



***Special Use Permit # 2023-00029***  
***625 First Street and 510 Second Street***  
***Hotel AKA***

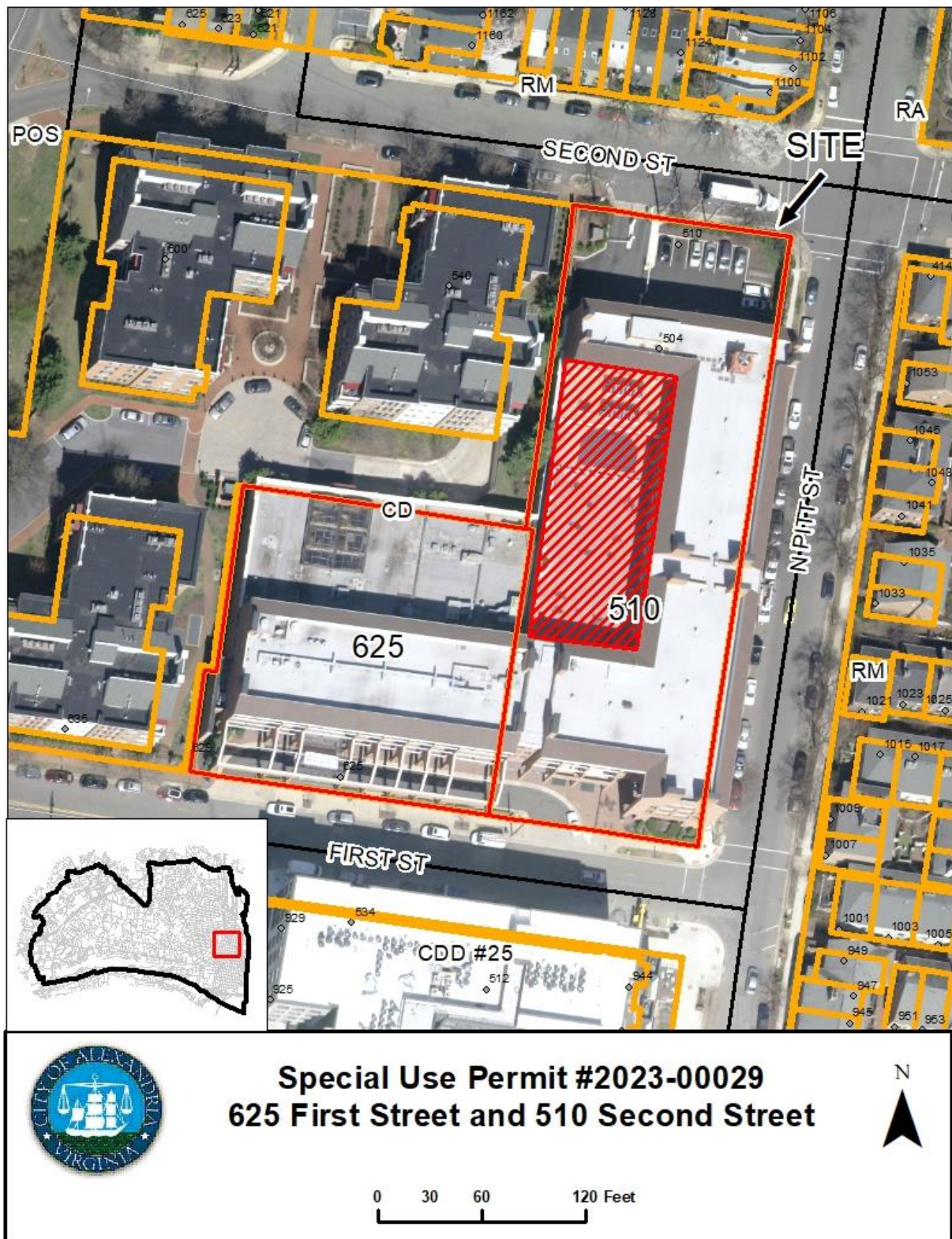
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<b>Application</b>	<b>General Data</b>	
Public Hearing and consideration of a Special Use Permit for outdoor dining with over 40 seats (amending SUP2022-00074)	<b>Planning Commission Hearing:</b>	June 6, 2023
	<b>City Council Hearing:</b>	June 17, 2023
<b>Address:</b> 625 First Street and 510 Second Street	<b>Zone:</b>	CD/Commercial Downtown
<b>Applicant:</b> EAHG Alexandria LP, represented by Robert D. Brant, attorney	<b>Small Area Plan:</b>	Old Town North

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewer:** Patrick Silva, patrick.silva@alexandriava.gov

**PLANNING COMMISSION ACTION, JUNE 6, 2023:** On a motion by Commissioner Lyle, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of Special Use Permit #2023-00029, as amended. The motion carried on a vote of 6-0 on the Consent Calendar.



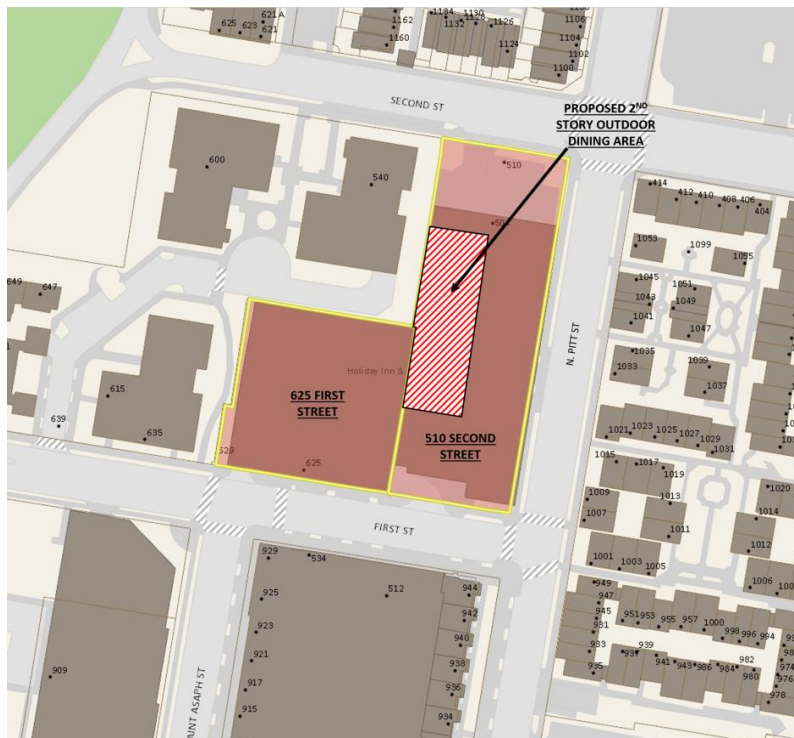
**PROJECT LOCATION MAP**

## I. DISCUSSION

The applicant, EAHG Alexandria LP., requests Special Use Permit approval to amend Special Use Permit #2023-00029 to increase the amount of outdoor dining permitted at the business from 40 seats to 120 seats.

### SITE DESCRIPTION

The subject property is comprised of two separate parcels addressed as 625 First Street and 510 Second Street. The parcel of 625 First Street is one lot of record with 174.26 feet of frontage on First Street, a lot depth of 164.45 feet, a lot width of 174.26 feet, and a lot area of 27,718 square feet. The parcel of 510 Second Street is one lot of record with 122.2649 feet of frontage on First Street, 127.01 feet of frontage on Second Street, 358.93 feet of frontage on North Pitt Street, a lot depth of 164.45 feet, a lot width of 358.93 feet, and a lot area of 44,120 square feet (see Figure 1). The lot is developed by a four-story commercial building with a floor area of 56,560 square feet. The entirety of the commercial building located at the subject site is occupied by the AKA Hotel.



*Figure 1: Site context*

The surrounding area is occupied by a mix of residential and commercial uses. To the north is the Canal Way residential condominium community. To the south is the ABC-Giant/Old Town North mixed use development. The area located immediately west of the subject site is the Liberty Row residential condominium community. The area located immediately east of the subject site is the Watergate of Alexandria residential condominium community.



