

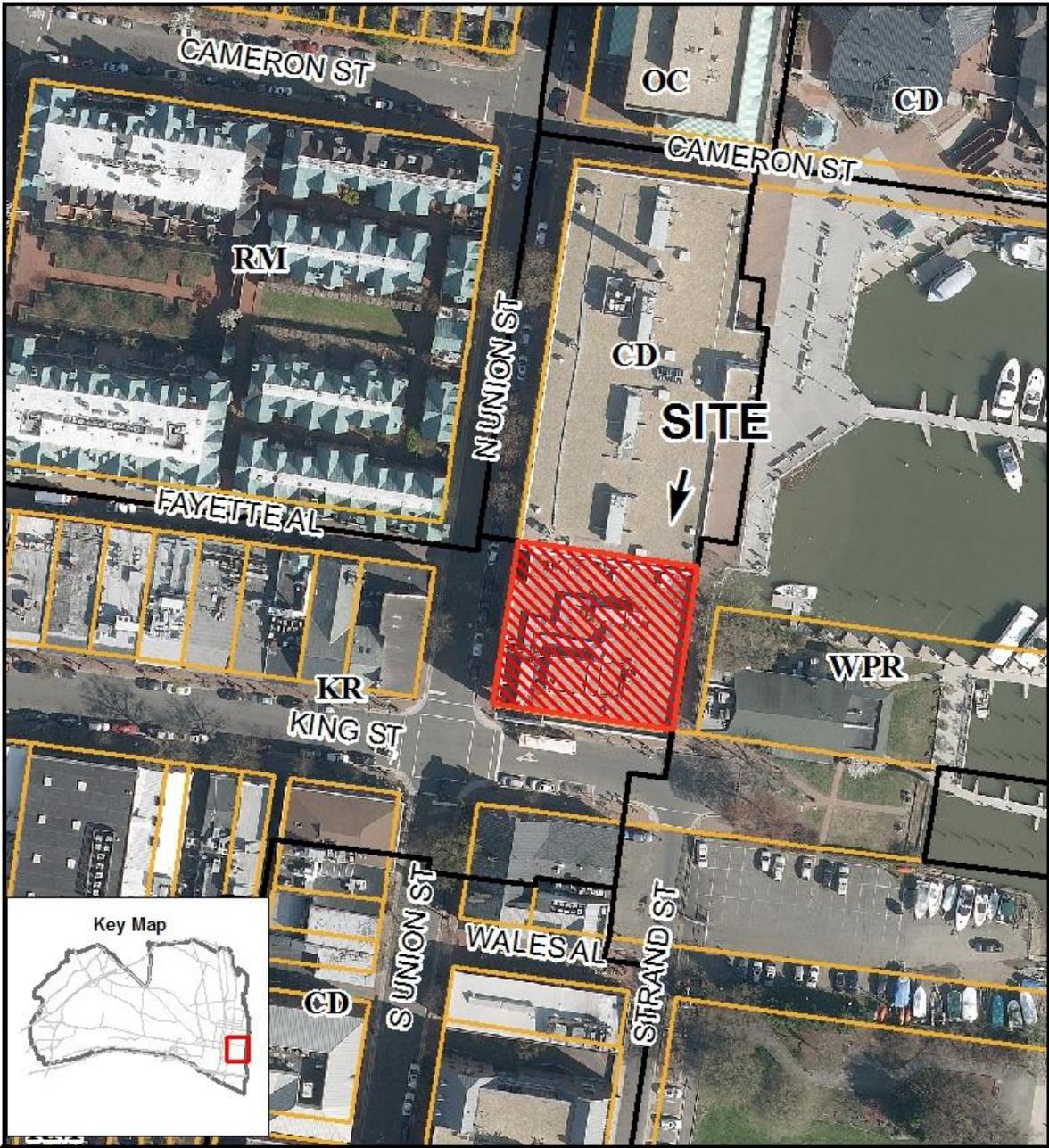


Special Use Permit #2017-0039
7 King Street (Parcel Addresses: 101 & 107 North Union Street) – Vola’s Dockside Grill

Application	General Data	
Public hearing and consideration of a request to amend Special Use Permit #2017-0002 for additional indoor seating and limited live entertainment.	Planning Commission Hearing:	June 6, 2017
	City Council Hearing:	June 24, 2017
Address: 7 King Street (Parcel Addresses: 101 and 107 North Union Street)	Zone:	KR/King Street Retail & WPR/Waterfront Park and Recreation
Applicant: ARP Waterfront, LLC, represented by Catharine M. Puskar, Esq.	Small Area Plan:	Old Town & Waterfront

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: Alex Dambach, alex.dambach@alexandriava.gov Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov

<u>PLANNING COMMISSION ACTION, JUNE 6, 2017:</u> By unanimous consent, the Planning Commission recommended approval of the request. Reason: The Planning Commission agreed with the staff analysis.



Special Use Permit #2017-0039
7 King Street (parcel address: 101
& 107 North Union Street)



I. DISCUSSION

The applicant, ARP Waterfront, LLC, represented by Catharine M. Puskar, Esq. requests to amend its Special Use Permit (SUP #2017-0002) to add 31 indoor seats and limited live entertainment to the restaurant, known as Vola's Dockside Grill and Hi-Tide Lounge, located at 7 King Street.

SITE DESCRIPTION

The subject site occupies two lots of record. The restaurant's indoor dining and kitchen are located on the parcel at 101 North Union Street, while a majority of the restaurant's outdoor dining is located at 107



Image 1: Front entrance of Vola's Dockside Grill, as seen from the City Marina walkway (left) and the Hi-Tide Lounge as seen from N. Union Street (right).

North Union Street. The parcel at 101 North Union Street has approximately 110 feet of frontage along King Street and 110 feet of frontage along North Union Street for a total parcel area of approximately 12,100 square feet. The restaurant itself occupies a retail space with approximately 110 square feet of frontage along King Street and approximately 41 feet of frontage along North Union Street for an approximate area of 4,530 square feet. The restaurant is addressed as 7 King Street, which is the applicant's tenant portion of the applicable parcels.

The parcel addressed as 107 North Union Street, containing a majority of the restaurant's outdoor dining, is an irregularly shaped parcel known as the City Marina. The parcel consists of the dock and pier area between the Potomac River and the buildings fronting North Union Street. The total parcel is approximately 65,000 square feet in area with approximately 300 feet of frontage along the Potomac River. The restaurant's outdoor dining occupies 1,255 square feet of area along the southern portion of the City Marina land with approximately 61 feet of frontage along the Potomac River.

