



Docket Item #10 A & B

**Special Use Permit #2013-0009 (A)**  
**City Charter Section 9.06 #2013-0002 (B)**  
**101 and 107 North Union Street – Waterfront Market**

Application	General Data	
Consideration of a request to operate a restaurant and a request for approval of a change of use for a portion of the City Marina under Section 9.06 of the City Charter.	<b>Planning Commission Hearing:</b>	May 7, 2013
	<b>City Council Hearing:</b>	May 18, 2013
<b>Address:</b> 101 and 107 North Union Street	<b>Zone:</b>	KR/King Street Urban Retail Zone WPR/ Waterfront Park and Recreation Zone
<b>Applicant:</b> The Waterfront Market, LLC	<b>Small Area Plan:</b>	Waterfront Small Area Plan

**Staff Recommendation:** A) approval of the SUP subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report; and B) approval of a change of use under Section 9.06 of the City Charter (Planning Commission approval only).

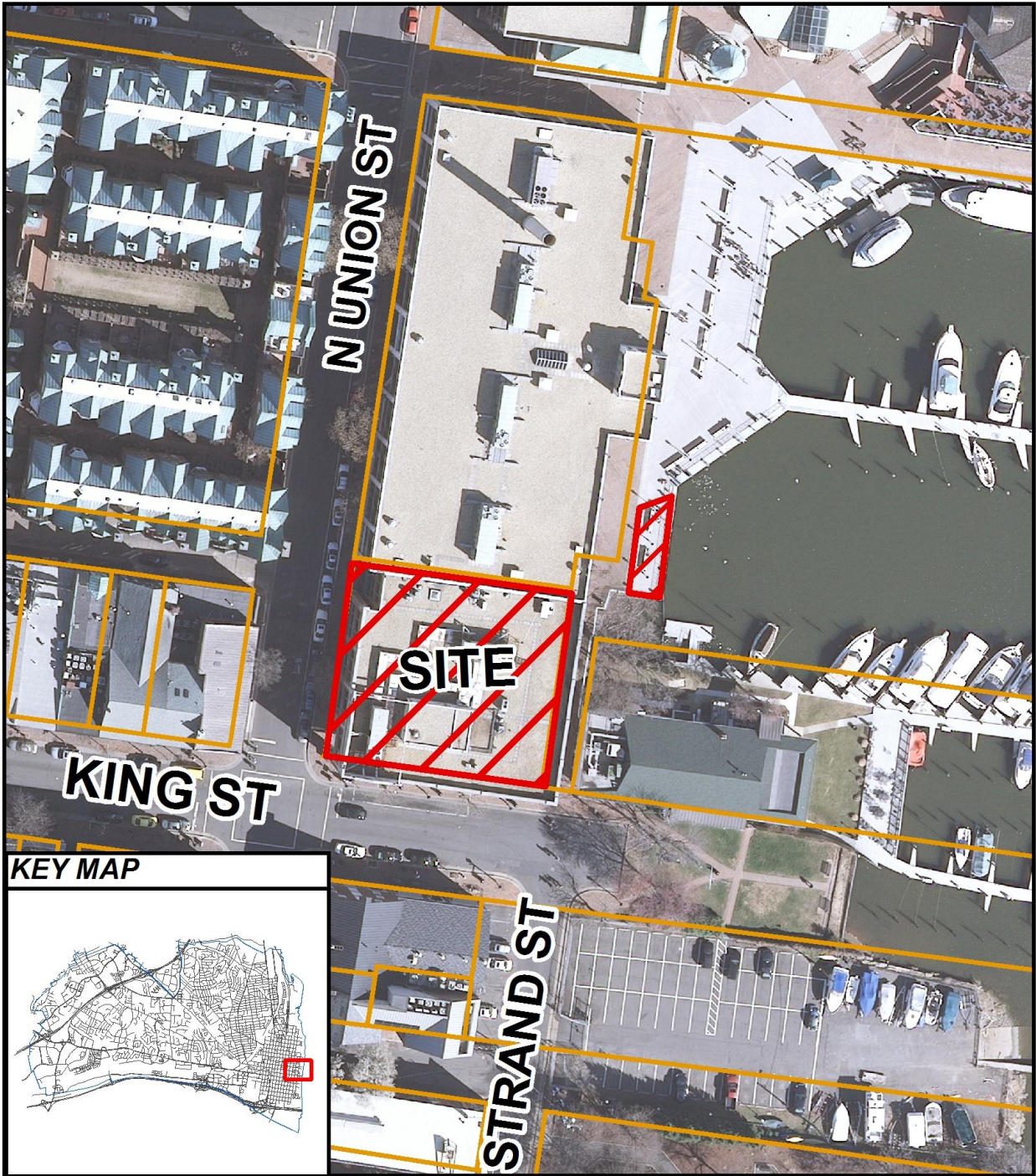
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**PLANNING COMMISSION ACTION, MAY 7, 2013:** On a motion by Vice Chair Dunn, seconded by Commissioner Macek, the Planning Commission recommended approval of SUP #2013-0009 and found the use of a portion of the City Marina for outdoor restaurant seating consistent with the Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:  
 Yvonne Callahan, president of Old Town Civic Association, indicated that due to time constraints OTCA was unable to vote on the project but agreed that in general there is a lot to like about it. They like that it is in Old Town, the hours, and that it is a project done by the owner of Bittersweet. They expressed concern about the use of public space for private enterprise, indicating the concept may not be a bad idea if the City will use the revenue from the leasing of public spaces to fund the acquisition of additional open spaces that would be accessible to the public. Ms. Callahan also requested that the location of benches to be removed along King Street be relocated in the general area to retain the seating for bus stop and trolley riders.

Lynn Hampton, resident of 215 Park Rd, supports the project. Ms. Hampton expressed that the use compliments the history of the Waterfront as a seaport town and adds permanence to the use of the retail space as well as bringing much needed activity, services, and dining to the Waterfront area boaters and residents. She acknowledged the limitations of current policy but said because she and her husband are sailors and their only regret is that the outdoor dining hours aren't longer as they would enjoy sitting on the dock at a restaurant up until 1:00 am when they return from sailing.



**SUP #2013-0009**  
**City Charter Section**  
**9.06 #2013-0002**

**5/7/2013**



## I. DISCUSSION

### REQUEST

The applicant, Waterfront Market, LLC, requests Special Use Permit approval to operate a restaurant (Waterfront Market) at 101 North Union Street in retail bays 4 and 5 and approval under Section 9.06 of the City Charter for a change of use for a portion of 107 North Union Street (City Marina) for accessory outdoor dining.

### SITE DESCRIPTION

The subject site is on two lots of record: (1) 101 North Union Street and (2) 107 North Union Street. 101 North Union has 115 feet of frontage on King Street (south side), and 105 feet of depth for a total lot area of approximately 12,075 square feet. The west side fronts onto Union Street; its north side connects to the City-owned Torpedo Factory Art Center building and its east side abuts the City Marina. The lot holds a three story commercial building with two stories of office use above ground floor retail bays facing onto King Street, Union Street, the City Marina, and a pedestrian arcade which extends from the Union Street side to the City Marina.

The 107 North Union Street lot is part of the City Marina, which is owned and operated by Alexandria. This part of the City Marina is called Torpedo Factory and City Marina Plaza. It can be accessed through the above-mentioned pedestrian arcade on the ground level of 101 North Union Street and through a walkway, located on the east side of 101 North Union Street. The walkway extends from the unit block and eastern terminus of King Street onto Torpedo Factory and City Marina Plaza.

Additionally, the subject site is located within the Old and Historic Alexandria Historic District. Any exterior changes to the building, which are visible from a public-right-of-way, including but not limited to installation of new signage including window decals, window replacements, roofing, repairs to the exterior masonry, exterior light fixtures, awnings, and any exterior demolition or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review.



101 N. Union - Corner of Union & King



101 N. Union - King Street Frontage & walkway on east side to City Marina



101 N. Union - Pedestrian Arcade & Retail Bays



107 N. Union - Torpedo Factory and City Marina Plaza

## BACKGROUND

101 N. Union Street is one of 5 buildings which frame Torpedo Factory and City Marina Plaza from their eastern sides. Four of the buildings sit on land owned by the City and leased to the Alexandria Waterfront Associates, LP (The Realco Group): (1) 101 North Union Street (Office/Retail), (2) 201 North Union Street (Office), (3) 5 Cameron Street (Food Court) (4) 1 Cameron Street (Chart House), and (5) 105 N. Union Street, the City-owned Torpedo Factory Art Center.

Waterfront Market, LLC would utilize retail bays 4 and 5 of the ground floor in 101 North Union Street for the restaurant. These particular bays have accommodated other retail in the past, such as clothing, furniture and rug stores, but not a restaurant. For the past several years, the space has lacked a long term tenant. The space is currently occupied by the City's Old Historic Alexandria (OHA) Museum Store which has been in the space over the past couple years, paying utility and maintenance costs. Their presence has helped to enliven the space while The Realco Group has searched for a long term tenant. The City's OHA Museum Store offers a wide variety of Alexandria-related merchandise showcasing the best selections from all the OHA museum retail establishments. Store sales support programming at OHA museums. The restaurant proposes to designate some of its space for retail items from the City's OHA Museum Store and for Waterfront and Old Town Alexandria marketing material such as that produced by the Alexandria Convention and Visitors Association.

Torpedo Factory and City Marina Plaza (parcel address 107 North Union Street), consists of the Marina deck and lands under water in the Potomac River and is used as public open/recreational space. The full City Marina has approximately 75 active slips allocated for pleasure and commercial vessels. The Potomac River and nearly half the slips can be seen from Torpedo Factory and City Marina Plaza. The other slips are located a short distance to the north, including slips for the Water Taxi which transports visitors from the District of Columbia and National Harbor to Alexandria and vice versa. The Torpedo Factory and City Marina Plaza is a gateway to Old Town Alexandria once visitors disembark from the Water Taxi. They then generally proceed to Torpedo Factory and City Marina Plaza, where they see the Chart House, the Torpedo Factory and adjacent office buildings, including 101 N. Union Street where the new restaurant and outdoor dining will be located.

Torpedo Factory and City Marina Plaza is connected on its southern end to the unit block and eastern terminus of King Street. At the eastern terminus, there is a small passive park adjacent to the water; it is separated to the north by Old Dominion Boat Club (ODBC) slips and the ODBC clubhouse and to the south by the ODBC surface parking lot. The unit block of King Street intersects with The Strand. Starbucks and the Mai Thai restaurant are located on the south side of the unit block of King Street, offering both indoor and outdoor seating. A bicycle corral was recently installed on a portion of this side of the block. 101 North Union Street, where the restaurant would be located, abuts the north side of the unit block of King Street. There are currently no active uses on that side of the block. One block to the west is the intersection of Union and King Streets. Retail and restaurants are located south on Union between King and Duke Streets; office and residential condominium uses are primarily to the north on Union

Street. The Old Town portion of King Street continues westbound for one mile to the King Street Metrorail station, with an appealing mix of retail and restaurants, commercial and civic uses in between. The King Street Trolley route extends from the Metrorail Station to the eastern terminus and unit block of King Street.

### PROPOSAL

The restaurant would be located in 101 North Union Street by combining retail bays 4 and 5. It would front onto the northern side of the unit block of King Street, the pedestrian arcade, and Torpedo Factory and City Marina Plaza. The space would consist of a 3,950 square foot restaurant/market similar to a ship's store with a total of 150 seats, including: (1) 76 indoor seats, (2) 20 outdoor seats along King Street and (3) 54 seats on a portion of Torpedo Factory and City Marina Plaza area.

Inside the restaurant, the 76 seats would be primarily distributed along the glass walls of the space giving many of the patrons a view of the Marina and Waterfront. The restaurant will be open for breakfast, lunch and dinner, offering locals, boaters and visitors indoor and outdoor café service, fresh baked goods; delicatessen sandwiches and salads; soups; gourmet food items for on premises and off premises sale; specialty desserts; and an assortment of beverages, including wine and beer for on-premises and off-premises sale. Large screen televisions will be placed behind the counter for entertainment. Kiosks with Old Town marketing information and OHA Museum Store retail items will also be located in the space. The glass to the space will reflect decals of the establishment's name.

On the King Street side, the outdoor dining space will be shaded with replacement awnings, decorative fencing will be installed to define the outdoor dining area, and a King Street entrance, with a stoop, to the restaurant will be added from the outdoor dining area. Also, a sign would be placed above the new entrance on the King Street side, and there would be lighting added to help illuminate the space and this portion of King Street at night. Food and beverage wait service would be available in the King Street outdoor dining space from the restaurant.