## BACKGROUND

In November 1957, City Council first approved Special Use Permit #286 for a hotel use to operate at the subject site. In November 1978, City Council approved Special Use Permit #1190 permitting the construction and operation of an additional 54-room motel and a 200-seat restaurant with a 75-seat cocktail lounge. In September 1981, staff released Site Plan #78-00038 for a new four-story addition to the existing hotel. In April 1985, City Council approved Special Use Permit #1780 for an expansion to the existing hotel use located at the site. In November 1985, staff released Site Plan #1985-00021 for the construction of the expansion approved as part of Special Use Permit #1780. In October 1987, City Council approved Special Use Permit #2049 to operate a health club as part of the hotel. In October 1997, City Council approved Special Use Permit #1997-00127 to the First Street Limited Partnership by Charles Henry Smith for the continued operation of a hotel with an internal restaurant. In September 1998, staff administratively approved Special Use Permit #1998-00046 for a change of ownership from Charles Henry Smith to AGH Leasing LP. In September 1999, City Council approved Special Use Permit #1999-00082 for a parking reduction and change of ownership from AGH Leasing LP to Meristar Hospitality Operating Partner. In February 2008, staff administratively approved Special Use Permit #2007-00096 for a change of ownership from Meristar Hospitality Operating Partner to Carr 625 First Street, LLC. In August 2018, staff administratively approved Special Use Permit #2018-00075 for a change of ownership from Carr 625 First Street, LLC to HI Alexandria Lessee, LLC. In June 2022, staff administratively approved Development Site Plan #2021-00018 for a Minor Site Plan amendment to relocate the driveway entrance and exit points as well as to redevelop existing landscape and patio spaces located at the subject site. Most recently, in October 2022, staff administratively approved Special Use Permit #2022-00074 for a change of ownership from HI Alexandria Lessee, LLC to EAHG Alexandria TRS, LLC and a Minor Amendment to add the ability for the restaurant to operate 40 seats of outdoor dining located on the ground level in front of the hotel.

## PROPOSAL

The applicant proposes to increase the amount of outdoor dining permitted at the business from 40 seats to 120 seats in order to accommodate 80 seats of additional outdoor seating in an outdoor terrace area located on the western portion of portion of the building located on the parcel of 510 Second Street (see Figure 2).



*Figure 2: Proposed Outdoor Dining Area*

The outdoor terrace area was used by the previous hotel tenant (Holiday Inn) as an outdoor lounge area for its guests and included a pool on the northern portion of the terrace. The applicant in the current request proposes to convert the terrace to an outdoor dining area that would be served by both a bar area which would be constructed on the western portion of the terrace as well as the hotel's main kitchen. The proposed outdoor dining area would be separated into approximately nine smaller group areas in order to create a sense of privacy for their patrons (see Figure 3).

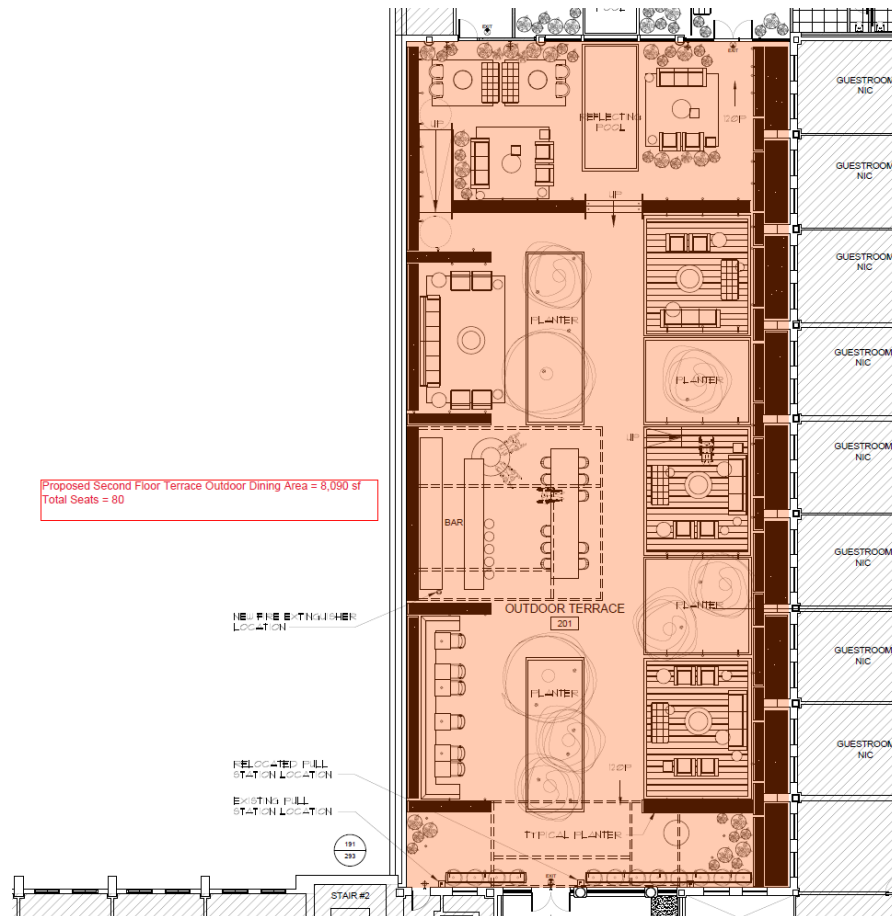


Figure 3: Proposed Outdoor Dining Plan

Hotel staff would monitor the proposed outdoor dining to ensure that no negative environmental impacts, including noise, would result from outdoor dining operations or from their customers.

Other operational details of the proposed outdoor dining follow:

Hours: 9 a.m. to midnight., daily

Noise: Typical restaurant noise will comply with the Noise Ordinance

Trash: Trash generated on site is typical of a restaurant and stored within enclosed receptables within hotel

Litter Prevention: The property is inspected on-site daily for litter by employees.

### PARKING

Pursuant to Section 8-200 (A)(17)(a)(i) of the Zoning Ordinance, a hotel use located inside of the City's Enhanced Transit Area is required to provide a minimum of 0.2 spaces per guest room. The hotel contains 179 guest rooms. In addition, pursuant to Section 8-200 (A)(17)(a)(i) of the Zoning Ordinance, a restaurant use located inside of the City's Enhanced Transit Area is required to provide a minimum of 1.0 spaces per 1,000 square feet of gross floor area. The restaurant use occupies 7,995 square feet of floor area. In addition, the outdoor dining area includes 40 seats, 20 of which are exempt from additional parking requirements per Section 8-200(A)(17)(c) of the Zoning Ordinance. Per Section 8-200(A)(17)(c) of the Zoning Ordinance, "*The area occupied by each seat over 20 shall be calculated as 15 square feet per seat.*". Thus, for parking calculation purposes, the remaining 100 seats would count as 1,500 square feet. Based on 179 guest rooms in the hotel use, 7,995 square feet of floor area the restaurant use occupies, and 1,500 feet of outdoor dining area, the applicant would be required to provide a minimum of 46 off-street parking spaces for the proposed use. However, pursuant to Condition #7 of the existing Special Use Permit approval, the applicant shall maintain a minimum of 148 off-street parking spaces at all times for guests and users of the hotel. The applicant meets this requirement via the 148 off-street parking spaces provided at the underground garage and surface parking lot located at the subject site.

### ZONING/MASTER PLAN DESIGNATION

The subject property is zoned CD/Commercial Downtown. Section 4-503(T.1) of the zoning ordinance permits outdoor dining with over 40 seats only with a special use permit in the CD/Commercial Downtown zone.

The subject site is located within the Old Town North Small Area Plan (SAP) boundaries within its Sub-area 2. While the central portion of Sub-area 2, where the hotel is located, includes commercial uses, the Old Town North SAP envisions other uses within Sub-area 2 to be predominantly residential in character.

## **II. STAFF ANALYSIS**

Staff supports the requested amendment to Condition #36 to increase the maximum permitted outdoor dining seating volume from 40 to 120 seats. Since the approval of Special Use Permit #2022-00074 was approved, the applicant has operated the business and its existing outdoor dining with no violations. While the nearest residences are located approximately 30 feet to the east of the proposed outdoor dining area, the outdoor dining area is buffered from the residences by a large privacy wall located on the eastern edge of the dining area and restaurant staff will actively monitor the dining area to mitigate any issue which may arrive from noise. In addition, an analysis of existing restaurants with a similar number of outdoor seats located near residences indicates that, when properly managed, these uses can coexist with residential uses harmoniously. There are

a number of conditions which are present within the existing Special Use Permit that work to make sure such harmony is maintained. This includes Condition #10, which requires that the applicant prevent odors, smoke and any other air pollution from becoming a nuisance, as well as Condition #11, which requires that all loudspeakers be prohibited from the exterior of the building and no amplified sounds be audible at the property line.

Staff has carried over the conditions of approval from Special Use Permit #2022-00074 and has included several conditions amendments to ensure that the use will not have negative impacts on the surrounding areas. First, Condition #26 has been amended to reset the requirement for a one-year Special Use Permit review if the Special Use Permit is approved. In addition, new Condition #45 has been added to require that the applicant clean their outdoor dining area in a manner that does not result in negative environmental impacts such as discharge into streets, alleys, or storm sewers. Finally, new Condition #46, which requires the applicant to provide their customers information about nearby off-street parking opportunities. has been added to address any parking pressures which may result from the proposed expansion of outdoor dining.

Pursuant to the conditions outlined in Section III of this report, staff recommends approval of the Special Use Permit.

