**DOCKET ITEM #3****Special Use Permit #2021-00016****203 Strand Street and a Portion of Gilpin Alley– (Parcel Addresses: 225 Strand Street and Tax Map Reference ID 075.03-03-04.R (pt.) for Gilpin Alley****Chadwicks Outdoor Dining**

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for outdoor dining with more than 40 seats.	Planning Commission Hearing:	June 1, 2021
	City Council Hearing:	June 19, 2021
Address: 203 Strand Street and a Portion of Gilpin Alley (Parcel Addresses: 225 Strand Street and Tax Map Reference ID 075.03-03-04.R (pt.)for Gilpin Alley)	Zone:	W-1/Waterfront Mixed Use
Applicant: Chadwicks on the Strand Inc., represented by Robert D. Brant, attorney	Small Area Plan:	Old Town

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

Staff Reviewers: Alexa Powell, alexa.powell@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

I. DISCUSSION

REQUEST

The applicant, Chadwick's on the Strand, Inc, requests special use permit approval to add 70 outdoor seats at an existing restaurant.

SITE DESCRIPTION

The subject properties are two lots of record. The portion of Gilpin Alley owned by the applicant has 9.84 feet of frontage on Strand Street, 91.15 feet of depth and a total lot area of 897 square feet. The second subject property includes a lot with 183.98 feet of frontage on Strand Street, 180 feet of depth and a total lot area of 26,081 square feet (Figure 1). This second lot is currently developed with a two-story brick building with a restaurant use and immediately to the south of this building, on the same parcel, is a leasing office and a five-story residential condominium building. The property is surrounded primarily by commercial as well as office uses including the Old Dominion Boat Club, bike store, and coffee shop.

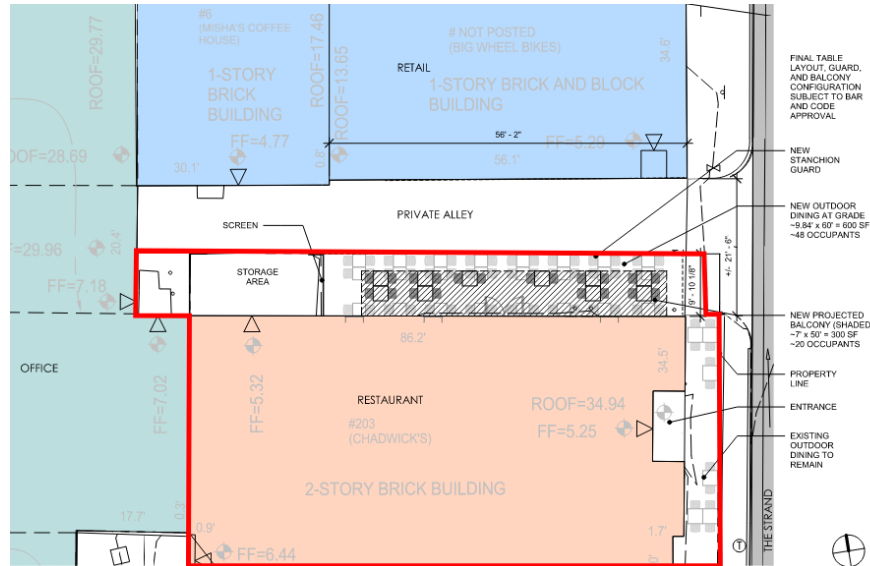


Figure 1: Site

a restaurant use and immediately to the south of this building, on the same parcel, is a leasing office and a five-story residential condominium building. The property is surrounded primarily by commercial as well as office uses including the Old Dominion Boat Club, bike store, and coffee shop.

BACKGROUND

As stated in the applicant's description, Chadwick's has been in operation as a restaurant at this location since 1979 (Figure 2). Since the original restaurant pre-dated the requirement for a special use permit, it is a grandfathered restaurant with 187 seats, inclusive of 10 outdoor seats immediately in front of the restaurant. In 1984, the restaurant operator sought to expand and received City Council approval for SUP#1730 which permitted an addition and added 24 indoor seats.