On the Marina side, the current entry ways to the restaurant space off the pedestrian arcade side will be moved to the east side of the building and will face the Marina outdoor dining area. The Marina outdoor dining space would be defined with decorative fencing to match that which exists at the Marina. A specially designed sailing awning would cover the space for protection from the sun and to give more visibility from the Union Street pedestrian arcade. The area would also include additional lighting. Wait food service would be available to diners in the Marina outdoor space from the restaurant. Beverages, including beer and wine, would be from a rolling bar located in the Marina outdoor dining space.

The Waterfront Market with lighting, planters, signage, indoor and outdoor dining will be visible to pedestrians, bicyclists, King Street Trolley and Water Taxi passengers, and others, thus making the area more inviting and enlivening the space in the evening and year-round. No live entertainment is anticipated inside or in the outdoor dining spaces.

Operation would include:

- Hours: 7:00am – 11:00pm, Sunday – Thursday  
(Restaurant) 7:00am – 1:00am, Friday – Saturday
- Hours: 7:00am – 11:00pm, Sunday - Saturday  
(Outdoor Dining)
- Number of seats: 150 seats (includes seasonal outdoor dining)
- Type of Service: Dine-in and carry-out
- Alcohol: On and off premise alcohol sale is proposed
- Entertainment: No live entertainment is proposed although several large-screen televisions will be located inside the premises.
- Delivery: No customer delivery service is proposed
- Noise: Minimal noise levels are anticipated
- Trash/Litter: Food wrappers, bottles, cans, utensil waste and other debris will be collected and transported to the Torpedo Factory/Food Court Complex loading and unloading dock area off Thompsons Alley where dumpsters are located; the restaurant is anticipated to generate approximately one dumpster per day and debris will be collected by a commercial collector six days a week. Employees will monitor the vicinity for litter.

THE CITY MARINA - TORPEDO FACTORY AND CITY MARINA PLAZA

As noted above, the applicant's proposal includes the use of a portion of Torpedo Factory and City Marina Plaza (parcel address 107 North Union Street) that is located on the east side of 101 North Union Street. Torpedo Factory and City Marina Plaza is a public open/recreational space that currently serves as a corridor for visitors of the Torpedo Factory Art Center and visitors to the Waterfront. The proposal requests 815 square feet of the 64,960 square foot Torpedo Factory and City Marina Plaza area to provide outdoor seating (54 seats), across from the new eastern entrance of the restaurant at 101 North Union Street. Approval of the use of this portion of the Torpedo Factory and City Marina Plaza is required under Section 9.06 of the City Charter; the request relates only to the question of whether the use of this portion of the Marina by the restaurant is consistent with the City's Master Plan. The Waterfront Small Area Plan, a chapter of the City's Master Plan, envisions a lively and invigorated Waterfront with active uses and amenities such as retail and restaurants, enhanced parks and open space, and programming that will attract residents, visitors, and tourists.

### PARKING

The subject property is located within the Central Business District (CBD). According to Section 8-300 (B) of the Zoning Ordinance, restaurants located within the CBD are exempt from parking requirements. It is also located in the Waterfront Small Area Plan planning area. During the early stages of Waterfront Small Area Plan development, the City undertook the Old Town Area Parking Study which shows the availability of 2,693 public on- and off-street parking spaces in the area between Duke Street and Princess Street and between Pitt Street and the Potomac River. Of those spaces, 721 were available on a Friday evening during peak hours (6-8 pm), thus giving visitors to lower King Street and the Waterfront ready access to parking. Therefore, it is anticipated that parking will not be an issue, because an ample supply of nearby public parking has been documented. Additionally, the Waterfront Small Area Plan requires newly developed properties on the three Waterfront Small Area Plan redevelopment sites to park themselves onsite; the restaurant would be immediately adjacent to the free King Street Trolley with a route that takes passengers from the King Street Metrorail station to the unit block of King Street; bicyclists on the Mount Vernon Trail can park their bicycles in a new bicycle corral at Union and King Streets, rent a bicycle on The Strand, or obtain a bicycle from the Capital Bikeshare station at Union and Prince Streets; also, it is noted that the restaurant would be adjacent to the Water Taxi service at the City Marina which brings visitors from National Harbor and the District of Columbia to Alexandria.

The applicant has indicated that most employees will take public transit. The applicant is also providing three spaces in a nearby garage for the manager and two supervisors.

### ZONING/MASTER PLAN DESIGNATION

The subject property where the primary restaurant is located is in the KR/King Street Urban Retail Zone (Section 6-702 [A] [2][k] of the Zoning Ordinance) which allows restaurants with a Special Use Permit. The KR/King Street Urban Retail Zone is intended to create strategic and flexible zoning for properties abutting King Street in Old Town in order to enhance the long term vitality of the street by among other things encouraging retail and other active uses along King Street and discouraging non-active uses.

The outdoor seating proposed on the City Marina is located in the WPR/Waterfront Parks and Recreation Zone (Section 6-203[F] of the Zoning Ordinance) which allows restaurants including outdoor cafes with a Special Use Permit.

The proposed restaurant and outdoor dining use is within the boundaries of the Waterfront Small Area Plan planning area which encourages active uses and amenities along the Waterfront such as retail, restaurants, Waterfront dining, enhanced parks and public space and programming.

## **II. STAFF ANALYSIS**

Staff recommends approval of the proposed new restaurant and approval of the Section 9.06 request to allow use of a portion of the adjacent City Marina.

## **City Plans and Policies**

### Waterfront Small Area Plan

A key goal of the Waterfront Small Area Plan, adopted in 2012, is to create a living, active Waterfront that is a destination, welcoming to all Alexandrians and visitors through an expansion and enhancement of public spaces including a public pier near King Street with space for a historic ship, expanded and enhanced parkland along the Waterfront with passive as well as programmed activity areas, an Art Walk which integrates art and history up and down the riverfront connecting spaces in an engaging and accessible manner, an increase in services and amenities such as outdoor Waterfront dining, more retail and cultural venues, and transforming the unit block of King Street and The Strand into a pedestrian hub. The location of this restaurant is one of the first places visitors will see as they disembark from the Water Taxi, thus drawing them to it and to other parts of the area where they can visit the Torpedo Factory Art Center, shop in the retail stores along Union and King Street, rent a bicycle on The Strand, or enjoy other nearby establishments and cultural institutions.

### Union Street Corridor Study

In December 2012, the City Council approved short- and mid-term recommendations in the Union Street Corridor Study including one which builds on a component of the Waterfront Small Area Plan that would transform the unit block of King Street and The Strand into a pedestrian space, limiting vehicular access only to the King Street Trolley, tour bus drop off/pick up and emergency and maintenance vehicles. The Union Street Corridor Study includes a pilot program to begin this transformation. A defined area on the south side of the unit block of King Street is now being designated for pedestrians, outdoor activity and non-motorized vehicular use. It will be framed with planters. A bicycle corral was recently installed in this area. Eventually the remaining parking spaces will be completely removed as well as the wooden barricade. Waterfront Market will help complement these changes, bringing activity, ambience and appeal to the unit block of King Street which the Union Street Corridor Study and the Waterfront Plan envision.

### King Street Retail Strategy

The City undertook two retail studies for King Street in 2005 and 2009 to look for ways to strengthen, and sustain the economic and cultural qualities that make King Street such a unique and special destination. It is the City's Main Street for residents and visitors, and it is important to maintain its vitality. The 2009 study showed that Old Town can support 250,000 square feet of additional retail and restaurant space, generating more than \$100 million in additional annual sales revenues by capturing local and regional spending occurring elsewhere. This project is in keeping with this finding of the study and can add to both the mix of retail space by offering food and beverage for onsite and off-site consumption and enjoyment, indoor/outdoor dining, marketing information on Old Town and the Waterfront, and merchandise from the OHA Museum Store.

King Street Outdoor Dining Overlay Zone

Adopted in 2007 the King Street Outdoor Dining Overlay Zone liberalizes outdoor dining, standardizes guidelines, and streamlines City approvals. Today, most restaurants along King Street offer seasonal outdoor dining, enlivening the streetscape. Both Starbucks and the Mai Thai Restaurant located on the southern side of the unit block of King Street have outdoor seating. The outdoor seating proposed under this project would add outdoor dining to the northern side of the unit block of King Street, complementing that which already exists on the southern side. It would also add activity and expanded opportunity to dine with water views from the City Marina with the addition of outdoor seating there.

Old Town Restaurant Policy

The Old Town Restaurant Policy requires a finding that any new or expanded restaurant in the neighborhood will not significantly impact nearby residential neighborhoods. More specifically it asks that that each restaurant be reviewed with regard to the following factors:

- A) Availability of Off-Street Parking: Ample public parking in this area has been documented through the Old Town Area Parking Study. However, most employees would utilize public transportation. Additionally, through a condition of this approval, the applicant will provide a parking incentive that provides spaces for 3 employees, including the manager and two supervisors.
- B) Late-Night Hours and Alcohol – The hours are noted above with closing at 11:00 pm on Sunday through Thursdays and at 1:00 am on Friday and Saturday for the restaurant. For the outdoor dining, closing will be at 11:00 pm daily consistent with the Standards for Outdoor Dining under the King Street Outdoor Dining Overlay Zone (Section 6-805 E of the Zoning Ordinance). Hours will be posted appropriately and, through conditions of this approval, the applicant will be required to comply with the designated closing times. These business hours are consistent with several other restaurant establishments in the vicinity and also along King Street. Although the restaurant is in a mixed use area, it does not face residences nor are residences in immediate proximity.
- C) Extent of Litter Impact – Although litter is not anticipated by the applicant, the establishment will be required to monitor the site and the adjacent public right of way for debris and shall, through a condition of this approval, remove and dispose of it in a timely manner to an appropriate space. The space is part of the Torpedo Factory/Food Court Complex loading and unloading dock area which provides dumpsters where such debris and other waste can be disposed.
- D) Diversity of Uses – The restaurant will offer retail products such as food, baked goods, beverages, gourmet items, desserts, wine and beer for residents, visitors, boaters and others to enjoy. It will also offer sales merchandise and general information pertinent to the Old Town, Waterfront and Alexandria experience.

Old & Historic Alexandria District (OHAD) BAR Review

The applicant proposes to make exterior changes to the building which requires review from Historic Preservation staff and approval by the OHAD Board of Architectural Review. The applicant's proposal is scheduled to be heard by the OHAD BAR on May 15, 2013. The applicant proposes to install two new doors, one fronting along King Street and the other one on the eastern side of the building across from the Marina. The applicant also proposes a stoop, signage, and the installation of new awnings along the King Street building face. In addition, the applicant intends to provide outdoor seating along King Street as well as on a portion of the City Marina as noted above. Staff has notified the applicant that outdoor dining furniture along King Street, if consistent with the design and requirements of the King Street Outdoor Dining Program would not require approval by the BAR. However, any deviation from the design standards of the King Street Outdoor Dining Program and the railings at the outdoor dining on the Marina would require approval by the BAR.

Section 9.06 of the City Charter and the City Marina – Torpedo Factory and City Marina Plaza

The proposal to use a portion of the City Marina for outdoor seating must be reviewed by the Planning Commission to ensure that the use is consistent with the City's Master Plan. Staff supports the proposal for several reasons. First, staff finds benefit in the increased vibrancy of activity and people to the Waterfront consistent with the objectives of the Waterfront Small Area Plan and the Union Street Corridor Study. Second, a majority of the City Marina will remain open and useable by the public. Third, the use is consistent with other restaurant uses in the area, but its location in the unit block will bring more activity to that area and to the Marina. And, fourth, the use faces away from the residential uses in the area, thereby avoiding conflict and impacts. Staff finds the proposal to be consistent with the Waterfront Small Area Plan and the Old Town Restaurant Policy, as discussed above.

If this SUP and the Section 9.06 case are approved, the City and the applicant will enter into a license agreement for the applicant's use of the City Marina. The license will run for three years, and require payment of a license fee, calculated with reference to the market value of commercial floor space. Under the terms of the agreement, the City retains ownership of the land but the applicant has permission to use it consistent with the SUP approval. The proposed license agreement is subject to review and consideration by the City Council. If the SUP is approved, the license agreement will be considered by the City Council at its May 14<sup>th</sup> legislative meeting and May 18<sup>th</sup> Public Hearing.

Deliveries/Loading

The applicant will utilize the Torpedo Factory Office Building/Food Court loading and unloading dock that is located off Thompson's alley for deliveries. The applicant is restricted to the designated times for deliveries/loading that are noted as a condition of this approval.

