zoning Staff,

I am a resident of Braddock Lofts, 720 N Henry St. I have become aware that Lost Dog Cafe is interested in conducting business in the Belle Pre, a close neighbor of mine. In order for the Lost Dog to be successful they will require additional supports with modifying alcohol policies in our neighborhood. Please read the letter below. I support the Lost Dog fully and want you to consider including the modified alcohol policies listed below to help the Lost Dog run their business successfully.

Thank you, in advance, for your time and energy,

Ginger Hedegore
720 N Henry St.

"Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and
Department of Planning and Zoning Staff,

I realize that this letter is long, however it is full of facts that are important to the decisions you are asked to make regarding the future retailers in our neighborhood including the Lost Dog Café. I've attached a pdf version of this letter to this email as well. I thank you for taking the time to review my notes. Please contact me if you have any questions or need additional information.

It was a pleasure speaking before you recently in support of Bastille's SUP. All of our comments related to Bastille being a perfect fit for the Braddock Metro Neighborhood apply to the approval of the Lost Dog Café at the Belle Pre on Madison Street and North Henry. Just for perspective, I live directly across the street from the Belle Pre on Madison and will be frequenting the business often.

It is important to note that this part of the Braddock Metro neighborhood is not a part of Parker Gray and is very different than the small and quaint neighborhood of Parker Gray. The Braddock Plan depicts more density and more neighborhood serving retail in this area, increasing as you move north up Fayette and at the Metro.

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As a solid piece of their business plan, Lost Dog Café will not occupy this property if they are not approved for off premise alcohol sales. If you all oppose or impose restrictions on the off premise license for the Lost Dog based on a backwards looking perspective of our neighborhood, it will deter other businesses, restaurants and shops from coming here and will set back the implementation of the development set out in the Braddock Metro Plan.

That said, we are pleased that Staff is supporting the SUP for off-premise alcohol sales and delivery. This represents a sound policy position focused on the *future* of our neighborhood, not the *past*.

OUR CONCERNS

We are concerned about the condition in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

We all understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a *problem* for Lost Dog's business model as well as *any* wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

The photograph below is from one of Lost Dog's Arlington locations. It shows 115 differently branded bottles that are sold as singles that do not fit the 40 oz condition. These beers range from 11.2 fluid ounces (Chimay at \$5.59/bottle) to 1 liter (Total Eclipse of the Hop IPA at \$16.09/bottle). Some beers are sold in 750ml bottles at \$20.00/bottle (Allegash Curieux and Boulevard Brewing Chocolate Ale). As a simple matter, Lost Dog does not stock or carry anything in 40oz quantities other than a 64oz carry out only Growler starting at price points greater than \$20. As a baseline, for the beers that these antiquated conditions are concerned about, a 6 pack of Budlight retails for around \$8 and a single 12oz bottle is sold for \$3.50.



Without any increase in crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

As an operational problem, Lost Dog Café sells beers to dine in customers at dine in pricing from existing stock. From a business perspective, if they are forced to sell beers in packs, rather than as singles, they could be stuck with significant cases with only 3 beers left in the pack leaving them with significant inventory that they cannot sell for carry-out. This is bad for business.

Unfortunately, the 40 fluid ounce limitation would preclude half bottle wine sales. In addition, there are some fine wines that have alcohol content greater than 14% (some high end California Cabernet Sauvignons and Zinfandels). These would be precluded from sale under the recommended conditions and so would some dessert wines, Sherries and Ports. Future higher end retailers will see this limitation in their product selection as anti-business and I do too. Essentially, the proposed Condition 9 makes it hard for anything but lower end businesses like 7-11 to operate in the neighborhood.

From a crime perspective, study after study show that increased business in previously underdeveloped areas not only attracts further development, but *reduces* crime. Lost Dog Café wants to be part of our neighborhood because they see the potential and want to lead the way for other businesses. If our City is seen as anti-business for these exclusive small businesses, we will lose their business to other areas such as Arlington and Fairfax. I personally would rather my money be spent in my City.

OUR RECOMMENDATION

We ask that you consider the *future* of the City of Alexandria and our small

neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at the Braddock Lofts do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us *and* to the successful future development of the Braddock Metro Neighborhood.