Figure 2: Existing restaurant

PROPOSAL

The applicant proposes a 70 outdoor seats located in the area directly in front of the restaurant (two additional seats), Gilpin Alley (48 seats), and a balcony to be constructed over Gilpin Alley (20 seats) (Figures 3 and 4). The applicant plans to include outdoor speakers to provide background music in the outdoor dining areas.

Additional elements of the existing restaurant use and the proposal are:

Outdoor Hours of Operation:

Existing: 7 a.m. to 11 p.m. daily

Number of Seats:

Existing: 187 indoor seats (*grandfathered and includes 10 seats in front*)

Proposed: Two seats in front of business
48 seats in Gilpin Alley
20 seats on proposed balcony

Total: 80 outdoor seats +177 seats = 267 total seats

Noise: Typical restaurant noise expected and outdoor music from speakers would comply with the noise ordinance.

Trash/Litter: Approximately 40-50 bags anticipated per week. Trash will be stored in enclosed dumpsters with trash collection occurring six-seven days a week.



Figure 3: Proposed outdoor seating



Figure 4: Proposed outdoor seating

PARKING

Given the provisions of Section 8-300 (B) of the Zoning Ordinance, restaurants located within the CBD are exempt from parking requirements.

ZONING

The subject property is located in the W-1/Waterfront Mixed Use Zone and is within Old Town. Subject to Section 5-503(F) of the Zoning Ordinance, outdoor dining with over 40 seats require Special Use Permit approval.

The proposal is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial use. The outdoor seating is also consistent with the waterfront small area plan which calls for more waterfront activation and outdoor dining along Strand Street.

II. STAFF ANALYSIS

Staff supports the applicant's request for additional outdoor seating at 203 Strand Street and in a portion of Gilpin Alley. The proposed outdoor dining areas would complement the existing uses along Strand Street and are consistent with approved dining areas such as those offered at nearby restaurants like the Old Dominion Boat Club, The Hummingbird, and Virtue Feed and Grain. Further, this proposal is in line with recommendations found in the waterfront small area plan

which calls for more waterfront activation and outdoor dining along Strand Street. Staff includes an analysis according to the Old Town Restaurant Policy:

Parking

Although parking impacts are possible due to an increase in patrons, as a general matter several public transportation options (King Street Trolley, DASH, and Capital Bikeshare) exist nearby to reduce the number of driving patrons. In addition, several public as well as private parking garages are located within a five-minute walk of the restaurant and could accommodate business patrons who drive, limiting parking impacts on surrounding neighborhoods. Employees must park off-site and are encouraged to use alternative methods of transportation as specified in Conditions 17 & 18. The applicant is required to direct its customers to these garages and inform them of the available public transportation options in Condition 18.

Litter & Garbage

Staff does not anticipate that litter will impact the surrounding area because the restaurant is primarily an on-site dining operation. Nonetheless, the pick-up of litter near the premises is included in Condition 16.

Alcohol and Hours of Operation

The closing hour of 11 p.m. for outdoor dining is consistent with several other dining establishments in this area and, therefore, on-premises alcohol service is not expected to impact the surrounding neighborhood. As with other restaurants in this area, staff is recommending that outdoor dining operate between 6 a.m.- 11 p.m., daily, consistent with the King Street Outdoor Dining guidelines and as identified in Condition 4. This is a slight change from the requested 7 a.m. and provides additional flexibility if the restaurant owner decides they would like earlier hours of operation in the future without having to go back through the SUP process.

Diversity of Uses

The addition of outdoor seats does not create a use imbalance in this area of the waterfront as it activates an unused portion of land and doesn't replace another use type with a restaurant. The outdoor seats would seamlessly blend with the existing and established restaurant at 203 Strand Street.