Trash Storage

The applicant will have access to dumpsters maintained in the Torpedo Factory Office Building/Food Court Complex loading and unloading dock area off Thompsons Alley. The trash will be sealed appropriately and stored in the contained dumpster as stipulated under a condition included below. The applicant anticipates using one dumpster per day

Conclusion

The proposed restaurant, with outdoor seating along King Street and the City Marina, would be an asset to the Waterfront, as the City begins implementation of the Waterfront Small Area Plan and its goals and objectives to make the area a more vibrant, viable, active area with key amenities, expanded open and public space, and other features that will be engaging and welcoming to residents and visitors alike. Also, it is consistent with the City's other policies and planning efforts to strengthen and sustain the economic and cultural viability of the Waterfront and of King Street, the City's Main Street. It is located in an area with public transit in the form of the Water Taxi, the King Street Trolley, bus service and nearby ample parking has been documented in the Old Town Area Parking Study. It is anticipated that this restaurant will complement the other uses of the surrounding area. Moreover, the applicant has reached out to a number of groups who have enthusiastically embraced the concept recognizing that it would benefit locals, boaters, visitors, and others alike. With the following conditions, staff has assessed that this project will be a good neighbor and an asset to the area.

Therefore, staff recommends approval of the SUP and the change of use for a portion of the City Marina under Section 9.06 subject to the conditions contained in this report.

**III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The maximum number of total seats at the restaurant shall be 150 seats. The total number of indoor seats shall be 76 seats. Twenty (20) outdoor 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. Additionally, 54 outdoor seats may be provided on the Marina through a license agreement between the applicant and the City. (P&Z)
2. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
3. For indoor seats, meals ordered before 11:00 pm Sunday – Thursday and before 1:00 am Friday – Saturday, may be sold, but no new alcohol may be served and no new patrons may be admitted after 11:00 pm Sunday – Thursday and after 1:00 am Friday – Saturday. All patrons must leave by 12:00 am Sunday – Thursday and by 2:00 am on Friday – Saturday. (P&Z)

4. The hours of operation for outdoor seats shall be limited to between 7am and 11pm, 7 days a week. The outdoor dining area shall be closed and cleared of all customers by 11pm. The outdoor seating area shall not include advertising signage, including on umbrellas.(P&Z)
5. No live entertainment shall be permitted either inside the restaurant or in any outdoor dining area. (P&Z)
6. No customer delivery service shall be available from the restaurant. (P&Z)
7. On and off-premises alcohol sales may be offered at the restaurant. (P&Z)
8. 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)
9. Trash and garbage shall be placed in sealed containers maintained in the Torpedo Factory Office Building/Food Court Complex loading and unloading dock area off Thompsons Alley. 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 on site outside of those containers. (P&Z)
10. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
11. 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)
12. 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. (P&Z)(T&ES)
13. 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)
14. 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. (T&ES)

15. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
16. 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)
17. The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
18. The applicant shall utilize the Torpedo Factory Office Building/Food Court loading and unloading dock that is located off Thompson's alley for supply deliveries. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)(T&ES)
19. 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)
20. The applicant shall provide a menu or list of foods to be handled at this facility to the Health Department prior to opening. (Health)
21. No food, beverages, or other material shall be stored outside. (P&Z)
22. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Karl Moritz, Deputy Director  
Nancy Williams, Principal Planner  
Richard Lawrence, Urban Planner

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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

##### **P&Z - BAR:**

- F-1 This project is located within the Old and Historic Alexandria District. Exterior alterations visible from a public way require review and approval by the OHAD BAR.
- F-3 Based on the preliminary drawings provided and a site visit with the applicant, at a minimum, the proposed new storefront doors, stoop on King Street, awnings, all signs, and the railing at the outdoor dining in the Marina will require BAR approval.
- F-2 Outdoor dining complying with the King Street Outdoor Dining Guidelines do not require additional BAR review.

##### **Transportation & Environmental Services:**

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) (SUP2004-00081)
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](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)

##### **Code Enforcement:**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Services Division Chief at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193. (Code Administration)
- C-1 A building and trade permits are required for this project.
- C-2 Six sets of architectural drawings shall accompany the permit application with Virginia Registered Design Professional's Seal, Signature and Date with construction and alteration details.

- C-3 Construction Trade Permits will also be required for the proposed scope of work.
- C-4 New Construction work shall comply with the current edition of the 2009 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.

**Police Department:**

- F - 1 The applicant is seeking an “ABC On” and “ABC Off” license. The Police Department has no objections to either license subject to the following conditions for alcohol sold off premise:
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.

**Parks and Recreation:**

F-1 No Comment

4/18/13



# APPLICATION SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** SUP 2013 - 00009

**PROPERTY LOCATION:** 101 N. Union St. and 107 N. Union St.

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

**APPLICANT:**  
Name: The Waterfront Market LLC

Address: 103 N. Alfred St. Alexandria, VA 22314

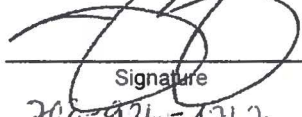
**PROPOSED USE:** Restaurant

**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.

<u>John P Manor</u>		<u>4/16/2013</u>
Print Name of Applicant or Agent	Signature	Date
<u>103 N. Alfred St.</u>	<u>703-926-4767</u>	<u>703-549-3150</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria, VA 22314</u>	<u>Jadye@bittersweetcatering.com</u>	
City and State                      Zip Code	Email address	

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

SUP # 2013-0009

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of \_\_\_\_\_, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ 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.

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 ten percent.

The Waterfront Market LLC is a Virginia limited liability company. The members of the limited liability company are John P Manor and Orawan Jitwiwat. The mailing address is 103 N. Alfred St. Alexandria, VA 22314. It is anticipated that additional individuals or entities will become members of the limited liability company.

SUP # 2013-0009

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 161 North Union St Alexandria VA 22314, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: Cathy S. Baker Phone 703-684-0222  
Please Print  
Address: 2011 North St Alexandria VA Email: gsrealco@earthlink.net  
Signature: Cathy S Baker Date: 2-25-13

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 ten percent.

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**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 ten 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. John P Manor	103 N. Alfred St. Alexandria, VA.	51%
2. Orawan Jitwiwat	5208 Pleasure Cove Ct. Alexandria, VA	49%
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 N. Union St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.	101 N. Union St.	94%
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 below and "None" in the corresponding fields)

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. John P Manor	None	Planning Commission, City Council
2. Orawan Jitwiwat	None	Planning Commission, City Council
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.

2/26/13      John P Manor  
Date                      Printed Name

  
Signature

SUP # 2013-0009

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

**Yes.** Provide proof of current City business license

**No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The applicant Waterfront Market, LLC is requesting an SUP to operate a restaurant on the waterfront

The restaurant model is something of ship's store with a food service component. Amenities for boaters and visitors will be offered. We intend to be a community gathering place where residents can enjoy sandwiches, salads, bakery items along with beer & wine both indoors and out.

Our target market is residents and visitors, Our goal is to create the same welcoming environment that we have created in 30 years of business at Bittersweet.

We believe that the Waterfront Market will add to the vibrancy of the Alexandria waterfront by increasing visibility and access to our commercial waterfront.

**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).  
While the floor plan and layout has a total of 150 seats (includes outdoor)  
the Applicant anticipated the restaurant will have approximately a maximum of 135 dining  
patrons at one given time and 120 during the week

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

Specify time period (i.e., day, hour, or shift).  
Approximately a total of 20 individuals will be employed on a full or part time basis.  
The Anticipated maximum number of employees on site at any one time is 10 (weekdays) and  
15 (weekends)

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

Day:

Hours:

Sunday - Thursday

7 AM - 11 PM; everyone out by 12 AM

Friday - Saturday

7 AM - 1 AM; everyone out by 1:30 AM

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 Alexandria City Code

B. How will the noise be controlled?

It is not anticipated that patron noise will be a source of complaints;  
as such, no extraordinary noise mitigation and control measures are warranted

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

It is not anticipated that offensive odors will emanate from the use of the property as a restaurant.

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?

Trash will be collected by a commercial collector six days a week

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

Litter is not an anticipated problem; However, the restaurant's staff will self-police the adjacent right-of-way.

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 solvent and disposed of in accordance with applicable regulations.

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 organic compounds, generally recognized to be appropriate for use by restaurants in the operation of the 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 proposed hours of operations of the restaurant should 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 of beer and wine  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUP # 2013-0009

**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:  
*None. The property is located in the Downtown Central Business District.*
- 0- Standard spaces  
-0- Compact spaces  
-0- Handicapped accessible spaces.  
-0- Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?  
 Yes  No

- B. Where is required parking located? (check one)
- on-site  
 off-site *Not Applicable. The property is located in the Downtown Central Business District*
- 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? 3

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

B. Where are off-street loading facilities located? Deliveries Vehicles will be directed to use Torpedo Factory Building Loading Dock in Thompson Alley

C. During what hours of the day do you expect loading/unloading operations to occur? It is anticipated that loading/unloading activities will occur Monday - Saturday 9 AM - 3 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? It is anticipated that There will be 2-4 deliveries per day Mondays - Saturday

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 to the property 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? N/A square feet.

18. What will the total area occupied by the proposed use be?  
3,950 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3,950 sq. ft. (total)  
815 sq ft Marina Outdoor Dining = 815 sq ft.

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

SUP # 2013-0009  
Admin Use Permit # \_\_\_\_\_



# SUPPLEMENTAL APPLICATION

## RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

- How many seats are proposed?  
Indoors: 76      Outdoors: 74      Total number proposed: 150
- Will the restaurant offer any of the following?  
Alcoholic beverages (**SUP only**)             Yes       No  
Beer and wine — on-premises       Yes             No  
Beer and wine — off-premises       Yes             No
- Please describe the type of food that will be served:  
Breakfast items, sandwiches, salad, soup
- The restaurant will offer the following service (check items that apply):  
 table service             bar       carry-out             delivery
- If delivery service is proposed, how many vehicles do you anticipate? N/A  
Will delivery drivers use their own vehicles?             Yes             No  
Where will delivery vehicles be parked when not in use?  
\_\_\_\_\_
- Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?  
 Yes             No  
If yes, please describe:  
Large screen TVs. will be placed behind the counter for guests to enjoy cooking programs, sports and news.

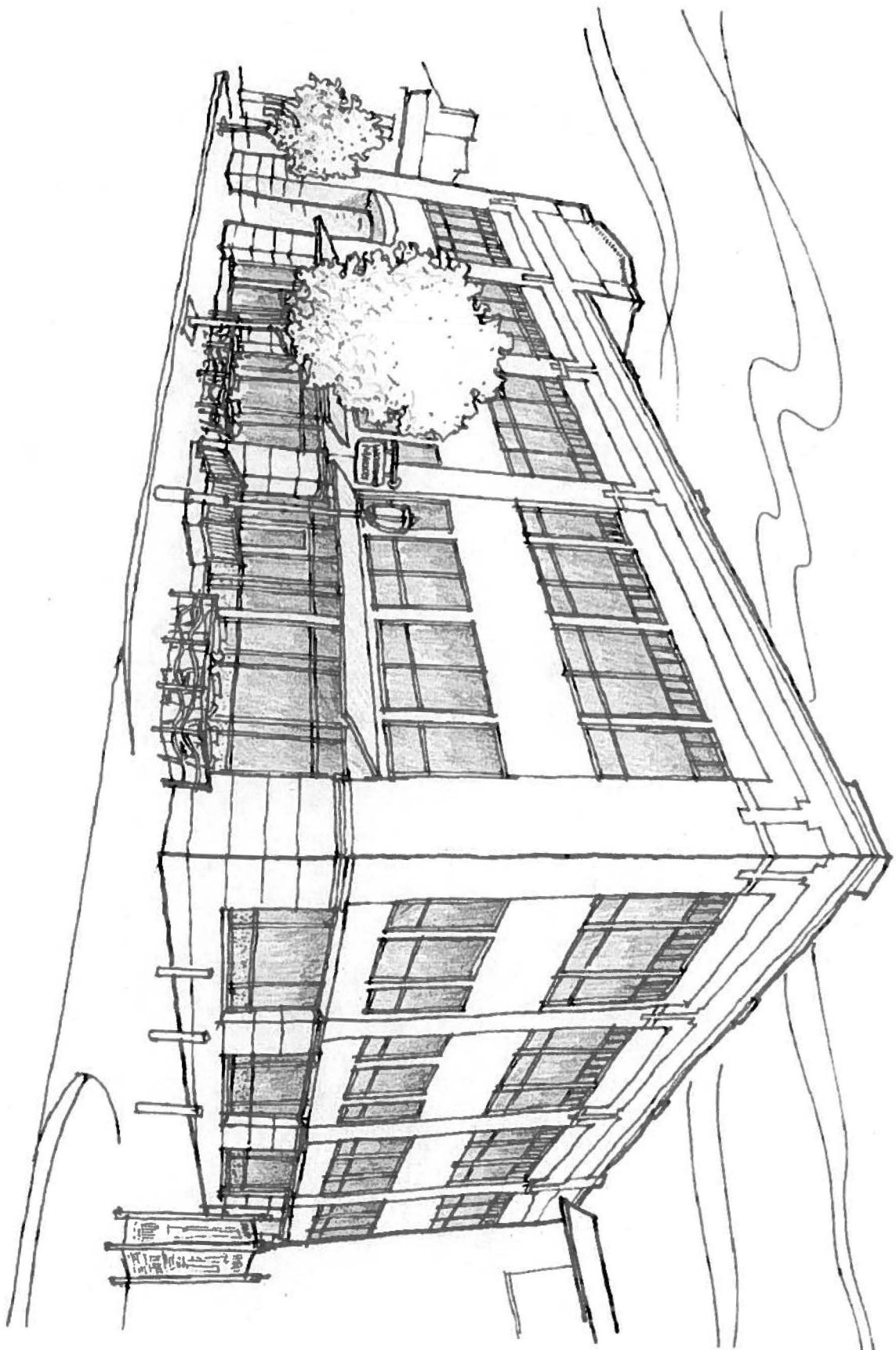
**Parking impacts.** Please answer the following:

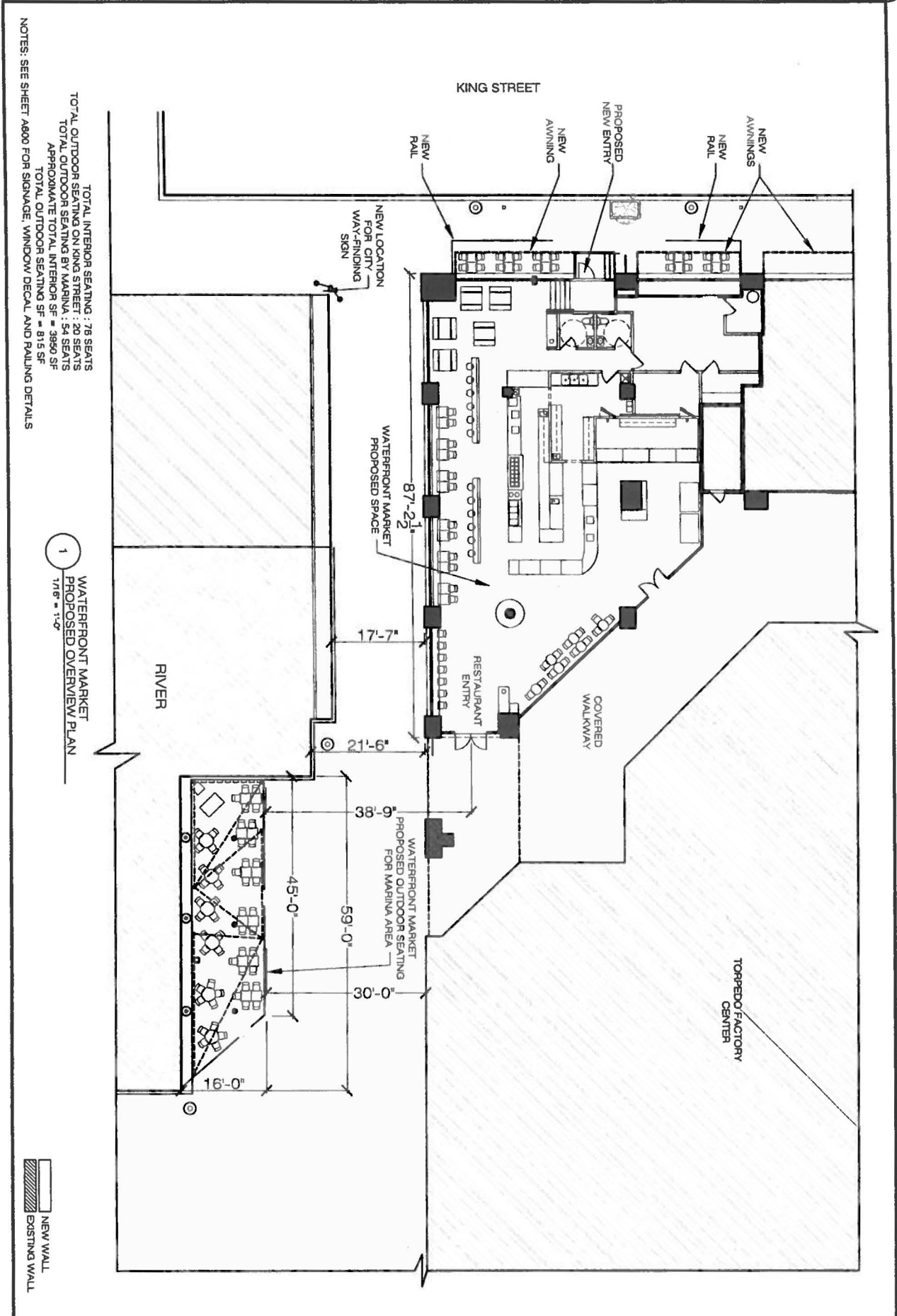
1. What percent of patron parking can be accommodated off-street? (check one)  
 100% Existing Public and Private off-street parking Facilities within walking distance of the restaurant have sufficient capacity to serve patrons of the restaurant, per the Old Town area Parking Study  
 75-99%  
 50-74%  
 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% ALSO provide 3 garage parking space at Colonial Parking 102 N. Union St  
 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:  
+ 150 Maximum number of patron dining seats  
+ \_\_\_\_\_ Maximum number of patron bar seats  
+ \_\_\_\_\_ Maximum number of standing patrons  
= 150 Maximum number of patrons
2. 15 Maximum number of employees by hour at any one time
3. Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)  
 Closing by 8:00 PM  
 Closing after 8:00 PM but by 10:00 PM  
 Closing after 10:00 PM but by Midnight  
 Closing after Midnight
4. Alcohol Consumption (check one)  
 High ratio of alcohol to food  
 Balance between alcohol and food  
 Low ratio of alcohol to food





NOTES: SEE SHEET A800 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

TOTAL INTERIOR SEATING : 76 SEATS  
 TOTAL OUTDOOR SEATING ON KING STREET : 20 SEATS  
 TOTAL OUTDOOR SEATING BY MARINA : 54 SEATS  
 APPROXIMATE TOTAL INTERIOR SF = 3990 SF  
 TOTAL OUTDOOR SEATING SF = 815 SF

1 WATERFRONT MARKET  
 PROPOSED OVERVIEW PLAN  
 1/8" = 1'-0"

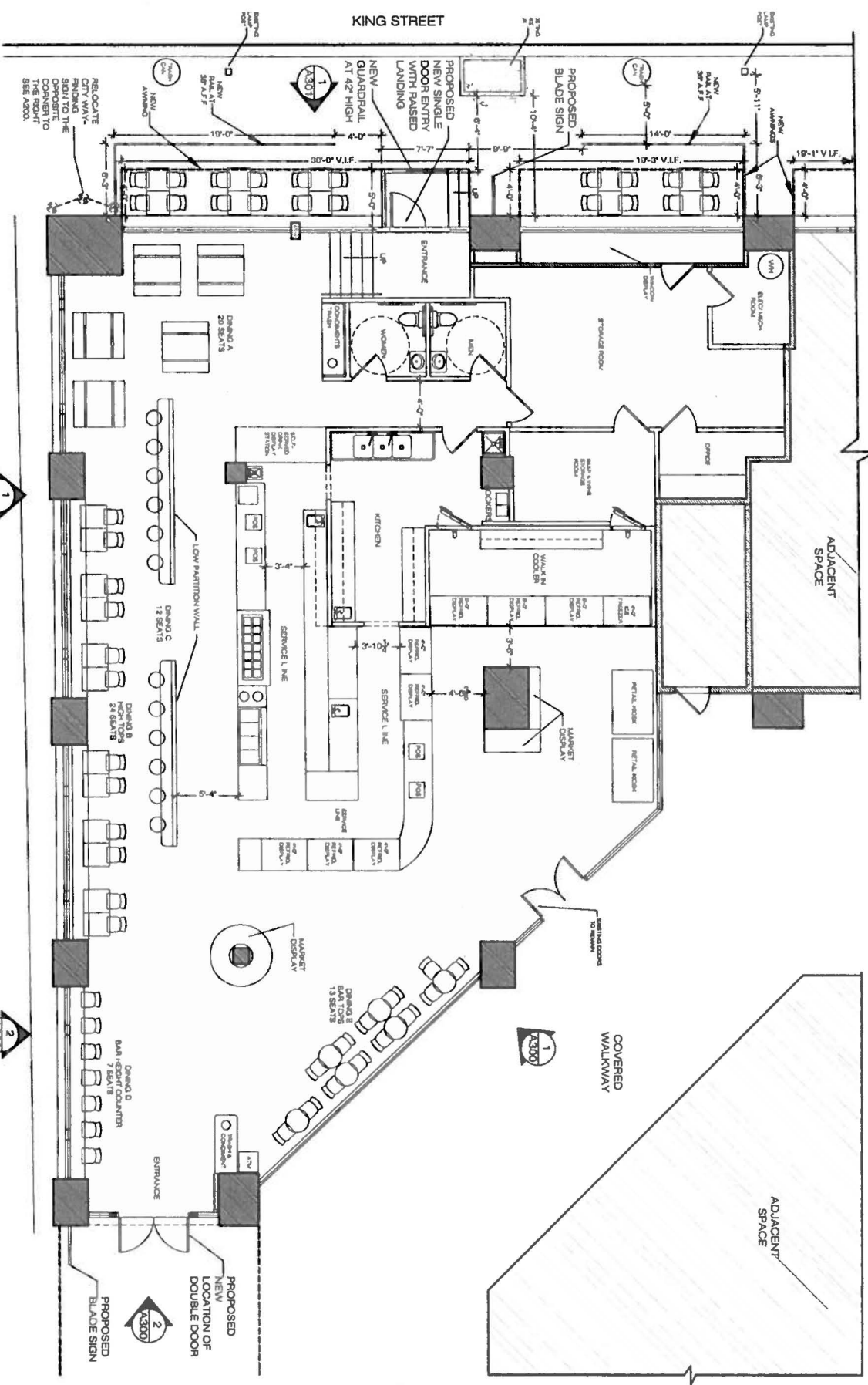
NEW WALL  
 EXISTING WALL

<p><b>A200</b></p> <p>DRAWING NUMBER</p>	<p>16 APRIL 2013</p> <p>DATE</p>	<p>AS SHOWN</p> <p>SCALE</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS					<p><b>PROPOSED OVERVIEW PLAN</b></p>	<p><b>WATERFRONT MARKET</b>                  101 N. UNION STREET                  OLD TOWN ALEXANDRIA, VA 22314</p>	<p><b>RICH MARKUS ARCHITECTS</b>                  2601 P STREET NW 2ND FL                  WASHINGTON DC 20007                  202.333.2733 / 202.333.2944                  www.richmarkusarchitects.com</p>
NO.	REVISIONS											

TOTAL INTERIOR SEATING : 76 SEATS  
 APPROXIMATE TOTAL INTERIOR SF : 2890 SF + 1310 SF = 3950 SF  
 NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

TOTAL OUTDOOR SEATING ON KING STREET : 20 SEATS  
 APPROXIMATE TOTAL INTERIOR SF : 2890 SF + 1310 SF = 3950 SF  
 NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

TOTAL INTERIOR SEATING : 76 SEATS  
 APPROXIMATE TOTAL INTERIOR SF : 2890 SF + 1310 SF = 3950 SF  
 NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS



**A201**  
 DRAWING NUMBER

15 APRIL 2013  
 DATE

AS SHOWN  
 SCALE

PROPOSED  
 INTERIOR FLOOR PLAN

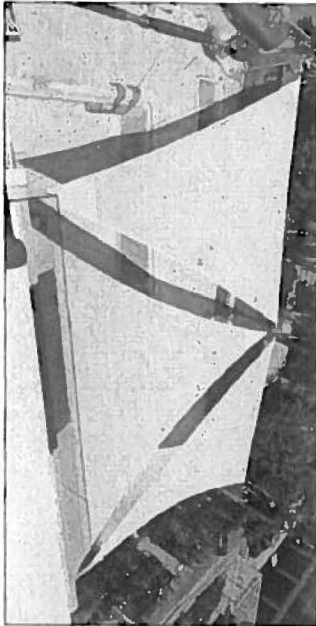
**WATERFRONT MARKET**  
 101 N. UNION STREET  
 OLD TOWN ALEXANDRIA, VA 22314

**RICH MARKUS ARCHITECTS**  
 2801 P STREET NW 2ND FL  
 WASHINGTON DC 20007  
 202.333.2733 / 202.333.2944  
 www.richmarkusarchitects.com

