



Administrative Special Use Permit Application

Department of Planning & Zoning
301 King Street, Room 2100, Alexandria, Virginia 22314
Phone: 703.746.4666 | www.alexandriava.gov/planning

PROPERTY LOCATION:

ZONE: KR TAX MAP REFERENCE: 074.02-07-01

APPLICANT'S INFORMATION:

Applicant: Life Alive Cafe, LLC Business/Trade Name: Life Alive Cafe
Address: 400 King Street Suite 2 Alexandria, VA
Phone: 508-808-4037 Email: katrina@lifealive.com

PROPOSED USE:

- | | |
|---|---|
| Animal Care with Overnight Accommodations | Massage Establishment |
| Auto Trailer Rental or Sales | Outdoor Dining (Other than King Street Outdoor Dining Area) |
| Catering Operation | Outdoor Food and Crafts Market |
| Child and Elder Care Homes | Outdoor Garden Center |
| Day Care Center | Outdoor Display |
| Health and Athletic Club | Public School Trailers |
| Light Assembly, Service, and Craft | Valet Parking |
| Light Auto Repair | Vehicle Parking or Storage for More Than 20 Vehicles |
| Live Theater | |
| Restaurant | |

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 400 King Street (property address), for the purposes of operating a health food restaurant (use) business as described in this application. I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: AB/FH Alexandrian Owner LLC.

Phone: 646-657-2950 x110

Address: 30 Montgomery St

Email: merlingis@fulcrumhospitality.com;

Signature:

Signed by:

C6C99F11C6A541C

Date: 7/31/25

Ajax Consulting Services, LLC acting as agent for AB/FH

Alexandrian Hotel Owner, LLC

1. 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 and the percent of ownership.

Life Alive Cafe Act III - 100% Ownership

777 Brickell Avenue #500-96800

Miami, FL 33131

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.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:
Life Alive Cafe is a fast casual restaurant concept offering fresh, organic breakfast, lunch and dinner for take out and dine in (counter service). We serve smoothies, coffee drinks, salads, grain bowls and sandwiches.

3. Please describe the proposed hours of operation:

Days 7 days Hours 7AM-9PM

Daily

Or give hours for each day of the week

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

Sunday

4. 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).

We Average 400 transactions a day, parties of approx 1.5-2 ppl
600-800 guests a day? 10% breakfast, 40% lunch, 15% PM chill,
35% dinner

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift). 7 per shift, 2 shifts per day

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

Standard and compact spaces

Handicapped accessible spaces

Other There is a paid garage under 400 King
Street where customers and employees will park.
There are 190 total spaces.

B. Please give the number of:

Parking spaces on-site 190 Garage parking spaces
under 400 King St
Parking spaces off-site

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

Paid garage for customers and employees under 400 King - 190 spaces

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

Per the Alexandrian Hotel, deliveries will be made through the
RoyalStreet hallway gate opening.

B. Where are off-street loading spaces located?

n/a

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

5 days - 7am-10am

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

5 days

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

8. What is the square footage the use will be occupying?

3,066 square feet

APPLICANT'S SIGNATURE

Please read and initial each statement:

KS

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

KS

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.

KS

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 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

KS

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff to visit, inspect, and photograph the building premises, land etc., connected with the application.

Print Name of Applicant or Representative

Signature

Katrina Sloan

Digitally signed by Katrina Sloan
DN: c=US,
e=katrina@lifealive.com, o=Life
Alive, ou="Director of Construction", cn=Katrina Sloan
Date: 2025.08.05 09:14:15-04'00'

Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

Phone:

Email:

Fax:



Department of Planning & Zoning

Administrative Special Use Permit New Use Checklist

☐ **Application form**

☐ **Application fee**

Supplemental Worksheet for the following uses:

- ☐ Catering Operation
- ☐ Child or Elder Care Home
- ☐ Day care Center
- ☐ Light Automobile Repair, Auto & Trailer Rental or Sales, Vehicle Parking or Storage
- ☐ Live Theater
- ☐ Outdoor Dining
- ☐ Outdoor Display
- ☐ Outdoor Food and Crafts Market
- ☐ Outdoor Garden Center
- ☐ Valet Parking

