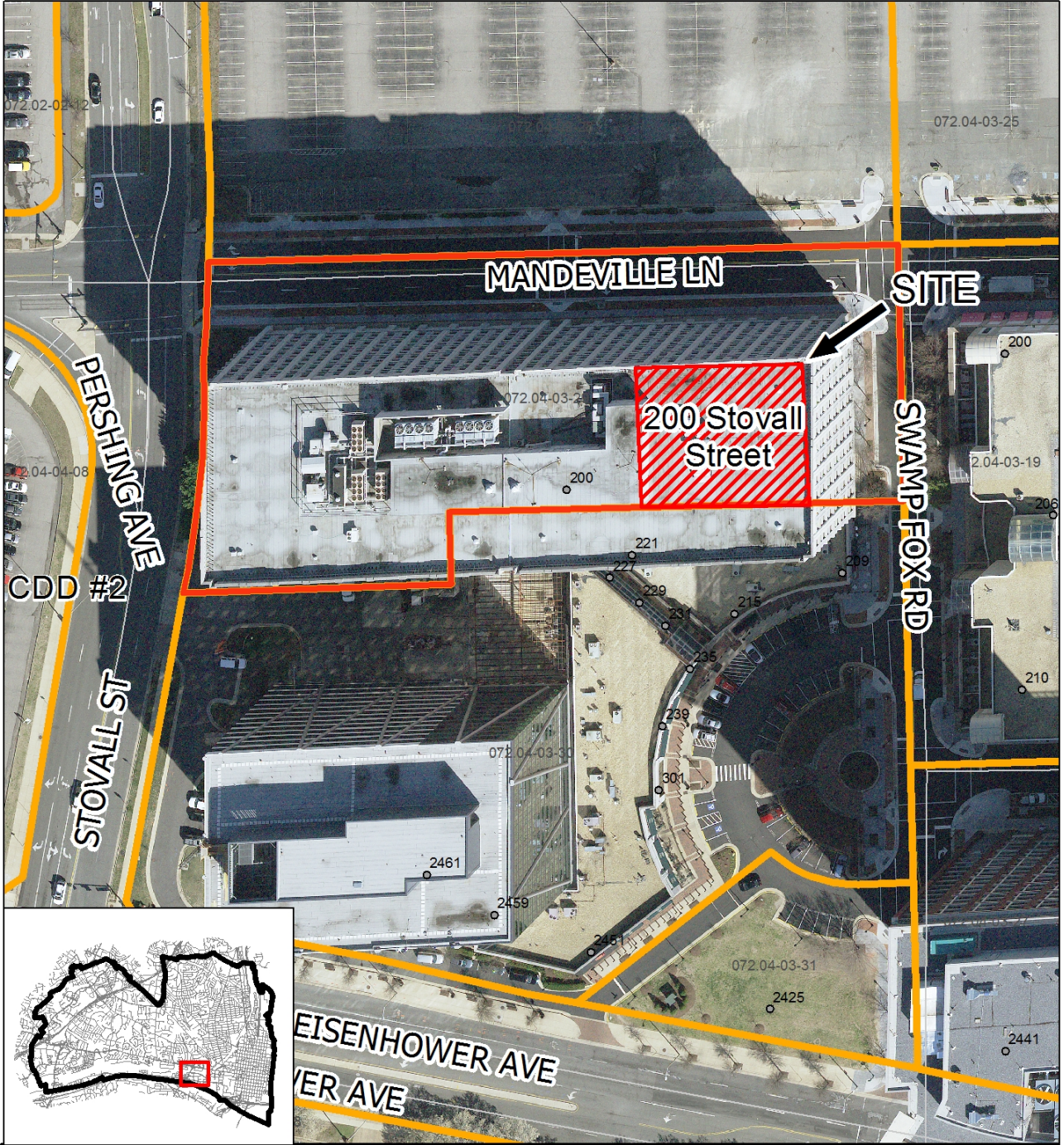




Special Use Permit #2019-0041
200 Stovall Street – Stovall Street Food Hall

Application	General Data	
Request: Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment.	Planning Commission Hearing:	June 25, 2019
	City Council Hearing:	July 9, 2019
Address: 200 Stovall Street	Zone:	CDD#2/Coordinated Development District #2
Applicants: Scott Shaw, Andrew Galbraith and Kelly Grant	Small Area Plan:	Eisenhower East
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 Reviewer: Ashley Smith, Urban Planner, ashley.smith@alexandriava.gov Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov		

PLANNING COMMISSION ACTION, JUNE 25, 2019: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0041, as submitted. The motion carried on a vote of 7-0.



Special Use Permit #2019-0041
200 Stovall Street



0 40 80 160 Feet

PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicants, Scott Shaw, Andrew Galbraith and Kelly Grant, request Special Use Permit approval to operate a restaurant with live entertainment at 200 Stovall Street. The property is located in the Coordinated Development District (CDD) #2, which provides for pedestrian-oriented commercial uses. Staff recommends approval of the Special Use Permit request with conditions as described in the report.