NEW WALL  
 EXISTING WALL



SAMPLE PHOTO OF SAIL AWNING

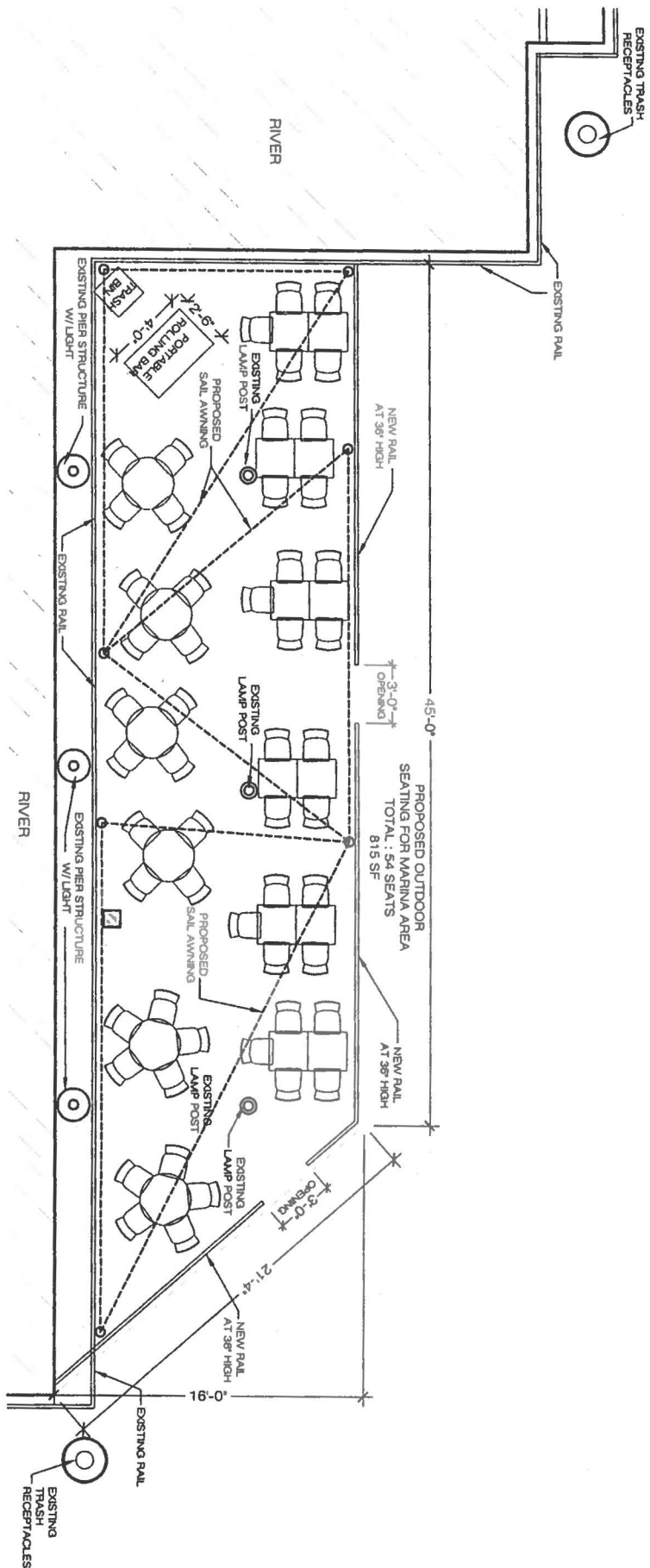


SAMPLE PHOTO OF SAIL AWNING

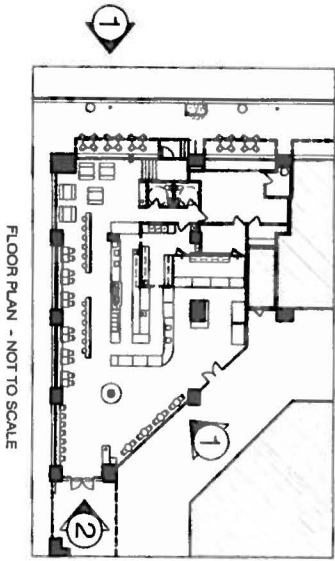
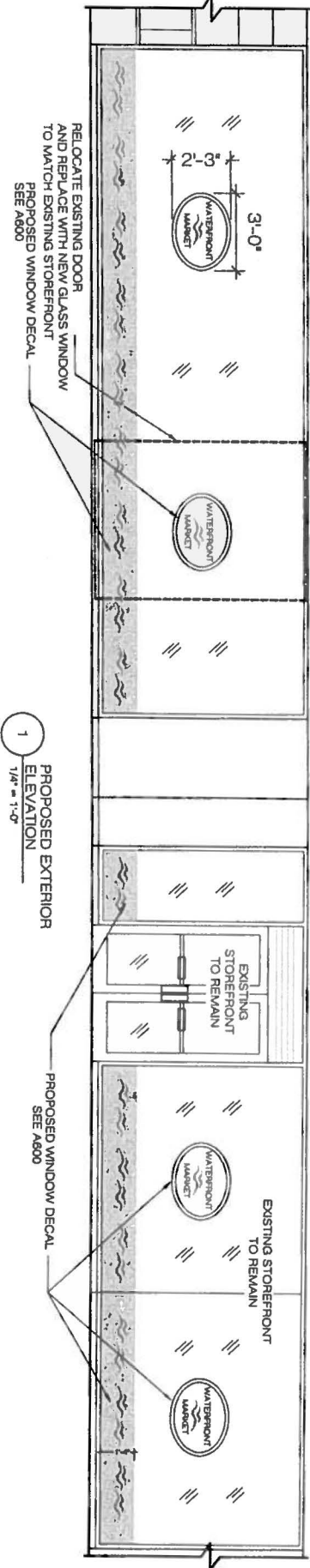
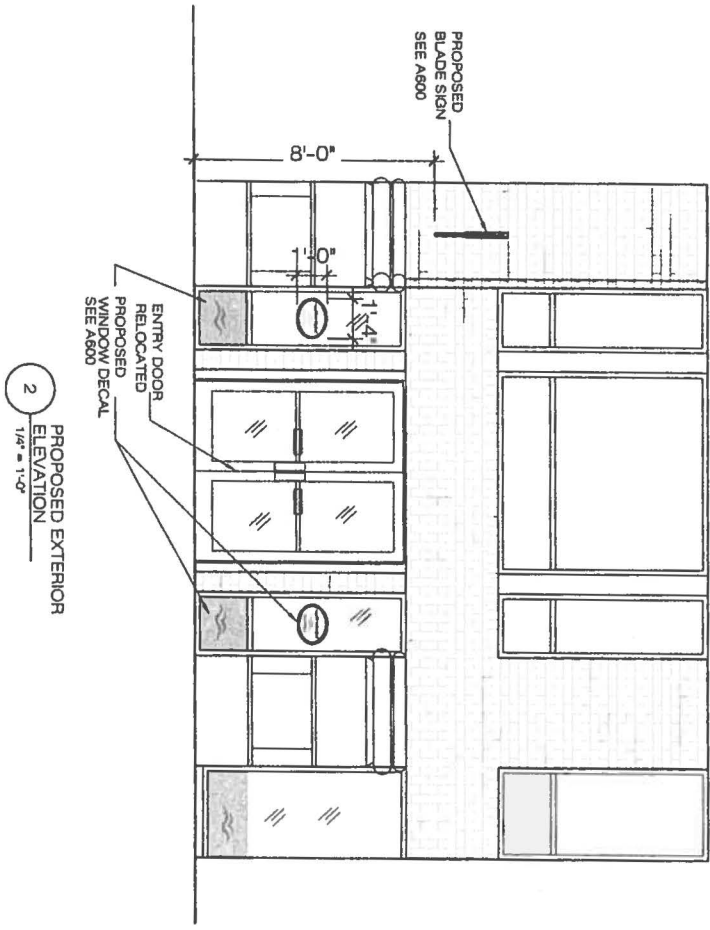


SAMPLE PHOTO OF SAIL AWNING

1 PROPOSED OUTDOOR SEATING AT MARINA AREA  
318' x 140'

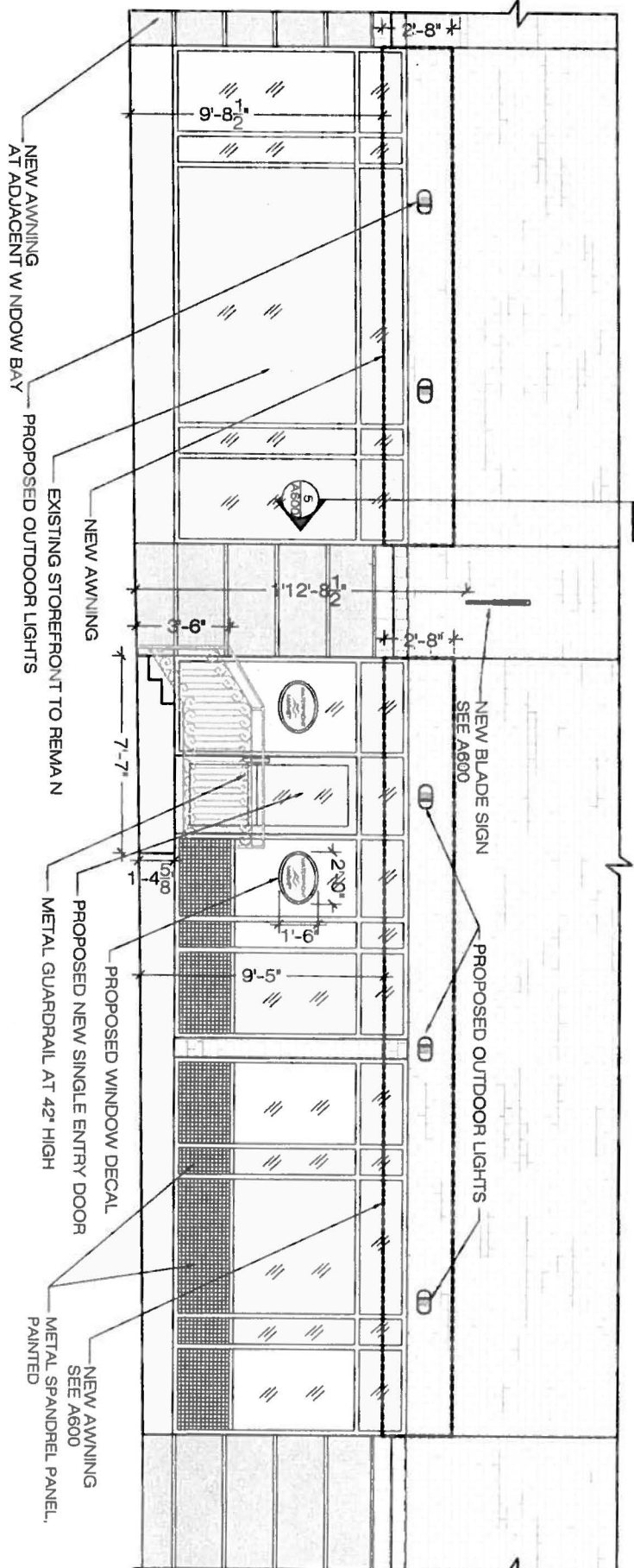


<p>A202 DRAWING NUMBER</p>	<p>15 APRIL 2013 DATE</p>	<p>AS SHOWN SCALE</p>	<p>REVISIONS</p>	<p>PROPOSED OUTDOOR SEATING PLAN AT MARINA AREA</p>	<p>WATERFRONT MARKET 101 N. UNION STREET OLD TOWN ALEXANDRIA, VA 22314</p>	<p>RICH MARKUS ARCHITECTS 2601 P STREET NW 2ND FL WASHINGTON DC 20007 202.333.2733 / 202.333.2944 www.richmarkusarchitects.com</p>
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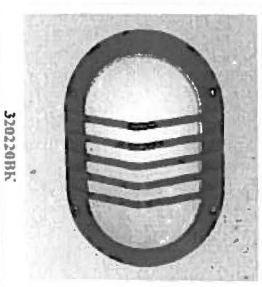
NOTES: SEE SHEET A800 FOR SIGNAGE AND WINDOW DECAL DETAILS

<p><b>A300</b></p> <p>DRAWING NUMBER</p>	<p>15 APRIL 2013</p> <p>DATE</p>	<p>AS SHOWN</p> <p>SCALE</p>	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>REVISIONS</p>	NO.	DESCRIPTION									<p>PROPOSED EXTERIOR ELEVATIONS</p>	<p>WATERFRONT MARKET 101 N. UNION STREET OLD TOWN ALEXANDRIA, VA 22314</p>	<p>RICH MARKUS ARCHITECTS 2801 P STREET NW 2ND FL WASHINGTON DC 20007 202.333.2733 / 202.333.2944 www.richmarkusarchitects.com</p>
NO.	DESCRIPTION															



