Docket Item #4

Special Use Permit #2013-0083
2002 Eisenhower Avenue – 7-Eleven

Application	General Data	
Consideration of a Special Use Permit request to operate a convenience store.	**Planning Commission Hearing:**	January 7, 2013
	City Council Hearing:	January 25, 2013
Address: 2002 Eisenhower Avenue (Parcel Address: 2000 Eisenhower Avenue)	**Zone:**	CDD #11 / Coordinated Development District #11
Applicant: 7-Eleven Inc. by M. Catharine Puskar, attorney	**Small Area Plan:**	Eisenhower East

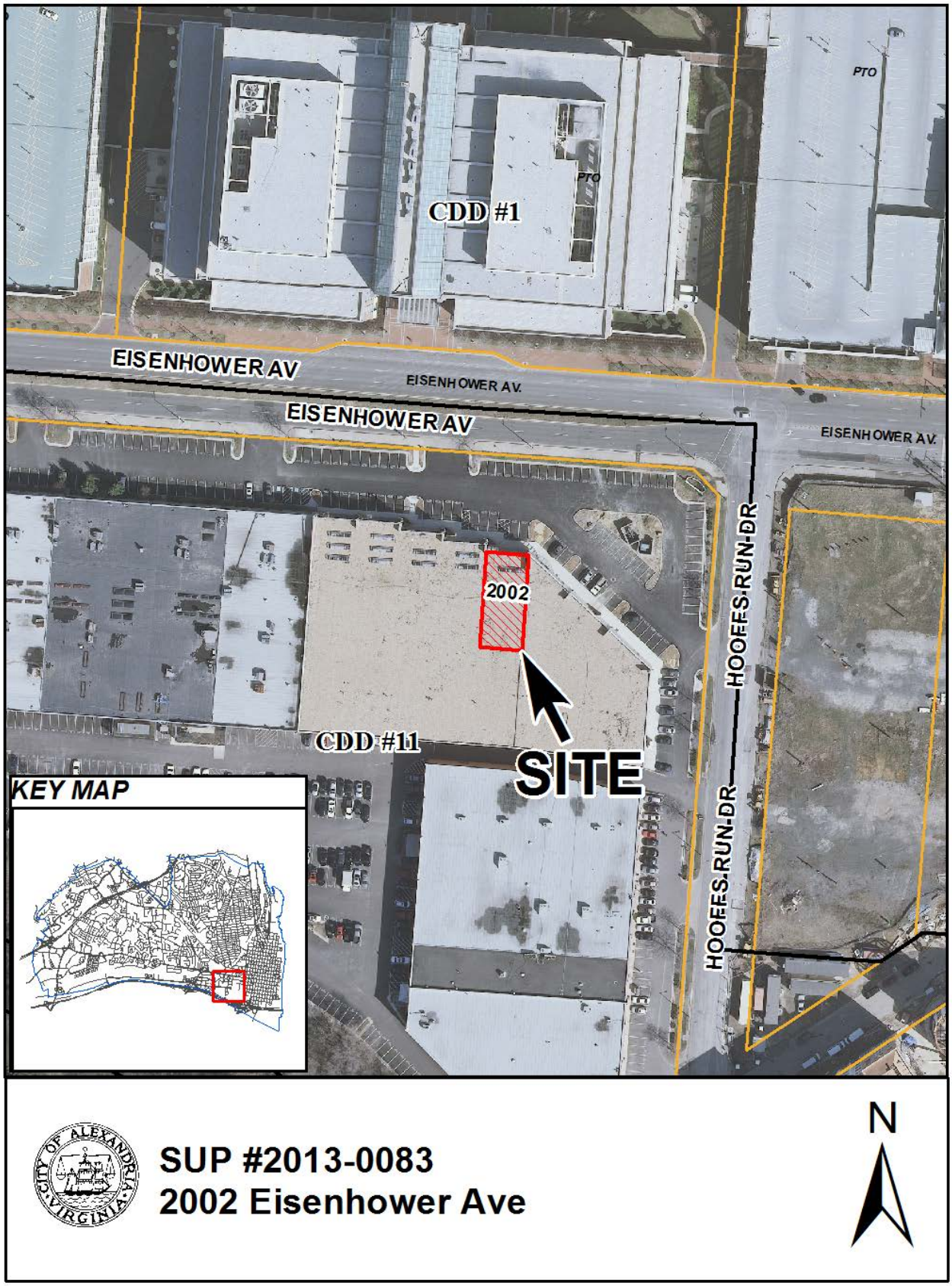
Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov

PLANNING COMMISSION ACTION, JANUARY 7, 2014: On a motion by Commissioner Wagner, seconded by Vice Chairman Dunn, the Planning Commission recommended approval of the request and subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

M. Catharine Puskar, representing the applicant, spoke in support of the request.


PTO
PTO
CDD #1
EISENHOWER AV
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EISENHOWER AV
EISENHOWER AV.
HOOFFS RUN DR
2002
CDD #11
SITE
HOOFFS RUN DR
KEY MAP
SUP #2013-0083
2002 Eisenhower Ave
N

I. DISCUSSION

The applicant, 7-Eleven, Inc. by M. Catharine Puskar, attorney, requests Special Use Permit approval to operate a convenience store at 2002 Eisenhower Avenue.

SITE DESCRIPTION

The subject site is one lot of record with 1,200 feet of frontage on Eisenhower Avenue, 825 feet of frontage on Hooff's Run Drive and a total lot area of 578,987 square feet (13.3 acres). Two buildings occupy the site, one of which is a one-story industrial building housing a health/athletic club, a printing business and a government warehouse. The second building, in which the convenience store is proposed, is a one- to two-story mixed-use office and retail building housing four restaurants and office space formerly occupied by the Alexandria Police Department. The retail portion of this building is known as "The Shops at Eisenhower East."

The surrounding area is occupied by a mix of office, residential, and civic uses. The United States Patent and Trademark Office is located to the north across Eisenhower Avenue. Vacant land in front of the former American Trucking Association office building, which is slated for parkland as Block 22 of the Eisenhower East development, is located to the west. City-owned parkland is located directly to the south, with the Alexandria Public Safety Center and multi-family residences located further to the south. Multi-family residences are also located to the southeast across Hooff's Run Drive in Block 27 of Eisenhower East. Block P of Carlyle, which is slated for office development, is located directly to the east.