### III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (SUP1997-00127) (P&Z)
2. Condition deleted.
3. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall maintain lighting that is a minimum of 2.0 foot candles in the parking lots and garage. (SUP1997-00127) (P&Z)~~
4. The applicant shall maintain white walls in the garage. (SUP2018-00074) (P&Z)
5. The applicant shall maintain controlled access into the garage. (SUP2018-00074) (P&Z)
6. The applicant shall maintain emergency buttons in the garage. (SUP2018-00074) (P&Z)
7. The applicant shall maintain a minimum of 148 off street parking spaces at all times for guests and users of the hotel. (P&Z) (SUP1999-00082)
8. Condition deleted.
9. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys, or storm sewers. (SUP2018-00074) (P&Z) (T&ES)
10. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (SUP2007-00096)
11. All loudspeakers shall be prohibited from the exterior of the building and no amplified sounds shall be audible at the property line. (T&ES) (SUP2007-00096)



12. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519- 3486 ext.132. (T&ES) (SUP2007-00096)
13. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP2007-00096)
14. Condition deleted.
15. Condition deleted.
16. Condition deleted.
17. All exterior entrances into the facility, other than the lobby entrance, should be equipped with automatic door closers and locks. (Police) (SUP2007-00096)
18. Ensure that, during the nighttime hours, all remote and/or unattended entrances are locked. This should not conflict with fire and emergency exit requirements. (Police) (SUP2007-00096)
19. Remote or unattended exterior entrances into the facility should be monitored or recorded by a video surveillance system. (Police) (SUP2007-00096)
20. Condition deleted.
21. **CONDITION AMENDED BY PLANNING COMMISSION:** For the safety of the persons using the proposed garage, ~~it is recommended that~~ the lighting for the parking garage shall be a minimum of 5.0 foot-candle minimum maintained for underground/structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. ~~(Police) (SUP2007-00096) (PC)~~
22. It is recommended that the applicant meet the lighting standard set by Transportation & Environmental Services. The Alexandria Lighting Standard set by T&ES for "office and multi-family" parking area and walkway uniformity is 1.0 foot-candle minimum maintained. Lighting for the common areas and sidewalks should also be 2.0 foot-candle minimum maintained. The lightings should be consistently uniformed throughout the parking lot and on the periphery. (Police) (SUP2007-00096)

23. On and off-premises alcohol sales are permitted in compliance with Virginia ABC requirements. (P&Z) (SUP2022-00074)
24. Condition deleted.
25. Condition deleted.
26. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP2022-00074~~)
27. 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) (SUP2018-00074)
28. No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z) (SUP2018-00074)
29. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z) (SUP2018-00074)
30. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z) (SUP2018-00074)
31. Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z) (SUP2018-00074)
32. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (P&Z) (SUP2018-00074)
33. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z) (SUP2018-00074)

34. All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z) (SUP2018-00074)
35. The maximum number of indoor seats at the restaurant shall comply with the state building code. (P&Z) (SUP2022-00074)
36. **CONDITION AMENDED BY STAFF:** The number of outdoor seats shall be ~~40~~ 120 and shall not encroach into the public right-of-way. (P&Z) (~~SUP2022-00074~~)
37. Delivery vehicles operated and managed by the applicant are permitted. Delivery vehicles must be parked off-street when not in use. (P&Z) (SUP2022-00074)
38. Indoor limited, live entertainment may be offered and must comply with the City's noise ordinance. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (SUP2022-00074)
39. Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z) (SUP2022-00074)
40. If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z) (SUP2022-00074)
41. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z) (SUP2022-00074)
42. The applicant shall require its employees who drive to use off-street parking. (P&Z) (SUP2022-00074)
43. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z) (SUP2022-00074)
44. The outdoor dining areas shall be cleaned and washed at the close of each business day that

they are in use. (P&Z) (SUP2022-00074)

45. **CONDITION ADDED BY STAFF:** The outdoor dining area shall not be cleaned in a manner that creates a discharge to streets, alleys, or storm sewers. (T&ES)
46. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall encourage patrons to park off-street through the provision of information about ~~nearby~~ garages or lots in the business' advertising and website. ~~(T&ES)~~ (PC)
47. **CONDITION ADDED BY PLANNING COMMISSION:** The hours of operation for the outdoor seats shall be limited to between 8 a.m. and 12 a.m. daily. The outdoor dining area shall be closed and cleared of all customers by 1 a.m. daily. (PC)

**STAFF:** Tony LaColla, Division Chief, Department of Planning and Zoning  
Ann Horowitz, Principal Planner, Department of Planning and Zoning  
Patrick Silva, Urban Planner, Department of Planning and Zoning

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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

##### Transportation & Environmental Services:

- R-1 The outdoor dining area shall not be cleaned in a manner that creates a discharge to streets, alleys, or storm sewers. (T&ES)
- R-2 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-3 The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (T&ES)
- F-1 Recommends SUP conditions approved as part of Special Use Permit #2022-00074 be carried forward to this SUP. Most specifically, TES conditions 9, 10, 11, 12, 13, 28, 31, 32, 33, 38, 39, 40 and 41. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at [commercialrecycling@alexandriava.gov](mailto:commercialrecycling@alexandriava.gov), for information about completing this form. (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)



Code Enforcement:

C-1 No comment on 1st. Floor outdoor dining. Building permit is required for 2nd floor outdoor dining. Please provide plans to show means of egress, route of accessible, accessible seat locations, calculation of plumbing fixtures, existing space structural design loads, etc.

Health Department:

No comments or concerns.

Parks & Recreation:

No comments received.

Police Department:

No comments received.

Fire Department

C-1 Owner / applicant shall apply for all required fire prevention permits including assembly for restaurants and conference rooms.



## APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** \_\_\_\_\_

**PROPERTY LOCATION:** 625 First Street and 510 Second Street

**TAX MAP REFERENCE:** 054.02-05-03 and 055.01-01-01 **ZONE:** CD

**APPLICANT:**

Name: EAHG Alexandria LP

Address: c/o Electra America Hospitality Group LLC 1331 South Killian Drive, Suite A Lake Park, FL 33403

**PROPOSED USE:** Additional Outdoor Dining

- ☒ 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.

Robert D. Brant, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Blvd, Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

Signature

3/16/2023

Date

703-528-4700 703-525-3197

Telephone #

Fax #

rbrant@thelandlawyers.com

Email address

### PROPERTY OWNER'S AUTHORIZATION

As the property owner of Please see attached, I hereby  
(Property Address)  
grant the applicant authorization to apply for the Additional Outdoor Dining use as  
(use)  
described in this application.

Name: Please see attached 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 three percent.

**Please see attached.**

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580 West Germantown Pike  
Suite 200  
Plymouth Meeting, PA 19462  
484.351.2000

March 16, 2023

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

Re: Consent/Authorization to File a Special Use Permit Application  
625 First Street and 504 Second Street  
Parcel ID #054.02-05-03, 055.01-01-01 (the "Property")

Dear Mr. Moritz:

As owner of the above referenced Property, EAHG Alexandria, LP hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application for additional outdoor dining and any related requests for the Property.

