

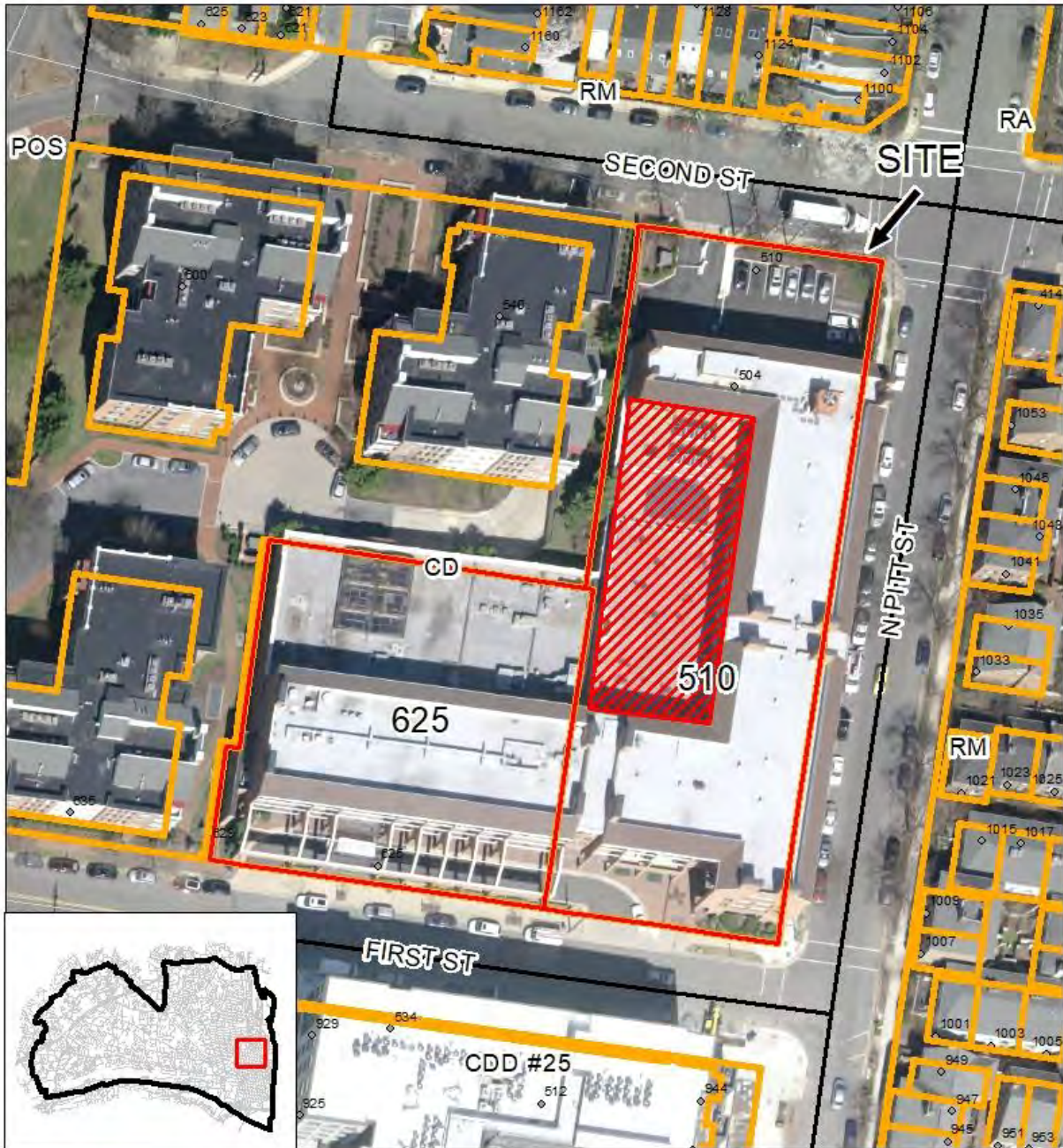



DOCKET ITEM #3
Special Use Permit # 2023-00029
625 First Street and 510 Second Street
Hotel AKA

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




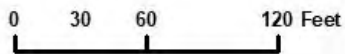


Special Use Permit #2023-00029

625 First Street and 510 Second Street

N





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.