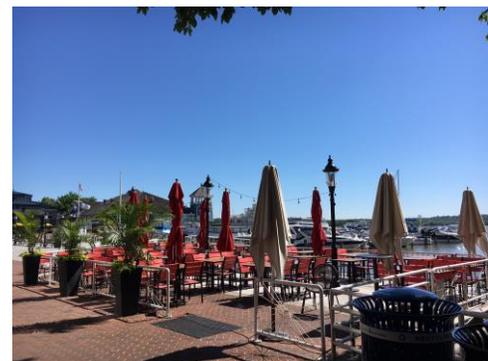


Image 2: Vola's outdoor dining located on the City Marina walkway.

The restaurant is located in a three-story brick commercial building with ground floor retail businesses and office uses above. The Torpedo Factory Art Center is located directly north of the subject parcel and the Old Dominion Boat Club and City Marina are located to the east. The area south

and west of the subject site, across King and North Union Streets, respectively, contain a mix of retail and restaurant uses, such as Mai Thai, Starbucks, Carluccio's and the Lucky Knot.

The outdoor dining area is located northeast of the indoor restaurant and is accessed from a City Marina pedestrian walkway. The Torpedo Factory is located to the northwest of the outdoor dining area, while the Potomac River is located to the east and the Old Dominion Boat club building is located to the south.

BACKGROUND

The subject site was first approved for a restaurant use by City Council in May 2013 through SUP #2013-0009 for a restaurant and accessory market known as Waterfront Market of approximately 3,950 square feet and 150 seats. Of those 150 approved seats, 76 seats were located indoors, 54 seats were located outdoors on a portion of the Torpedo Factory and City Marina Plaza, and an additional 20 outdoor seats were permissible through the King Street Outdoor Dining Program. In order to permit outdoor dining on the City Marina, the restaurant received Planning Commission approval in May 2013 to change Section 9.06 of the City Charter to permit a change of use of the City Marina space. With Planning Commission approval, the City Charter was amended in May 2013 through Section 9.06 #2013-0002 and the restaurant executed a lease agreement with the City to utilize City Marina space for outdoor dining.

In March 2015, City Council approved an increase in overall restaurant seats through SUP #2014-0128 which allowed Waterfront Market to increase to 222 total seats, with 135 indoor seats, 67 outdoor seats on the City Marina land, and up to 20 seats along King Street through the King Street Outdoor Dining Program. Space for the additional indoor restaurant seats was provided through the restaurant's expansion into an adjacent retail bay, increasing the total restaurant square footage from 3,950 square feet to approximately 4,530 square feet.

The Waterfront Market operated until the winter of 2015 when it briefly closed for the introduction of its current restaurant concept, which was renamed as Vola's Dockside Grill and Hi-Tide Lounge. Staff administratively approved SUP #2015-0132 in January 2016 which granted a change of ownership from Waterfront Market, LLC to Alexandria Restaurant Partners, LLC and a minor amendment to increase the hours of operation for indoor dining from 11 p.m. to 12 p.m., Sunday through Thursday. Most recently, City Council approved SUP #2017-0002 in March 2017 which approved a change of ownership from Alexandria Restaurant Partners, LLC, to ARP Waterfront, LLC, and an increase in dining, expanding the outdoor dining from 67 to 114 outdoor seats. As part of the approval, the outdoor dining area increased to approximately 1,225 square feet of City Marina land from the previously approved approximately 883 square feet.

In February 2017, staff conducted a standard inspection of Vola's restaurant as part of the review process for SUP #2017-0002 and determined that the restaurant's indoor seat count exceeded the permitted number of seats by 39 chairs. Procedurally, the applicant was unable to amend SUP #2017-0002 and provide a long enough review time to request an increase in the number of indoor seats and as such, has submitted this subsequent SUP request to increase the number of

indoor seats. An inspection in April 2017 revealed the restaurant was in compliance with all terms and conditions of its Special Use Permit.

PROPOSAL

The applicant proposes to increase the number of interior seats by 31, going from 135 indoor seats to 166 indoor seats to be located at a combination of tables, bar stools, and lounge seats. No enlargement of the physical space or changes to the existing outdoor dining is proposed as part of this request. In addition to an increase in indoor seats, the applicant is requesting to add limited live entertainment, consisting of guitar and vocal music, or similar entertainment, with amplification. The live entertainment would be located within the Hi-Tide Lounge on Thursdays through Sundays. No other changes to the restaurant are proposed and the applicant will continue to operate a full-service restaurant specializing in seafood and southern cooking.

Details of the applicant's existing and proposed operation are as follows:

Hours of Operation:

Existing:

Indoor:

7 a.m. – 12 a.m., Sunday – Thursday

7 a.m. – 1 a.m., Friday – Saturday

Outdoor:

7 a.m. – 11 p.m., Sunday – Saturday

Number of Seats:

Existing:

135 indoor seats

20 outdoor seats (King Street Outdoor Dining Program)

114 outdoor seats (City Marina)

269 total seats

Proposed:

166 indoor seats

20 outdoor seats (King Street Outdoor Dining Program)

114 outdoor seats (City Marina)

300 total seats

Type of Service:

Table and carry-out.

Alcohol Sales:

On-premises and off-premises.

Delivery:

No delivery service of food to customers.

Live Entertainment:

Existing:

No live entertainment.

Proposed:

Limited live entertainment such as indoor guitar and vocal music with some amplification to occur indoors on Thursdays – Sundays.

LEASE AGREEMENT

In addition to SUP approval for the restaurant and outdoor dining, the applicant is required to maintain an active lease to use the City's property at the City Marina for outdoor dining. The current outdoor dining at the restaurant has an active lease which commenced under SUP #2013-0009 for Waterfront Market, and has been amended through each subsequent SUP and enlargement of the outdoor dining area. The most current lease was executed in March 2017 after City Council approval of SUP #2017-0002 for the enlarged outdoor dining area, granting the applicant use of 1,225 square feet of public right-of-way in exchange for an annual lease payment. The annual lease is based on the market value of commercial floor space with an adjustment to reflect the outdoor location. Under the lease agreement the City retains all ownership of the land but the applicant has permission to use the outdoor space per the terms and conditions of their SUP approval. The lease term is set for a period of three years, to expire in March 2020 at which point the applicant may request a renewal of the lease for consideration by the City.

PARKING

The restaurant is located within the City's Central Business District (CBD) and Section 8-300 (B) of the City's Zoning Ordinance exempts the parking requirements for restaurants located in the CBD. As such, the restaurant is not required to provide any off-street parking. However, Condition #16 of their Special Use Permit requires the applicant to provide three off-street parking spaces for employees to be verified through a copy of a parking agreement. Furthermore, the applicant has submitted a parking management plan detailing their efforts to encourage alternative forms of transportation, such as the bus and trolley, and efforts to provide information online and in the restaurant on nearby parking garages and alternative forms of transportation to reach the restaurant.