Sincerely,

*Kathleen M. Rag*

Kathleen M. Rag  
Executive Vice President

CC: R. Brandt

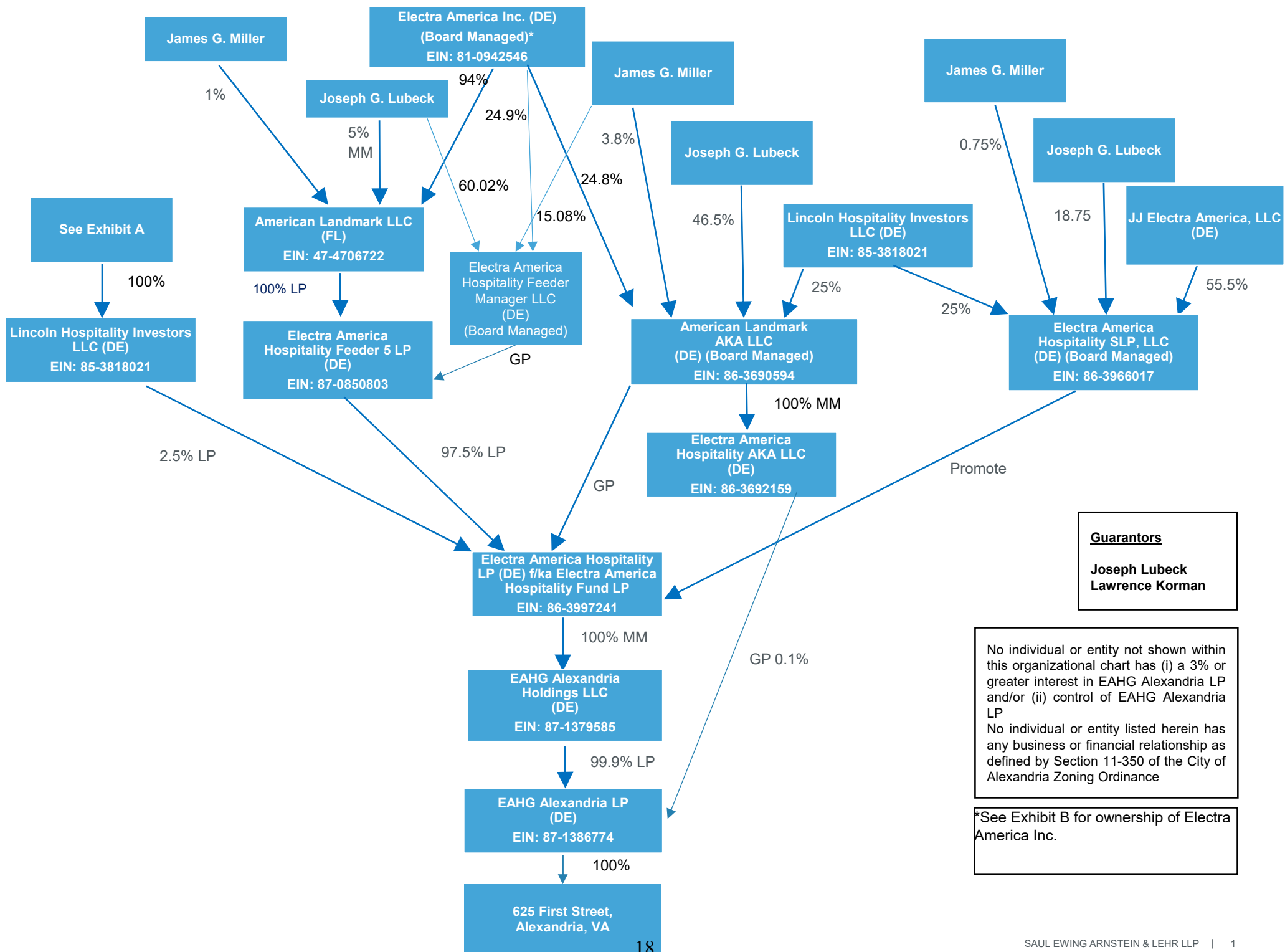
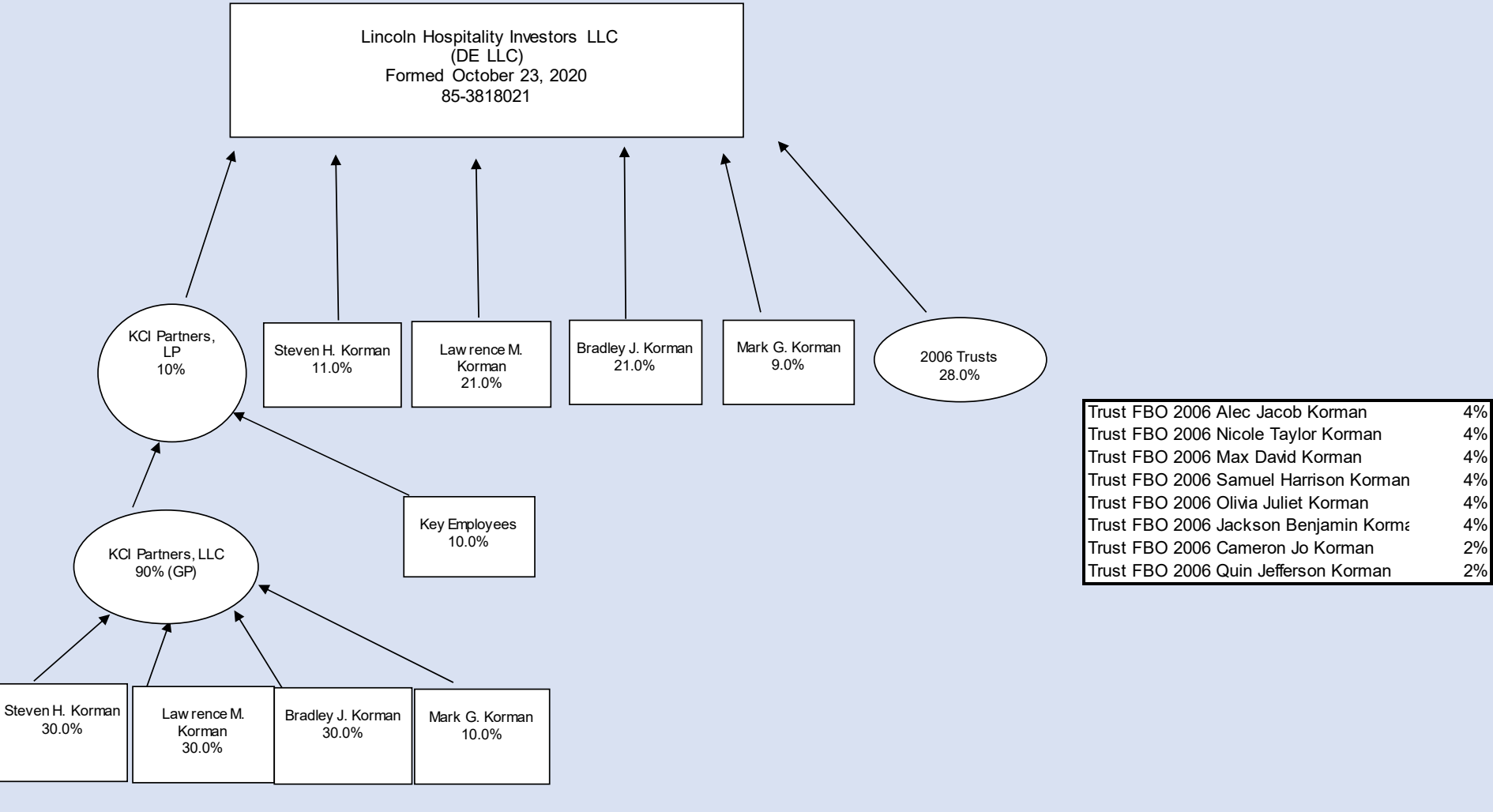