Additional Considerations

Speakers with background music were allowed at restaurants with the passage of the 2020 text amendments related to business. The applicant notes music from the speakers will be played at low decibel levels which comply with the City's noise ordinance. Staff has reinforced the accessory and background nature of the music and has permitted during the hours of 9 a.m. and 9 p.m, Sunday to Thursday and until 11:00 PM, Friday and Saturday, in Condition 11.

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

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has controlling interest. (P&Z)
2. Outdoor seats are limited to a total of 80, inclusive of 10 outdoor seats that are part of the grandfathered restaurant. (P&Z)
3. Outdoor dining, including all its components such as planters and barriers, shall not encroach upon the right-of-way, unless an encroachment permit is granted. (P&Z)
4. The design of the outdoor dining area and all its components must comply with the King Street Outdoor Dining guidelines or have separate BAR approval. The applicant shall submit illustrations and specifications to the Director of Planning & Zoning or, if required, the Board of Architectural Review, for review and approval. (P&Z)
5. The hours of operation for outdoor dining shall be limited from 6 a.m. to 11 p.m., daily. All patrons must leave the outdoor dining premises by the closing hour. (P&Z)
6. The applicant shall post the hours of operation at the entrance to the restaurant. (P&Z)
7. Alcoholic beverages may be sold for on-and-off premises consumption in compliance with Virginia ABC requirements. (P&Z)
8. No food, beverages, or other material, or any other material specified in a condition, shall be stored outside. (P&Z)
9. 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 to provide instruction preventing underage sales of alcohol. (P&Z)
10. No live entertainment shall be allowed in the outdoor dining area. (P&Z)
11. The use must comply with the city's noise ordinance. 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).
12. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)

13. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (P&Z)
15. Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
16. 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) (T&ES)
17. The applicant shall require its employees who drive to use off-street parking. (P&Z)
18. 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)
19. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (P&Z)
20. 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 benefit program. (P&Z)
21. The applicant shall contact the T&ES parking planner 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. (P&Z)
22. All windows shall remain transparent. The placement of construction items that block visibility through windows 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 toward the street frontage. (P&Z)
23. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit

conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, as the result of a complaint that rises to the level of a violation of the permit conditions or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF:

Tony LaColla, Division Chief
Ann Horowitz, Principal Planner
Alexa Powell, Urban Planner

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 and Environmental Services:

- R-1 Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES)
- R-2 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- R-3 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES) (P&Z)
- R-4 Exterior power washing of the building shall not be completed using any kind of detergents. (T&ES)
- R-5 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) (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of 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-3 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-4 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 This application to increase outdoor seating capacity is subject to a review from code administration prior to operation.

Fire:

No comments received.

Police:

No comments received.

Health:

No comments received.

Parks & Recreation:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: _____

TAX MAP REFERENCE: _____ **ZONE:** _____

APPLICANT:

Name: _____

Address: _____

PROPOSED USE: _____

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.

Revised
3/23/2021

Print Name of Applicant or Agent

Signature

Date

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☐ **Required floor plan and plot/site plan attached.**

☐ **Requesting a waiver. See attached written request.**

- 2.** The applicant is the *(check one)*:

☐ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

January 19, 2021

Chadwicks on the Strand Inc.
203 Strand Street
Alexandria, Virginia 22314

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

Re: Authorization to File Special Use Permit and Certificate of Appropriateness
Applications
203 Strand Street (Parcel Address: 205 Strand Street), Tax Map ID 075.03-03-05
& 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

Chadwicks on the Strand Inc. hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of applications for a Special Use Permit, Certificate of Appropriateness, and any related requests on the Property to allow additional outdoor seating for an existing restaurant.

Very truly yours,

CHADWICKS ON THE STRAND INC.

By: Trae Lamond
Trae Lamond

Its: PRESIDENT

Date: 1/22/21

IDI STRAND, L.C.