BACKGROUND

General redevelopment of the site has been approved as part of the Hoffman Stage I DSUP for Blocks 24 and 25A in Eisenhower East. In 1998, City Council approved Special Use Permit #97-0163 for a coordinated sign program for all businesses at the site and that SUP remains in effect. In May 2007, City staff approved Plot Plan #2007-0004 for renovations to a portion of the building including the proposed restaurant space, which had formerly been used as a warehouse. The tenant space at 2002 Eisenhower Avenue has been vacant since renovations to the building were completed about five years ago.

City Council approved SUP#2009-0033 in October 2009 for the operation of a 7-Eleven convenience store approximately two blocks away at 504 John Carlyle Street. The applicant reports that this location in the Carlyle Square Condominium (Carlyle Block L) will remain in operation.

PROPOSAL

The applicant proposes to operate a new 7-Eleven convenience store in 2,785 square feet of space at 2002 Eisenhower Avenue. Typical retail convenience items as well as coffee and ready-to-eat food products will be sold. The applicant proposes to be open 24 hours/day and sell alcoholic beverages for off-premises consumption in accordance with Virginia ABC regulations. Additional elements of the applicant's request are as follows:

Hours:	24 Hours/Day, 365 days/year
Customers:	Approximately 800 per day
Employees:	Three employees each shift are expected
Alcohol:	Off-premises alcohol sales between 6am and midnight daily pursuant to Virginia ABC regulations
Noise:	No significant noise is expected beyond that generated by typical retail businesses.
Odors:	No significant odors are expected from the business.
Trash:	Typical solid waste from small retail establishment expected – largely consisting of cardboard. Trash will be collected daily.
Litter:	Applicant will regularly monitor the property to ensure that it is kept clean.

ZONING/MASTER PLAN DESIGNATION

The proposed use is located in the CDD#11/Coordinated Development District. Sections 5-602 and 4-1003(G) of the Zoning Ordinance allow a convenience store in this location only with a Special Use Permit.

Although the Eisenhower East Small Area Plan chapter of the Master Plan envisions redevelopment of this site, the proposed use is consistent with the Small Area Plan, which designates the property for residential, office and retail mixed use.

PARKING

According to Section 8-200 (A)(8) of the Zoning Ordinance, a convenience store in this location requires 1.2 off-street parking spaces for every 210 square feet. A 2,785 square-foot convenience store in this location is required to provide a total of 16 off-street parking spaces and one loading space. The applicant satisfies this requirement given that at least 894 parking spaces, exceeding the minimum parking requirements for all uses at the site, are located on the property. The majority of the parking spaces intended for the convenience store, including a loading space, are located in the surface parking lot in front of the building near the corner of Eisenhower Avenue and Hooff's Run Drive. Additional parking is located to the rear of the property.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a convenience store in this location. The proposed 7-Eleven represents a reasonable use for this property until such time that it eventually redevelops as envisioned in the Eisenhower East Small Area Plan. The store is proposed for a shopping center with sufficient parking and no immediately adjacent residential neighbors. It will offer an additional retail option for area residents and office workers, especially those located at the U.S. Patent and Trademark Office located immediately across Eisenhower Avenue. It will also fill tenant space that has been vacant for five years.

Generally speaking, convenience stores may present some potential for security-related impacts on the surrounding area. Potential impacts such as loitering and other nuisance crimes could be heightened at stores with off-premises alcohol sales and 24-hour operation. At the same time, staff believes that that the perception of safety-related issues at convenience stores may overshadow the actual experience at such stores. It has reviewed crime statistics for the 7-Eleven that opened just a couple of blocks away at 504 John Carlyle Street in 2010 and found that only five calls for service have been recorded at the convenience store in the period of nearly four years from January 2010 to November 2013. Police has verified that this number is very low. Furthermore, none of the calls could be attributed to either the 24-hour operation of the use or to the presence of off-premises alcoholic beverage sales. Two of these calls pertained to larceny, which can occur at any retail store, and another call related to a vehicle accident that occurred nearby. The lack of any demonstrated safety-related problems at this store indicates to staff that the present request is unlikely to create such negative impacts.

Nonetheless, staff has recommended several security-related conditions in this report, in consultation with Police, to avoid negative neighborhood impacts. Many of these security-related conditions were also required as part of SUP approval for the 504 John Carlyle Street 7-Eleven. As a general recommendation, Condition #20 requires the applicant to install closed-circuit security cameras. Standard Condition #23 prohibits "single-sales" of beer and wine coolers and prohibits the sale of fortified wine.

To prevent loitering, Condition #22 requires the applicant to execute an agreement with the Police Department which enhances the ability to enforce no loitering and no trespassing laws on the property. Condition #4 prohibits any indoor or outdoor seating in connection with the use,

which is particularly useful given the wide arcade in front of the tenant space. To enhance safety by offering direct views into the store, Condition #5 requires the windows to be entirely free of signage or other obstructions except for low-height displays such as newspaper stands. To monitor activity in the store, staff also recommends that the cash registers be located in an area near the front of the store (Condition #6) and that the exterior of the bathrooms be monitored by security cameras or the bathrooms be placed in a location where they can be clearly viewed from the cash registers (Condition #7).

Staff has included two review conditions in this report. Condition #26 includes standard language requiring a one-year review at which time both the use generally and specifically its 24-hour operation can be assessed. Condition #25, which was also included in the 504 John Carlyle SUP, allows for a special review before Planning Commission and City Council if a pattern of security-related problems occurs that cannot be solved through more routine enforcement measures at the staff level. This special review, which is admittedly stricter than Condition #26 given that it could occur at any time the threshold criteria are met, is intended to function as a last resort if intractable security-related problems persist at this site.

Several additional conditions of approval have been included in this report regarding routine matters such as noise, odors, and litter pick-up. Condition #9 reiterates that signage shall be consistent with the approved coordinated sign plan. Staff also believes that the applicant's stated desire to use enhanced interior finishes similar to those installed at 504 John Carlyle should be formally required in this SUP approval. Although that nearby 7-Eleven store is more centrally located within Carlyle, a fact that initially influenced staff's recommendation for enhanced finishes in that case, the inclusion of elements such as pendant lighting and ceramic tile proved successful at that location and represent an important improvement compared to its more typical, formulaic outlets. Condition #8 requires the applicant to submit an interior design plan to the Director for review and approval.