SITE DESCRIPTION

The subject site is one contiguous and semi-rectangular lot of record at 200 Stovall Street (Figure 1). The building at 200 Stovall Street is located within the Hoffman Town Center, which consists of four blocks (Blocks 6, 7, 8, and 14). Three parcels comprise Block 6 which consists of approximately 1 million square feet of office use and 33,500 square feet of commercial use. The subject site at 200 Stovall Street is represented as one of these parcels as Block 6A. The building is identified as Hoffman Building 2.

The entirety of Block 6 is located on the north side of Eisenhower Avenue. It is bound by Eisenhower Avenue to the south, Stovall Street to the west, Mandeville Lane to the north and Swamp Fox Road to the east. It is also within close proximity to the Capital Beltway and within a quarter mile radius of the Eisenhower Avenue Metro Station.



Figure 1: Subject Site

Block 6A or 200 Stovall Street is the northern most parcel within Block 6, located just south of Hoffman Blocks 4 and 5. The majority of the 82,941 square foot site contains an existing 13-story building, known as Hoffman Office Building #2. Immediately south of Block 6A is Block 6B, which consists of an existing office building, Hoffman Office Building #1. A crescent-shaped building with retail, surface parking, and a pocket park adjoining the office building to the east. An existing, interior corridor connects the Block 6B retail and the office uses to the Hoffman Office Building #2 on Block 6A.

An existing service and loading area currently separate Hoffman Office Building #2 on Block 6A and Hoffman Office Building #1 on Block 6B. This area is accessed from Stovall Street and currently provides service and loading for the existing retail at Block 6B. The area also includes above-grade utilities, such as electrical transformers, and access to the buildings' service corridors.

The AMC movie theater is located on Block 7 and Block 8 is the location of the National Science Foundation's headquarters. Approximately 3,163 parking spaces, serving the entire Hoffman Town Center, are provided within the existing parking garage at Block 14.



Figure 2

BACKGROUND

The existing mixed-use building “Hoffman Building #2, located at 200 Stovall Street, was constructed in 1969 and was leased by the General Services Administration for several years. The current block configuration was established with City Council approval of a development Special Use Permit (DSUP #2000-0028) in October 2000. The building site became part of Hoffman Block 6 when the Eisenhower East Small Area Plan (EESAP) was adopted by City Council in 2003. Subsequently, a subdivision (SUB #2014-0001), approved by the Planning Commission in 2015, divided Eisenhower East Block 6 into three parcels: Block 6A (200 Stovall Street), 6B (2461 Eisenhower Avenue), and 6C (2425 Eisenhower Avenue).

City Council approved Development Special Use Permit (DSUP #2017-0015), Coordinated Development District Amendment (CDD #2017-0002), Encroachment (ENC #2017-0003), Special Use Permit (SUP #2017-0092), and Transportation Management Plan Amendment (TMP SUP #2017-0097) on October 14, 2017 for the redevelopment and conversion of the office building at 200 Stovall Street into a mixed-use building with commercial uses on the first floor, parking for the residents on the second and third floors, and residential units on floors four through 13. The building is currently under reconstruction.