Sincerely,

Salena Zellers
Braddock Implementation Advisory Group Member
Braddock Lofts Resident"

From: higs743@yahoo.com
To: [Kendra Jacobs](#); [Graciela Moreno](#); [Cicely Woodrow](#)
Subject: Call.Click.Connect. #48442: Planning Commission Inquiries, Dockets at 800 N HENRY ST Dear Mayor Euille, City Council and Plan
Date: Sunday, March 30, 2014 11:15:51 AM
Attachments: [map.png](#)

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 48442.

Request Details:

- Name: John Higgins
- Approximate Address: 800 N HENRY ST (See [map below](#))
- Phone Number: 703-623-1116
- Email: higs743@yahoo.com
- Service Type: Planning Commission Inquiries, Dockets
- Request Description: Dear Mayor Euille, City Council and Planning Commission,

I am submitting a letter on behalf of the owners/residents of The Henry Condominium in support of SUP 2014-014 the application by Lost Dog Café to establish a restaurant at 800 North Henry in the Belle Pre. As President of the Unit Owners Association of The Henry Condominium, I want to communicate our emphatic support for Lost Dog Café's application as submitted including full support for their intention to conduct off-premises alcohol sales and delivery without the limitations imposed by proposed Condition #9.

This is the type of service oriented retail needed in the Braddock Metro neighborhood. Once it is in operation, it will contribute to a vibrancy along North Henry Street which will put more "eyes on the street" and help to make our neighborhood a safer and friendlier place to live.

I strongly encourage the Planning Commission and the City Council to fully approve SUP 2014-014 as submitted by the Lost Dog Café without the restrictions imposed by recommended Condition #9.

Respectfully,
John Higgins
President

Unit Owners Association of The Henry Condominium

- Attachment: <http://request.alexandriava.gov/GeoReport/UploadedFile.ashx/pdf/8a44cf97-2a3c-4c9a-9ab8-234ad54acff5>
- Expected Response Date: Monday, April 7



Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

From: [Faroll Hamer](#)
To: [Kendra Jacobs](#)
Subject: FW: SUP 2014-00014 Lost Dog Café
Date: Tuesday, April 01, 2014 9:46:45 AM

From: Flo Williams [mailto:flowilliams@coopercarry.com]
Sent: Tuesday, April 01, 2014 9:14 AM
To: Flo Williams
Subject: SUP 2014-00014 Lost Dog Café

Dear Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff:

I work nearby the Henry Condominium on Henry Street. I believe that The Lost Dog Cafe (<http://lostdogcafe.com/>) 's application should be approved without amendment. The Lost Dog Café will be a wonderful addition to the neighborhood – it's great to support a new business coming into our community, as well as providing to businesses already in our community.

The addition of condition 9 in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

I understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a problem for Lost Dog's business model as well as any wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight. Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dun Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

Lost Dog Cafe will add a vibrant full service restaurant featuring a broad selection of craft beers

and wines to our neighborhood dining options. Something we sorely need to improve the services available in our local community. The idea that not only will we have access to a new dining venue within easy walking distance but also gain another food delivery option (pizza, sandwiches, beer and wine) is good news for the whole neighborhood.

I ask that you consider the future of the City of Alexandria and neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan. Thank you for your attention on this important matter.

Sincerely,

Flo L. Williams
Office Manager

COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

625 NORTH WASHINGTON STREET, SUITE 200, ALEXANDRIA, VA 22314
TEL (703) 519-6152 • FAX (703) 519-7127 • WWW.COOPERCARRY.COM

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Please consider the environment before printing this e-mail

From: [Singleton, Jeannie](#)
To: [PlanComm](#)
Subject: Please allow The Lost Dog Cafe
Date: Monday, March 31, 2014 7:00:29 PM

As a resident of The Henry I strongly support The Lost Dog Cafe's application as submitted without amendment.

Thank you,

Eugenia Singleton
525 N. Fayette #304

Jeannie Singleton CLTC, LTCP, CSA
Senior Account Manager
The Federal Long Term Care Insurance Program
603.433.3884 - Office
603.498.5757 - Cell

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From: [Katie Peterschmidt](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#)
Subject: Re: SUP 2014-00014 Lost Dog Café
Date: Monday, March 31, 2014 3:50:43 PM

Dear Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I have worked in Old Town, Alexandria since 1993, and specifically in the Braddock Metro neighborhood since July 2006. I believe that The Lost Dog Cafe (<http://lostdogcafe.com/>) 's application should be approved without amendment.