Staff has informed several groups within the Carlyle area of the Special Use Permit request, including the Carlyle Community Council, the Carlyle Square Condominium Association (Block L), and representatives from Carlyle Towers, the 800 Apartments, and the US Patent and Trademark Office. To date, no objections have been shared with staff.

Subject to the conditions stated in Section III of this report, staff recommends approval of the 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 convenience store may operate 24 hours per day. (P&Z)

3. The applicant shall establish a store employee to work as a liaison with members of the community to resolve concerns that may arise from the operation of the convenience store. The name of the liaison shall be posted inside the store in a conspicuous location and contact information for this individual shall be available upon request. (P&Z)

4. No tables or seats shall be provided for customers either inside or outside of the convenience store. (P&Z)

5. Windows shall provide open views into the tenant space and not be opaque or otherwise obstructed except with minor, low-height, well-maintained and regularly updated window displays. (P&Z) (Police)

6. The cash registers shall be located near the front of the store and positioned such that staff can monitor activity both inside and out in front of the store. (P&Z) (Police)

7. If there is a public restroom, it shall be placed either in clear view of the cash registers or the bathroom's exterior shall be monitored by closed-circuit security cameras. (P&Z)(Police)

8. The applicant shall submit an interior design plan to the Director of Planning & Zoning for review and approval. The plan shall include ceramic tile floor coverings, ceramic tile wall coverings generally to the height of wall displays, and pendant accent lighting fixtures at the store front window area and the cashier area. The applicant shall keep these enhanced design elements in good repair to the satisfaction of the Director. (P&Z)

9. All signage at the site shall be consistent with the approved coordinated sign program (SUP#97-0163). (P&Z)

10. No food, beverages, or other material or products shall be stored outside. (P&Z)

11. 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)

12. 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 crime, loitering, noise and the underage sales of alcohol. (P&Z)

13. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

14. 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)

15. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)

16. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (T&ES)

17. 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)

18. The applicant shall require its employees who drive to use off-street parking and 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)

19. 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)

20. The applicant shall install closed-circuit television cameras for the security of patrons, employees, and community residents. The installation of such equipment shall be subject to the review and approval of the Director of Planning & Zoning and the Chief of Police. (P&Z)(Police)

21. The applicant shall post signage prohibiting trespassing and loitering and informing the public of the presence of any closed-circuit security cameras used at the site. Such signage shall be subject to the review and approval of the Director of Planning & Zoning. (P&Z)

22. The applicant shall execute and maintain an up-to-date agreement with the Alexandria Police Department (APD) that allows APD to enforce no trespassing and no loitering laws and policies on the property. (Police)

23. 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. (Police) (P&Z)

24. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees. (Police)

25. If a pattern of security-related problems develops, the applicant will meet with City staff to resolve such problems. If said problems persist, the Director may docket this Special Use Permit for review by the Planning Commission and City Council, regardless of whether it is a part of an annual review. (P&Z)

26. The Director of Planning and Zoning shall review the Special Use Permit one year after the convenience store has been operational, 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

F-1 Building/site is out of the floodplain. (T&ES)

R-1 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)

R-2 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-3 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-4 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-5 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-6 Litter on the site and on public right-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up by the applicant at least twice a day, and more often if necessary, to prevent an unsightly and unsanitary accumulation on such day that the business is open to the public. (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)

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 The following comments are for SUP review only. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

C-1 Building and trades permits are required for the request to operate a convenience store.Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s) The building official shall be notified in writing by the owner if the registered design professional in the responsible charge is changed or is unable to continue to perform the duties.

C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

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

Police Department

R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-746-6838 regarding a robbery readiness program for all employees.

R-2 The applicant is seeking an "ABC Off" license only. The Police Department has no objections to the sale of alcohol off premise subject to the following conditions:

1. 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.

2. That the SUP is reviewed after one year.

R-4 The Police Department requests that the SUP is reviewed after one year to ensure applicant is compliant with Planning and Zoning recommendations and that the 24 hour operation has not caused an increase in nuisance crime.

R-5 Signs applied to retail storefront windows shall cover no more than 20% of the glass.

- Any exterior decorative banners/flags shall be deducted from the overall permitted sign area. Permanent or temporary advertising banners shall be prohibited.
- Display cases, storage, carts or other obstructions shall not be designed to be temporarily or permanently located in a location to block the view through the retail windows.

R-6 The cash registers should be placed near the front of the store in view of the entry.

R-7 If there is a public restroom, it shall be placed either in clear view of the cash registers or shall be monitored by closed-circuit security cameras.

R-8 The Police Department recommends that the establishment schedule two employees for each overnight shift.

R-9 The applicant shall install closed-circuit television cameras for the security of patrons, employees, and community residents. The installation of such equipment shall be subject to the review and approval of the Director of Planning & Zoning and the Chief of Police.

R-10 The applicant shall execute and maintain an up-to-date agreement with the Alexandria Police Department (APD) that allows APD to enforce no trespassing and no loitering laws and policies on the property.

APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0083

PROPERTY LOCATION: 2002 Eisenhower Avenue (Parcel Add: 2000 Eisenhower Ave)

TAX MAP REFERENCE: 079.01-01-01 **ZONE:** CDD #11

APPLICANT:

Name: 7-Eleven, Inc. by M. Catharine Puskar, Attorney/Agent

Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C., 2200 Clarendon Blvd., #1300, Arlington, VA 22201

PROPOSED USE: Convenience store

[X]**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.

[X]**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.

[X]**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.

[X]**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.

M. Catharine Puskar, Attorney/Agent
Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

MC Puskar — Signature — 10/25/13 — Date

2200 Clarendon Blvd, #1300
Mailing/Street Address

703-528-4700 — Telephone #
703-525-3197 — Fax #

Arlington, VA — City and State
22201 — Zip Code
cpuskar@arl.thelandlawyers.com — Email address

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

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

RECEIVED
OCT 25 2013
PLANNING & ZONING

SUP # 2013-0083

PROPERTY OWNER'S AUTHORIZATION SEE ATTACHED AUTHORIZATION LETTER

As the property owner of 2002 Eisenhower Avenue, I hereby
(Property Address)
grant the applicant authorization to apply for the convenience store use as
(use)
described in this application.

Name: _____ Phone _____
Please Print
Address: _____ Email: _____

Signature: _____ **Date:** _____

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.