ZONING/MASTER PLAN DESIGNATION

The restaurant site, located on two separate parcels, is split zoned; with the indoor restaurant and kitchen at 101 North Union Street zoned KR/King Street Retail, and the outdoor dining area at 107 North Union Street zoned WPR/Waterfront Park and Recreation Zone. Under both zones, a restaurant and outdoor dining are permitted with a Special Use Permit.

The restaurant and outdoor dining are both located within the boundaries of the Waterfront Small Area Plan which promotes a vibrant pedestrian experience by encouraging a range of activities and destinations along the Waterfront. Furthermore, the plan has designated the restaurant's proximate location along the waterfront as a critical activity node that should seek high levels of pedestrian activity. In addition, the restaurant is located within the Old Town Small Area Plan which similarly encourages pedestrian oriented retail and restaurants along King Street, a primary commercial corridor. The Old Town Small Area Plan also includes the Old Town Restaurant Policy which requires an analysis of a proposed restaurant's impact on parking, late hours, alcohol sales, and littering.

The restaurant is also located in the City's Old and Historic District, therefore any exterior work or signage will require review and approval by the Board of Architectural Review (BAR). The applicant's restaurant location, along King Street, enables the applicant to apply to the King Street Outdoor Dining Program to request seasonally appropriate outdoor dining.

II. STAFF ANALYSIS

Staff supports the applicant's request to increase the number of indoor seats and provide limited live entertainment in the indoor portion of the restaurant. The additional indoor seats would be achieved through a more efficient interior layout for seating and would not require the physical expansion of the restaurant space. As such, the additional seats will enable the applicant to meet additional dining demand and maintain a vibrant restaurant destination at a key location along the City's waterfront and the foot of King Street. Furthermore, the addition of limited live entertainment in the Hi-Tide Lounge will create an additional evening attraction along the waterfront and further enhance the City's nighttime economy.

The applicant's proposal is consistent with the Old Town Restaurant Policy, which requires an analysis of the restaurant's potential impact on parking; alcohol and late hours; litter; and a diversity of uses on the surrounding area.

Parking

With the approval of additional indoor seating, staff recognizes the potential for parking impacts on the surrounding streets due to slightly higher customer volume. However, the restaurant's unique location, at the nexus of numerous modes of transportation, such as the King Street Trolley, DASH buses, and water taxi, creates a highly active location with multiple forms of alternative transportation for patrons and employees. Nonetheless, staff has required the applicant to develop a parking management plan to provide a strategic response to potential parking impacts. Key provisions of the parking management plan include Condition #33 which gives staff the ability to continue working with the applicant to minimize future potential impacts and refine the parking management plan as necessary. Staff also developed additional conditions to mitigate potential impacts, such as Condition #34 which requires the applicant to provide information on nearby parking garages and alternative modes of transportation both online and on printed customer menus or handouts. Reducing staff impacts on parking was encouraged through the use of Condition #35 which requires the applicant to provide bike-share memberships to restaurant staff on a per-request basis. And Condition #36 requires the applicant to submit and maintain a parking management plan that is consistent with conditions of their Special Use Permit.

Alcohol and Late Hours:

The applicant's request maintains the existing hours of operation and previously approved alcohol sales. As such, staff does not anticipate negative impacts from additional indoor seats and limited live entertainment. To ensure the limited live entertainment serves as a positive amenity for the restaurant patrons and does not negatively impact the surrounding uses during standard restaurant operations, staff added Condition #31 which requires the live entertainment remain subordinate to the primary function as a restaurant. Additionally, Condition #8 was amended to ensure that any live entertainment must comply with the City's existing noise ordinance and Condition #12 was maintained which prohibits any amplified noise from carrying past the property line.

Litter:

As a dine-in restaurant with a full wait-service, the restaurant is unlikely to generate litter from carry-out packaging. Therefore, staff does not anticipate increased litter from additional indoor seats. Nonetheless, standard conditions regulating the removal of litter were carried forward in Condition #4 which requires all trash to be appropriately sealed to prevent accumulation of trash or odors and Condition #20 which requires the applicant to monitor their property and remove litter up to three times a day.

Diversity of Uses:

The applicant's request is for an existing restaurant and would not change the overall mix of restaurant, retail and other uses found along the foot of King Street and North Union Streets.

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:

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

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)(SUP #2014-0128)
2. **CONDITION AMENDED BY STAFF:** The maximum number of total seats at the restaurant shall be ~~249~~ 280 seats, ~~which include seasonal outdoor dining~~. The number of indoor seats shall not exceed ~~135~~ 166 seats. Up to 114 outdoor seats may be provided on the Marina in the designated area through the previously approved lease agreement between the applicant and the City provided minimum aisle clearance requirements are met. Additionally, up to twenty (20) outdoor ~~seats~~ seating along King Street may be provided on the premises subject to approval by the Director of Planning and Zoning through the King Street Outdoor Dining Program (P&Z) (~~SUP #2017-0002~~)
3. The applicant shall utilize Fayette Alley as a loading and unloading area located off North Union Street for supply deliveries. Loading and unloading may not occur and is strictly prohibited on King Street and on Union Street. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (P&Z)(T&ES) (SUP #2014-0128)
4. Trash and garbage shall be stored inside or in sealed containers maintained in the Torpedo Factory Office Building/Food Court Complex loading and unloading dock area off Thompsons Alley or in the City dumpster located across Union Street. The trash shall be sealed appropriately and stored in the contained dumpster 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 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)(SUP #2017-0002)
5. The applicant shall post the hours of operation at the entrance of the business. (P&Z)(SUP #2013-0009)
 6. For indoor seats, meals ordered before 12 a.m. Sunday – Thursday and before 1a.m. Friday – Saturday, may be sold, but no new alcohol may be served and no new patrons may be admitted after 12 a.m. Sunday – Thursday and after 1 a.m. Friday – Saturday. All patrons must leave by 1 a.m. Sunday – Thursday and by 2 a.m. on Friday – Saturday. (P&Z) (SUP #2015-0132)
 7. The hours of operation for outdoor seats shall be limited to between 7 a.m. and 11 p.m., 7 days a week. The outdoor dining area shall be closed and cleared of all customers by 11 p.m. The outdoor seating area shall not include advertising signage, including on umbrellas.(P&Z)(SUP #2013-0009)
 8. **CONDITION AMENDED BY STAFF:** ~~No live entertainment shall be permitted either inside the restaurant or in any outdoor dining area.~~ Limited live entertainment is permitted inside the restaurant and must comply with the City’s noise ordinance. (P&Z) (SUP #2013-0009)
 9. No customer delivery service shall be available from the restaurant. (P&Z)(SUP #2013-0009)
 10. On and off-premises alcohol sales may be offered at the restaurant. (P&Z) (SUP #2013-0009)
 11. Beer or wine coolers may be sold for off-premises consumption only in 4-packs, 6-packs or bottles of more than 40 fluid ounces. Wine may be sold only in bottles of at least 750 ml or 25.4 ounces. Fortified wine (wine with an alcohol content of 14% or more by volume) may not be sold. (P&Z) (Police) (SUP #2013-0009)
 12. The use must comply with the City’s noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z)(T&ES)(SUP #2017-0002)
 13. 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) (SUP #2013-0009)
 14. Condition deleted. (SUP #2013-0009)

15. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy. (T&ES) (SUP #2013-0009)
16. The applicant shall maintain an up-to-date parking agreement for three (3) off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during the SUP inspection. (T&ES)(SUP #2015-0132)
17. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP #2015-0132)
18. 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)(SUP #2017-0002)
19. 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)(P&Z) (SUP #2017-0002)
20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the day and at the close of the business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is in operation. (T&ES) (SUP #2013-0009)
21. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health) (SUP #2013-0009)
22. No food, beverages, or other material shall be stored outside. (P&Z) (SUP #2013-0009)
23. **CONDITION AMENDED BY STAFF:** 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) (SUP #2017-0002)
24. The applicant shall require its employees who drive to use off-street parking (T&ES) (SUP #2015-0132)

25. **CONDITION AMENDED BY STAFF:** The applicant shall encourage their employees to use public ~~transit~~ 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)(SUP #2017-0002)
26. 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)(SUP #2017-0002)
27. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP #2017-0002)
28. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES) (SUP #2017-0002)
29. 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) (SUP #2017-0002)
30. **CONDITION AMENDED BY STAFF:** The applicant shall adhere to all conditions of the lease agreement with the City as approved by City Council on March 18, 2017, or any future leases for use of this area for outdoor dining that might be granted by the City Council to the applicant. (P&Z) (SUP #2017-0002)
31. **CONDITION ADDED BY STAFF:** No admission or cover fee shall be charged for live entertainment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment to the principal function of the restaurant as an eating establishment by featuring the food service as well as the entertainment.
32. **CONDITION ADDED BY STAFF:** Excluding the existing screening of windows in the Hi-Tide Lounge, all other 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)
33. **CONDITION ADDED BY STAFF:** The applicant shall comply with the intent and policies listed in its parking management plan, to the satisfaction of the Directors of Transportation and Environmental Services. (T&ES)

34. **CONDITION ADDED BY STAFF:** The applicant shall encourage patrons to park off-street through the provision of information about nearby garages and availability, and alternative modes of transportation on advertising and on the restaurant's website. Where applicable, the applicant shall provide a map of nearby garages. Information on the garages and alternative modes of transportation shall be clearly indicated on daily menus for customer use. (T&ES) (P&Z)
35. **CONDITION ADDED BY STAFF:** The applicant shall provide employees memberships to the City's bike sharing program on a per-request basis. (T&ES)
36. **CONDITION ADDED BY STAFF:** The applicant shall submit a parking management plan for review and approval that is consistent with the conditions of its SUP approval. (T&ES)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning
Sara Brandt-Vorel, Urban Planner II

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:

Findings:

- F-1 OEQ and Storm have no comments.
- F-2 This property and building are located within the 100-yr floodplain. Due to the fact that these improvements do not amount to a "Substantial Improvement" as defined by City ordinance, this project is not subject to the Floodplain District regulations provided in Section 6-300 (FLOODPLAIN DISTRICT) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance. However, the owner(s) of this property should be advised that flooding can and does occur at this location up to elevation 10' (City Datum) and to ensure safety the project is advised to comply with Section 6-307 (D) "Water heaters, furnaces, electrical distribution panels and other critical mechanical or electrical installations shall not be installed below the 100-year-flood level. Separate electrical circuits that serve areas below the 100-year-flood level shall be dropped from above." (T&ES)
- F-3 It is also advised that no food storage or preparation areas be located below the 100-year-flood level (elevation 10'). (T&ES)
- F-4 All other conditions apply. Section 6-307 Other Conditions, (B): (T&ES)
a. "All uses, activities and development occurring within any floodplain district shall only be undertaken in strict compliance with the Virginia Uniform Statewide Building Code (VA USBC)."

Previous Conditions:

3. The applicant shall utilize Fayette Alley as a loading and unloading area located off North Union Street for supply deliveries. Loading and unloading may not occur and is strictly prohibited on King Street and on Union Street. Supply deliveries, loading and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. (P&Z) (T&ES) (SUP2014-0128)
4. Trash and garbage shall be stored inside or in sealed containers maintained in the Torpedo Factory Office Building/Food Court Complex loading and unloading dock area off Thompsons Alley or in the City dumpster located across Union Street. The trash shall be sealed appropriately and stored in the contained dumpster which do not all 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 outside of the 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) (SUP2017-00002)

12. The use must comply with the City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (P&Z) (T&ES) (SUP2017-00002)
15. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy. (T&ES) (SUP2013-00009)
16. The applicant shall maintain an up-to-date parking agreement with three (3) off-street parking spaces for employees during business hours to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. Evidence of the parking agreement shall be provided during the SUP inspection. (T&ES) (SUP2015-0132)
17. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) (SUP2015-0132)
18. 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) (SUP2017-00002)
19. 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) (P&Z) (SUP2017-00002)
20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be monitored and picked up at least twice during the 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 in operation. (T&ES) (SUP2013-00009)
24. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP2015-0132)
25. **CONDITION AMENDED BY STAFF:** The applicant shall encourage their employees to use public ~~transit~~ 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)
26. 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) (SUP2017-00002)

27. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES) (SUP2017-00002)
28. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (T&ES) (SUP2017-00002)
29. 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) (SUP2017-00002)

New Conditions:

- R-1 The applicant shall comply with the intent and policies listed in its parking management plan, to the satisfaction of the Directors of Transportation and Environmental Services. (T&ES)
- R-2 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages and availability, and alternative modes of transportation on advertising and on the restaurant's website. Where applicable, the applicant shall provide a map of nearby garages. Information on the garages and alternative modes of transportation shall be clearly indicated on daily menus for customer use. (T&ES)
- R-3 The applicant shall provide employees memberships to the City's bike sharing program on a per-request basis. (T&ES)
- R-4 The applicant shall submit a parking management plan for review and approval that is consistent with the conditions of its SUP approval. (T&ES)

City Code Requirements:

- C-1 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 SUP 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)
- C-2 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-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No

collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

F-1 No comments.

Fire Department:

F-1 No comments.

Health Department:

F-1 Additional seating may be added, providing that no construction is needed. If construction is required or if you have any questions, contact the health department at 703-746-4910.

Parks and Recreation:

F-1 No comments received.