The addition of condition 9 in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

I understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a problem for Lost Dog's business model as well as any wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight. Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dun Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

Lost Dog Cafe will add a vibrant full service restaurant featuring a broad selection of craft beers and wines to our neighborhood dining options. Something we sorely need to improve the services available in our local community. The idea that not only will we have access to a new dining venue within easy walking distance but also gain another food delivery option (pizza, sandwiches, beer and wine) is good news for the whole neighborhood.

I ask that you consider the future of the City of Alexandria and neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at 625 North Washington Street do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan. Thank you for your attention on this important matter.

Sincerely,

Kathryn E. K. Peterschmidt, AIA, LEED AP BD+C
Associate Director
703-462-6606 (Alexandria Office)
804-493-8896 (Home Office)

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Please consider the environment before printing this e-mail

From: [Kenneth Archbold](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe
Date: Monday, March 31, 2014 3:07:15 PM

Greetings All

As a resident of West Old Town in Alexandria I would like to express my support for Lost Dog Cafe's application to open and operate a full service restaurant at Bel Pre without amendment (SUP 2014-014). I feel this is exactly the kind of establishment that will add value to our neighborhood and will greatly benefit our community. The concerns of those who fear that this restaurant will contribute to public intoxication are unfounded. This establishment sells premium beers and wines at higher than average prices. It is illogical, therefore, to assume that vagrants will patronize this restaurant; especially when there are several retail establishments that sell alcoholic beverages at lower prices within a few blocks of the Lost Dog Cafe's proposed location.

Thank you for your time.

Sincerely,

Ken Archbold
525 N. Fayette Street
#405
Alexandria, VA 22314

From: [Christine Stout](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#)
Subject: Lost Dog Cafe- Braddock Metro Neighborhood
Date: Monday, March 31, 2014 1:58:15 PM

Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

We are writing to you with concerns about the additional restrictions that have been proposed for Lost Dog Cafe's move to our neighborhood specifically those that restrict off-premise and delivery sales of alcohol. As a frequent customer of Lost Dog's Arlington location from my office in Shirlington, I can attest to the fact that we utilize their off premise sales and delivery option frequently. It is a convenient and easy way to enjoy their high quality food and beverage options to include single bottles specialty craft beers. We believe this amenity would be a welcomed addition to the Braddock Metro area residents such as ourselves and our neighbors at Braddock Lofts.

I understand that Lost Dog Café may not occupy a property in our neighborhood if they are not approved for off premise alcohol sales which are an important part of their successful business model. This not only would be a very negative step backward but also will deter other retailers from moving to the area which is growing in population with each additional new community that is built. We want our neighborhood to be an attractive place for quality specialty retailers such as Lost Dog Cafe to do business and therefore we need to be respectful of the operational decisions they make in order to maintain their successful business model.

We request that you approve Lost Dog Cafe's SUP without the restrictions imposed by Condition 9 forcing Lost Dog Cafe to sell alcohol off premises in only 4-pack, 6-packs or bottles of more than 40 fl oz. This restriction is completely unnecessary for this type of high end retailer and serves no purpose other than making our neighborhood a less attractive place to do business, which I know that none of us want for our community.

Thank you for your consideration of our request.

Sincerely,

CDR and Mrs. Daniel Caldwell
735 N Fayette St
Alexandria

From: [Abbey Oklak](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); ["Matthew Sisk"](#); ["Duncan Blair"](#); ["Benjamin Stoll"](#); ["Melissa Webb"](#); [Rashad Young](#)
Cc: [Abbey Oklak](#)
Subject: Re: SUP 2014-00014 Lost Dog Café
Date: Monday, March 31, 2014 1:36:21 PM

Dear Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

The Braddock Metro Neighborhood would be greatly improved by the approval of the Lost Dog Café at the Belle Pre on Madison Street and North Henry.

I am an owner and resident of the Henry Condominiums, and part of the reason why I chose to move to this neighborhood over two years ago is that the Braddock Plan depicts more density and more neighborhood serving retail in this area. I also work at Pendleton and Washington Street – above the Trader Joe's. I daily experience the limited number of restaurant opportunities for lunch and dinner, and I am excited about the coming changes.