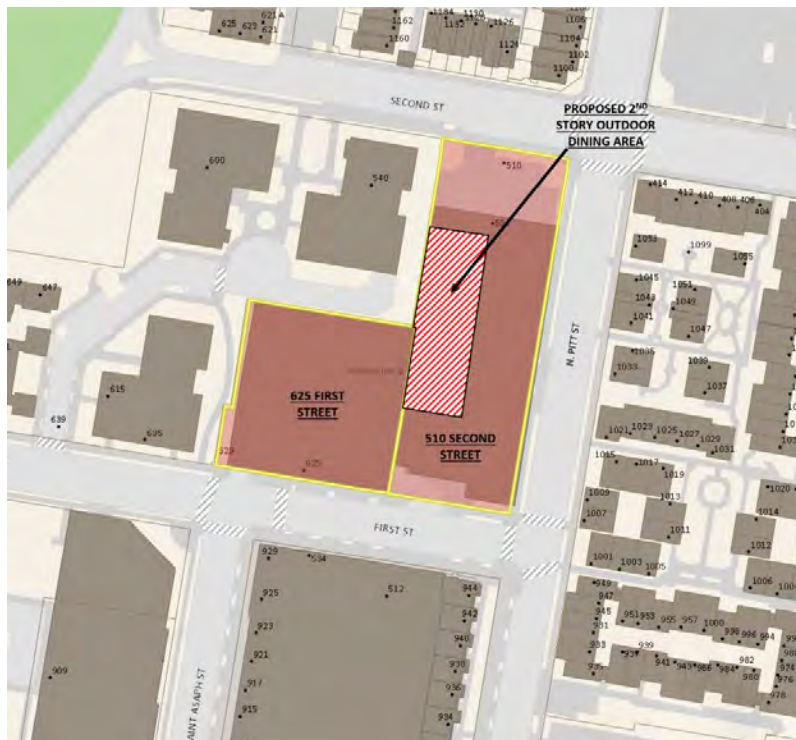


Figure 1: Site context

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

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. 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 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. For the safety of the persons using the proposed garage, it is recommended that the lighting for the parking garage be a minimum of 5.0 foot-candle minimum maintained. (Police) (SUP2007-00096)
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 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 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 