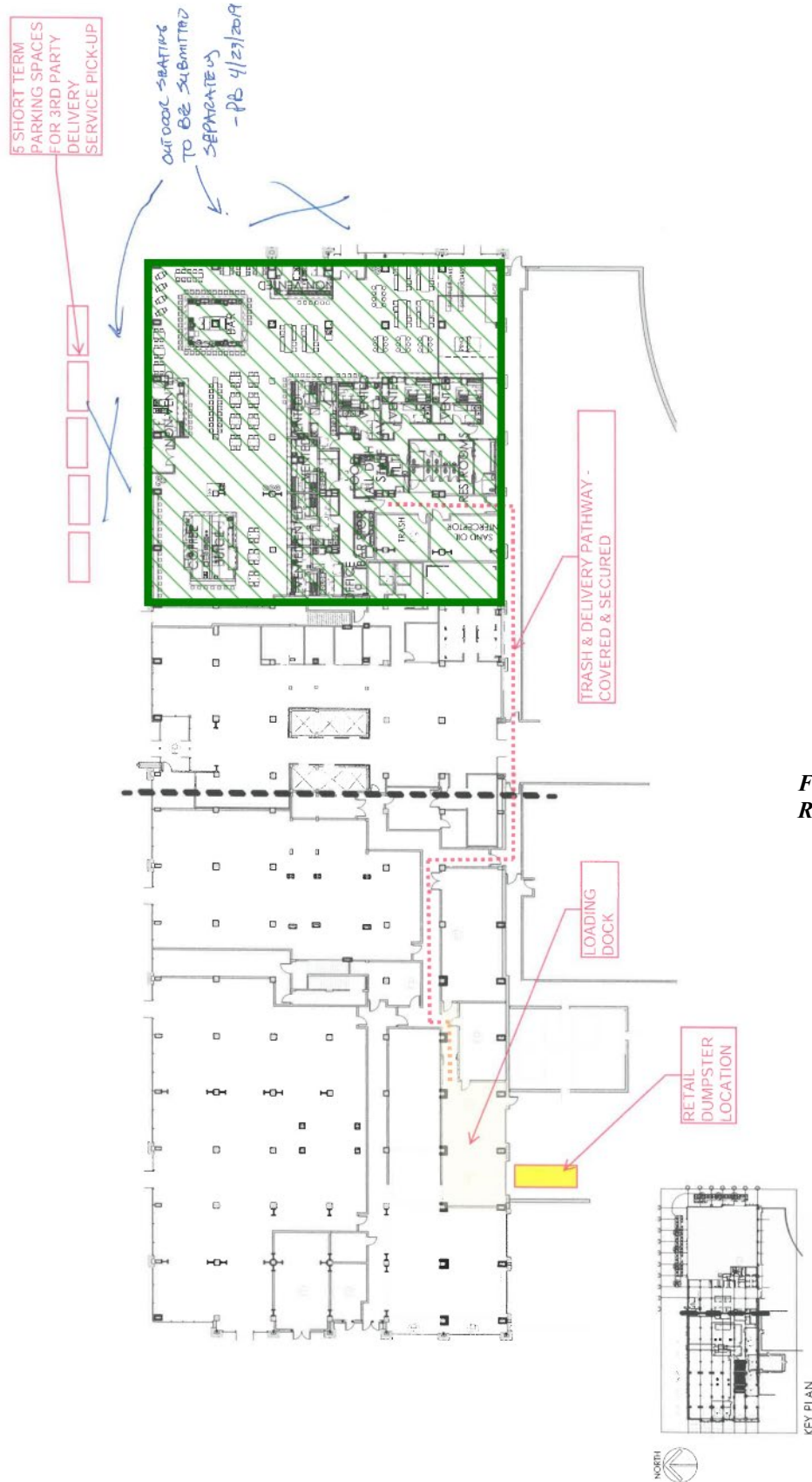
PROPOSAL

The applicants request to operate a 13,130 square-foot restaurant use at 200 Stovall Street. The proposed new multi-vendor food hall establishment would be located at ground level of the mixed-use development. The food hall would include 12 separate vendors offering a different food menus, coffee, and juice options within an indoor shared seating area. The proposed indoor shared seating area would include activity areas for non-electric yard and table games as well as live music performances. All proposed deliveries and trash activities would use the existing trash and delivery areas located on the west side of the building along Stovall Street. The proposed hours of operation would be 7 a.m. to 12 a.m. Sunday through Thursday and 7 a.m. to 1 a.m. Friday and Saturday. The applicant has requested to sell on-premises alcohol. The applicant has stated that he would seek approval for an encroachment into the public right-of-way to accommodate outdoor seating at a later date.

The applicant originally proposed delivery service using on-street parking spaces along Mandeville Lane however, it will pursue this option at a later date through an administrative SUP.

A summary of the proposed restaurant operation is:

<u>Hours of Operation:</u>	7 a.m. – 12 a.m., Sunday – Thursday 7 a.m. – 1 a.m., Friday and Saturday
<u>Number of Indoor Seats:</u>	290 indoor seats
<u>Types of Service:</u>	Counter, carry-out and delivery service
<u>Alcohol Sales:</u>	On-premises
<u>Live Entertainment:</u>	Indoor games (ex. Corn hole and Shuffleboard) and live entertainment
<u>Odor and Noise:</u>	No odors anticipated beyond the property line
<u>Litter and Trash:</u>	Trash would be collected daily. It would be stored in a shared service corridor located on the south side of Hoffman Building I and north of Hoffman Building II.



**Figure 3: Proposed floor plan.
Restaurant outlined in (green)**

PARKING

Pursuant to Section 8-200(A)(17)(a) of the Zoning Ordinance, a restaurant in the enhanced transit area is required to provide a minimum of one parking space per 1,000 square feet of floor area. A 13,130 square-foot restaurant requires 13 parking spaces. The applicant can accommodate the required 13 parking spaces in the parking garage located less than 400 feet away at the 2380 Mill Road parking garage (Figure 2). Per the DSUP #2017-00015 staff report, Block 6A was approved for a total of 246 parking spaces in the building's parking garage plus approximately 250 spaces off-site within the parking garage at 2380 Mill Road, which contains approximately 3,163 parking spaces. In the approved final site plan, the applicant increased the number of parking spaces located at Block 6A from 246 to 254 spaces.

ZONING/ MASTER PLAN DESIGNATION

The lot is zoned Coordinated Development District (CDD) #2. Per DSUP#2017-0015 and CDD#2017-0002 restaurant uses that exceed the administrative standards of Section 11-513(L) are permitted only with Special Use Permit approval. As the proposed food hall restaurant use exceeds the administrative standards for hours of operation and a full hearing Special Use Permit is subject to a docketed review. Recent changes to the City's review of loading zones allows these to be approved through SUP review.

The subject site is within the Eisenhower East Small Area Plan which designates the site for flexible mixed-use community spaces.

II. STAFF ANALYSIS

Staff supports the applicant's request for a restaurant on the ground floor of 200 Stovall Street with live entertainment. Staff recognizes the benefits of a variety of restaurant uses, live entertainment, and indoor yard games which contribute to neighborhood vitality and an increase in commercial activity in a mixed-use building. The Eisenhower East Small Area Plan encourages flexible mixed-use community spaces which offers amenities for the residential area that surrounds it.