[X] **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
[X] 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.

Perpetual Realty East, LLC (Owner) - See Attached Letter

7-Eleven, Inc. (Lessee) - See Attached Letter

SUP2013-0083

HOFFMAN COMPANY, LLC

2034 EISENHOWER AVE., SUITE 290
ALEXANDRIA, VIRGINIA 22314

(703) 960-4700 • FAX: (703) 960-1754

October 17, 2013

Farrol Hamer
301 King Street
Room 2100, City Hall
Alexandria, Virginia 22314

Re: Owner's Consent for Special Use Permit
2002 Eisenhower Avenue; Tax Map: 079.01-01-01 (part) (the "Property")

Dear Ms. Hamer:

As owner of the Property, we hereby consent to the filing of a special use permit and any related requests for the Property by Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. on behalf of 7-Eleven, Inc.

If you have any questions regarding any of this information, please contact M. Catharine Puskar or Sara V. Mariska at Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.; 2200 Clarendon Boulevard, Thirteenth Floor, Arlington, Virginia 22201.

Very truly yours,

Perpetual Realty East, LLC

By: _____

Its: President

HOFFMAN COMPANY, LLC
2034 EISENHOWER AVE., SUITE 290
ALEXANDRIA, VIRGINIA 22314

(703) 960-4700 • FAX: (703) 960-1754

SUP2013-0083

October 17, 2013

Mr. Jonathan M Jolley, PLA
Maser Consulting P.A.
22375 Broderick Drive | Suite 110
Sterling, VA 20166

Re: Owner Disclosure Perpetual Realty East, LLC
2002 Eisenhower Avenue; Tax Map: 079.01-01-01 (part) (the "Property")

Dear Mr. Jolley:

As owner of the Property, we hereby provide the following information on Perpetual Realty East, LLC, owner of 2002 Eisenhower Avenue, Alexandria, Virginia.

Perpetual Realty East, LLC is owned 100% by Hoffman Family, LLC. Owners in Hoffman Family, LLC owning more than 10% of Hoffman Family, LLC are the Hubert N. Hoffman, Jr. Family Trust, Hubert N. Hoffman, III, Holly Nolting, Thomas Hoffman and Nancy Conner.

Aside from conducting business in the ordinary course of our real estate development company, the businesses and individuals mentioned do not have a financial or business relationship with anyone on the Planning Commission, City Council, Board of Zoning Appeals, or either Board of Architectural Review.

Very truly yours,

Perpetual Realty East, LLC

By: _____

Its: President

SUP2013-0083

7- Eleven Inc.

October 23, 2013

Ms. Farrol Hamer
301 King Street
Room 2100, City Hall
Alexandria, VA 22314

7-Eleven Project #37029
2002 Eisenhower Avenue
Alexandria, VA 22314

Re: Owner's Disclosure 7-Eleven, Inc.
7-Eleven Project #37029
2002 Eisenhower Avenue; Tax Map: 079.01-01-01

Dear Ms. Hamer:

As the tenant of the Property, we hereby provide the following information on 7-Eleven, Inc., tenant of 2002 Eisenhower Avenue, Alexandria VA

7-Eleven, Inc. is 100% owned by SEI Japan.

Aside from conducting business in the ordinary course of our retail operations, 7-Eleven, Inc. / SEI Japan have mentioned to no have a financial or business relationship with anyone on the Planning Commission, City Council, Board of Zoning Appeals, or either Board of Architectural Review.

Sincerely,

Brianne M. Wilson

Brianne Wilson
Development Project Manager
7-Eleven Inc.

SUP # 2013-0083

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?

N/A

[ ] **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 Description

SUP2013-0083

3. Narrative Statement

7-Eleven, Inc. (the "Applicant") requests approval of a special use permit for a portion of property identified as Tax Map Reference 079.01-01-01 (the "Subject Property"). The parcel is addressed as 2000 Eisenhower Avenue and the Applicant proposes to lease approximately 2,785 square feet of space within the tenant space identified as 2002 Eisenhower Avenue within the Shops at Eisenhower for a convenience store.

The Subject Property is improved with two (2) buildings. The convenience store is proposed within the eastern portion of a 2-story office and retail complex. The site is surrounded by a mix of office, residential, and civic uses that would benefit from a convenience store in this location. A 2,785 square foot convenience store use requires 1 parking space per 210 square feet for a total of 14 spaces. All parking is shared among tenants. The overall site includes a total of 763 spaces. The 454 parking spaces in the surface parking lot near the corner of Eisenhower Avenue and Hooff's Run Drive will primarily serve the use with 309 additional spaces being located in a parking garage on the Subject Property. Given that the parking exceeds the minimum required for the Subject Property, parking is adequate for the proposed use.

The proposed convenience store will fill a currently vacant space and will complement the other uses within the retail center. The Applicant has been focused on expanding in urban markets, such as Alexandria. The proposal will allow a community serving use in a location convenient for area residents, employees, and visitors. Several recent development projects have been approved in the Eisenhower Avenue area. This site will serve the existing developments in the area and is also poised to serve the recently approved developments. Additionally, this store is well-positioned to cater to both vehicular and pedestrian customers in the area thereby allowing customers to limit trips outside the Eisenhower Avenue area during their lunch hour or after work. The store will be similar to the Carlyle 7-Eleven and will have enhanced finishes and lighting. The Applicant looks forward to adding to the retail options in the Eisenhower Avenue area.

SUP # 2013-0083

USE CHARACTERISTICS

4. The proposed special use permit request is for *(check one):*

[x] 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).

Approximately 800 patrons per day

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

Approximately 3 employees per shift

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

Day:	Hours:
7 days a week	24 hours a day

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

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

No significant noise anticipated beyond that generated by typical retail business activities.

B. How will the noise be controlled?

No significant noise anticipated.

SUP # 2013-0083

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

No significant odors generated by the use.

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)

Typical solid waste from small retail establishment consisting largely of cardboard.

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

Approximately 32 yards of trash and 16 cubic yards of recyclables per week.

C. How often will trash be collected?

Once a day.

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

Staff will monitor the property to ensure that property is kept clean and outdoor trash receptacles are emptied.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

SUP # 2013-0083

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. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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

Store will have closed circuit TV and monitored alarm system.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[X] 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.