February 18, 2021

IDI Strand LC
c/o IDI Group Companies
2101 Wilson Boulevard, Suite 1200
Arlington, Virginia 22201-3049

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

Re: Consent to File Special Use Permit and Certificate of Appropriateness
Applications
203 Strand Street (Parcel Address: 203 Strand Street), Tax Map ID 075.03-03-05
& 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property, including an ownership interest in a portion of the private alley identified as Tax Map ID 075.03-03-04.R, IDI Strand, L.C. hereby consents to the filing of Special Use Permit and Certificate of Appropriateness applications on the Property, and any related requests, by Chadwicks on the Strand Inc. to allow additional outdoor seating between the hours of 7:00am and 11:00 pm (daily) for an existing restaurant, as per the attached application.

Very Truly Yours,

IDI STRAND, L.C.
A Virginia limited liability company

By: IDI Manager, L.C.
Its Manager

By: 

Its: MANAGER

Date: 2/19/2021

LAWRENCE N. BRANDT, INC.
1054 31ST STREET, NW, SUITE 250, WASHINGTON, DC 20007
Phone 202-965-1221 FAX 202-965-1331

February 23, 2021

2 Prince LLC
1054 31st Street NW, Suite 250
Washington, DC 20007

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

Re: Consent to File Special Use Permit Application
Tax Map ID 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

As the owner of 10 Prince Street, inclusive of an ownership interest in a portion of the private alley identified as Tax Map ID 075.03-03-04.R (the "Property"), 2 Prince LLC hereby consents to the filing of a Special Use Permit application and any related requests on the Property by Chadwicks on the Strand Inc. to allow additional outdoor seating for an existing restaurant.

Very Truly Yours,

2 PRINCE LLC

By: 

Its: 

Date: 2-23-21

LAWRENCE N. BRANDT, INC.
1054 31ST STREET, NW, SUITE 250, WASHINGTON, DC 20007
Phone 202-965-1221 FAX 202-965-1331

February 23, 2021

2 Prince LLC
1054 31st Street NW, Suite 250
Washington, DC 20007

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

Re: Consent to File Special Use Permit Application
Tax Map ID 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

As the owner of 2 Prince Street, inclusive of an ownership interest in a portion of the private alley identified as Tax Map ID 075.03-03-04.R (the "Property"), 2 Prince LLC hereby consents to the filing of a Special Use Permit application and any related requests on the Property by Chadwicks on the Strand Inc. to allow additional outdoor seating for an existing restaurant.

Very Truly Yours,

2 PRINCE LLC

By: 

Its: 

Date: 

LAWRENCE N. BRANDT, INC.

1054 31ST STREET, NW, SUITE 250, WASHINGTON, DC 20007

Phone 202-965-1221

FAX 202-965-1331

February 23, 2021

204-06 Union LLC
1054 31ST Street NW, Suite 250
Washington, DC 20007

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

Re: Consent to File Special Use Permit Application
Tax Map ID 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

As the owner of 206 S. Union Street, inclusive of an ownership interest in a portion of the private alley identified as Tax Map ID 075.03-03-04.R (the "Property"), 204-06 Union LLC hereby consents to the filing of a Special Use Permit application and any related requests on the Property by Chadwicks on the Strand Inc. to allow additional outdoor seating for an existing restaurant.

Very Truly Yours,

204-06 UNION LLC

By: 

Its: 

Date: 

(Letterhead)

January 19, 2021

Six Prince Partners LLC
721 North Fayette Street
Alexandria, Virginia 22314

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

Re: Consent to File Special Use Permit Application
Tax Map ID 075.03-03-04.R (the "Property")

Dear Mr. Moritz:

As the owner of 6 Prince Street, inclusive of an ownership interest in a portion of the private alley identified as Tax Map ID 075.03-03-04.R (the "Property"), Six Prince Partners LLC hereby consents to the filing of a Special Use Permit application and any related requests on the Property by Chadwicks on the Strand Inc. to allow additional outdoor seating for an existing restaurant. This consent is provided subject to Chadwicks not building anything on any part of the alley not owned by IDI and that Chadwicks shall use their own property to move their kitchen trash to the right of way for pick up.

