



# APPLICATION SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

**Change of Ownership**       **Minor Amendment**

[must use black ink or type]

**PROPERTY LOCATION:** 1767 King Street, Alexandria, VA 22314

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

### APPLICANT

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

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

### PROPERTY OWNER

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

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

**SITE USE:** Coffee Shop

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

**THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

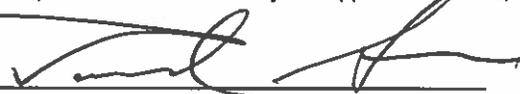
**THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

**THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

David Sims, authorized agent of W-LCP Alexandria VII, L.L.C.

Print Name of Applicant or Agent

Signature 

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

312-229-1606

312-229-1611

Mailing/Street Address

Telephone #

Fax #

Chicago, IL

60654

dsims@lodgingcapital.com

City and State

Zip Code

Email address

09-21-2016

Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2005-00073

Date approved: 09 / 20 / 2005  
month day year

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

Use Coffee Shop/Starbucks

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

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

The Starbucks employees ranges from 6 to 10 dependent upon the shift and occupancy of the  
hotel.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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

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

No proposed changes are requested  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Proposed Hours:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SBU  
9/27  
per  
email

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

Current Number of Employees: 9  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Number of Employees:  
\_\_\_\_\_  
\_\_\_\_\_

SBU  
9/27  
per email

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

12. **Is there a proposed increase in the number of seats or patrons served?**  Yes  No  
 If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

9/27  
SBV per  
email

Current:  
8 indoor  
4 outdoor

Proposed:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

13. **Are physical changes to the structure or interior space requested?**  Yes  No  
 If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?**  Yes  No  
 If yes, describe the existing amount of building area and the proposed amount of building area.

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per  
email

Current:  
600 SF  
-approved for up to 840 SF

Proposed:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

15. **The applicant is the** (check one)  Property owner  Lessee  
 other, please describe: \_\_\_\_\_

16. **The applicant is the** (check one)  Current business owner  Prospective business owner  
 other, please describe: \_\_\_\_\_

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

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

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

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

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

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

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

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## Sara Brandt Vorel

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

Hi Sara,

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

Question #6: what are your current operating hours?

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

Question #7: what is your current staffing?

- 9 employees

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

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

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

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

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

Thank you,

Florian

FLORIAN L. KUNKEL | General Manager

### HILTON ALEXANDRIA OLD TOWN

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1767 King Street | Alexandria, VA 22314 | USA

[hilton.com](http://hilton.com) | [alexandriatown.hilton.com](http://alexandriatown.hilton.com) | [facebook.com/hiltonoldtown](https://www.facebook.com/hiltonoldtown)



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**From:** Sara Brandt Vorel [<mailto:Sara.BrandtVorel@alexandriava.gov>]

**Sent:** Tuesday, September 27, 2016 3:10 PM

**To:** David Sims <[dsims@lodgingcapital.com](mailto:dsims@lodgingcapital.com)>; Florian Kunkel <[Florian.Kunkel@hilton.com](mailto:Florian.Kunkel@hilton.com)>

**Cc:** [suletam@gtlaw.com](mailto:suletam@gtlaw.com)

**Subject:** RE: SUP request - Starbucks at 1767 King St

Hi David,

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

Best,  
Sara

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

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

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

David Sims  
[dsims@lodgingcapital.com](mailto:dsims@lodgingcapital.com)  
312-342-2531

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

Hello Mr. Sims,

Thank you for submitting the change of ownership application for the Starbucks located at 1767 King Street. I reviewed the application and we needed some additional information on the application in order to deem it complete and route it forward for review. Could you provide the answers for the following questions and give me permission to update the application to include the information?

- Question #6: what are your current operating hours?
- Question #7: what is your current staffing?
- Question #12: What is the current number of seats or daily number of patrons served?
- Question #14: What is the current square footage of the Starbucks?

Thank you,  
Sara

Sara Brandt-Vorel  
Urban Planner  
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City Hall  
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