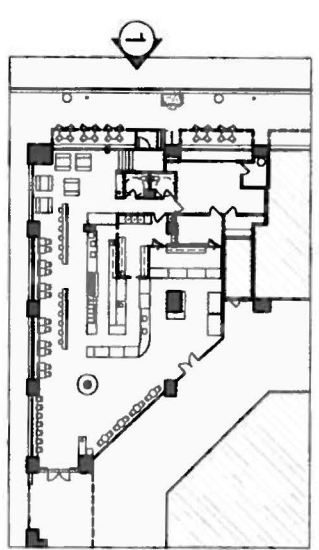
1 PROPOSED EXTERIOR ELEVATION  
AT KING STREET SIDE  
1/8" = 1'-0"

OUTDOOR LIGHTING SPECIFICATION



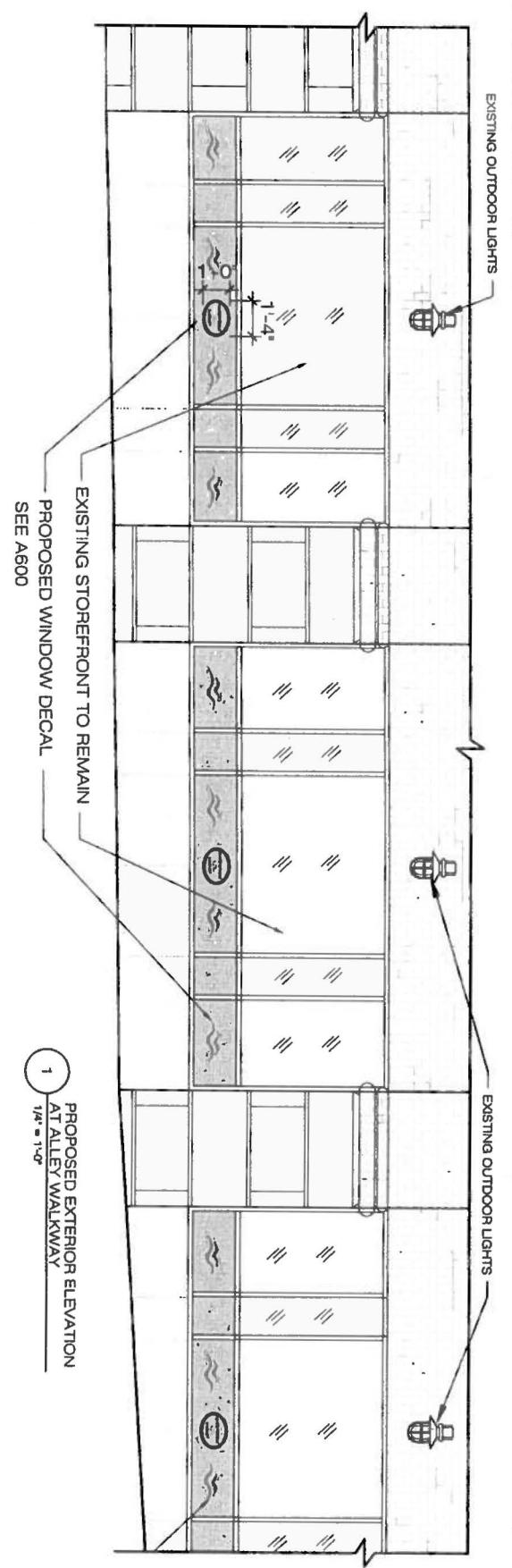
CP Item #:	302201HK
Description:	Marine Light - Black with frosted glass
Category:	Outdoor Lantern
Finish:	Black
Family:	Outdoor Fixture
Width:	11-1/8"
Height:	7-1/2"
Extensions:	5-3/8"
Lamp Quantity:	1
Lamp Type:	100W Nocl Base
Lamp Voltage:	Wall Mount Only
Comments:	

NOTES: SEE SHEET A600 FOR SIGNAGE, WINDOW DECAL AND RAILING DETAILS

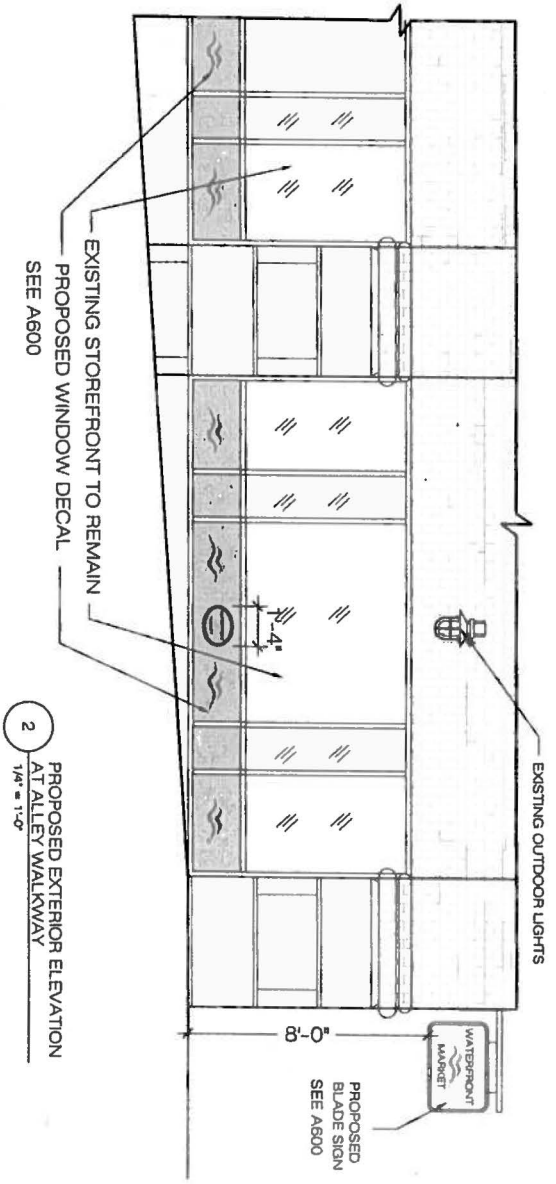


FLOOR PLAN - NOT TO SCALE

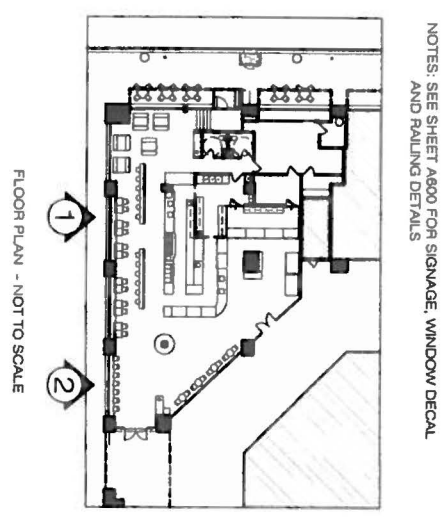
<p><b>A301</b></p> <p>DRAWING NUMBER</p>	<p>13 APRIL 2013</p> <p>DATE</p>	<p>AS SHOWN</p> <p>SCALE</p>	<p>PROPOSED EXTERIOR ELEVATIONS</p>	<p><b>WATERFRONT MARKET</b> 101 N. UNION STREET OLD TOWN ALEXANDRIA, VA 22314</p>	<p><b>RICH MARKUS ARCHITECTS</b> 2601 P STREET NW 2ND FL WASHINGTON DC 20007 202.333.2733 / 202.333.2944 www.richmarkusarchitects.com</p>
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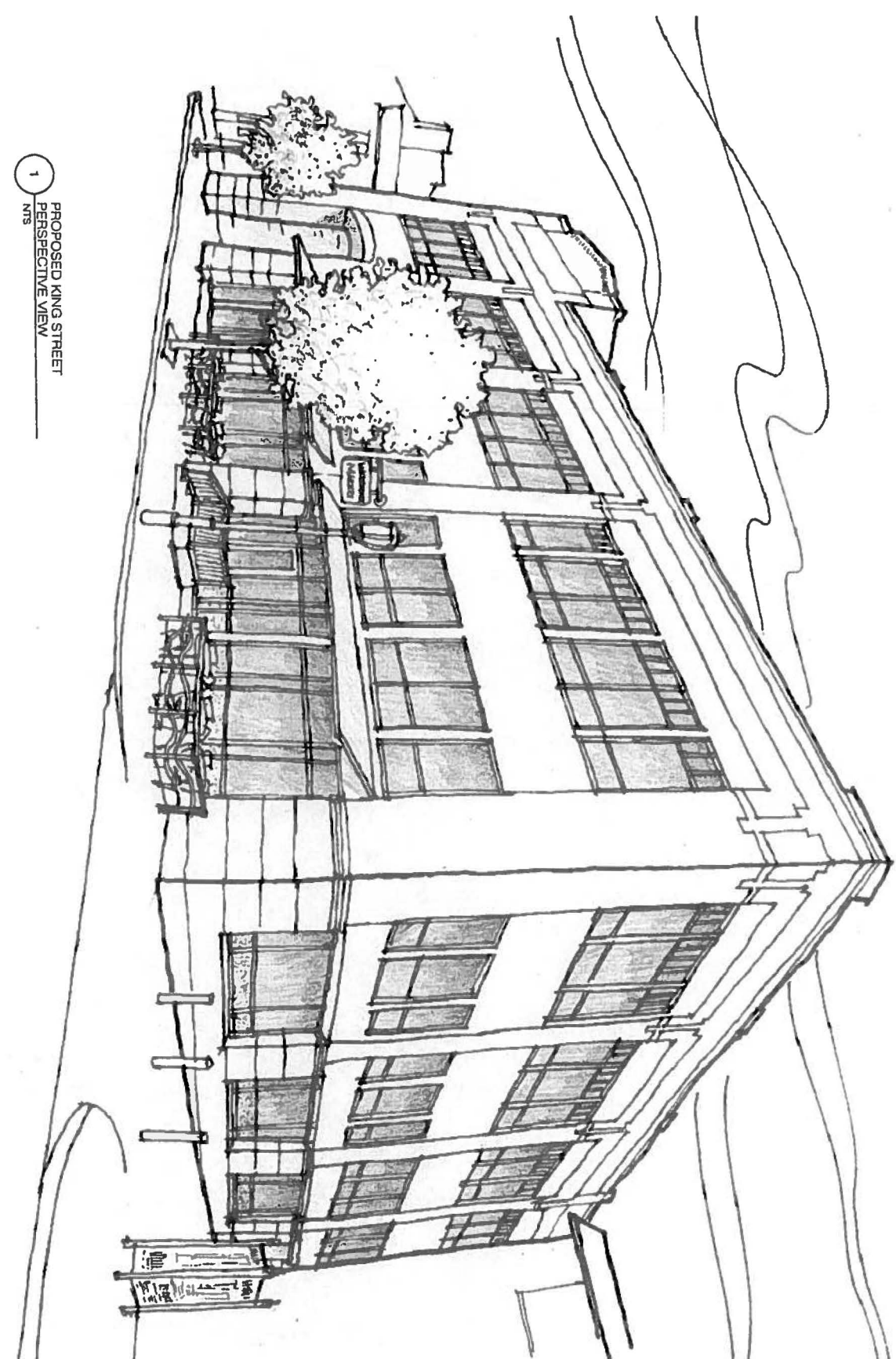
1  
PROPOSED EXTERIOR ELEVATION  
AT ALLEY WALKWAY  
1/4" = 1'-0"



2  
PROPOSED EXTERIOR ELEVATION  
AT ALLEY WALKWAY  
1/4" = 1'-0"



<p>A302</p> <p>DRAWING NUMBER</p>	<p>15 APRIL 2013</p> <p>DATE</p>	<p>AS SHOWN</p> <p>SCALE</p>	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION							<p>PROPOSED EXTERIOR ELEVATIONS</p>	<p>WATERFRONT MARKET 101 N. UNION STREET OLD TOWN ALEXANDRIA, VA 22314</p>	<p>RICH MARKUS ARCHITECTS 2801 P STREET NW 2ND FL WASHINGTON DC 20007 202.333.2733 / 202.333.2944 www.richmarkusarchitects.com</p>
NO.	DESCRIPTION													