Lost Dog Cafe would be a great addition to our neighborhood that I could visit for both lunch and dinner. It is an established local business with several restaurants around the area, each with a successful retail component that sells wine and beer. I covet the charming wine shops in Delray, Slaters Lane and King Street and look forward to this neighborhood serving amenity walkable from my own house and office. Lost Dog Cafe's off premise sales and delivery option is a delight because it means I can get great food delivered to the office when I work late or at home when I am feeling lazy.

However according to Matt Sisk (the future owner and operator of Lost Dog Café), they will not occupy this property if they are not approved for off premise alcohol sales. The staff addition of condition 9 says:

On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

I understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area. The current wording of Condition 9 is a problem for Lost Dog's business model as well as any wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight.

Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dun Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

Without any increase in reported crime, underage drinking or drunk in public incidents, Harris Teeter, Trader Joes and Whole Foods, all with locations in the Old Town area, sell the types of beer and wine that Lost Dog Café is proposing in standard singles, mixed packs, and large (non-40oz) singles. The conditions recommended by Staff do not apply to these businesses because they are considered grocery stores, rather than convenience stores like 7-11. Lost Dog Café is not 7-11 and they are not a corner liquor store. They carry craft beers and mid-priced wines that their customers request.

Lost Dog Cafe will add a vibrant full service restaurant featuring a broad selection of craft beers and wines to our neighborhood dining options. Something we sorely need to improve the services available in our local community. The idea that not only will we have access to a new dining venue within easy walking distance but also gain another food delivery option (pizza, sandwiches, beer and wine) is good news for the whole neighborhood.

I ask that you consider the future of Braddock Metro neighborhood and the rest of the City of Alexandria by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, neither I nor my neighbors / colleagues want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

Please remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan.

Thank you for your attention on this important matter. Approval of the Lost Dog's SUP without the restrictions imposed by Condition 9 is very important to us and to the successful future development of the Braddock Metro Neighborhood.

Sincerely,
Abbey Oklak

The Henry Condominium Resident
525 N Fayette Street #502; Alexandria, VA 22314

Cooper Carry
625 N Washington Street; Suite 200; Alexandria, VA 22314

--

Abbey Oklak

"Until next time, get your sleep, live your life, be a dork. ... Oh, yea. And go Irish!"
~J Mraz

From: [Zachary Taylor](#)
To: [PlanComm](#)
Subject: Lost Dog Cafe Special Use Permit Application (SUP 2014-014)
Date: Monday, March 31, 2014 1:33:22 PM

I am writing to offer my full support of Lost Dog's application (SUP 2014-014) as submitted and without amendment, to locate and operate a full service restaurant at Bel Pre with off premises sales of beer and wine.

I live in The Henry at 525 N Fayette St and look forward to Lost Dog Cafe becoming a welcome member of the neighborhood.

Thank you,
Zach Taylor

From: [Heba Elamin](#)
To: [PlanComm](#); [Derek Hyra](#); [Eric Wagner](#); [H Stewart Dunn](#); [Maria Wasowski](#); [Mary Lyman](#); [Nathan Macek](#); [dwbapc@gmail.com](#); [John Chapman](#); [Timothy Lovain](#); [Justin Wilson](#); [Paul Smedberg](#); [Allison Silberberg](#); [William Euille](#); [Faroll Hamer](#); [Nathan Randall](#); [Alex Dambach](#); [""Matthew Sisk""](#); [""Duncan Blair""](#); [""Benjamin Stoll""](#); [""Melissa Webb""](#); [Rashad Young](#)
Cc: [Abbey Oklak](#)
Subject: Lost Dog Cafe
Date: Monday, March 31, 2014 1:13:13 PM

Dear Mr. Mayor, Vice Mayor, City Council, Planning Commissioners and Department of Planning and Zoning Staff,

I am a resident of The Gallery at Patrick St. and I work at N. Washington St. I believe that The Lost Dog Cafe (<http://lostdogcafe.com/>) 's application should be approved without amendment.