Police Department:

F-1 No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0039

PROPERTY LOCATION: 101 & 107 N. Union Street (7 King Street, Property Address)

TAX MAP REFERENCE: 075.01-04-02 & -03 **ZONE:** KR & WPR

APPLICANT:

Name: ARP Waterfront, LLC

Address: 7 King Street, Alexandria VA 22314

PROPOSED USE: Amendment to SUP2017-0002 to increase number of indoor seats

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.

M. Catharine Puskar, attorney/agent

MCPuskar by aef

3/28/2017

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley, & Walsh, P.C.

Signature

Date

2200 Clarendon Blvd., Suite 1300

703-528-4700

703-525-3197

Mailing/Street Address

Telephone #

Fax #

Arlington, VA 22201

cpuskar@thelandlawyers.com

City and State

Zip Code

Email address

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

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

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 101 & 107 N. Union Street, I hereby
(Property Address)
grant the applicant authorization to apply for the restaurant use as
(use) SEE ATTACHED
described in this application.

Name: Gary Baker Phone: 703-684-0222
Please Print
Address: P.O. Box 239, Cream Ridge NJ 08514 Email: gbrealco@erols.com
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.

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.

See attached

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.	N/A		
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 & 107 N. Union Street (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.	Alexandria Waterfront Associates LP - See Attached		
2.			
3.			

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 require 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 indicated 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.	None		
2.			
3.			

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.

3-27-17 Carly S Baker
 Date Printed Name

Carly S Baker
 Signature

Realco Management
P.O. Box 239
Cream Ridge, NJ 08514

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Application for Special Use Permit Amendment and Associated Requests
Parcel Address - 101 N. Union Street
Property Address - 7 King Street
Tax Map ID 075.01-04-03 (the "Property")

Dear Mr. Moritz:

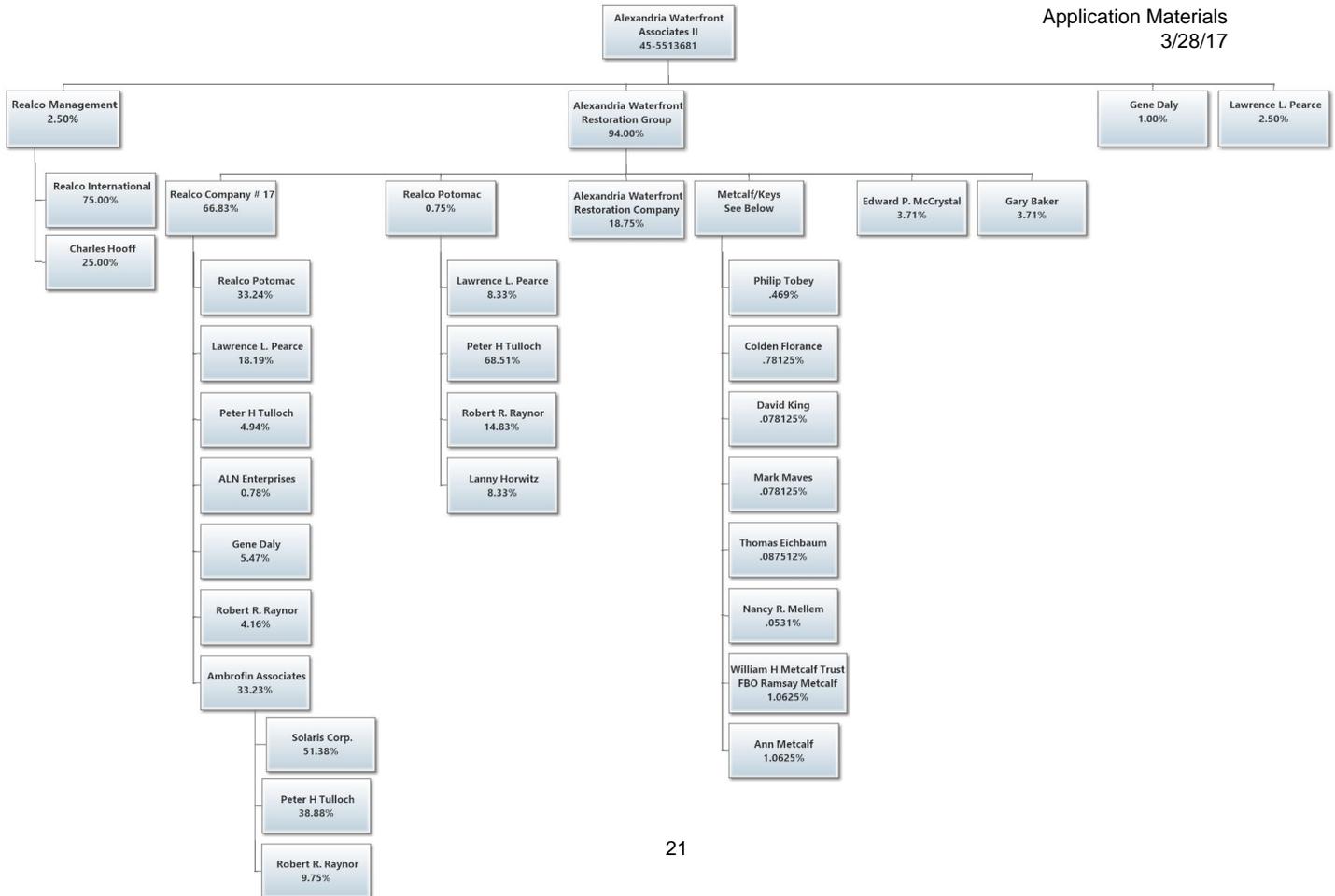
Alexandria Waterfront Associates LP hereby consents to the filing of applications by ARP Waterfront, LLC for a special use permit amendment and any related requests for the restaurant on the Property.

Very truly yours,

By: 

Its: VJ

Date: 3-27-17





ARP Waterfront LLC
7 King Street
Alexandria, VA 22314

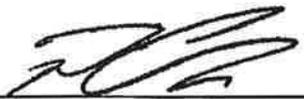
Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Application for Special Use Permit Amendment and
Associated Requests
Parcel Address - 101 & 107 N. Union Street
Property Address - 7 King Street
Tax Map ID 075.01-04-02 & -03 (the "Property")

Dear Mr. Moritz:

ARP Waterfront, LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a special use permit amendment any related requests for the restaurant on the Property.

Very truly yours,

By: _____

Its: _____

Date: 3.27.2017

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.	ARP Waterfront LLC -	See Attached	
2.			
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 101 & 107 N. Union Street (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.	N/A		
2.			
3.			

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 require 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 indicated each person or entity and "None" in the corresponding fields).

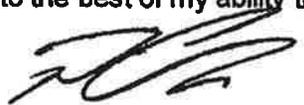
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

	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.	None		
2.			
3.			

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.