Beer and wine sales from 6:00 a.m. to 12:00 a.m. ABC license for off premises sales.

SUP # 2013-0083

PARKING AND ACCESS REQUIREMENTS

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

751 Standard spaces All parking is shared among all tenants.

_____ Compact spaces

12 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)*
[X] on-site
[ ] off-site

If the required parking will be located off-site, where will it be located?

_____

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? 1

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 # 2013-0083

B. Where are off-street loading facilities located? Loading will occur through the front door.

The truck will park in the parking area in front of the store.

C. During what hours of the day do you expect loading/unloading operations to occur?

Between 9:00 p.m. and 5:00 a.m.

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

A small truck will make deliveries daily and grocery deliveries will occur twice a week.

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?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? [X] Yes [ ] No

Do you propose to construct an addition to the building? [ ] Yes [X] No

How large will the addition be? 0 square feet.

18. What will the total area occupied by the proposed use be?

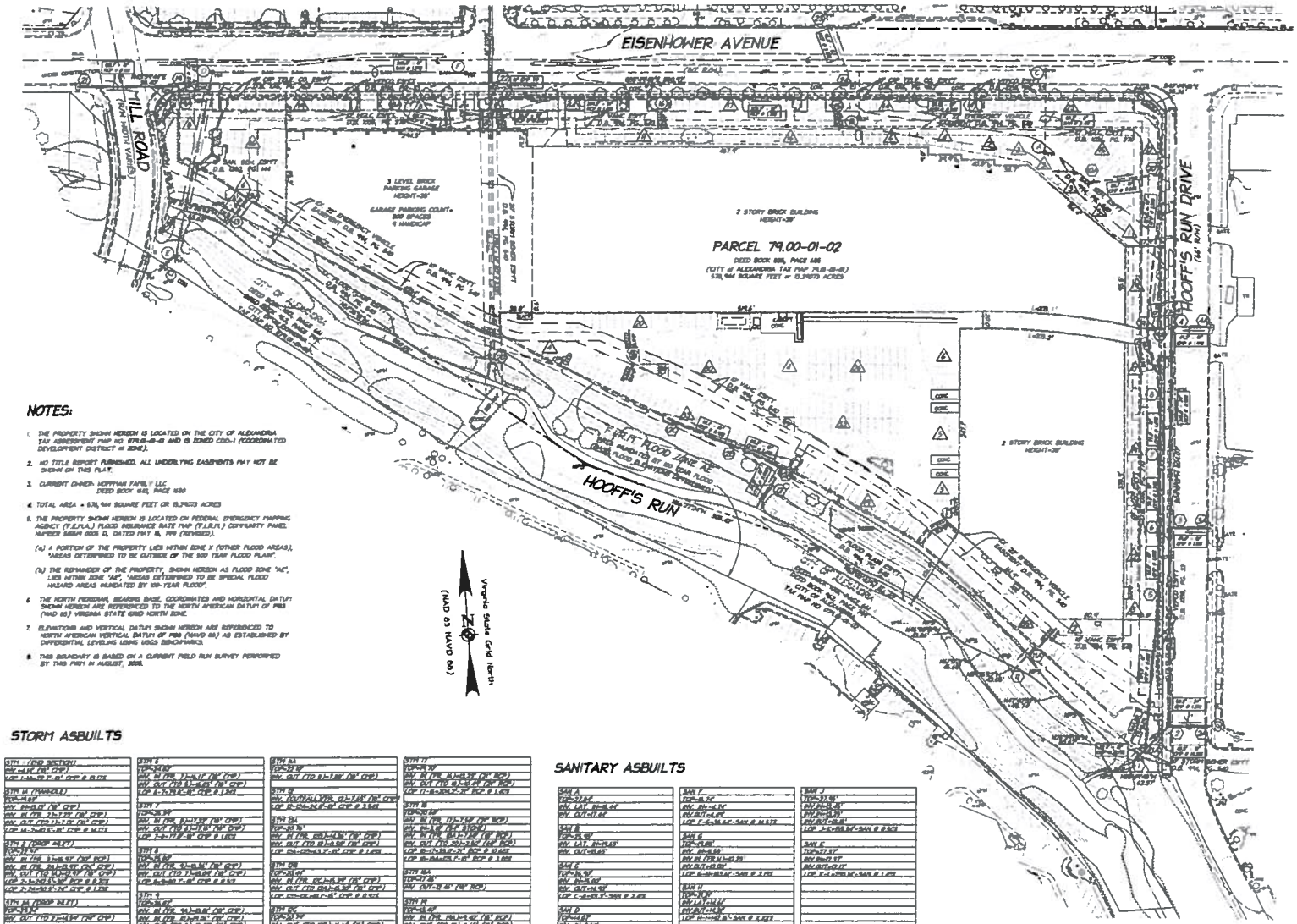
2,785 sq. ft. (existing) + 0 sq. ft. (addition if any) = 2,785 sq. ft. (total)

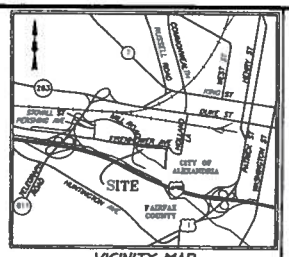
19. The proposed use is located in: *(check one)*

[ ] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[X] a shopping center. Please provide name of the center: Shops at Eisenhower East
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe: _____

End of Application

SUP2013-0083





VICINITY MAP
SCALE: 1" = 3000'

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NO. 079.00-01-02 AND IS ZONED CDD-1 (COORDINATED DEVELOPMENT DISTRICT # 2006).
2. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN ON THIS PLAT.
3. CURRENT OWNER: HOFFMAN FAMILY LLC
   DEED BOOK 1042, PAGE 1680
4. TOTAL AREA = 570,944 SQUARE FEET OR 13.2403 ACRES
5. THE PROPERTY SHOWN HEREON IS LOCATED ON FEDERAL EMERGENCY MAPPING AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 5051A 0033 D, DATED MAY 16, 1984 (REVISED).
   (a) A PORTION OF THE PROPERTY LIES WITHIN ZONE X (OTHER FLOOD AREAS), "AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN".
   (b) THE REMAINDER OF THE PROPERTY, SHOWN HEREON AS FLOOD ZONE "AE", LIES WITHIN ZONE "AE", "AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD".
6. THE NORTH MERIDIAN, BEARING BASE, COORDINATES AND HORIZONTAL DATUM SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE GRID NORTH ZONE.
7. ELEVATIONS AND VERTICAL DATUM SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED BY DIFFERENTIAL LEVELING USING USGS BENCHMARKS.
8. THIS BOUNDARY IS BASED ON A CURRENT FIELD RUN SURVEY PERFORMED BY THIS FIRM IN AUGUST, 2005.