The addition of condition 9 in the Staff Report that applies additional restrictions to the Off-Premise and Delivery sales of alcohol that could deter Lost Dog Café and other retailers to move into our area. Specifically:

Condition 9: On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

I understand that the conditions recommended by Staff originate from an old and outdated Alexandria standard for stores like 7-11 and the corner liquor store. This standard has not been challenged since higher end gourmet wine and beer shops have been opening in our area.

The current wording of Condition 9 is a problem for Lost Dog's business model as well as any wine or gourmet shop that wants to do business in our neighborhood. The beers on Lost Dog's menus are unique, high end beers costing more than your average Budlight. Additionally, as the Planning Commission's report notes, examination of the record for trouble calls around the other four locations of Lost Dog Cafe in Northern Virginia (North & South Arlington, McLean and Dun Loring) found that none were attributable to Lost Dog Cafe off-premises sale of alcohol:

"... Staff has also researched crime statistics around all four existing Lost Dog Café locations in neighboring jurisdictions and found very few calls for service in the last year, and none of them were attributable to off-premises alcohol sales. ..."

Lost Dog Cafe will add a vibrant full service restaurant featuring a broad selection of craft beers and wines to our neighborhood dining options.

Something we sorely need to improve the services available in our local community. The idea that not only will we have access to a new dining venue within easy walking distance but also gain another food delivery option (pizza, sandwiches, beer and wine) is good news for the whole neighborhood.

I ask that you consider the future of the City of Alexandria and neighborhoods like the Braddock Metro neighborhood by getting rid of these antiquated conditions that do not make sense for small neighborhood serving retailers such as Lost Dog Café and other wine and gourmet shops. If we treat all future retailers like 7-11 then that is what we will get. To be clear, we at The Gallery do not want another 7-11 in our neighborhood. We want small independent retailers that sell unique products as well as other products that we all use every day.

We ask that you remove Condition 9 and approve the Lost Dog Café's SUP marking a new pathway for the future by supporting independent successful neighborhood serving retail that was designated for our neighborhood in the Braddock Metro Small Area Plan. Thank you for your attention on this important matter.

Sincerely,

Heba Bella

Heba Bella
Architectural Intern

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April 1, 2014

To the Attention of the Alexandria City Planning Commission,

Please accept this letter as full support for approval of SUP 2014-0014 and Lost Dog Café.

I could not be more excited about Lost Dog's intention to move into our area; a full service restaurant is sorely lacking and would be most welcome. Also welcome is their plan to offer a broad selection of craft beers and wines for carry-out purchase. Services of this nature are currently in short-supply in our local community. The Braddock neighborhood prides itself on its walkability, and adding neighborhood-serving retail that furthers those ends should be a priority of the Planning Commission and city staff.

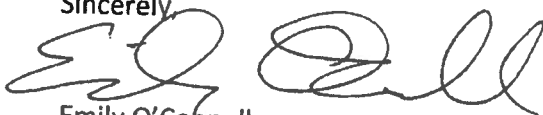
It concerns me to hear that city staff is recommending additional barriers to Lost Dog's entry into our neighborhood; barriers that will likely deter Lost Dog from establishing their business here. The most concerning of the conditions the city is seeking to implement is one which would restrict off premises sale of beer and wine. The following is taken from Condition #9 of the staff recommendation:

On-premises alcohol service may be permitted and off-premises alcohol sales, including the delivery of alcoholic beverages for off-premises consumption, may be allowed. 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.

The restrictions being proposed by city staff in Condition #9 seem to be a response to their experiences with convenience stores; clearly Lost Dog is not a convenience store, and the products they intend to sell in no way resemble the products found at a convenience store. The restrictions on certain quantities and formats of beer and wine are arbitrary and reflect a lack of understanding of how craft beers are packaged and sold; many of which come in 22 ounce bottles only. Not to mention, Trader Joes and Whole Foods both sell numerous of types of beer and wine in all sorts of sizes and quantities. It strongly urge the Commissioners to set aside this reactionary amendment stemming from outdated concerns and allow our neighborhood to grow and thrive.

Please **remove Condition #9 and approve the SUP submitted by Lost Dog**. I appreciate your time and attention to this letter, and look forward to your continued support of the development and evolution of our neighborhood.