3-27-2017 DAVID CLAPP.
 Date Printed Name


 Signature

ARP Waterfront, LLC

Ownership (3% or more)

Scott Shaw	15.00%
David Clapp	15.00%
David Nicholas	15.00%
Jody Manor	10.00%
Tom Herrity	5.69%
Jay Bonnit	5.21%
Win Sheridan	4.94%
Jason Yates	3.22%

Statement of Justification
Parcel Address: 101 & 107 N. Union Street
Street Address: 7 King Street
Tax Map ID: 075.01-04-02 & -03

ARP Waterfront, LLC (“The Applicant”) requests approval of an amendment to recently approved SUP2017-0002 for an increase in the number of indoor dining located at parcel address 101 & 107 N. Union Street, street address 7 King Street, tax map ID 075.01-04-02 & -03 (the “Property”).

By way of background, in May 2013, City Council approved SUP #2013-0009 to allow for a 150-seat restaurant to operate on the Property. The restaurant, the Waterfront Market, opened in 2013. In March 2014, SUP#2014-0128 was approved, which increased the number of indoor and outdoor seats to 222. The Waterfront Market operated until winter 2015 when it was briefly closed in anticipation of a new restaurant concept. On January 22, 2016, an administrative change of ownership and minor amendment was approved for the current restaurant, Vola’s Dockside Grill and Hi-Tide Lounge (“Vola’s”). On March 18, 2017, City Council approved an amendment to the SUP to expand the outdoor dining area.

When Waterfront Market was converted to Vola’s in 2015, the layout and operation of the restaurant was changed but there was no change in the number of seats. In contrast to the Waterfront Market, Vola’s is a full-service restaurant with a more robust menu. Vola’s is currently permitted to have 135 indoor seats, 114 outdoor seats along the marina, and 20 outdoor seats along King Street. The Applicant proposes to add 31 indoor seats within the current layout of the restaurant, for a total of 166 indoor seats. No changes to the outdoor seating are proposed with this application. In response to current demand and increased foot traffic from the impending Fitzgerald Square and Waterfront improvements, the Applicant proposes the additional seating to accommodate additional indoor patrons during peak periods and inclement weather. Additionally, the Applicant proposes to host live guitar/vocal/similar music with amplification inside the restaurant on Thursdays-Sundays.

Pursuant to the Old Town Restaurant Policy, ample public parking is available within the vicinity of the restaurant and has been extensively documented through the Old Town Area Parking Study. As required by Condition 16, the Applicant agrees to provide 3 off-street parking spaces for employees during business hours. No changes to the late-night hours and alcohol policies are proposed. As for litter, the Applicant is required to monitor the site and adjacent areas per Condition 20. Finally, no change to the ratio of food-to-alcohol sales for the restaurant is anticipated.

The additional seating will further the City’s goals to create an active Waterfront by increasing dining options available to residents and visitors enjoying Alexandria’s revitalized Waterfront and all the new and improved amenities it has to offer.

SUP # _____

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).

Approximately 460 patrons per day for indoor dining

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

17 - 35 employees per day

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

Day:

Indoor dining: 7am-1am Sunday-Thursday

Hours:

Indoor dining: 7am - 2am Friday-Saturday

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

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

It is not anticipated that noise levels will exceed permitted levels under the noise ordinance.

B. How will the noise be controlled?

Noise levels will comply with the noise ordinance.

SUP # _____

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

No odors are anticipated.

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)

Food wrappers, bottles & cans

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

The restaurant will generate approximately one dumpster per day.

C. How often will trash be collected?

The restaurant currently uses the dumpster located across Union Street.

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

The Applicant will comply with SUP2017-0002 Condition 20 regarding litter monitoring and pick up on the site and as required adjacent to the site.

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

Yes. No.

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

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

SUP # _____

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

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

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

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? The location in the Central Business District and the existing permitted hours of operation of the restaurant provide a safe environment for its patrons and staff. It is not anticipated that extraordinary security measures will be required.
-
-

ALCOHOL SALES

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

On premises and off premises sales of beer and wine as currently permitted. Mixed drinks on premises as approved by the VA ABC.

SUP # _____

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

The use is exempt from parking requirements pursuant to the Central Business District regulations.

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?

Three (3) parking spaces are required to be provided off-site for employees pursuant to SUP2017-0002 Condition 16

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? Fayette Alley

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? Fayette Alley per SUP2017-0002 Condition 3
- C. During what hours of the day do you expect loading/unloading operations to occur?
Between 7am-11pm pursuant to SUP2017-0002 Condition 3
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
2 - 4 deliveries per day

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?
4,558 sq. ft. (existing) + 0 sq. ft. (addition if any) = 4,558 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application

Vola's Dockside Grill & Hi-Tide Lounge
Parking Management Plan

ARP Waterfront, LLC ("The Applicant") requests approval of an amendment to recently approved SUP2017-0002 for an increase in the number of indoor dining located at parcel address 101 & 107 N. Union Street, street address 7 King Street, tax map ID 075.01-04-02 & -03 (the "Property").

The Property is located within the Central Business District and is therefore exempt from parking requirements. Pursuant to the Old Town Restaurant Policy, ample public parking is available within the vicinity of the restaurant and has been extensively documented through the Old Town Area Parking Study. In addition, the Applicant proposes to continue its existing parking management practices, including the following:

- The Applicant will maintain 3 off-site parking spaces for its employees as required by SUP#2017-0002.
- As required by SUP#2017-0002, the restaurant website contains the following information about availability of transit and public parking garages in the vicinity:
 - Parking Nearby: Hourly metered parking (two hour limit) is located directly in front of the restaurant, and on adjacent streets. There are two hourly parking garages within a block. Torpedo Factory Parking Garage at 102 N. Union Street and HB Parking Garage at 115 S. Union Street.
 - For Public Transport: The free King Street Trolley terminates at the corner of King and Union Streets, just steps from the entrance to the Hi-Tide Lounge and the Torpedo Factory. The trolley runs every 10 minutes, 10AM-10:15PM, Sunday through Wednesday, and from 10AM – 12AM Thursday through Saturday, to the King Street Metro station, approximately 1.25 miles away.
- Similar information is posted on printed materials near the entrance of the restaurant.
- The Applicant will participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy per SUP #2017-0002.
- Management will encourage its employees to use public transit as required by SUP #2017-0002.
- Restaurant staff can assist patrons by ordering taxi cabs or other similar services if requested by the patron.