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 ADDED BY STAFF:** 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)

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

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, 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.



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:

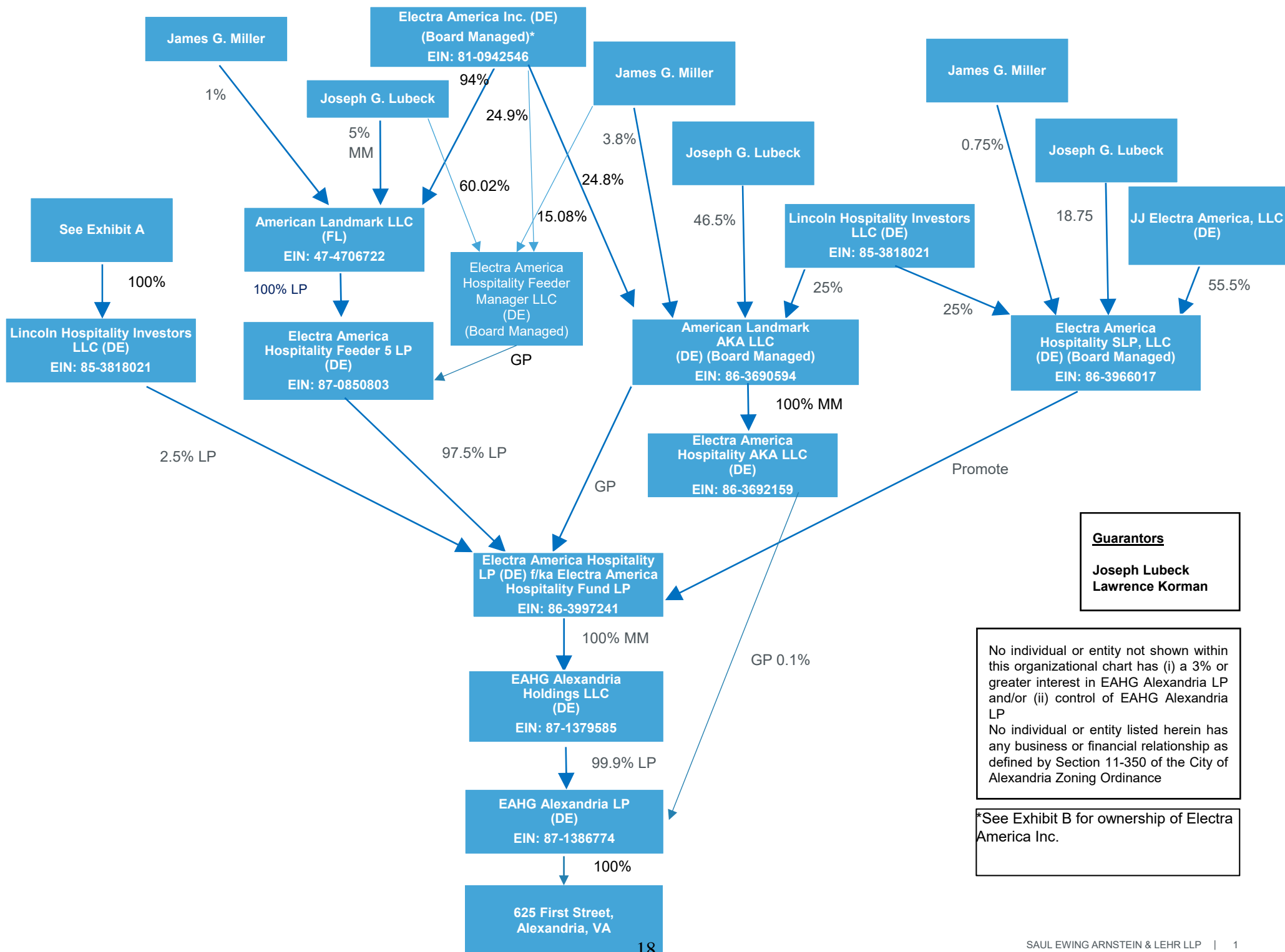
As owner of the above referenced Property, EAHG Alexandria, LP hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application for additional outdoor dining and any related requests for the Property.