Sincerely,



Emily O'Connell
Resident, The Henry

PETER KATZ MARLA HOLLANDER
1123 WYTHE STREET ALEXANDRIA, VA 22314

April 1, 2014

Planning Commission, City Council, Mayor
City of Alexandria
Alexandria, VA 22314

Re: Lost Dog

Dear Official:

This one should be a no brainer: Staff and citizens have worked tirelessly for years to bring a new kind of development to the Braddock Metro area. More specifically, it's state-of-the-art urban redevelopment that builds on the neighborhood's unique proximity to a Metro stop on a line that feeds directly into downtown Washington DC and other significant job centers such as Crystal City, Carlyle / Eisenhower and Rosslyn, VA. The hard part—getting citizens to accept the kind of density that fosters a vibrant, walkable community and also generates significant tax base for the city, and getting it built—is over. Now the dumb side of government—the blind enforcement of yesterday's outmoded rules—seems to be taking charge as appropriate tenants attempting to occupy newly built space in a still somewhat edgy neighborhood are thwarted by those who are still fighting the last war. Indeed, the last hurdle—the processing of these routine tenant applications by the City of Alexandria now threatens to undo the vision and hard work of many.

As a former government planner, I have many theories as to why government has a way of stealing defeat from the jaws of victory over and over again when dealing with such routine matters. But I'll save those for another day.

I'm also seeing some bizarre political agendas at play: The larger demographic shifts taking place in the Braddock Metro neighborhood provide a platform for those who, seeking greater numbers to support their political ambitions, use such shifts—resulting from policy decisions made decades ago—to score points that they feel will appeal to constituencies that no longer dominate in the Braddock Metro area, but do in other pockets of the city. It's unfortunate that such concerns might undo the way our neighborhood wants to shape its own physical form and social fabric.

The small technical point relating to the sale of one kind and size of beverage container has apparently, for some, become a surrogate issue and a way to make a statement about those larger demographic shifts in Alexandria. But this is becoming a really silly conversation: Clearly the Lost Dog brewery is not a business that caters to the winos that

some apparently fear will populate the streets of Alexandria if Lost Dog is approved. Indeed, I and my fellow neighbors in the Braddock lofts would be the first to put pressure on elected and appointed officials to block the application if we saw any such threat.

No, there is no such fear on our part, because we understand the nature of the business proposed, its price point and its target clientele. Yes, there is some bad behavior and even some serious crime still going on in our neighborhood, but it's associated with a different group than the group that will patronize the Lost Dog. We expect that the problems that currently exist in the neighborhood are likely to subside as the places that support the neighborhood's newly emerging demographic proliferate and prosper, and habitats of social pathology—public housing that creates pockets of extreme poverty—are replaced by vibrant mixed-use and mixed-income developments.

That's why we feel so strongly about the need for you to approve the Lost Dog's application without the constraints that have been suggested in the most recent negotiation between applicant and staff. This is what my wife and I, Alexandria voters, and owners of a unit in a complex abutting the future location of the Lost Dog, WANT YOU TO DO!

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Katz', with a large, stylized initial 'P' and a long horizontal flourish extending to the right.

Peter Katz

From: [Anh Tran](#)
To: [PlanComm](#)
Subject: Support for Lost Dog Cafe
Date: Tuesday, April 01, 2014 1:30:10 PM

PC Docket Item #10
SUP2014-0014

To whom it may concern:

I am writing to express my strong support for Lost Dog's application (SUP 2014-014) as submitted and without reservation, including their desire to offer off-premises sales of beer and wine, in both singles and packs from their proposed location in the Belle Pre.

I have lived in Alexandria for seven years, and have been a VA resident my entire life, in both Arlington and Vienna as well. I've frequented Lost Dog's other locations in Arlington, and think that they are an ideal, locally-owned business to bring much-needed economic development to my area of Old Town, and that its offerings are of a type that will be very appealing to urban families and young professionals who enjoy have good, casual eateries and good beer in their neighborhoods (I've often wished Rustico was a closer walk during the winter)

I firmly believe that having strong street-front retail and amenities on Henry will enliven our community, and provide additional incentives to residents - as well as commuters and tourists coming from the Braddock Metro stop - to keep bringing revenue into the city. I hope that you will grant their application, and support additional businesses like it as our city and community grow.

Respectfully,
Anh Tran
(Resident at the Henry)