Interior floor plan

☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

Contextual site image

☐ Show subject site, on-site parking area, surrounding buildings, cross streets

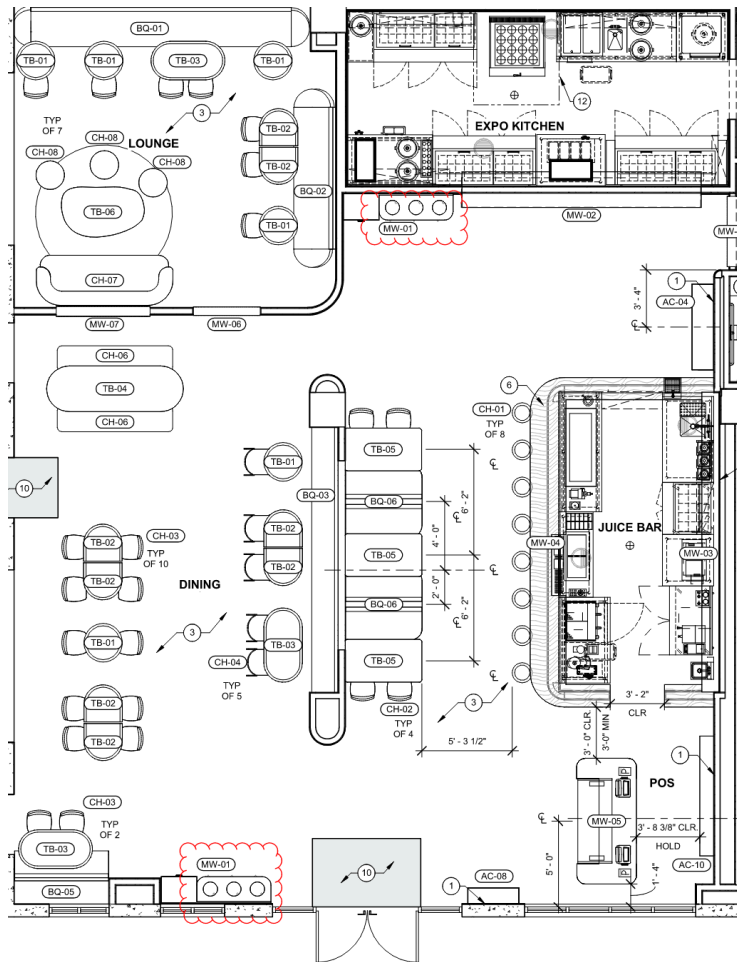
If applicable

☐ Outdoor plan for outdoor uses

Life Alive Cafe - 400 King Street Alexandria, VA Litter Removal Plan

Trash Bussing Stations:

At life Alive we have two trash bussing stations in our cafe. I have attached a floor plan with the bussing stations clouded in **RED**. One is at the back of the cafe and one is at the main entry/exit of the cafe. The bussing stations consist of three drawers with bus bins and customers are expected to bring their plates and trash to the bussing stations. The trash attached has three compartments: compost, recycling and landfill. If a customer does not clear their own table, a member of our ops team is always walking around the cafe clearing tables and cleaning as we operate. Trash is always disposed of in the appropriate receptacles.





SUPPLEMENTAL APPLICATION

RESTAURANT

All applicants requesting a **Special** Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: _____

2. Will the restaurant offer any of the following?

Alcoholic beverages

On-premises	Yes	No
Off-premises	Yes	No

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

table service bar carry-out delivery

This is a fast casual restaurant concept. Customers order at the POS station when they walk in, take a number and order is brought to their table or take out.

4. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles? Yes No N/A

Where will delivery vehicles be parked when not in use?

OLD TOWN RESTAURANT POLICY

Changes to Old Town Small Area Plan Chapter of the Master Plan Adopted by City Council on November 13, 1993

On November 13, 1993, the City Council adopted Resolution No. 1672, which outlines new policy and criteria used in applying the revised Old Town Restaurant Policy. Individuals who apply for a special use permit to operate a restaurant in Old Town must address in their entirety five criteria in order to be considered for a special use permit. An application will not be formally accepted for processing until this questionnaire is completed.

GOALS OF THE OLD TOWN RESTAURANT POLICY

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

POLICIES TO ATTAIN THE GOALS OF THE OLD TOWN RESTAURANT POLICY

City Council shall not approve a request for special use permit for any new restaurant, carry-out or fast food establishment or an expansion of an existing restaurant, carry-out or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carry-outs, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- The availability of off-street parking.
- The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- The extent to which the restaurant is open in the late night hours.
- The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption, including consideration of the number of bar seats, if any, and the standing areas in the vicinity of bars.
- The predicted extent of litter generated in nearby neighborhoods.

CRITERIA TO BE USED TO EVALUATE NEW OR EXPANDED RESTAURANTS

Parking Management Plan. The applicant must submit a parking management plan (PMP), which specifically addresses the following issues:

- The parking demand generated by the proposed restaurant.
- The availability of off-street parking for patrons. For the purpose of this policy, availability shall be measured in terms of the number of vacant off-street parking spaces within 500 feet from the entrance to the restaurant.
- How employees who drive will be accommodated off the street at least in the evenings and on weekends.
- The predicted impact of the restaurant on the parking supply at the evening, weekend, and daytime peaks.
- A proposal to reduce the impact of parking created by the restaurant on nearby areas. Acceptable alternatives for reducing parking impacts include, but are not limited to, the following: validated parking or valet parking for patrons, and off-street parking or transit subsidies for employees.

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - ☒ 100%
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - ☒ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☒ No parking impact predicted
 - ☐ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

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

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

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

_____	Maximum number of patron dining seats
+ _____	Maximum number of patron bar seats
+ _____	Maximum number of standing patrons
= _____	Maximum number of patrons

2. _____ 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 9PM close
 - ☐ 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 NO ALCOHOL
 - ☐ Low ratio of alcohol to food