SUP # _____

Parking impacts. Please answer the following:

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

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

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

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

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

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

	<u>226</u>	Maximum number of patron dining seats
+	<u>54</u>	Maximum number of patron bar seats
+	<u>0</u>	Maximum number of standing patrons
=	<u>280</u>	Maximum number of patrons

2. 17-35 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
Outdoor dining Closing after 10:00 PM but by Midnight
Indoor dining 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



ALEXANDRIA OFFICE
911 King Street
Alexandria, Virginia 22314
ph: 571-327-1723
fx: 703-548-4305

PROJECT TITLE
WATERFRONT MARKET
RENOVATION

101 N. UNION STREET
ALEXANDRIA, VA 22314

CONSULTANTS
MEP ENGINEER
Capitol Engineering Group, LLC
1825 K Street NW
Suite 375
Washington, DC 20006
Phone: 202-216-0039

STRUCTURAL CONSULTANT
Linton Engineering, LLC
46090 Lake Center Plaza,
Suite 309
Potomac Falls, Va 20165
PH: 571.323.0320

KITCHEN CONSULTANT
EVI
3881 TEN OAKS ROAD,
SUITE 2C
GLENELG, MD 21737
PH: 443-419-1005

SEAL

REVISIONS
NUMBER DATE DESCRIPTION

PROJECT NUMBER
14_012

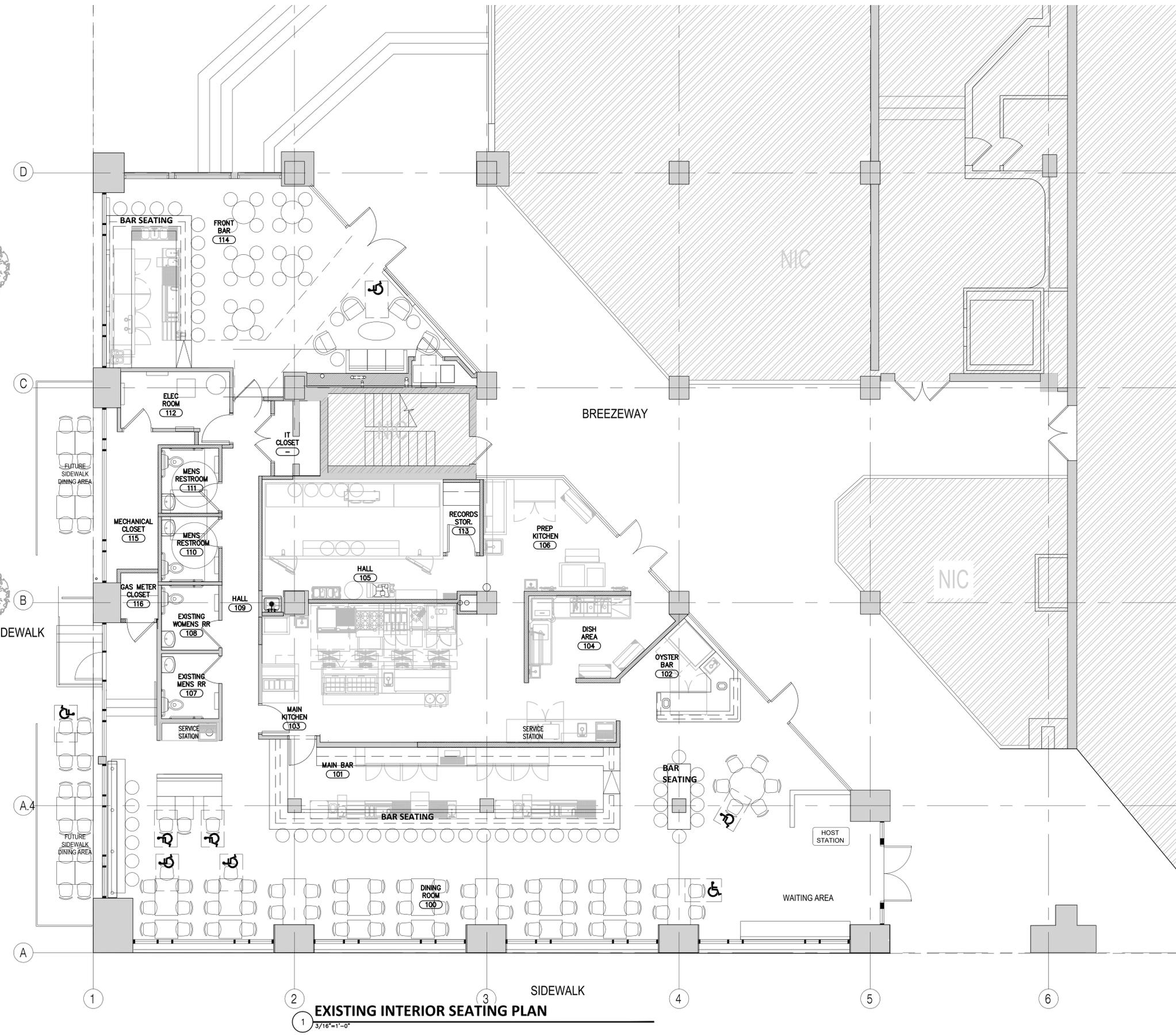
DATE
DEC. 18TH 2015

SHEET TITLE
EXISTING
INTERIOR
SEATING PLAN

SHEET NUMBER

A1.13

INTERIOR SEAT COUNT	
HI-TIDE BAR	11
HI-TIDE TABLES	20
HI-TIDE LOUNGE	7
VOLAS OYSTER BAR	-
VOLAS BAR	29
VOLAS TABLES	68
TOTAL SEATS	135



EXISTING INTERIOR SEATING PLAN
1
3/16"=1'-0"



ALEXANDRIA OFFICE
911 King Street
Alexandria, Virginia 22314
ph: 571-327-1723
fx: 703-548-4305

PROJECT TITLE
WATERFRONT MARKET
RENOVATION

101 N. UNION STREET
ALEXANDRIA, VA 22314

CONSULTANTS
MEP ENGINEER
Capitol Engineering Group, LLC
1825 K Street NW
Suite 375
Washington, DC 20006
Phone: 202-216-0039

STRUCTURAL CONSULTANT
Linton Engineering, LLC
46090 Lake Center Plaza,
Suite 309
Potomac Falls, Va 20165
PH: 571.323.0320