Recommended conditions reflect the conditions from DSUP #2017-00015 that relate to the uses and activities approved at 200 Stovall Street in September 16, 2019 and are included in this request. The proposed large-scale restaurant use would accommodate residents, office workers and visitors who frequent this site which serves office buildings, residential buildings, and largely commercial area. Neighborhood impacts regarding noises or odors are not anticipated since no outdoor dining is proposed and the nearest resident are in the same building are separated by two floors of parking garage and the nearest residents in a different building are over 500 feet away.

Staff has standardized the indoor hours to 7 a.m. to 2 a.m., daily, in Condition #2 to allow the applicant flexibility in its business operations. In Condition #4, staff has also allowed for flexibility in the number of seats up to the maximum permitted by Building Code. Further, standard conditions have been included regarding litter, employee notification of SUP conditions, and the

publication of alternative forms of transportation to the site. Subject to the conditions stated in Section III of this report, staff recommends approval of the applicant's Special Use Permit request.

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 hours of operation shall be limited to 7 a.m. to 2 a.m., daily. All patrons must leave the premises one hour after closing. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The maximum number of indoor seats allowed shall be determined by the Building Code. (Code)(P&Z)(T&ES)(DSUP#2017-0015)
5. 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)
6. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z)
7. On premises alcohol sales are permitted. (P&Z)
8. Live entertainment is permitted. (P&Z)
9. The applicant must demonstrate, by a qualified professional, that sufficient sound-proofing materials are provided so as to prevent the entertainment from disturbing building residents. (Code)(P&Z)(T&ES)(DSUP#2017-0015)
10. Windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
11. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
12. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES)

13. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (T&ES)
14. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
15. 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)
16. 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)
17. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
18. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
19. The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line after 9 p.m. (T&ES)
20. The applicant shall require its employees who drive to use off-street parking. (T&ES)
21. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
22. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
23. 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)

24. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions_or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Ann Horowitz, Principal Planner
Ashley Smith, 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.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-2 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-3 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-4 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-5 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-6 Chemicals, detergents, cleaners and used cooking oils shall be stored inside the building. (T&ES)
- R-7 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (T&ES)
- R-8 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-9 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-10 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)

- R-11 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-12 The use must comply with the City's noise ordinance. No amplified sound shall be audible at the property line after 9 p.m. (T&ES)
- R-13 No live entertainment shall be allowed in the outdoor dining area. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are required prior to the start of construction.

Fire:

- C-1 A fire prevention permit is required due to occupancy condition – assembly.

Health:

- C-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, corporation or location to another. Permit application and fee are required.
- C-2 Construction plans shall be submitted to the Health Department located at 4480 King Street and 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- fee must be paid separate from any other departmental fees.
- C-3 Construction plans shall comply with Alexandria City Code, Title 11, Chapter 2, The Food Safety 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.
- C-4 A Food Protection Manager shall be on-duty during all operating hours.
- C-5 The facility shall comply with the Virginia Indoor Clean Air Act and the Code of Alexandria, Title 11, Chapter 10, Smoking Prohibitions.
- C-6 In many cases, original wooden floors, ceilings and wall structures in historical structures may not be suitable for food service facilities. Wood materials shall be finished in a manner that is smooth, durable, easily-cleanable, and non-absorbent.
- C-7 Facilities engaging in the following processes may be required to submit a HACCP plan and/or obtain a variance: Smoking as a form of food preservation; curing/drying food; using food additives to render food not potentially-hazardous; vacuum packaging, cook-

chill, or sous-vide; operating a molluscan shellfish life-support system; sprouting seeds or beans; and fermenting foods.

- C-8 Bar sections located within an open-air dining area will be limited in preparation activities. The bar section shall be placed in a location that reduces the potential adulteration of beverages served at the establishment. To the maximum extent possible, the location shall be free from dust, dirt, vermin, animals, birds, overhead leakage, or other contamination. Overhead protection shall be provided that fully extends over all beverages, condiments, utensil holding facilities and equipment associated with the bar section. All food, other than beverages, shall be prepared inside an approved, fully enclosed food establishment.
- C-9 No food preparation shall take place in the outdoor dining area. If the facility intends to have food preparation outdoors then the submission of construction plans and a plan review process are required.

Recreation, Parks & Cultural Activities:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 200 Stovall Street

TAX MAP REFERENCE: 072.04-03-35 **ZONE:** CDD#2

APPLICANT:

Name: SCOTT SHAW

Address: 221 SOUTH PITT STREET, ALEXANDRIA, VA 22314

PROPOSED USE: RESTAUARNT - FOOD HALL

☒ **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.

Paul Beckmann

Print Name of Applicant or Agent

105 North Maple Street, Suite 200

Mailing/Street Address

Falls Church, VA 22046

City and State

Zip Code

Signature

4/23/2019

Date

7035929145

Telephone #

Fax #

pbeckmann@kernsgroup.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 200 Stovall Street I hereby
(Property Address)
grant the applicant authorization to apply for the Restaurant use as
(use)

described in this application.

Name: John Camera Phone: (202) 617 2143
Please Print
Address: 1850 M St. NW, Suite 820, Washington, DC Email: john.camera@perseustdc.com
20036
Signature: [Signature] Date: 4/22/2014

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 three percent.