Sincerely,

Kathleen M. Rag

Kathleen M. Rag
Executive Vice President

CC: R. Brandt



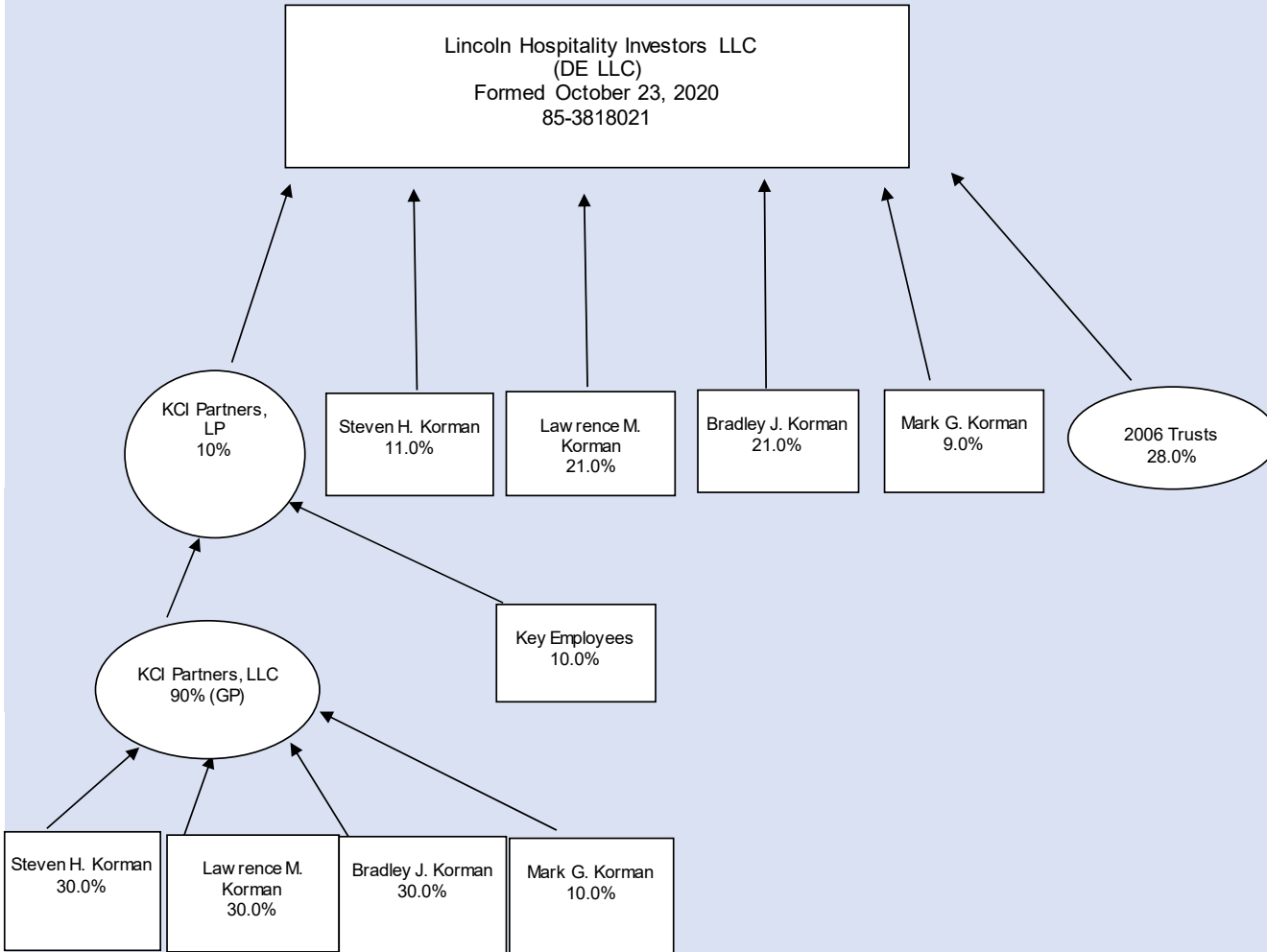
Guarantors
Joseph Lubeck
Lawrence Korman