LEGEND

- STM — STORM SEWER LINE
- SAN — SANITARY SEWER LINE
- MH — MANHOLE
- MH — SANITARY MANHOLE
- LIGHT POLE
- FIRE HYDRANT
- SIGN
- CONC — DENOTES CONCRETE
- REBF — DENOTES REBAR FOUND
- IPS — DENOTES IRON PIPE SET
- NPS — DENOTES NO PIPE SET
- D.B. — DENOTES DEED BOOK
- PG. — DENOTES PAGE
- A/C — DENOTES AIR CONDITIONER
- R/W — DENOTES RIGHT-OF-WAY
- SIGN — DENOTES NUMBER OF PARKING SPACES
- DENOTES SANITARY STRUCTURE LABEL (ALPHA)
- DENOTES STORM STRUCTURE LABEL (NUMERIC)
- DECIDUOUS TREE
- COMFEROUS TREE
- TREE LINE
- STREAM

STORM ASBUILTS

STM 1 (END SECTION)	STM 6	STM 14	STM 17
INV=14.62' (16" CMP)	TOP=24.63'	TOP=21.97'	TOP=24.90'
LOP 1-14=20.77'-8" CMP @ 13.72%	INV. IN (TRB. 1)=14.17' (18" CMP)	INV. IN (TRB. 13)=19.37' (18" RCP)	INV. IN (TRB. 15)=19.23' (18" RCP)
	INV. OUT (TO 1)=14.07' (18" CMP)	INV. OUT (TO 13)=19.27' (18" RCP)	INV. OUT (TO 15)=19.23' (18" RCP)
STM 14 (MANHOLE)	LOP 6-7=24.63'-8" CMP @ 1.24%		LOP 17-18=20.93'-7" RCP @ 1.40%
TOP=24.63'		STM 15	
INV. IN=21.07' (18" CMP)	STM 7	TOP=20.58'	STM 18
INV. IN (TRB. 2)=17.79' (18" CMP)	TOP=26.39'	INV. IN (TRB. 11)=17.58' (12" RCP)	TOP=24.90'
INV. OUT (TO 1)=17.79' (18" CMP)	INV. IN (TRB. 3)=17.18' (18" CMP)	INV. IN=17.58' (18" RCP)	INV. IN (TRB. 16)=19.23' (18" RCP)
LOP 14-1=21.07'-8" CMP @ 14.71%	INV. OUT (TO 3)=17.18' (18" CMP)	INV. IN (TRB. 14)=17.58' (18" RCP)	INV. OUT (TO 20)=19.23' (18" RCP)
	LOP 7-8=17.18'-8" CMP @ 1.00%	INV. OUT (TO 20)=17.58' (18" RCP)	LOP 15-16=20.23'-7" RCP @ 0.50%
STM 2 (DROP INLET)		LOP 11-15=18.21'-7" RCP @ 0.50%	LOP 16-20=20.23'-7" RCP @ 0.50%
TOP=24.97'	STM 8	LOP 14-15=18.21'-7" RCP @ 0.50%	
INV. IN (TRB. 3)=18.97' (12" RCP)	TOP=26.80'		STM 19A
INV. IN (TRB. 4)=18.97' (12" CMP)	INV. IN (TRB. 4)=18.97' (18" CMP)	STM 16	TOP=21.48'
INV. OUT (TO 3)=18.97' (12" CMP)	INV. OUT (TO 4)=18.87' (18" CMP)	TOP=20.58'	INV. OUT=18.48' (18" RCP)
LOP 2-3=20.97'-30' RCP @ 0.30%	LOP 8-9=20.17'-8" CMP @ 0.30%	INV. IN (TRB. 12)=17.58' (12" RCP)	
LOP 2-3=20.97'-30' CMP @ 1.33%		INV. OUT=17.58' (12" RCP)	STM 19B
	STM 9	LOP C-12=19.17'-7" RCP @ 0.50%	TOP=24.90'
STM 3A (DROP INLET)	TOP=26.80'		INV. OUT=18.40' (18" RCP)
TOP=24.97'	INV. IN (TRB. 4)=18.80' (18" CMP)	STM 17	
INV. OUT (TO 3)=18.97' (12" CMP)	INV. IN (TRB. 5)=18.80' (18" CMP)	TOP=24.90'	STM 19C
	INV. OUT (TO 5)=18.77' (18" CMP)	INV. IN (TRB. 10)=18.62' (18" RCP)	TOP=20.74'
STM 3 (DROP INLET)	LOP 9-10=20.17'-8" CMP @ 1.30%	INV. OUT (TO 10)=18.62' (18" RCP)	INV. OUT (TO 19B)=18.40' (18" CMP)
TOP=24.76'	LOP 9-24=17.51'-8" CMP @ 3.34%	LOP 16-18=20.17'-8" RCP @ 2.00%	
INV. IN (TRB. 3A)=18.96' (18" CMP)		LOP 18-19=20.17'-8" RCP @ 2.00%	STM 19
INV. IN (TRB. 6)=18.66' (24" RCP)	STM 10	LOP 19-20=17.17'-8" RCP @ 2.00%	TOP=24.90'
INV. OUT (TO 3)=18.11' (18" RCP)	TOP=26.12'		INV. OUT=18.40' (18" RCP)
LOP 3-4=18.66'-30' RCP @ 0.50%	INV. OUT (TO 9)=18.97' (18" CMP)	STM 18	
LOP 3-24=18.11'-8" CMP @ 1.50%		TOP=24.90'	STM 20
	STM 11	INV. OUT (TO 18)=17.17' (18" RCP)	INV. (OUTFALL)(TRB. 18)=16.18' (18" RCP)
STM 3A (DROP INLET)	TOP=21.97'		LOP 20-21=16.18'-7" RCP @ 0.50%
TOP=24.76'	INV. IN (TRB. 5)=19.47' (18" CMP)	STM 19	
INV. OUT (TO 3)=20.76' (18" CMP)	INV. OUT (TO 5)=19.47' (18" CMP)	TOP=24.90'	STM 21
	LOP 10-11=20.47'-8" CMP @ 0.50%	INV. IN (TRB. 19)=17.90' (18" RCP)	TOP=24.90'
STM 4 (DROP INLET)			INV. OUT=17.90' (18" CMP)
TOP=24.76'	STM 12A	STM 20	
INV. IN (TRB. 6)=19.67' (18" CMP)	TOP (CENTER)=25.75'	TOP=24.90'	STM 22
INV. OUT (TO 6)=19.67' (18" CMP)	INV. OUT (TO 6)=23.52' (18" CMP)	INV. IN (TRB. 21)=16.53' (18" RCP)	TOP=24.90'
		INV. OUT (TO 21)=16.53' (18" RCP)	INV. IN=17.90' (18" CMP)
STM 5	STM 12B	LOP 20-21=16.68'-30' RCP @ 0.71%	INV. OUT=17.90' (18" CMP)
TOP=24.83'	TOP=21.97'		
INV. IN (TRB. 6)=19.83' (18" CMP)	INV. OUT (TO 12)=19.97' (18" CMP)	STM 21	STM 23
INV. OUT (TO 6)=19.83' (18" CMP)	LOP 11-12=20.97'-8" CMP @ 1.00%	TOP=24.90'	TOP=24.90'
LOP 5-6=20.83'-8" CMP @ 1.00%		INV. OUT=16.90' (18" CMP)	INV. IN (TRB. 22)=16.53' (18" RCP)
LOP 5-10=20.53'-8" CMP @ 0.42%			LOP 23-24=16.68'-30" RCP @ 2.71%
			STM 24
			TOP=24.90'
			INV. OUT (TO 23)=16.18' (18" RCP)