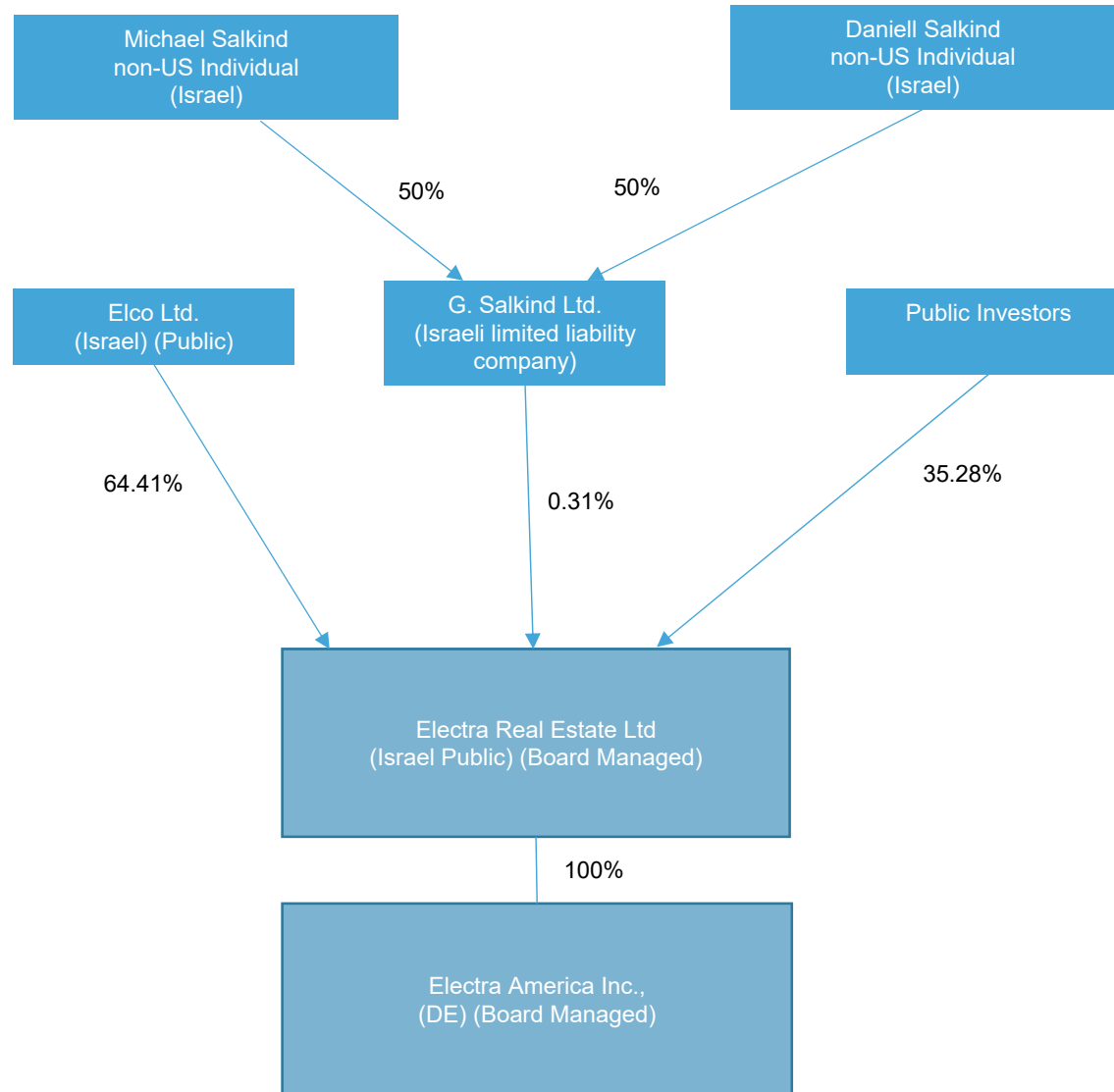


EXHIBIT A

Lincoln Hospitality Investors LLC



## Exhibit B





Narrative Description  
625 First Street and 510 Second Street  
Tax Map 054.02-05-03 and 055.01-01-01  
Applicant: EAHG Alexandria LP

The Applicant, EAHG Alexandria LP, is completing interior and exterior renovations to the existing hotel on property located at 625 First Street and 510 Second Street in the Old Town North neighborhood of Alexandria. The hotel is scheduled to re-open this Spring as the newly-branded Hotel AKA Alexandria. In the way of recent background, the Board of Architectural Review approved Certificate of Appropriateness BAR #2021-00471 in March 2022 to allow exterior alterations to the existing building. In October 2022, the Applicant received approval of Administrative Special Use Permit SUP #2022-00074 for a Change in Ownership and a Minor Amendment to add 40 seats of outdoor dining in the front of the building along First Street.

At this time, the Applicant is requesting SUP approval to allow 80 seats of additional outdoor dining that will be located on an interior second floor terrace in the hotel. Pursuant to Section 4-502.1 of the Zoning Ordinance, outdoor dining in the CD Zone is permitted with administrative approval, subject to the standards in Section 11-513 of the Zoning Ordinance, which allows for administrative approval of up to 40 outdoor dining seats. Additional outdoor dining seats are permitted with SUP approval. As illustrated on the submitted floor plans, the additional outdoor dining will be located in an approximately 8,090 square foot open-air terrace located on the second floor of the hotel. The terrace is enclosed by walls on four sides, which include hotel guest rooms that overlook the terrace. The outdoor dining area is not visible from the right of way or the public realm, making it well-suited for the outdoor dining use. The terrace will include 80 outdoor dining seats in addition to the 40 previously approved outdoor dining seats on First Street. The terrace will include a variety of seating areas, landscape planters, and a small bar area for hotel patrons. The proposed hours of operation are 9:00 am – midnight, daily. All sound levels will comply with the City’s Noise Ordinance, and hotel staff will be on site at all times to ensure noise levels are kept to a minimum in consideration of adjacent property owners as well as hotel guests.

The proposed outdoor dining area will provide a desirable amenity for patrons of the new hotel, and will help to attract new visitors and business travelers to the vibrant Old Town North neighborhood.

## 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: Additional Outdoor Dining

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).

The anticipated number of patrons per day may vary depending upon the occupancy of the hotel.

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

Specify time period (i.e., day, hour, or shift).

Approximately 45, depending upon the occupancy of the hotel.

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

Day:

Outdoor Dining Hours:

Hours:

9:00am - Midnight, Daily

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

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

Noise levels will be typical for a restaurant of this size. Noise levels will be in compliance with the City of Alexandria's Noise Ordinance.

B. How will the noise be controlled?

Noise will be in compliance with the City of Alexandria's Noise Ordinance. Staff will monitor the property for compliance and will take necessary steps to control noise volumes as necessary.



- 8.** Describe any potential odors emanating from the proposed use and plans to control them:  
No significant odors are anticipated for the proposed outdoor dining area.

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- 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)  
Trash will include food waste, paper and other refuse typically associated with outdoor dining restaurant uses.
- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
A typical amount of trash associated with restaurant/outdoor dining use. Trash will be stored in enclosed receptacles within the building.
- C. How often will trash be collected?  
As often as necessary.
- D. How will you prevent littering on the property, streets and nearby properties?  
Staff will continue to monitor the premises and surrounding area for trash.

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- 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:

N/A

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- 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:

Cleaning and degreasing supplies twill be stored on site. All such supplies will be stored and disposed of in accordance with applicable regulations.

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons? The premises will be monitored by hotel staff and an on-site manager at all times.
- 
- 
- 

## **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.

The Applicant will offer on-premises sale of beer, wine and mixed drinks in accordance with its existing ABC license and all applicable regulations.

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## PARKING AND ACCESS REQUIREMENTS

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

148 \_\_\_\_\_ Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
---

- B. Where is required parking located? (*check one*)

☒ on-site

☐ off-site

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

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**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

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

- A. How many loading spaces are available for the use? 1

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where are off-street loading facilities located? The existing loading facilities are located to the rear of the building, accessed from Second Street.
- C. During what hours of the day do you expect loading/unloading operations to occur?  
Loading will continue to occur between the hours of 7am and 11pm.
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
Typical of hotels of this size, the hotel will receive multiple deliveries per week.

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

Street access is adequate.

## **SITE CHARACTERISTICS**

- 17.** Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

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

\_\_\_\_\_ sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = Approx 8,090 sq. ft. (total)

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

☒ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☐ other. Please describe: \_\_\_\_\_

**End of Application**



**Department of Planning & Zoning**  
**Administrative Special Use Permit New Use**  
**Outdoor Dining Supplemental**

**WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.**

Describe the outdoor dining arrangement. What type of food service establishment is this associated with?

The proposed outdoor dining area consists of an approximately 8,090 sf open-air interior terrace on the second floor of the hotel. It includes 80 seats, in addition to the 40 outdoor dining seats on First Street that were previously approved in conjunction with Administrative SUP #2022-00074. The Applicant will serve light fare and beer, wine and mixed-drinks in accordance with all applicable ABC regulations.

**HOURS**

What are the proposed hours for the outdoor dining?

9am - Midnight, daily.

**LOCATION ON PRIVATE PROPERTY**



**Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.**

Will the outdoor dining be located only on private property? What is the square footage of the outdoor dining area?

The proposed 8,090 sf outdoor dining area is located on private property.

Submit a drawing indicating the layout for tables, seats, planters, wait stations and barriers.

Please see attached.

**NUMBER OF SEATS**☐

**Only 20 seats may be located at outdoor tables in front of the restaurant.**

How many seats will be included in the outdoor seating?

The proposed second floor outdoor dining terrace will include 80 seats.

**ALCOHOL SERVICE**☒

**Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.**

Is on-premise alcohol service proposed?