ALX Community LLC, 106 N Lee St, Alexandria, VA 22314

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 three 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. <u>Scott Shaw</u>	221 South Pitt St, Alex Va 22314	33%
2. <u>Andrew Galbraith</u>	203 Windover Ave NW, Vienna VA 22180	33%
3. <u>Kelly Grant</u>	119 Cameron Mews, Alexandria VA 22314	33%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 200 STOVALL ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. <u>Stovall Owner, LLC</u>	<u>1850 M St NW, Suite 820</u> <u>Washington, DC 20036</u>	<u>100%</u>
2. <u>Scott Shaw</u>	221 South Pitt St, Alex Va 22314	0%
3. <u>Andrew Galbraith</u>	203 Windover Ave NW, Vienna VA 22180	0%
4. <u>Kelly Grant</u>	119 Cameron Mews, Alexandria VA 22314	0%

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. <u>Scott Shaw</u>	<u>11-350(6), Campaign Contribution</u>	<u>Justin Wilson \$500</u>
2. <u>"</u>	<u>"</u>	<u>ELIZ. PARKER REYNOLDS \$250</u>
3. <u>"</u>	<u>"</u>	<u>JOHN CHAPMAN \$250</u>

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.

4/19/19

Date

W. Scott Shaw

Printed Name

W. Scott Shaw

Signature

4. Andrew Galbraith
5. Kelly Grant
6. Stovall Owner, LLC

NoneNoneNone

None
None
None

SUP # _____

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.)

New multi vendor food hall establishment in an existing 13,130 sf retail space located at the ground floor of a mixed use development. The operation will include 12 separate vendors offering a wide variety of counter service quick serve food, coffee and juice options with shared interior and exterior seating areas, restrooms and cleanup area. The indoor shared seating area will include activity areas for non electronic 'yard games' as well as live music performances.

All deliveries and trash activities will utilize the existing trash and delivery areas located on the west side of the building along Stovall Street.

JB 4/23/2019

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).

Indoor seating- 290, ~~Outdoor seating- 178~~. Peak occupancy time expected to be at lunch and dinner.

PB 4/23/2019

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

36 staff, 12 Vendors with 3 employees per operator on site throughout operational day.

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

Day:

Sunday - Thursday

Hours:

7am - 12am

Friday - Saturday

7am - 1am

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

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

Light activity noise associated with seated dining patrons. Mechanical equipment to be located internally or on roof. No contributing noise from mechanical equipment expected. Live music performance to be indoors

B. How will the noise be controlled?

No noise issues anticipated.

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

Trash will be removed daily through remote service bay. Exhaust venting from
~~vendors to be equipped with odor reducing filters.~~

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)
 One time use cups, plates, utensils and wrappers. Packaging waste associated with cooking and
 beverage bottles.

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

C. How often will trash be collected?
 Daily

D. How will you prevent littering on the property, streets and nearby properties?
 Staff to maintain outdoor seating area for litter. Interior space will have multiple
 trash and recycling bins.

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:

NA

SUP # _____

- 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:

NA

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

NA

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.

On site alcohol sales only.

PARKING AND ACCESS REQUIREMENTS

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

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

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?

Adjacent parking garage located within 400' of site.

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? 2

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

SUP # _____

- B. Where are off-street loading facilities located? Along Stovall Street on west side of building in
existing loading bay.
- C. During what hours of the day do you expect loading/unloading operations to occur?
7am-10am
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Daily.
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?
Current street access 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? NA square feet.
18. What will the total area occupied by the proposed use be?
13130 sq. ft. (existing) + _____ sq. ft. (addition if any) = 13130 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: MIXED USE BUILDING - RESIDENTIAL, COMMERCIAL

End of Application

SUP # _____

Admin Use Permit # _____



SUPPLEMENTAL APPLICATION

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: 290

Outdoors: 178 ~~0~~

Total number proposed: 290 ~~468~~

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2. Will the restaurant offer any of the following?

Alcoholic beverages (**SUP only**) ☒ Yes ☐ No

Beer and wine — on-premises ☒ Yes ☐ No

Beer and wine — off-premises ☐ Yes ☒ No

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

12 Separate food vendors that will offer a wide range of quick serve food and beverages.

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? 5

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

Where will delivery vehicles be parked when not in use?

Delivery to be by 3rd party delivery service. Requesting 3 short term parking spaces along Mandeville Lane

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

☒ Yes ☐ No

If yes, please describe:

Indoor live music. Indoor activity area for complimentary non-electronic 'yard games' such as corn hole and shuffleboard.

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

NOTE: APPLICANT REQUESTS 5 SHORT TERM PARKING SPACES ALONG MANDEVILLE LANE FOR 3RD PARTY DELIVERY SERVICES - SEE ANNOTATED SITE PLAN FOR LOCATION

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:

$$\begin{array}{rcl}
 437 & 253 & \text{Maximum number of patron dining seats} \\
 + & 37 & \text{Maximum number of patron bar seats} \\
 + & 225 & \text{Maximum number of standing patrons} \\
 \hline
 699 & 515 & \text{Maximum number of patrons}
 \end{array}$$

2. 36 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
 - ☒ 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