Very Truly Yours,

SIX PRINCE PARTNERS LLC

By: M. L. Von Elmendorf



Its: President

Date: 18 February, 2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 203 Strand Street and a portion of Gilpin Alley (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/23/2021

Date

Printed Name



Signature





IDI Strand, L.C. Ownership Breakdown

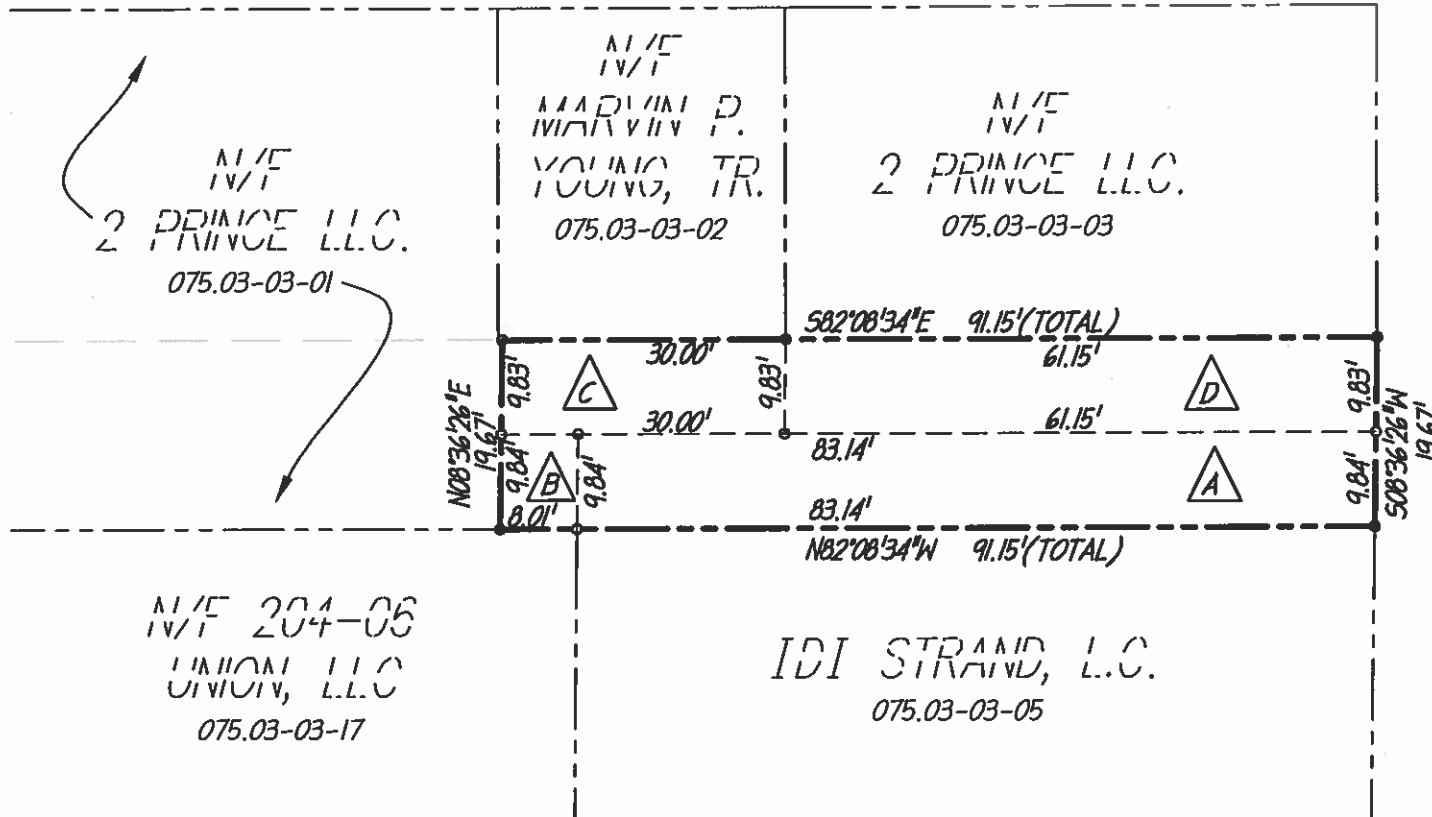
<u>Name</u>	<u>Address</u>	<u>Ownership Interest in IDI Strand, L.C.</u>
Giuseppe Cecchi Family 2021 Trust	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	26.745%
MMC 2020 Family Trust	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	26.745%
Cecchi Family Trust	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	22%
Antonio Cecchi	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	6.1275%
Enrico Cecchi	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	6.1275%
Carlos Cecchi	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	6.1275%
G. John Cecchi	2101 Wilson Blvd, Suite 1200 Arlington, VA 22201	6.1275%