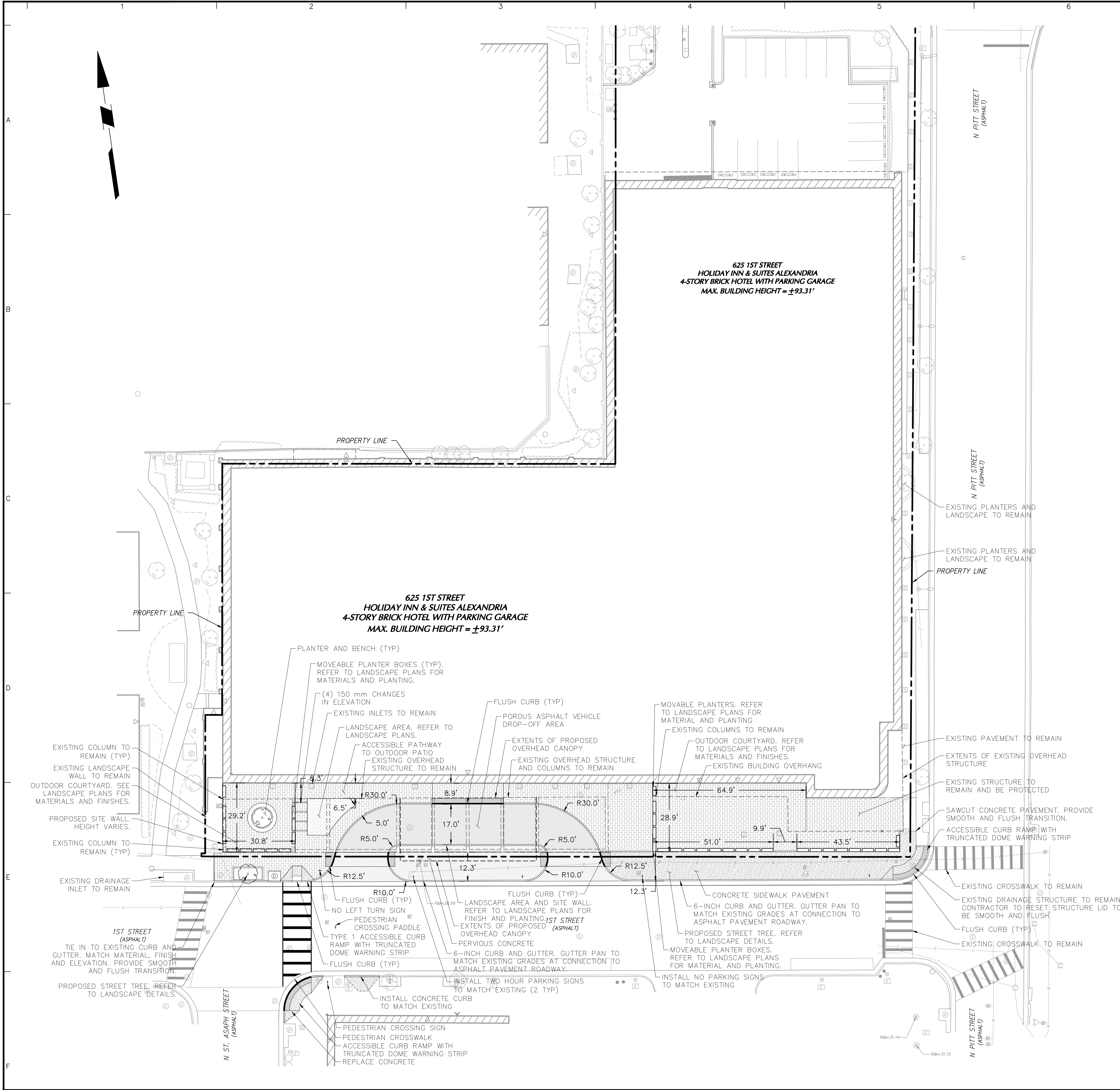
Yes. The Applicant proposes to offer beer, wine and mixed-drinks in accordance with applicable ABC regulations.

**OUTDOOR DINING PLAN**☒

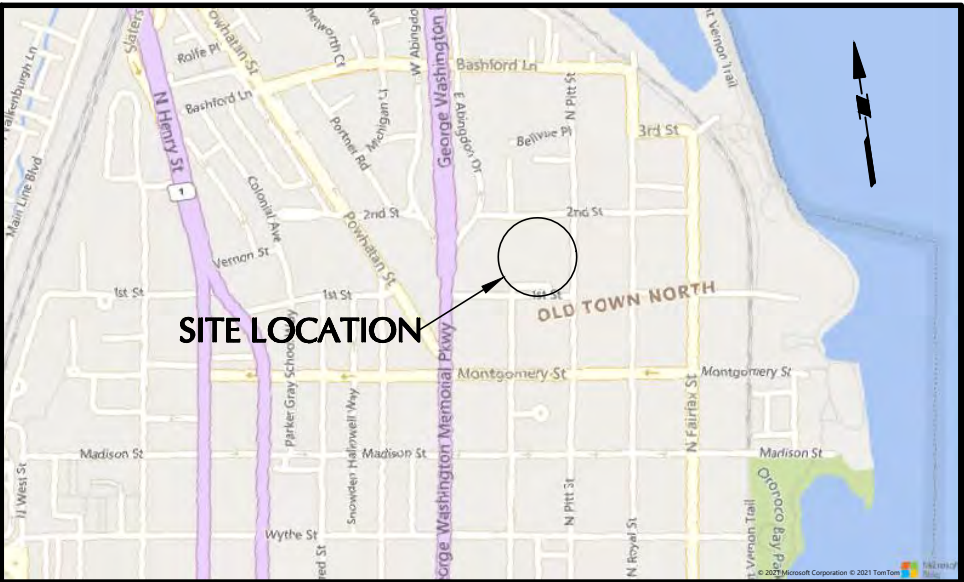
**Please submit a detailed plan with your application**

A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.





- SITE LAYOUT PLAN NOTES:**
- LEGENDS, ABBREVIATIONS, AND SYMBOLS ARE PROVIDED ON SHEET G1002.
  - ADDITIONAL INFORMATION, REQUIREMENTS, AND NOTES, ARE PROVIDED ON SHEETS G1002.
  - EXISTING CONDITIONS DRAWINGS ARE PROVIDED ON SHEETS VT001.
  - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED TO FACE OF CURB.



**PROJECT LOCATION MAP**  
SCALE: NTS  
SOURCE: WWW.BING.COM/MAPS

**APPROVED**  
SPECIAL USE PERMIT NO. \_\_\_\_\_  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

05/09/22	Revised Per City Comment	1
Date	Description	No.

REVISIONS



SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
RYAN LINTICUM  
STATE LIC. No. 0402044910  
EMAIL: RLINTICUM@LANGAN.COM

**LANGAN**

Langan Engineering and  
Environmental Services, Inc.  
1300 Wilson Boulevard, Suite 450  
Arlington, VA 22209

T: 571.366.6800 F: 571.366.6801 www.langan.com

**OWNER**  
KORMAN COMMUNITIES  
ELECTRA AMERICA HOSPITALITY GROUP (EAHG)  
580 W GERMANTOWN PIKE, SUITE 200  
PLYMOUTH MEETING, PA 19462

**DESIGNERS**  
LISSONI NEW YORK  
79 MERCER STREET  
NEW YORK, NY 10012

**LOCAL ARCHITECT**  
HGA  
44 CANAL CENTER PLAZA, SUITE 100  
ALEXANDRIA, VA 22314

**LIGHTING**  
STUDIO ATOMIC  
474 HALSEY STREET, UNIT 3  
BROOKLYN, NY 11233

Project

**AKA OLD TOWN**

BLOCK No. 05, LOT No. 03

**CITY OF ALEXANDRIA** VIRGINIA  
Drawing Title

**SITE LAYOUT**

Project No.	Drawing No.
270115401	CS001
Date	
11 MARCH 2022	
Drawn By	
AMK	
Checked By	
JFL	





## OCCUPANCY CALCULATIONS:

## FRONT OF HOUSE AREAS

OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT	TOTAL OCCUPANTS
A-3	101	FOYER	500	CONCOURSE	100	5
A-3	102	RECEPTION	430	CONCOURSE	100	5
A-3	103	CORRIDOR	3,450	CONCOURSE	100	35
A-3	104	LOBBY LOUNGE	1,245	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	83
A-3	105	MEETING ROOM	1,140	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	76
A-3	106	CINEMA ROOM	625	THEATER WITH FIXED SEATS + ONE WHEELCHAIR	N/A	15
A-3		ZEN GARDEN	1,275	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	85
A-2	112	BAR LOUNGE	2,970	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	198
A-2	116	CAFE	635	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	43
R-1	100-107	*FUTURE RETAIL GUESTROOMS	13,630	SEE NOTES ON EGRESS PLAN		908
		TOTAL AREA	3,005	RESIDENTIAL	200	16
			28,905		TOTAL OCCUPANTS	1,469

CAFE SEATING COUNT = 34

## BACK OF HOUSE AREAS

OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT	TOTAL OCCUPANTS
A-2		KITCHEN	3,770	COMMERCIAL KITCHEN	200	19
A-2	113	LOUNGE BAR (BARTENDER)	100	COMMERCIAL KITCHEN	200	1
A-2		ELECTRICAL ROOM	245	ACCESSORY EQUIPMENT ROOM	300	1
A-2	117	CAFE PANTRY	350	COMMERCIAL KITCHEN	200	2
A-2		CAFE (BARISTA)	170	COMMERCIAL KITCHEN	200	1
A-3	105b	STORAGE	140	ACCESSORY STORAGE AREA	300	1
B	110	OFFICE SUITE	855	BUSINESS AREAS	100	9
B	111	LUGGAGE STORAGE	275	ACCESSORY STORAGE AREA	300	1
B	109	HOUSEKEEPING STORAGE	30	ACCESSORY STORAGE AREA	300	1
S-2		STORAGE	75	ACCESSORY EQUIPMENT ROOM	300	1
S-2		SPRINKLER ROOM	80	ACCESSORY EQUIPMENT ROOM	300	1
S-2		ELEVATOR MACHINE	95	ACCESSORY EQUIPMENT ROOM	300	1
S-2		PHONE ROOM	75	ACCESSORY EQUIPMENT ROOM	300	1
S-2		MAIN WATER VALVE RM	45	ACCESSORY EQUIPMENT ROOM	300	1
S-2		COMM. ROOM	125	ACCESSORY EQUIPMENT ROOM	300	1
		TOTAL AREA	6,430		TOTAL OCCUPANTS	42