SANITARY ASBUILTS

SAN A	SAN F	SAN J
TOP=27.84'	TOP=19.74'	TOP=27.98'
INV. LAT. 8"=19.64'	INV. IN=-4.24'	INV. IN=19.38'
INV. OUT=17.64'	INV. OUT=-4.24'	INV. IN=19.39'
	INV. OUT=20.83'	INV. OUT=20.83'
SAN B	LOP F-E=19.44'-SAN @ 14.57%	LOP J-E=19.54'-SAN @ 0.50%
TOP=26.98'		
INV. LAT. 8"=19.49'	SAN G	SAN K
INV. OUT=19.49'	TOP=19.80'	TOP=27.93'
	INV. IN=19.50'	INV. IN=21.93'
SAN C	INV. IN (TRB.10)=17.79'	INV. OUT=21.93'
TOP=26.90'	INV. OUT=17.80'	LOP K-L=258.16'-SAN @ 1.40%
INV. IN=19.90'	LOP G-H=193.67'-SAN @ 2.10%	
INV. OUT=19.90'		
LOP C-E=19.91'-SAN @ 2.00%	SAN H	
	TOP=20.00'	
SAN D	INV. LAT. 8"=17.17'	
TOP=24.83'	INV. OUT=17.17'	
INV. 8"=19.50'	LOP H-I=140.83'-SAN @ 2.00%	
INV. OUT=-4.33'		
	SAN I	
SAN E	TOP=22.99'	
TOP=22.99'	INV. IN=19.49'	
INV. IN=-2.33'	INV. OUT=19.39'	
LOP D-E=330.21'-SAN @ 0.78%	LOP I-J=143.95'-SAN @ 0.42%	

PARKING TABULATION

	REGULAR	HANDICAP	TOTAL
SURFACE	451	3	454
GARAGE	300	6	306
TOTAL	751	12	763

SURVEYOR'S CERTIFICATE

I, GARY H. FAULKNER, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON AUGUST 8, 2005 AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

COMMONWEALTH OF VIRGINIA
GARY H. FAULKNER
No. 2448
8.31.05
LAND SURVEYOR

GRAPHIC SCALE
0 10 20 30 40 50 100
(IN FEET)
1 inch = 50 ft.

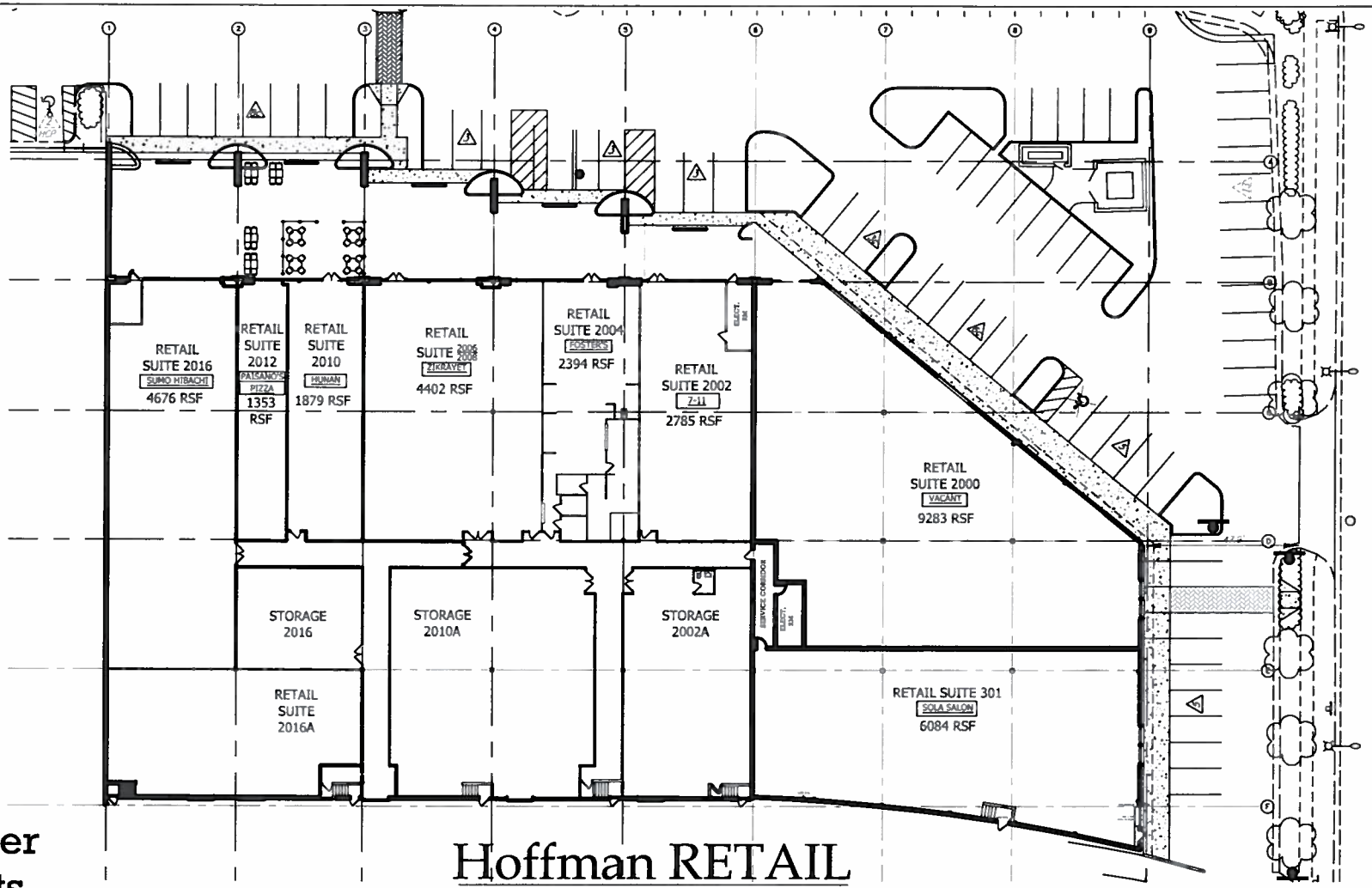
christopher consultants
engineering · surveying · land planning
8000 Forum Center Drive, Fourth Floor · Springfield, Virginia 22150
703.573.5500 · fax 703.573.7939