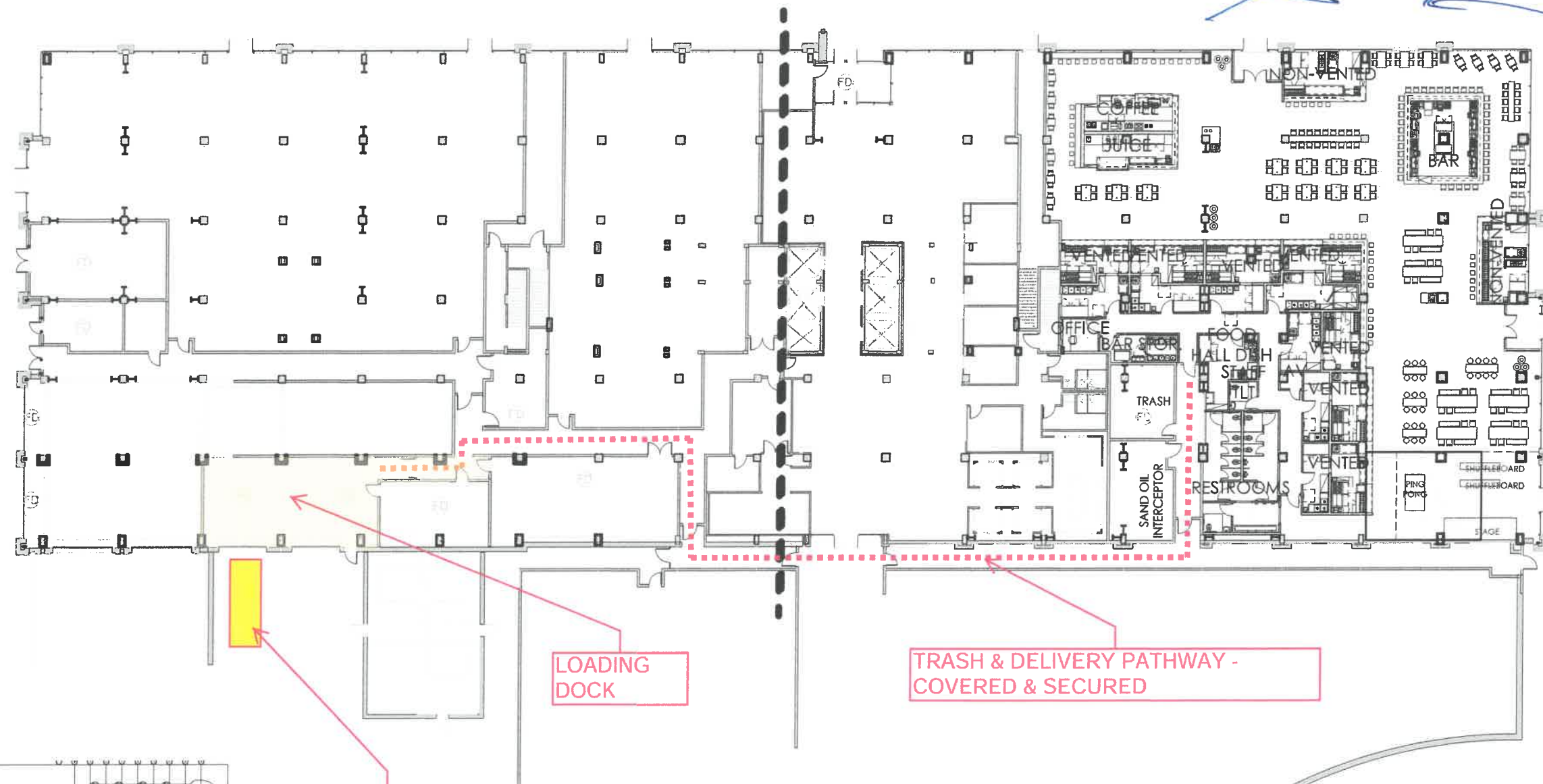
AREA MAP – TRANSPORTATION
DISTANCES

200 STOVALL - FOOD HALL SPECIAL USE APPLICATION



FOOD HALL EXAMPLE IMAGES

200 STOVALL - FOOD HALL SPECIAL USE APPLICATION



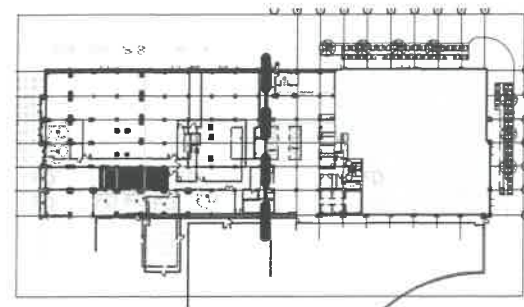
5 SHORT TERM
PARKING SPACES
FOR 3RD PARTY
DELIVERY
SERVICE PICK-UP

OUTDOOR SEATING
TO BE SUBMITTED
SEPARATELY
- PB 4/23/2019

TRASH & DELIVERY PATHWAY -
COVERED & SECURED

LOADING
DOCK

RETAIL
DUMPSTER
LOCATION



KEY PLAN

SCALE: 1/32"=1'-0"
SITE PLAN
04/18/19
PAGE 3

ALEXANDRIA FOOD HALL
200 STOVALL ST ALEXANDRIA, VA



OUTDOOR SEATING
TO BE SUBMITTED
UNDER SEPARATE
APPROVAL

-PB 4/23/2019

PROGRAM

- DINING
- BEVERAGE STATION
- NON-VENTED VENDOR
- VENTED VENDOR
- BAR
- RESTROOMS/ UTILITY
- MANAGER'S OFFICE
- SHARED STORAGE/ TRASH
- VENT PENETRATION
AREAS ABOVE