## FIRST FLOOR EGRESS CAPACITY:

DOOR #	DOOR CLEAR OPENING	CAPACITY
DOOR #1	67" / 0.15" PERSON = 446	446
DOOR #2	35" / 0.15" PERSON = 233	233
DOOR #3	33" / 0.15" PERSON = 220	220
DOOR #4	81" / 0.15" PERSON = 540	540
DOOR #5	67" / 0.15" PERSON = 446	446
DOOR #6	67" / 0.15" PERSON = 446	446
DOOR #7	67" / 0.15" PERSON = 446	446
DOOR #8	67" / 0.15" PERSON = 446	446
DOOR #9	67" / 0.15" PERSON = 446	446

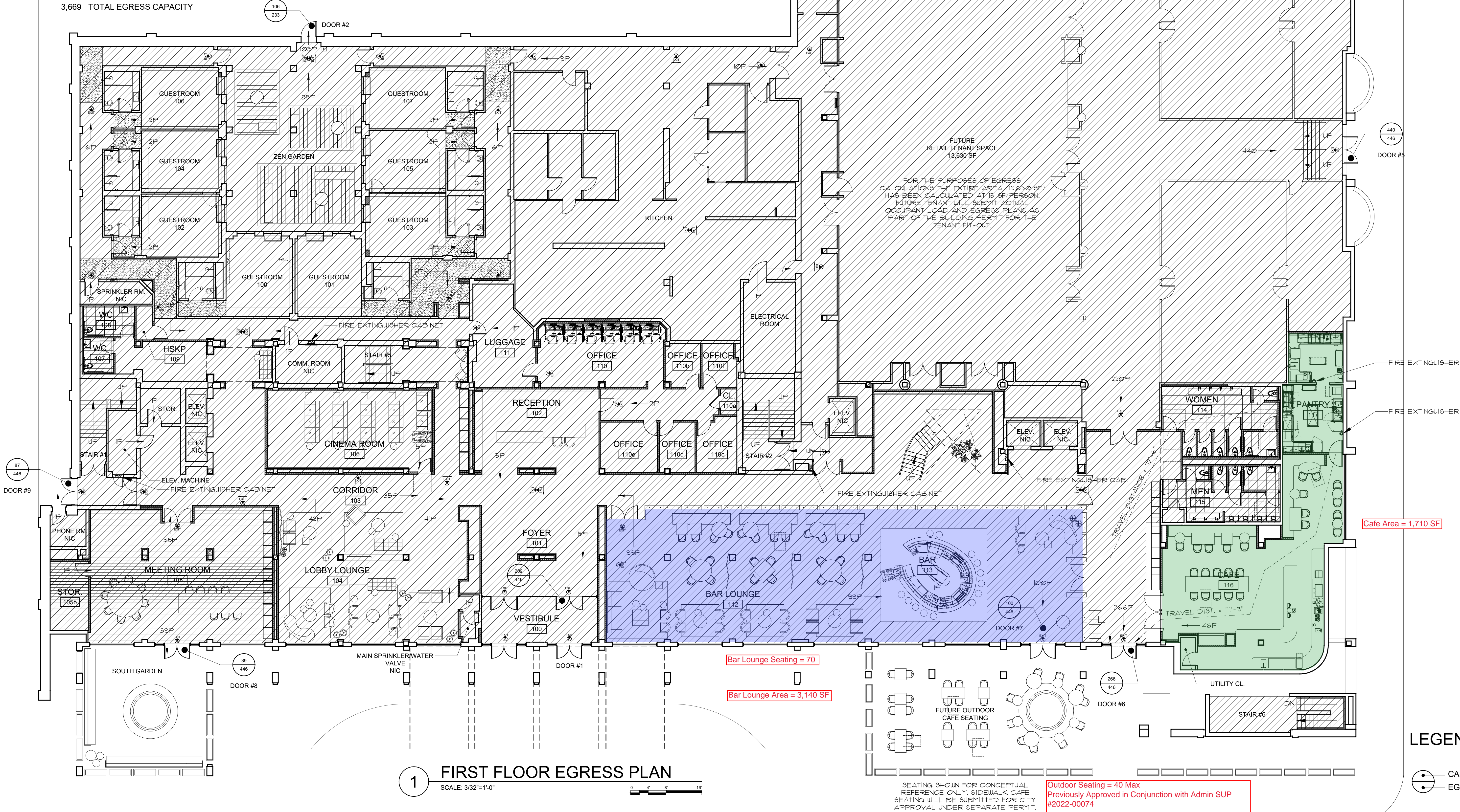
3,669 TOTAL EGRESS CAPACITY

## MAXIMUM FLOOR OCCUPANCY:

SPACE	OCCUPANCY
FRONT OF HOUSE AREAS	1,469
BACK OF HOUSE AREAS	42
	1,511 MAX. FLOOR OCCUPANCY

PER IBC TABLE 1016.2, NO EXIT TRAVEL DISTANCE EXCEEDS 250 FEET. THE EXISTING BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER IBC TABLE 906.3(1), MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER DOES NOT EXCEED 75 FEET.



## FIRST FLOOR EGRESS PLAN

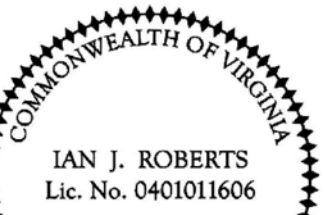
SCALE: 3/32"=1'-0"

## LEGEND:

- CALCULATED EGRESS
- EGRESS CAPACITY

AKA Alexandria Hotel  
625 First Street  
Alexandria, Virginia 22314  
Cafe and Bars Renovation

seal:



drawing issue: 6/16/22  
permit set

sheet title:  
first floor  
egress plan

date: 6/16/22 scale: 3/32"=1'-0"

job no: 21-007 file: 21-007-g-005

drawing no: G-005



OCCUPANCY CALCULATIONS:

FRONT OF HOUSE AREAS						TOTAL OCCUPANTS	OUTDOOR TERRACE SEATING COUNT = 80
OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT		
R-1		GUESTROOMS	20,200	RESIDENTIAL	200	101	
A-2	201	OUTDOOR TERRACE	3,600	ASSEMBLY WO/FIXED SEATS UNCONCENTRATED	15	240	
A-2	202	ELEVATOR LOBBY	1,160	CONCOURSE	100	12	
A-3	203	FITNESS CENTER	2,010	EXERCISE ROOM	50	41	
A-2	204	VESTIBULE	300	CONCOURSE	100	3	
TOTAL AREA			27,270			397	

BACK OF HOUSE AREAS						TOTAL OCCUPANTS
OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT	
A-2		STORAGE	495	ACCESSORY STORAGE AREA	300	2
A-2		UTILITY	190	ACCESSORY EQUIPMENT ROOM	300	1
A-2		BAR	130	COMMERCIAL KITCHEN	200	1
TOTAL AREA			815			4

SECOND FLOOR EGRESS CAPACITY:				MAXIMUM FLOOR OCCUPANCY:	
STAIR #	STAIR WIDTH	DOOR CLEAR OPENING	CAPACITY	SPACE	OCCUPANCY
STAIR #1	60" / 0.2" PERSON = 300	44" / 0.15" PERSON = 293	293	FRONT OF HOUSE AREAS	397
STAIR #2	60" / 0.2" PERSON = 300	44" / 0.15" PERSON = 293	293	BACK OF HOUSE AREAS	4
STAIR #3	44" / 0.2" PERSON = 220	33" / 0.15" PERSON = 220	220		
			806	TOTAL EGRESS CAPACITY	
				401 MAX. FLOOR OCCUPANCY	



1 SECOND FLOOR EGRESS PLAN  
SCALE: 3/32"=1'-0"

LEGEND:  
● CALCULATED EGRESS  
● EGRESS CAPACITY



ian j roberts architect, pllc  
1140 3rd street ne  
washington, dc 20002  
202.352.2117  
ijroberts@ijrlc.com

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consultant:

AKA Alexandria Hotel  
625 First Street  
Alexandria, Virginia 22314  
Public Space Renovation

seal:



drawing issue: 3/4/22  
permit set

sheet title:  
second floor  
egress plan

date: 3/4/22  
scale: 3/32"=1'-0"  
job no: 21-007  
file: 21-007-g-007  
drawing no:

G-007




[EXTERNAL]June 6th Meeting Remarks from a Resident

cawood65@gmail.com <cawood65@gmail.com>

Wed 5/31/2023 6:18 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (86 KB)

Special Use Permit.pdf;

You don't often get email from cawood65@gmail.com. [Learn why this is important](#)

I Would like to submit my comments for the upcoming special use permit committee meeting for the seating at a.k.a. Alexandria. I think this is a MARELIOUS idea. It compliments completely the revitalization of the North End and adds additional eateries thereby improving our quality of life and most certainly helps to increase our property values. They have my vote for this!