No individual or entity not shown within this organizational chart has (i) a 3% or greater interest in EAHG Alexandria LP and/or (ii) control of EAHG Alexandria LP
No individual or entity listed herein has any business or financial relationship as defined by Section 11-350 of the City of Alexandria Zoning Ordinance

*See Exhibit B for ownership of Electra America Inc.

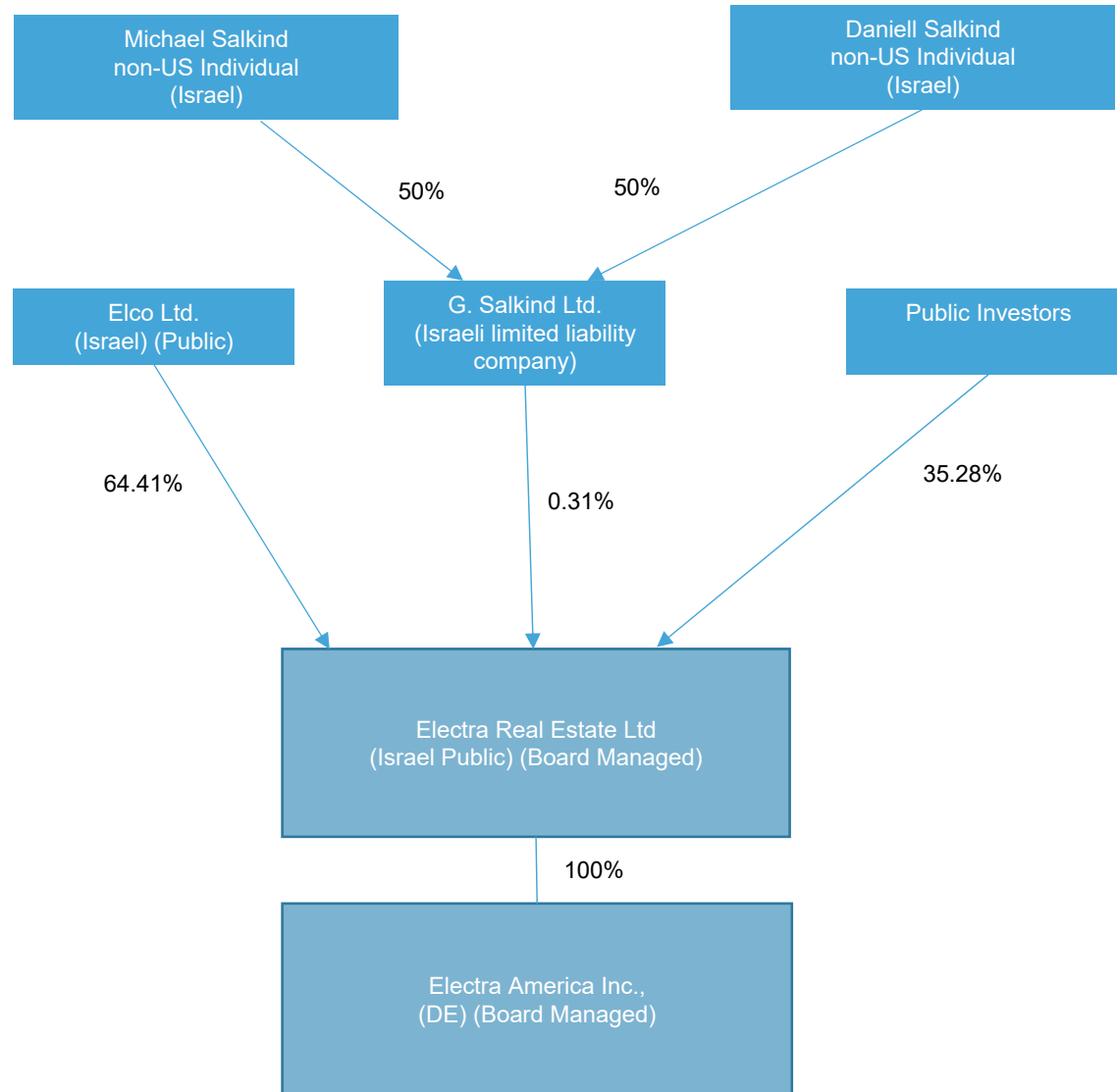
EXHIBIT A

Lincoln Hospitality Investors LLC



Trust FBO 2006 Alec Jacob Korman	4%
Trust FBO 2006 Nicole Taylor Korman	4%
Trust FBO 2006 Max David Korman	4%
Trust FBO 2006 Samuel Harrison Korman	4%
Trust FBO 2006 Olivia Juliet Korman	4%
Trust FBO 2006 Jackson Benjamin Korman	4%
Trust FBO 2006 Cameron Jo Korman	2%
Trust FBO 2006 Quin Jefferson Korman	2%

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.

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.

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

- 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.

- 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.

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.

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

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

on-site
 off-site

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

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

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

Parking reduction requested; see attached supplemental form

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

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

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

- 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 8,090sq. 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.