VENDOR COUNT

VENTED	7
NON-VENTED	4
BAR	1
TOTAL	12

SEAT COUNT

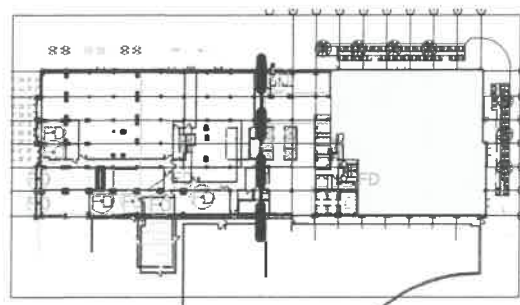
INDOOR SEATING	253
BAR	37
OUTDOOR	178
TOTAL	468 (39 SEATS PER VENDOR)

SQUARE FOOTAGE

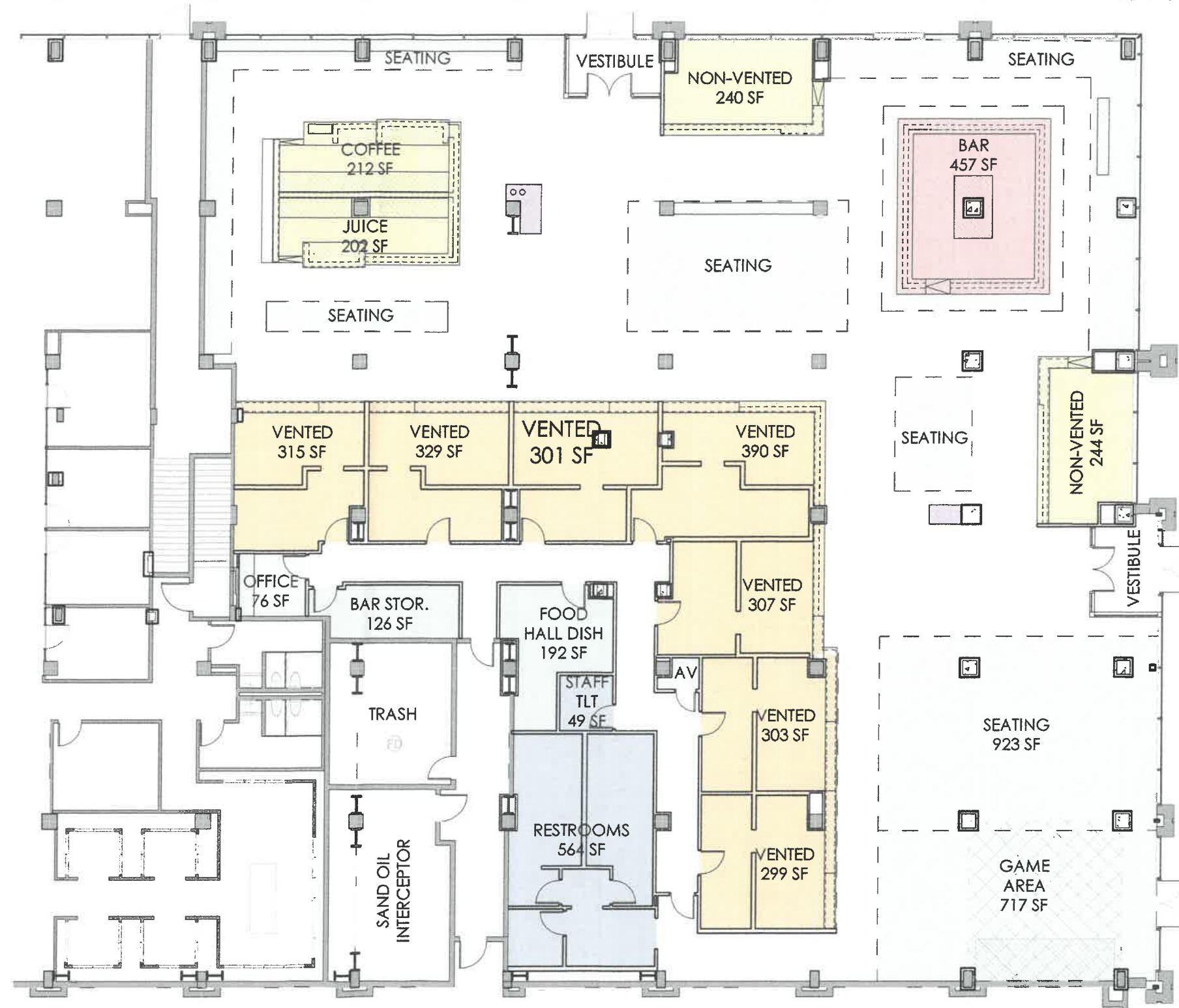
LEASABLE (INCLUDES SHARED DISH + STORAGE)	3,917 SF
COMMON	9,210 SF
TOTAL	13,130 SF