No individual or entity listed above has any business or financial relationship with any member of the Board of Architectural Review, Planning Commission or City Council as defined by Section 11-350 of the Zoning Ordinance.



PRINCE STREET 66' PUBLIC RIGHT-OF-WAY

-  IDI STRAND, L.C. = ± 818 SF.
-  204-06 UNION LLC = ± 79 SF
-  MARVIN P. YOUNG = ± 290 SF.
-  2 PRINCE LLC, = ± 606 SF.



STRAND STREET
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EXHIBIT SHOWING
THE RESIDUE OF
GILPIN ALLEY
(DEED BOOK M PAGE 465)
CITY OF ALEXANDRIA, VIRGINIA

PROJ. #15048.002
DESIGN: WEB
DRAWN: RLH
CHECKED: KLS
DATE: 3/21/16
REV: 7/5/2018
SCALE: 1" = 20'
SHEET: 1 OF 1

christopher consultants
9417 INNOVATION DRIVE - MANASSAS, VA 20110
PHONE 703 303 9887 FAX 703 303 9076

Ownership and use of Gilpin Alley is subject to the Deed of Vacation, Release and Quitclaim dated July 11, 2018 and recorded among the City of Alexandria land records as Instrument Number 180009555

Narrative Description
203 Strand Street and a Portion of Gilpin Alley
Tax Map 075.03-0B-00 pt. & 075.03.03-04.R pt.
Chadwicks on the Strand, Inc.

The Applicant, Chadwicks on the Strand, Inc. (d/b/a Chadwicks Restaurant), has been a staple of the Alexandria restaurant community for over 40 years, having operated at its existing location at 203 Strand Street since 1979. While the original restaurant pre-dated the requirement for a special use permit, the restaurant expanded in 1984 following City Council's approval of SUP #1730. Chadwicks continues to operate in accordance with this SUP today. In the early 2000's, a small outdoor seating area was added in front of the restaurant on Strand Street. Chadwicks now proposes to amend its SUP to allow for an expansion of its outdoor dining area, and an expansion of its hours of operation permitted under the existing SUP.

While the Applicant has been considering expanding its outdoor dining area for some time, the COVID-19 pandemic has accelerated its need to do so in order to remain viable during a time when customer demand for outdoor dining options has peaked. As illustrated on the submitted application materials, the additional outdoor seating will be located in two areas: a 300 square foot, 20-seat open air balcony to be constructed on the second floor of the building; and a 600 square foot, 48-seat outdoor dining area located in a portion of the adjacent private alley, known as Gilpin Alley. When combined with the existing 12-seat outdoor dining area Street, the total number of proposed outdoor seats is 80. The proposed outdoor dining areas are well-suited for the use, given that the alley is surrounded on three sides by the office and retail buildings on S. Union Street and Prince Street. Additionally, the outdoor dining is compatible with the surrounding area, which includes rooftop dining at the Old Dominion Boat Club, the outdoor terrace on Strand Street at the Hotel Indigo, approved outdoor dining for ground floor restaurant uses in the adjacent Watermark Condominium building, and the approved balcony dining area at 10 Duke Street. The addition of outdoor dining at Chadwicks will complement these uses and contribute toward the growing sense of vibrancy and activity on this block.