BOUNDARY AND TOPOGRAPHIC SURVEY OF
PARCEL 079.00-01-02
CITY of ALEXANDRIA TAX MAP (PB-01-01)
DEED BOOK 1035, PAGE 686

CITY of ALEXANDRIA, VIRGINIA 26

SCALE: 1" = 50'
DATE: 08/26/05
DRAWN: AAB
CHECKED: GHF
CHECKED:
SHEET: 1 of 1

FILE: D-763



Hoffman RETAIL

Alexandria, Virginia

1 4 8 12

scale in feet

OCTOBER 21, 2013

HighLander Architects

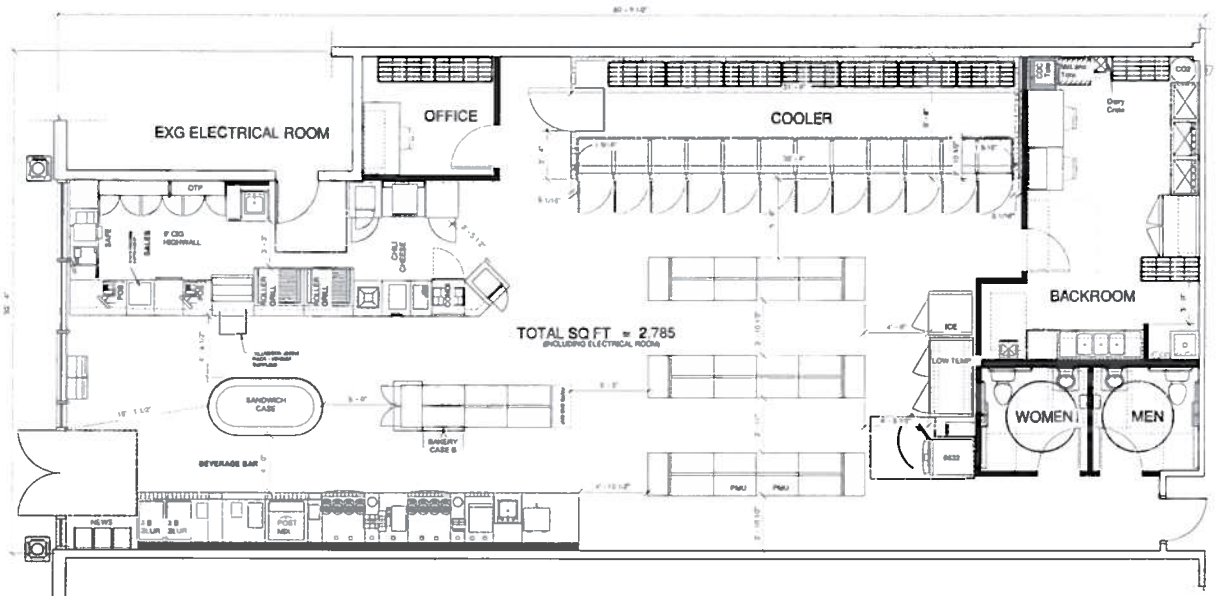
13849 CONSTITUTION COURT
CHANTILLY, VIRGINIA
20151-3619

703.222.9654

A1.6

SCALE = N.T.S.

SUP2013-00083



N

1035315 ALEXANDRIA - EQUIPMENT LAYOUT 3

08-02-2013

2002 EISENHOWER AVENUE

HFA #13-00168

LAYOUT APPROVED 08-05-2013

EXISTING CONDITIONS SHOWN IN THESE PRELIMINARY DRAWINGS ARE BASED ON DRAWINGS AND OR INFORMATION PROVIDED TO HFA BY THE OWNER OR THE OWNER'S DULY AUTHORIZED REPRESENTATIVE. HFA HAS NOT FIELD VERIFIED THE EXISTING CONDITIONS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION.

LOCATION MAP

DRAWING LEGEND

SCALE IN FEET (1/4"=1')

MASER CONSULTING

Consulting, Municipal & Environmental Engineers
Planners • Surveyors • Landscape Architects
State of N.J. Certificate of Authorization 24GA27998300

New Jersey New York Pennsylvania Virginia
Customer Loyalty through Client Satisfaction

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Sterling, VA 20166
Phone 703 430 4130
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info@ masaconsulting.com

PROPOSED FLOOR PLAN FOR

7 ELEVEN

2002 EISENHOWER AVE
ALEXANDRIA, VA

SCALE	DATE	DRAWN BY	CHECKED BY
1/4"=1'	10-23-13	JLC	JMJ

PROJECT NUMBER

SHEET NUMBER

P-1

SUP2013-0083