KITCHEN CONSULTANT
EVI
3881 TEN OAKS ROAD,
SUITE 2C
GLENELG, MD 21737
PH: 443-419-1005

SEAL

REVISIONS
NUMBER DATE DESCRIPTION

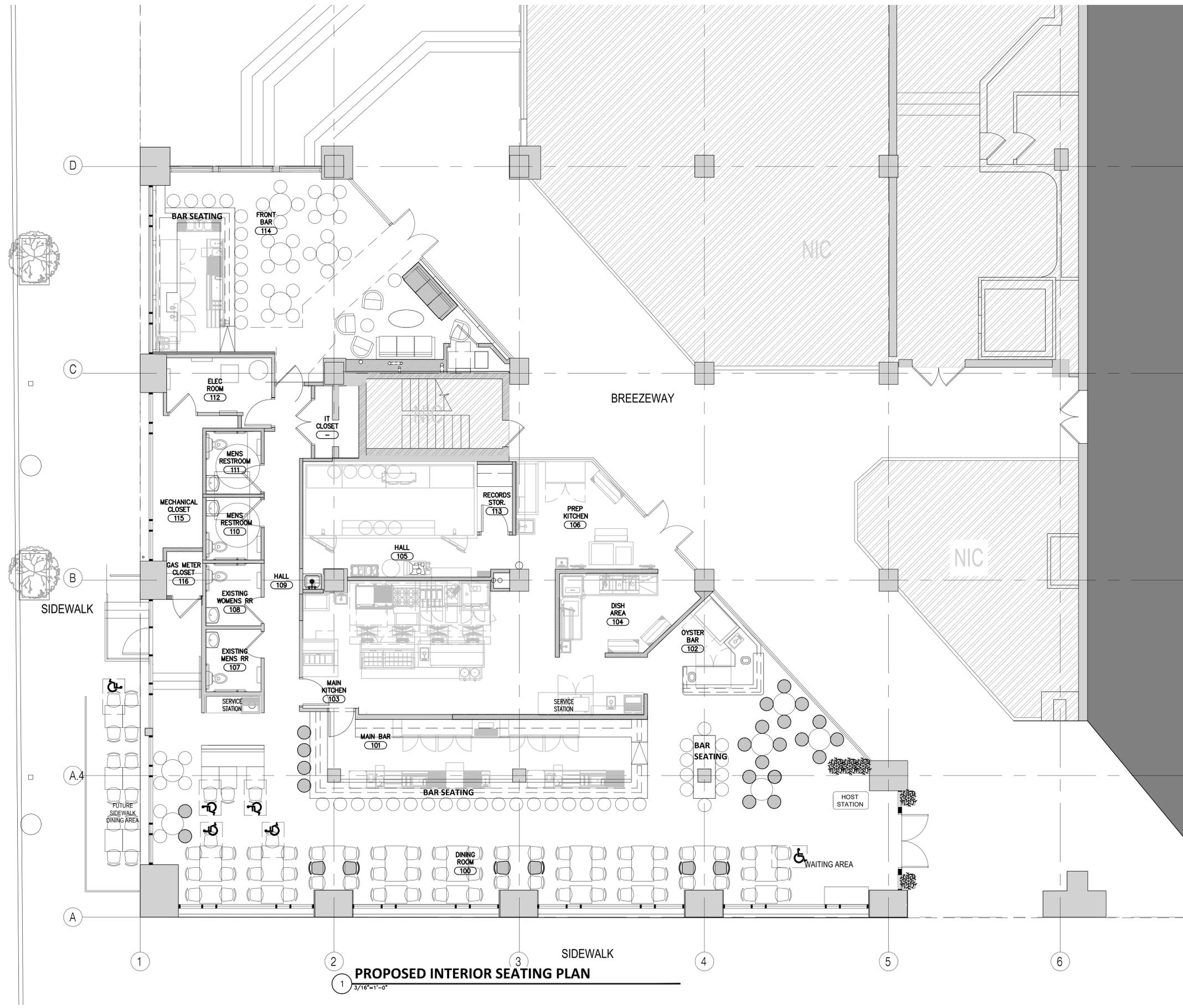
PROJECT NUMBER
14_012

DATE
MARCH 28TH, 2017

SHEET TITLE
PROPOSED
INTERIOR
SEATING PLAN

SHEET NUMBER

A1.13



INTERIOR SEAT COUNT	
	SEATS
HI-TIDE BAR	11
HI-TIDE TABLES	20
HI-TIDE LOUNGE	10
VOLAS OYSTER BAR	-
VOLAS BAR	33
VOLAS TABLES	92
TOTAL SEATS PROPOSED	166
CURRENT SUP APPROVAL	135
PROPOSED SUP INCREASE	31
PROPOSED SUP AMENDMENT	166

PROPOSED INTERIOR SEATING PLAN
3/16"=1'-0"



INTERIOR SEAT COUNT	
	SEATS
HI-TIDE BAR	11
HI-TIDE TABLES	20
HI-TIDE LOUNGE	10
VOLAS OYSTER BAR	-
VOLAS BAR	33
VOLAS TABLES	92
TOTAL SEATS PROPOSED	166
CURRENT SUP APPROVAL	135
PROPOSED SUP INCREASE	31
PROPOSED SUP AMENDMENT	166

1 FURNITURE & MILLWORK FLOOR PLAN
 3/16"=1'-0"

SEAL

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT NUMBER
 14_012

DATE
 MARCH 28TH, 2017

SHEET TITLE
 FURNITURE
 & MILLWORK
 FLOOR PLAN

SHEET NUMBER

A1.13



PARKER LOGIN

FIND PARKING BY: address neighborhood point of interest

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CLIENTS

CAREERS

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Customer Care

Parking LocatorSM

New Properties

FAQs

Feedback

Documents

Colonial Plus[®]

Home » Parkers » Parking Accounts

Customer Care Center

Account Name: Alexandria Restaurant Partners
Parking Location: 101 N Lee St. / 102 N. Union St.
Current Balance: \$534.00

Current Parkers

Name	Permit Number	Access Card	Space
Alexandria Restaurant Partners		00331	
Alexandria Restaurant Partners		00332	
Alexandria Restaurant Partners		00412	

« History

« Pay Online

« Edit Account

« Parkers

« FAQs

« Contact Us

« Close Account

« Sign Out

REQUEST PARKER >



PARKER LOGIN

FIND PARKING BY: address neighborhood point of interest

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Print This Page

Customer Care Center

Account Name: Alexandria Restaurant Partners
Parking Location: 101 N Lee St. / 102 N. Union St.
Current Balance: \$534.00

PAY NOW AUTOPAY

Recent Account History

Date	Transaction	Description	Credit	Debit	Balance
05/01/17	Monthly Invoice	Billing for 5/1/2017		\$534.00	\$534.00
04/01/17	Payment	Credit Card Payment: 136791	\$534.00		\$0.00
04/01/17	Monthly Invoice	Billing for 4/1/2017		\$534.00	\$534.00
03/01/17	Monthly Invoice	Billing for 3/1/2017		\$534.00	\$0.00
03/01/17	Payment	Credit Card Payment: 143854	\$534.00		(\$534.00)
02/01/17	Payment	Recurring Pre-Authorized Debit	\$534.00		\$0.00
02/01/17	Monthly Invoice	Billing for 2/1/2017		\$534.00	\$534.00

- History
- Pay Online
- Edit Account
- Parkers
- FAQs
- Contact Us
- Close Account
- Sign Out