The proposed hours of operation for the outdoor dining area are 7:00 am – 11:00 pm, daily. While the outdoor dining area will include speakers to provide background music for patrons, all sound from the restaurant will comply with Section 11-5-4.1 of the City's Noise Ordinance applicable to the Central Business District, which specifies permitted decibel levels and associated hours. In conjunction with this application, the Applicant also proposes to expand the hours of operation for indoor dining permitted under its existing SUP. While currently permitted to operate from 11:30am – 2:00 am Monday through Saturday and from 10:00 am – 2:00 am on Sunday, the Applicant is requesting flexibility to open its indoor dining operations at 7:00 am. The proposed indoor hours of operation are consistent with similar restaurants in Old Town. No changes are proposed to the interior of the existing restaurant.

Given that the restaurant is located within the Central Business District, no off-street parking is required or proposed. However, Chadwicks is located within a short walking distance of multiple public parking facilities, transit routes, and is easily accessible by foot and bicycle.

This is a critical time for the restaurant community in Alexandria. Approval of this request will reinforce the City's commitment to its restaurants, and will ensure the continued viability of an institution like Chadwicks.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
- ☐ an expansion or change to an existing use without a special use permit,
- ☐ an expansion or change to an existing use with a special use permit,
- ☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

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

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

Day:

Hours:

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

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

B. How will the noise be controlled?

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

- 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)

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

- C. How often will trash be collected?

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

- 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:

- 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:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

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.

PARKING AND ACCESS REQUIREMENTS

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

_____ Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Not Applicable: The Property is located in the Central Business District.

Planning and Zoning Staff Only

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

Does the application meet the requirement?

☐ Yes ☐ No

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

☐ on-site

☐ off-site

Not Applicable: The Property is located in the Central Business District.

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

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

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

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

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

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

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where are off-street loading facilities located? _____

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

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

- 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?

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) = _____ 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

Parking impacts. Please answer the following:

1. What percent of patron parking can be accommodated off-street? (check one)
 - _____ 100%
 - _____ 75-99% **Not Applicable:** The Property is located in the Central Business District.
 - _____ 50-74%
 - _____ 1-49%
 - X No parking can be accommodated off-street

2. What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one)
 - _____ All
 - _____ 75-99% **Not Applicable:** The Property is located in the Central Business District.
 - _____ 50-74%
 - _____ 1-49%
 - X None

3. What is the estimated peak evening impact upon neighborhoods? (check one)
 - X No parking impact predicted **Not Applicable:** The Property is located in the Central Business District.
 - _____ Less than 20 additional cars in neighborhood
 - _____ 20-40 additional cars
 - _____ More than 40 additional cars

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

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

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

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

Note: Maximum number of patrons represents maximum occupancy permitted per the Building Code.

2. _____ Maximum number of employees by hour at any one time

3. Hours of operation. Closing time means when the restaurant is empty of patrons.(check one)
 - _____ Closing by 8:00 PM
 - _____ Closing after 8:00 PM but by 10:00 PM
 - _____ Closing after 10:00 PM but by Midnight
 - _____ Closing after Midnight

4. Alcohol Consumption (check one)
 - _____ High ratio of alcohol to food
 - _____ Balance between alcohol and food
 - _____ Low ratio of alcohol to food