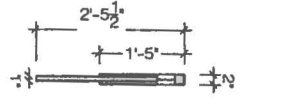


1  
 PROPOSED KING STREET  
 PERSPECTIVE VIEW  
 NTS

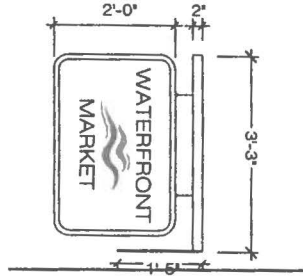
NOTE : REFER TO A201 FOR DETAILS

<p>A303  <small>DRAWING NUMBER</small></p>	<p>15 APRIL 2013  <small>DATE</small></p>	<p>AS SHOWN  <small>SCALE</small></p>	<p>KING STREET      FACADE      PERSPECTIVE      VIEW  <small>REVISIONS</small></p>	<p>WATERFRONT MARKET      101 N. UNION STREET      OLD TOWN ALEXANDRIA, VA 22314</p>	<p>RICH MARKUS ARCHITECTS      2601 P STREET NW 2ND FL      WASHINGTON DC 20007      202.333.2733 / 202.333.2944      www.richmarkusarchitects.com</p>
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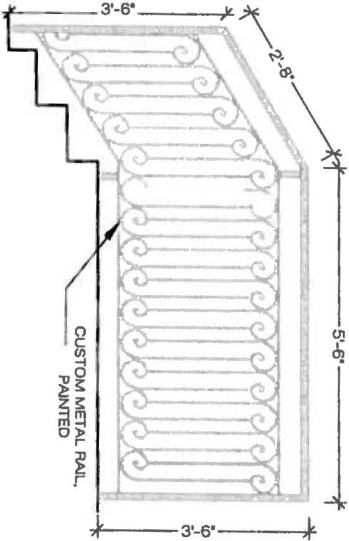
1 PROPOSED BLADE SIGN DETAILS  
COLOR TBD  
NTS



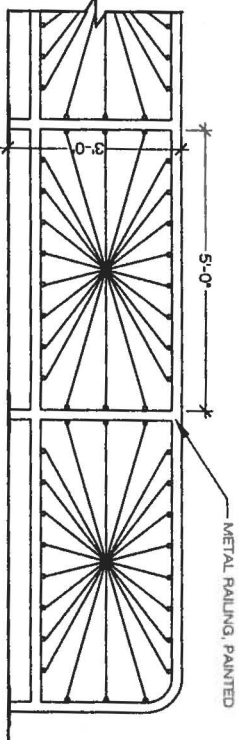
2 PROPOSED WINDOW DECAL DESIGN  
COLOR TBD  
NTS



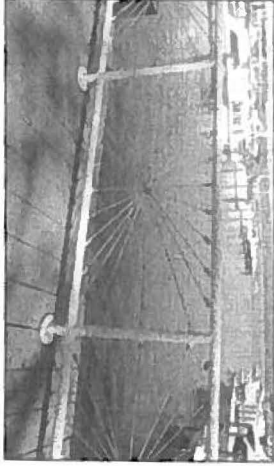
REFER TO ELEVATION DRAWINGS FOR PROPOSED DIMENSIONS OF WINDOW DECAL



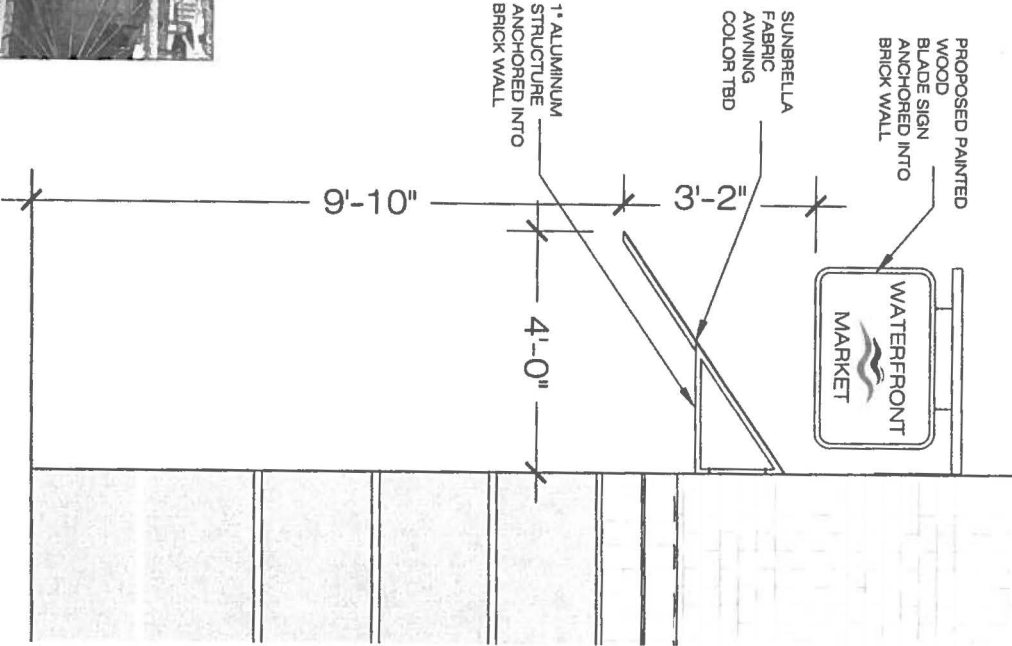
3 PROPOSED OUTDOOR RAILING DESIGN AT KING STREET ENTRY AND SEATING  
NTS



4 PROPOSED OUTDOOR RAILING DESIGN AT MARINA  
NTS



PHOTOGRAPH OF EXISTING RAILING AT MARINA



5 BLADE SIGN AND AWNING DETAILS  
1/2" = 1'-0"

<p><b>A600</b></p> <p><small>DRAWING NUMBER</small></p>	<p>15 APRIL 2013</p> <p><small>DATE</small></p>	<p>AS SHOWN</p> <p><small>SCALE</small></p>	<p>REVISIONS</p>	<p>SIGNAGE, AWNING AND RAILING DETAILS</p>	<p>WATERFRONT MARKET</p> <p>101 N. UNION STREET</p> <p>OLD TOWN ALEXANDRIA, VA 22314</p>	<p>RICH MARKUS ARCHITECTS</p> <p>2801 P. STREET NW 2ND FL</p> <p>WASHINGTON DC 20007</p> <p>202.333.2733 / 202.333.2944</p> <p>www.richmarkusarchitects.com</p>
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SUP2013-0009





Speck - Caudron Investment Group  
of Wells Fargo Advisors  
Tel: 703-739-4548  
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Toll Free: 866-536-1630  
www.speckcaudron.com

Wells Fargo Advisors, LLC  
101 North Union Street  
Suite 220  
Alexandria, VA 22314

Member FINRA/SIPC

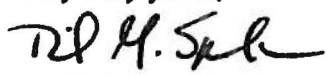
February 22, 2013

To the Members of the Planning Commission and Mayor and Members of Council:

I am writing to support the application by Jody Manor and Bittersweet for the new (and improved) use of the arcade retail space and boardwalk area at King and Union. As you can note from the address on the stationery, it does not get more "abutting" than us—his ceiling is my floor! We have been in this space for 23 years and watched different uses of the retail space succeed and fail over the years, but it is not arguable that the space is underutilized and Jody's proposal not only addresses that but really introduces some much needed vitality to the gateway to the waterfront. My colleagues and I are excited to see this plan, not only because it is a use we welcome, but because of who is behind it. Jody Manor and Bittersweet have been one of the great business assets in Alexandria—not only for the quality of their business but for their commitment to strengthening tourism and economic growth.

We wholeheartedly support his plan and look forward to enjoying a much-needed addition to the Alexandria waterfront.

Thank you for your consideration and for your service to this community.

Very truly yours,  
  
David G. Speck

David G. Speck  
Managing Director - Investments  
Tel: 703-739-4501  
david.speck@wladvisors.com

Tristan M. Caudron, CFP®  
Managing Director - Investments  
Tel: 703-739-4545  
tristan.caudron@wladvisors.com

Laurie J. Blackburn, CFP®  
Vice President - Investments  
Tel: 703-739-4513  
laurie.blackburn@wladvisors.com

Michael P. Hart, CRPC®  
Associate Vice President - Investments  
Tel: 703-739-4550  
michselhart@wladvisors.com

Dear:

I am writing in support of Jody Manor's application for a SUP permit for the Waterfront Market at 101 North Union Street.

Jody Manor is not only one of the most successful independent business owners I know, he is also one of the most involved community leaders I know. He understands the unique and special character of the Old Town business district and he works hard to strengthen the entire King Street Corridor, devoting a great deal of his time to volunteer for and support local business organizations.

Jody is innovative and his presence as a leader in Old Town makes other businesses stronger. I fully support Jody's plan to open the Waterfront Market and believe his presence will give confidence to others to invest in our waterfront redevelopment.

My business, The Shoe Hive, is located a few blocks from this location. I hear from customers every day about what Old Town is missing and this is the exact type of business we need.

As a business owner, commercial property owner and resident of Old Town I support his efforts.

Elizabeth Todd  
The Shoe Hive, Founder  
The Old Town Boutique District, Founder



**Lauren Stack Garcia  
210 Duke Street  
Alexandria, VA 22314  
(571) 438-2370  
garcia22314@comcast.net**

February 24, 2013

Dear XXXX,

Jody Manor has discussed with me his proposal for the Waterfront Market at the foot of King Street, and I wanted to take a moment to let you know why I am very excited about this potential project.

1. I live three blocks from the base of King Street, and for the past decade have been dismayed to see the lack of relevance that the tenants have had to the needs of tourists and residents in the retail space at 101 N. Union Street. I have seen the tenants come and go, and believe that the lack of their success was not the location, but the fact that what they were offering was not appropriate to the location. Mr. Manor absolutely has a deep understanding of the Torpedo Factory area as well as the retail food service business. The proposal that Mr. Manor has prepared is thoughtful and targets head-on the needs of both tourists and residents during the weekdays and weekends.
2. Mr. Manor is a respected and active participant in Alexandria. He is deeply invested in our business community and its long-term potential. I believe that people like Mr. Manor are exactly the types of business owners that we need in key locations like the one at 101 N. Union Street. He has been thoughtful in his proposal, and will continue to refine it if it is approved and as he undertakes the project. Because of his long-term and deep ties to the community, I truly believe that he will work, adjust and refine this concept until it is right.
3. The Waterfront needs an initial success - a small win - in its revitalization. The Waterfront Market could be this first step. What Mr. Manor is proposing is an inviting gathering spot for both tourists and locals alike. I believe that the more time that local residents actually spend on our Torpedo Factory docks the more important the Waterfront amenities detailed in the City's Waterfront Plan will be to them. Currently, there is little to draw local residents to the Torpedo Factory docks.

Based on this, I truly believe that if approved Mr. Manor's proposal will be quite successful and an asset to the Waterfront. It will in a not-so-small way continue the reinvigoration of this area in a non-threatening way to the community. Bittersweet is a well-known, respected and loved institution. I believe that this goodwill will carry forward as other components of the Plan are implemented.

I would be happy to discuss this with you at any time.

Best,

Lauren Garcia

February 26, 2013

John Komoroske, Chair  
Alexandria Planning Commissioners

Re: Proposal for *The Waterfront Market*

Dear Chairman Komoroske and Planning Commissioners:

I am writing in support of the request for a Special Use Permit (SUP) that Jody Manor, owner of the longtime Old Town restaurant Bittersweet, has before you to expand his offerings to a currently under-utilized location on the Waterfront near the Torpedo Factory. Mr. Manor's proposal to occupy a space in the Torpedo Factory Arcade behind the Old Dominion Boat Club for dining and gourmet market services, as well as adjacent outdoor waterfront dining, is a great idea and the exact kind of enterprise I believe the Waterfront Plan envisions.

That corner of the arcade and the waterfront has not been successful in the 27 years I have lived here. This proposed use, in my view, will be fully successful as soon as it opens. We know the level of quality and attention to detail Mr. Manor will bring to the offerings and restaurant design at this location, because that has been demonstrated at his King Street location or decades.

For people who live in Old Town or who visit, there is only one location the waterfront to eat or have a drink outside. The unmet need for this is very high. Making use of the already developed hardscape at this location for waterfront dining, backed by a high quality food service facility is a very positive step toward making the foot of King Street and the Torpedo Factory plaza more viable.

Visitors expect the most vital area of Old Town to be found at the foot of King but when they arrive there they are met with a small patch of green, a parking lot and a "back of building" access to the plaza. It's deflating. We need to change that. I cannot think of a better agent to start that change than this proposal. Mr. Manor has called this a proposal for incremental progress. It may indeed be incremental but it will be a very important first step that will help other positive steps occur sooner.

I urge you to take action as soon as possible on the S.U.P. before you at this location so that there is a possibility of having this new facility in place this summer.

With kind regard,



Judy Guse-Noritake, AIA, LEED AP

February 13, 2013

Jody Manor  
Bittersweet  
823 King Street  
Alexandria, VA 22314

Dear Jody:

We are writing this letter in support of your application for a restaurant with outdoor seating in the unit block of King Street.

It is unfortunate there are not currently many dining options for people to have a glass of wine and bite to eat while enjoying Alexandria's waterfront. We hope with the new waterfront development this will change but it will take years for this to happen. Your proposal gives us one nice venue in the very near future.

Please rest assured that we stand ready to support you and will be frequent customers when you open.