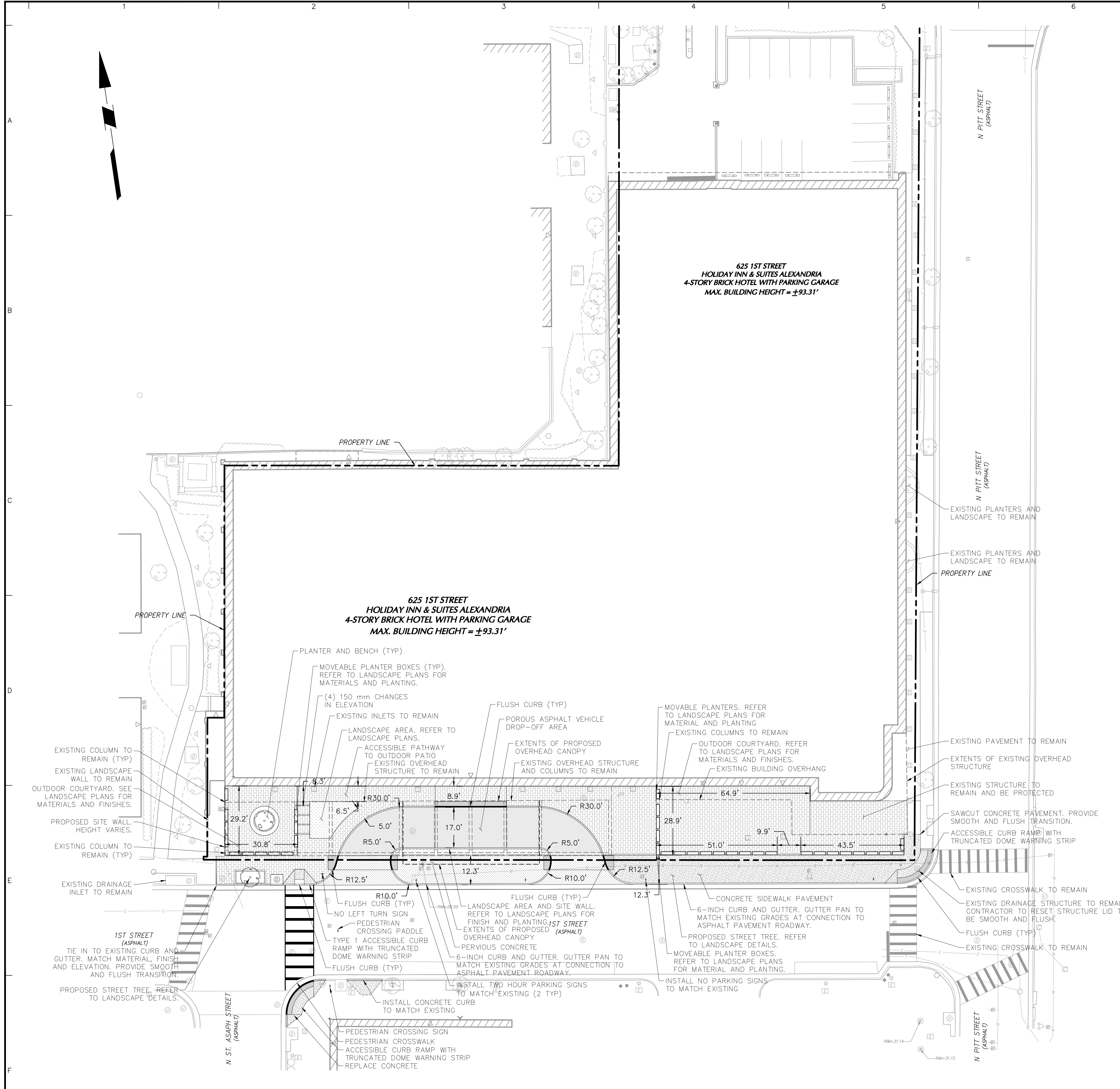
Is on-premise alcohol service proposed?

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

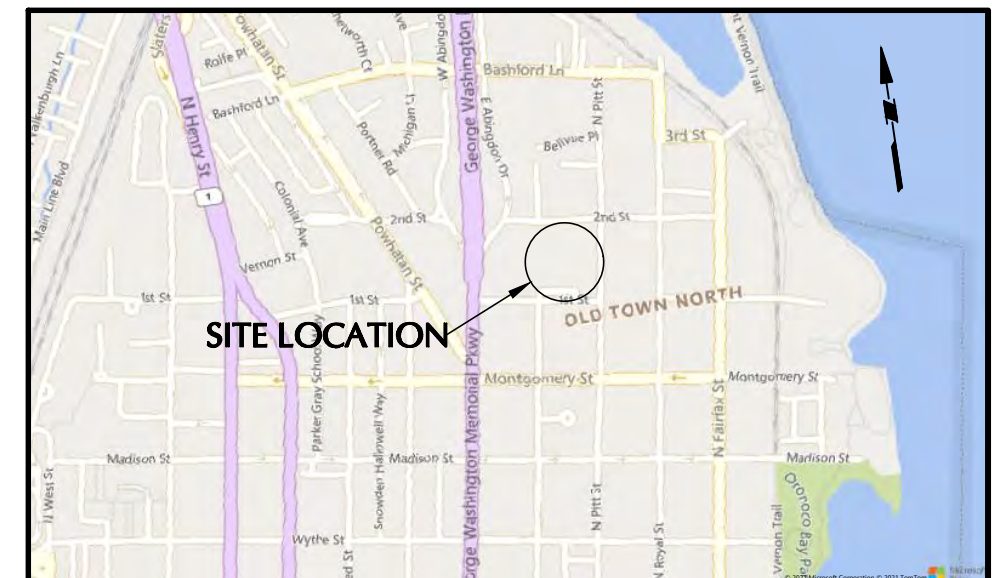
OUTDOOR DINING PLAN

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.