LEASABLE RATIO 30%

PB 4/23/2019



KEY PLAN



ALEXANDRIA FOOD HALL
200 STOVALL ST ALEXANDRIA, VA

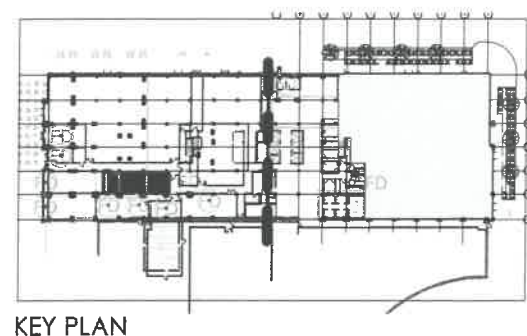
ZONE DIAGRAM
APRIL 10, 2019
PAGE 1

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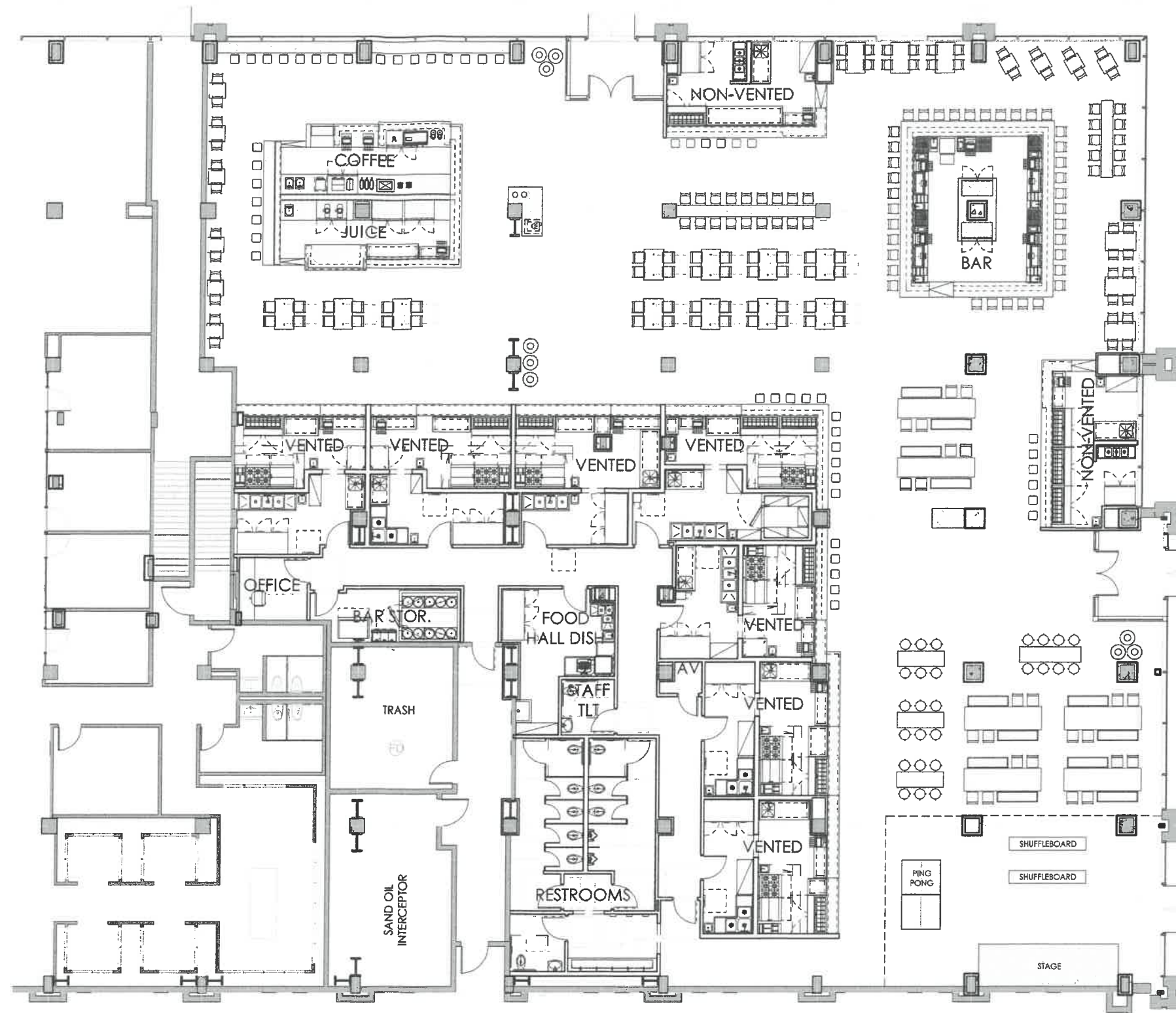
OUTDOOR SEATING TO
BE APPROVED SEPARATELY
-PB 4/23/2019

VENDOR COUNT	
VENTED	7
NON-VENTED	4
BAR	1
TOTAL	12
SEAT COUNT	
INDOOR SEATING	253
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LEASABLE RATIO	
	30%

PB 4/23/2019



KEY PLAN



ALEXANDRIA FOOD HALL
200 STOVALL ST ALEXANDRIA, VA

TEST FIT PLAN
APRIL 10, 2019
PAGE 2

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