Regards,



Rick and Ann Dorman  
2724 Kenwood Avenue  
Alexandria, VA 22302

To Whom It May Concern:

We have reviewed the concept of The Waterfront Market with Jody Manor, potential proprietor of this establishment. It appears that this facility would enhance the marina area and provide:

- . food and beverage services to visitors, boaters and residents in an area where there is currently only a white table cloth restaurant (the Chart House)
- . outdoor seating area that would allow customers to enjoy the waterfront from sunrise to sunset
- . a unique gathering spot year round for residents to share quality light fare, beverages in a natural setting
- . enlivened commerce in an area that has been blighted for far too many years
- . improved access from King St., Union St. and the arcade to the marina area

As private citizens, residing on Princess St., we support the design, scope and improvement that The Waterfront Market would bring to that area of the marina.

Thank you for your consideration and a timely decision on this matter.

Christine & Daniel Bernstein  
121 Princess St.  
Alexandria, VA 22314  
703-507-7707



March 14, 2013

Alexandria Planning Commission  
301 King Street, Room 2100  
Alexandria, VA 22314

Via Fax: 703-838-6393

Dear Commissioners:

I write to you in strong support of the proposal by Jody Manor of Bittersweet Cafe to establish a waterfront café at 101 N. Union Street with outdoor dining space. I believe his proposal will be heard by your commission on May 7.

As a local resident and business owner with a family quite active in our community, this café is exactly the type of business I believe is needed along our evolving waterfront. Both my children and I periodically attend classes at The Torpedo Factory and, currently, there are not many options for relatively fast, good dining at affordable prices along the waterfront. Further, as a family, we greatly enjoy eating outdoors and the outdoor waterfront patio space proposed would be greatly welcomed by us and would be a great addition to the waterfront. Locals and visitors alike would have a space to enjoy good food throughout the day while taking in one of the best views our city has to offer.

Additionally, I believe in supporting locally-owned businesses with a long track record of success. Bittersweet Café with Jody Manor at the helm has been just that for over 30 years. The food at his café is exemplary which I can attest to as I am a frequent diner. I also recommend Bittersweet Café to many of my customers because of its good food, good prices and good service. I believe Jody Manor is truly interested in our community's continued success and strongly feel his proposed café would be a welcome and needed addition to our waterfront.

Thank you for considering my support of this proposal.

Sincerely,

Victoria Vergason  
Owner, The Hour and Resident, 808 Prince Street

**Kendra Jacobs**

SUP 013-0009

**Subject:** FW: Support for SUP

---

**From:** Howard Bergman [<mailto:hjbergman@yahoo.com>]

**Sent:** Tuesday, April 23, 2013 10:40 AM

**To:** Richard Lawrence; Jack Browand

**Cc:** [jody@bittersweetcatering.com](mailto:jody@bittersweetcatering.com)

**Subject:** Support for SUP

I live at 101 Quay Street. I would like to support the proposed SUP to add dining space at the Waterfront Marina. Jody Manor's proposal for a restaurant at the eastern end of Union Street, together with the outdoor dining at the marina will be a wonderful addition to our waterfront and will enhance its attractiveness to tourists, visitors and residents. The proposed SUP is consistent with the Master Plan for the Waterfront.

Best wishes,  
Howard Bergman  
952-232-7220

148

**From:** Eric Wallner <ewallner@torpedofactory.org>  
**Sent:** Tuesday, April 23, 2013 11:09 AM  
**To:** PlanComm  
**Subject:** support for Jody Manor's Waterfront project

Dear Planning Commissioners,

On behalf of the Torpedo Factory Art Center Board, I am writing in support of Jody Manor's proposed dining establishment on the Waterfront. As an economic engine for the City, the Torpedo Factory welcomes over half a million visitors to Alexandria each year. Affordable dining options and outdoor seating will ensure our guests have the highest quality visitor experience possible. As a prominent businessman and owner of Bittersweet Cafe, Mr. Manor has demonstrated a deep understanding of and commitment to serving the local community. We look forward to collaborating with him on this important new development.

Sincerely,

Eric Wallner  
CEO  
Torpedo Factory Art Center  
105 N. Union St., Alexandria, VA 22314  
703-838-4565 x 307  
[www.torpedofactory.org](http://www.torpedofactory.org)



**Akida Rouzi**

---

**Subject:** FW: Undeliverable: Outdoor seating at waterfront special permit request**From:** R Marquis [mailto:memeremociute@gmail.com]**Sent:** Saturday, May 04, 2013 4:37 PM**To:** PlanComm**Subject:** Fwd: Undeliverable: Outdoor seating at waterfront special permit request

Date: Fri, 3 May 2013 20:35:29 -0400

Subject: Outdoor seating at waterfront special permit request

I walk through the water front parks and up King Street almost everyday, sometimes multiple times in one day. I wonder whether those of you making decisions ever walk that route. There are days when I cannot even walk because of the number of people on the waterfront park areas. People are everywhere. There is no room for outdoor seating.

Although I would like to see something more productive done with the "Food Pavilion", I don't believe allowing outdoor seating for a neighboring restaurant would hasten the process. The waterfront is crowded enough without removing 800+ square feet of walking space. Allowing a restaurant is one thing but taking more space away for those who just want to enjoy the outdoors does not seem fair. A restaurant alone will bring more people down to the area. There is no need to clog the area by giving up space to outdoor seating.

If you make it a habit to walk King Street, you learn how to maneuver around the outdoor seatings. It is especially tricky when the wait staffs totally ignore the fact that pedestrians are walking by. And when the patrons tie their dogs outside the seating areas, everyone has another hazard to work around. I love dogs, don't get me wrong, but when their owners are dining, the dogs are in jeopardy and could get stepped on by others. And so I feel for the poor dogs and for the walkers. Accepting outside seating on King Street is enough. Let's not expand it to the waterfront.

Another issue to consider is the fowl population on the waterfront. Having outside diners and food could attract their attention. Although we might enjoy the ducks and pigeons that walk about now, they may end up being a nuisance if they encroach on the walkways or multiply in number. Outside dining in water front areas have had to address the problem of birds etc before.

And so I would ask you to vote against that particular part of the special use permit. NO OUTDOOR SEATING.

Thank you,  
Robin Marquis



**DEPARTMENT OF RECREATION, PARKS  
AND CULTURAL ACTIVITIES**

1108 Jefferson Street  
Alexandria, Virginia 22314

James B. Spengler  
Director

Phone (703)746-4343  
Fax (703)746-5585

**Park and Recreation Commission**

May 6, 2013

John Komoroske, Chair  
Alexandria Planning Commissioners

Re: The Waterfront Market

Dear Chairman Komoroske and Planning Commissioners:

I am writing on behalf of the Park and Recreation Commission (P&RC) regarding the proposed Waterfront Market, 101 N. Union Street, which you will consider shortly. The P&RC was briefed by staff on this project at our April meeting and asked to weigh in with our thoughts.

The Park & Recreation Commission is supportive of this proposal which we believe will bring a well-suited commercial use to a critical site locate at the very center of our Waterfront, a location that has struggled for years to find a suitable and successful tenant. We believe this proposed use will indeed be successful, will serve to enliven the foot of King Street and will offer a suite of services to residents and tourists that is currently unavailable in this heavily visited part of Old Town.

One of the important components of this proposal is the use of a portion of the existing marina board walk. This board walk is, in fact, publically owned open space, and highly valued waterfront open space at that. The Commission has weighed in before on the use of public open space to support private commercial interests to strongly recommend that if such a use is permitted by the City then any rents received for the use of the open space be deposited into the Open Space Fund and not the City's general fund. As a matter of public policy we believe that the rent paid on the board walk by the Waterfront Market must go into the open space fund.

Aside from that, we support the project and hope it will be successful, paving the way for new enterprises that enliven and celebrate our waterfront.

Regards:

A handwritten signature in black ink, appearing to read "Judy R. Guse-Noritake".

Judy R. Guse-Noritake, Chair  
Park and Recreation Commission

Cc: Park and Recreation Commissioners  
Rashad Young, City Manager  
Faroll Hamer, Director P&Z  
James Spengler, Director, RPCA

Alexandriava.gov



**Akida Rouzi**

---

**Subject:**

FW: Waterfront committee's Letter of support for Jody Manor

*Dear*

*On behalf of the Alexandria Waterfront Commission, I am writing to support the proposed Waterfront Café and Market, complete with the outdoor seating area, which comes before you for approval this month. We have reviewed Jody Manor's plans and heartily approve the proposed concept for the City Marina. This new attraction will be an asset to residents, visitors, and the local business community.*

*Thank you for your consideration.*

*Charlotte A. Hall  
Acting Chairman  
Alexandria Waterfront commission*

*Thanks jack,  
charlotte*

*Charlotte A. Hall  
Vice President  
Potomac Riverboat Company  
205 The Strand  
Alexandria, VA 22314  
(703) 684-0580*

*2010 Alexandria Business Leader of the Year Award  
2009 Alexandria Tourism Partner of the Year Award*



## Alexandria Waterfront Commission

*Department of Recreation, Parks and Cultural Activities*

*1108 Jefferson Street*

*Alexandria, Virginia 22314*

May 7, 2013

To: Honorable Mayor and members of City Council  
Alexandria Planning Commission

On behalf of the Alexandria Waterfront Commission, I am writing to support the proposed Waterfront Café and Market, complete with the outdoor seating area, which comes before you for approval this month. We have reviewed Jody Manor's plans and heartily approve the proposed concept for the City Marina. This new attraction will be an asset to residents, visitors, and the local business community.

Thank you for your consideration.

Sincerely,

Charlotte A. Hall, Acting Chairman  
Alexandria Waterfront Commission

cc: Waterfront Commission  
Rashad Young, City Manager  
Faroll Hamer, Director, P&Z  
James, Spengler, RPCA  
Jack Browand, RPCA

Copy For Mayor Euille

Old Town Residents  
Representing All Mothers  
Who Share Our Views  
Alexandria, VA. 22314

Planning Commission  
Members of Council

May 7<sup>th</sup>, 2013

Re: SUP# 2013-0009

Mayor Euille, please read this during public hearing on our behalf since, unfortunately, most of us must be at home with our children at this time of the day. Thank you.

Dear representatives,

This is to simply point out some of the concerns, and also share some alternatives that we, mothers, who live in close proximity of this proposed location, have. While the Torpedo Factory area is in need of such improvements that incorporate some of the Small Area Plan, the lack of originality in the concept [i-e, a Wine and Beer serving restaurant] is disappointing. Here is why:

1) Currently, the full stretch of King St from the Market Square all the way down to the Torpedo Factory is lined up with such Restaurants on both sides, with almost the same kind of services:

- a) Sandwiches, Salads, Soups and Breakfast items, etc.  
~ Served conventionally with no effort, or emphasis on healthy choices
- b) Beer and Wine ~ most of these Restaurants serve beer and wine  
~ which more than meets the demand in Old Town, Alexandria

An excellent example which clearly illustrates these two points is the former Red Curry Restaurant which is located on Union St, only a few feet away from the Torpedo factory. It provided similar services in its very short life span, and is currently out of business. It is crystal clear to see, if there were such a high demand that is not yet met in old Town for a restaurant that gives these same old services, it would have sustained the livelihood of the already existing Red Curry.

Apparently, the demand for this kind of Restaurant service is over saturated with the plethora of restaurants that already exist on King St.

2) The serving of Beer and Wine in the public section of the Marina Plaza is a concern, specially, to mothers like us. The Torpedo factory and the Marina Plaza is the Waterfront area we, as Old Town residents, almost always spend quality times with our children (from infants to teenagers) walking by the water, or mostly seating on the benches enjoying the view while catching up with things.

So, although the proposed outside seating for this Restaurant may be cordoned off the rest of the public area by rails and chains, it is still in open view, and hence, is really not separated from the public. It is not the same as when one walks down King St, and just passes by the outside seatings of other Restaurants. Since the restaurant is requesting a permit to also serve Alcohol outside, i-e, in the public

area of the Marina Plaza everyday until 11:00 PM, mothers who would prefer to keep their children from being influenced by some behaviors patrons may display when under the influence of alcohol, would have to make do with the founder's park.

But why??? Aren't the Torpedo factory, and the Marina Plaza the property of the City of Alexandria?

On the other hand, there has been a demand in Old Town which has not been met and has almost grown to a level of need. The need for a place of recreation, it could even be a restaurant or a cafe, but a place that serves these demands that are listed below, and this site could be an excellent choice.

a) If it serves food, it should also provide healthy choices to residents such as:

~Vegetarian, Organic, local farm sourcing, healthy menu

b) An ambient that compliments the purpose of the Torpedo Factory, merging Art and

Culture in a creative way and giving serves that is also "youth friendly".

So many cities are embracing the demand for healthier choices not just in food, but also in community friendly ambient that creates a healthy atmosphere for the community and visitors alike. If given the opportunity, we can share concepts, and point to small businesses that currently provide such serves in other cities.

We intend to follow up on this. Thank you for your time.

Regards,

Mothers of Old Town

PS. We thought listing our names will only take more time in reading this material.