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 LINTHICUM
STATE LIC. No. 0402044910
EMAIL: RLINTHICUM@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

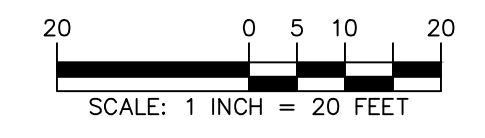
BLOCK No. 05, LOT No. 03

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	28,905	RESIDENTIAL	200	16
					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:

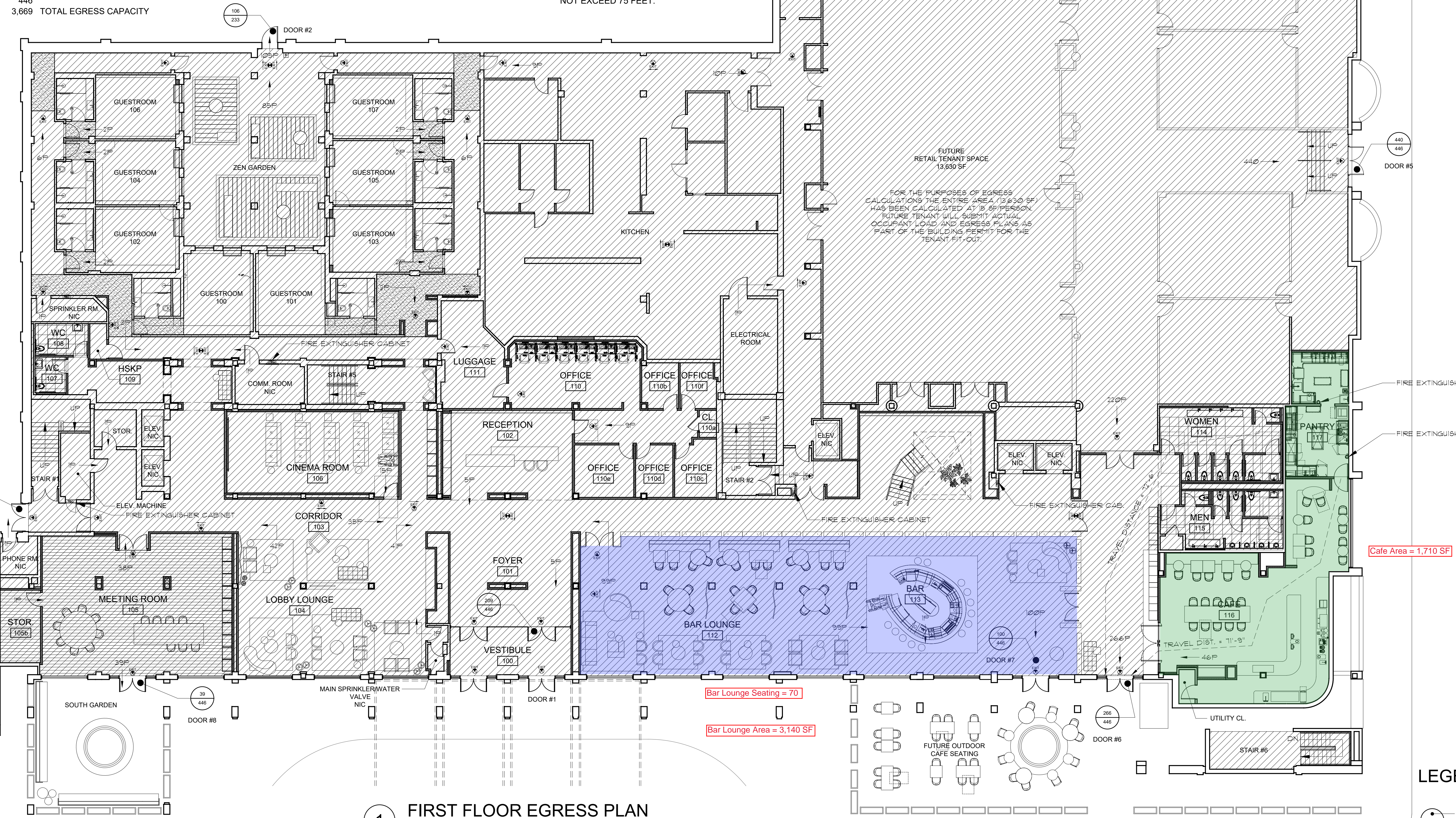
DOOR #	DOOR CLEAR OPENING	CAPACITY
DOOR #1	67" / 0.15" PERSON = 446	446
DOOR #2	35" / 0.15" PERSON = 233	233
DOOR #3	33" / 0.15" PERSON = 220	220
DOOR #4	81" / 0.15" PERSON = 540	540
DOOR #5	67" / 0.15" PERSON = 446	446
DOOR #6	67" / 0.15" PERSON = 446	446
DOOR #7	67" / 0.15" PERSON = 446	446
DOOR #8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

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.