Thank you for your time,

**Christina Wood**  
**600 Second Street**  
**#104**  
**Alexandria, VA 22314**  
**(202) 7 14-9817**

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**DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: JUNE 5, 2023

TO: CHAIR NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #2 – SUP #2023-00021  
5150, 5200, 5230 EISENHOWER AVENUE

DOCKET ITEM #3 – SUP #2023-00029  
625 FIRST STREET AND 510 SECOND STREET

---

This memorandum outlines staff recommendations for additional condition amendments for two Special Use Permits on the consent calendar, docket items #2 and #3.

### A. Special Use Permit (SUP) #2023-00021, 5150, 5200 and 5230 Eisenhower Avenue

- Condition 2 outlines the special use permit and noncomplying uses that are approved in this SUP for an industrial flex space property. In the docketed report, the “carpenter shop and repair service” use was deleted and replaced with “light assembly, service and crafts,” which in today’s zoning ordinance includes carpentry work. Nonetheless, staff recognized after report docketing, that some of the uses in the “light assembly, service and crafts” use category are not allowed in the OCH zone or considered noncomplying uses. The condition amendment proposed here returns the “carpenter shop and repair service,” a continuing noncomplying use, and deletes “light assembly, service and crafts” as noted:
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The following non-complying, special uses and administrative special uses are permitted with this Special Use Permit on the subject property (PC):

**Uses permitted through noncomplying use provisions (section 12-302(b)(2)):**

Warehouse and storage  
Research and testing  
Manufacturing and  
assembly Printing and  
publishing facilities

Carpenter shop and repair  
services

Building materials storage and sales  
Catering operation (~~in OCH zone~~)

~~Retail (in OCH zone)~~

~~Light assembly, service, and crafts~~

Light automobile repair

Wholesale business

- Condition #8 of SUP #2023-00021 has been revised to remove the Director's 2033 administrative review of the SUP, allowing for only one SUP term review in 15 years by City Council. The applicant believed that the uncertainty of SUP continuation after 10 years would make it more difficult to secure leases. Staff agrees with this change as it foresees area redevelopment in the mid to long-term and the removal of the 10-year administrative review is not anticipated to hinder redevelopment. Condition #8 has been amended as:

8. **CONDITION AMENDED BY PLANNING COMMISSION:** This special use permit shall be reviewed by the Director of Planning and Zoning in 2033 and by City Council in March 2024<sup>38</sup>. (~~P&Z~~) (~~SUP#2009-0021~~)-(PC)

#### **B. Special Use Permit (SUP) #2023-00029, 625 First and 510 Second Streets, AKA Hotel**

- In response to Vice Chair McMahon's comments on condition redundancy related to foot candle lighting limits, staff consulted with relevant staff to arrive at the following amendments to Conditions #3 and #21. Condition #3 indeed conflicts with Condition #22, which more closely represents the current standards for lighting in parking garages. Staff also reviewed Condition #22 at the Vice Chair's request and found that the foot candle minimum limits for surface parking lots and walkways remains at 1.0 and at 2.0 for common areas and sidewalks, according to T&ES lighting standards. Staff therefore recommends maintaining the current language in Condition #22, the deletion of Condition #3, and amendments to Condition #21 to align with present-day condition language used in DSUPs for parking garages:
3. **CONDITION DELETED BY PLANNING COMMISSION:** The applicant shall maintain lighting that is a minimum of 2.0 foot candles in the parking lots and garage. (~~SUP1997-00127~~)-(P&Z)

21. **CONDITION AMENDED BY PLANNING COMMISSION:** For the safety of the persons using the proposed garage, ~~it is recommended that~~ the lighting for the parking garage shall be a minimum of 5.0 foot-candle minimum ~~maintained for underground/ structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles.~~  
(~~Police~~)-(SUP2007-00096)-(PC)

- The Vice Chair also asked to amend Condition #46 to suggest that garage parking is not only available at nearby garages but also onsite at the hotel garage:

46. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall encourage patrons to park off-street through the provision of information about ~~nearby~~ garages or lots in the business' advertising and website. (~~T&ES~~)-(PC)

Staff continues to recommend approval of consent cases SUP #2023-00021 and 00029 with the condition amendments stated in this memorandum.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: JUNE 6, 2023

TO: CHAIR NATHAN MACEK  
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUP #2023-00029  
625 FIRST STREET AND 510 SECOND STREET

DOCKET ITEM #4 – SUP #2023-00030  
133 PEYTON STREET

DOCKET ITEM #5 – SUP #2023-00025  
3410 MOUNT VERNON AVENUE (PARCEL ADDRESS: 3408 MOUNT  
VERNON AVENUE)

---

This memorandum outlines conditions that Chair Macek and Commissioner Lyle requested staff send for discussion tonight.

**A. Special Use Permit (SUP) #2023-00029, 625 First and 510 Second Streets, AKA Hotel**

47. **CONDITION ADDED BY PLANNING COMMISSION:** The hours of operation for the outdoor seats shall be limited to between 8 a.m. and 12 a.m. daily. The outdoor dining area shall be closed and cleared of all customers by 1 a.m. daily. (PC)

**B. Special Use Permit (SUP)#2023-00030, 133 South Peyton Street, the Board Hound**

29. **CONDITION ADDED BY PLANNING COMMISSION:** The semi-enclosed deck play area may be used from 8 a.m. to 8 p.m. (PC)

**C. Special Use Permit (SUP) #2023-00025, 3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) Hops N Shine**

10. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Outdoor dining located on private property at a commercial complex is a permitted use in the CG zone. Zoning Ordinance Section 4-407 includes use limits and specifically states that uses cannot be conducted in a manner that would render it noxious or offensive by reason

of noise. Given the history of violations related to this use and in order to comply with the Zoning Ordinance, the outdoor dining area may be open to patrons from 11:00 a.m. to 11:00 p.m. Friday and Saturday and from 11:00 a.m. to 9 p.m. Sunday through Thursday daily. The hours of operation for outdoor dining shall be limited from 9 a.m. to 10 p.m., daily and remain in compliance with the noise ordinance. The outdoor dining area shall be closed and cleared of all customers by 11 p.m. on Friday and Saturday and by 9 p.m. Sunday through Thursday daily and no new patrons may be admitted into the outdoor dining area after 9 10 p.m. on Friday and Saturday and 8 p.m. on Sunday through Thursday daily. The outdoor dining area shall be cleaned and washed by midnight on Friday and Saturday and by 10 p.m. on Sunday through Thursday at the close of each business day that it is in use. (PC)

11. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The outdoor dining area shall address the following:

- a. ~~Outdoor dining located on private property at a commercial complex is a permitted use in the CG zone. Zoning Ordinance Section 4-407 includes use limits and specifically states that uses cannot be conducted in a manner that would render it noxious or offensive by reason of noise. Given the history of violations related to this use and in order to comply with the Zoning Ordinance, the maximum number of outdoor seats shall be 60, and the maximum number of patrons in the outdoor dining area shall not exceed 60 at any one time, and the use shall comply with the statewide building and fire code. Portable bathrooms shall not be used to meet building code requirements.~~
- b. Outdoor cooking facilities and host stands are not permitted.
- c. ~~A lighting plan of the outdoor dining area shall be subject to approval of the Director of Planning and Zoning.~~
- d. ~~A landscape and amended site plan, consistent with this approval, shall be submitted within 30 days of SUP approval and is subject to the approval of the Director of Planning and Zoning.~~
- e. All outdoor dining furniture and games must not be closer than 25 feet from the rear property line.
- f. No outdoor games shall be permitted. (PC)

14. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Music and Live Entertainment

- a. Indoor live entertainment is permitted from 4:00 p.m. to 12:00 a.m., consistent with the noise ordinance. All windows and doors must remain closed during indoor live entertainment. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z)
- b. Outdoor amplified music in any the form of background music is not permitted. ~~from 4:00 p.m. to 10:00 p.m. daily, consistent with the noise ordinance. No live outdoor music is allowed at any time. No outdoor speakers, including but not limited to Bluetooth speakers or speakers mounted in windows or doors, are permitted. Existing~~

speakers must be removed from the outdoor dining area within 10 days of City Council action. (P&Z)

- c. Any form of outdoor live entertainment and/or the amplification of the human voice shall be prohibited in the outdoor dining area unless associated with an approved Noise Permit for music and sound amplification from the Department of Transportation & Environmental Service. Live entertainment shall include, but is not limited to, live music of any type, DJ's, hosted game/trivia nights, movie nights, classes/workshops/meetings, and any such similar events. The projection of live music and live entertainment from within the restaurant to the outdoor area via loudspeakers or open doors and windows shall be prohibited at all times. (PC)

30. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for three months, ~~and six months, and nine months, then again after 18 months.~~ The Special Use Permit shall be docketed after one year, or sooner with 30 days notice. ~~and~~ The Director of Planning and Zoning 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. (PC)