3,669 TOTAL EGRESS CAPACITY

FUTURE RETAIL TENANT SPACE 13,630 SF
FOR THE PURPOSES OF EGRESS CALCULATIONS THE ENTIRE AREA (13,630 SF) HAS BEEN CALCULATED AT 15 SF/PERSON. FUTURE TENANT WILL SUBMIT ACTUAL OCCUPANT LOAD AND EGRESS PLANS AS PART OF THE BUILDING PERMIT FOR THE TENANT FIT-OUT.

Bar Lounge Seating = 70
Bar Lounge Area = 3,140 SF

Cafe Area = 1,710 SF

Seating = 40 Max
Previously Approved in Conjunction with Admin SUP #2022-00074

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

LEGEND:
● CALCULATED EGRESS
○ EGRESS CAPACITY



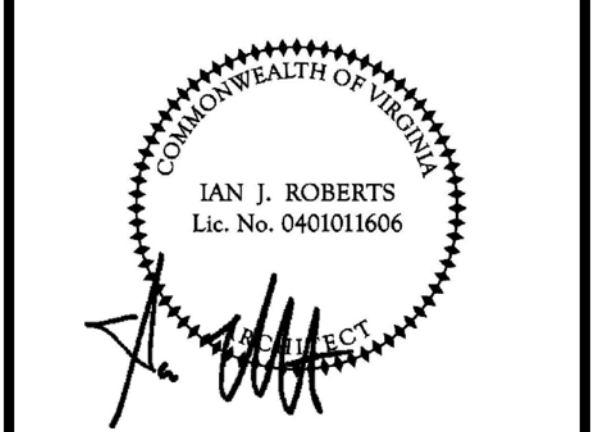
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consultant:

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

OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT	TOTAL OCCUPANTS
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

OUTDOOR TERRACE SEATING COUNT = 80

BACK OF HOUSE AREAS

OCCUPANCY	ROOM #	ROOM DESCRIPTION	AREA (SF)	FUNCTION OF SPACE	FLOOR AREA (SF) PER OCCUPANT	TOTAL OCCUPANTS
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:

STAIR #	STAIR WIDTH	DOOR CLEAR OPENING	CAPACITY
STAIR #1	60" / 0.2" PERSON = 300	44" / 0.15" PERSON = 293	293
STAIR #2	60" / 0.2" PERSON = 300	44" / 0.15" PERSON = 293	293
STAIR #3	44" / 0.2" PERSON = 220	33" / 0.15" PERSON = 220	220
TOTAL EGRESS CAPACITY			806

MAXIMUM FLOOR OCCUPANCY:

SPACE	OCCUPANCY
FRONT OF HOUSE AREAS	397
BACK OF HOUSE AREAS	4
MAX. FLOOR OCCUPANCY	401



Proposed Second Floor Terrace Outdoor Dining Area = 8,090 sq ft
Total Seats = 80

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

LEGEND:

- CALCULATED EGRESS
- EGRESS CAPACITY



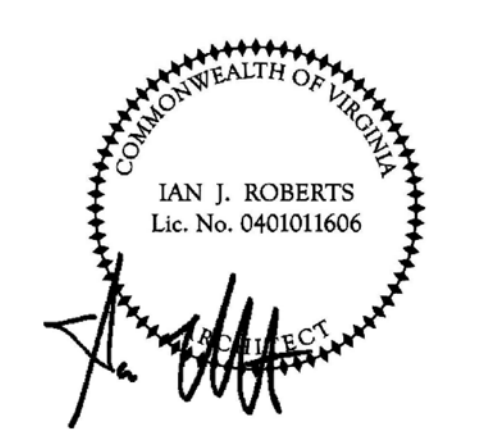
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consultant:

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

seal:



drawing issue: 3/4/22
permit set: 3/4/22

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**