EXISTING CONDITIONS



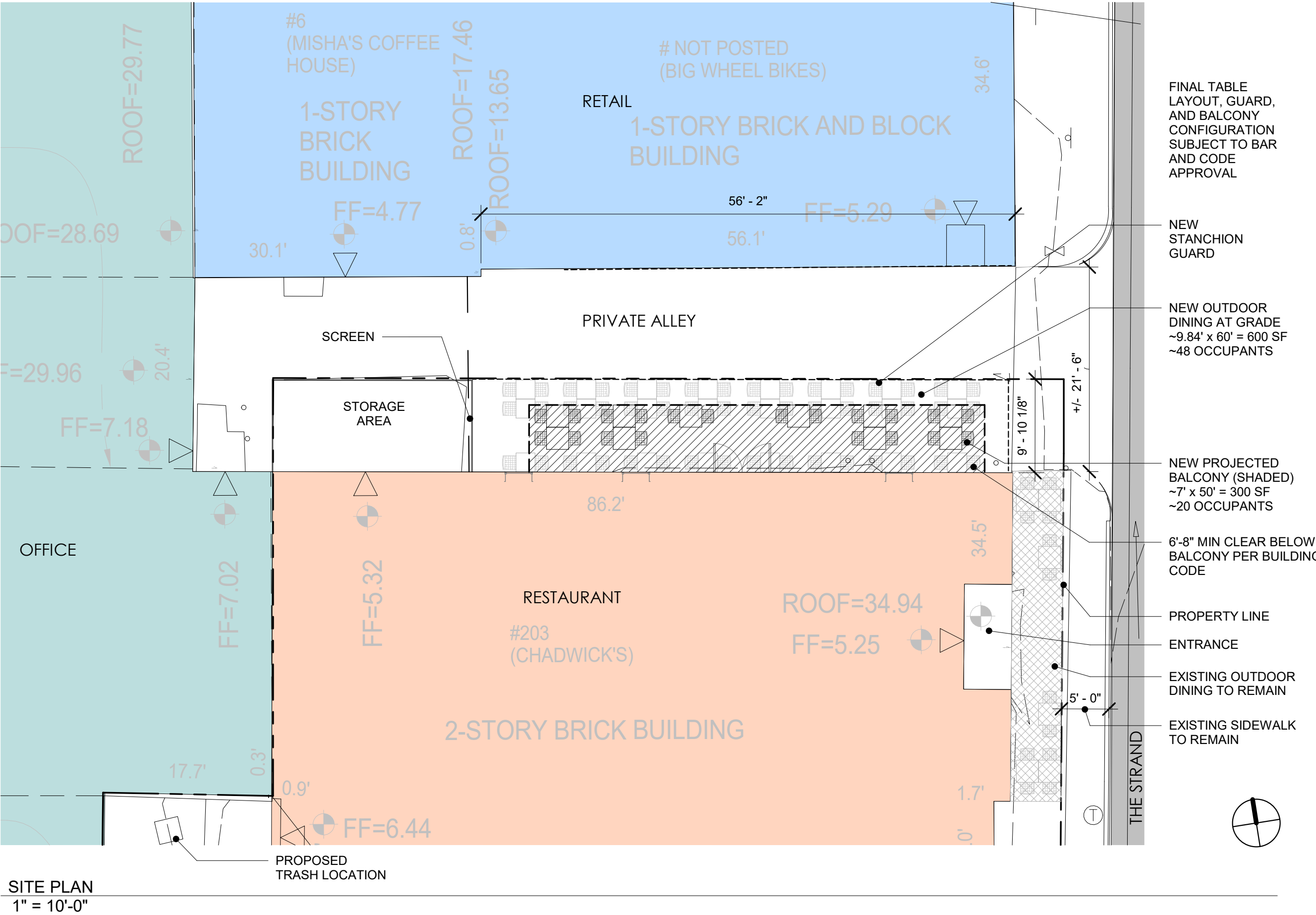
ALLEY FROM STREET



EXISTING ALLEY



EXISTING ALLEY, BIG WHEEL BIKES





PRINCE STREET 66' PUBLIC RIGHT-OF-WAY

- IDI STRAND, L.C. = ± 818 SF.
- 204-06 UNION LLC = ± 79 SF
- MARVIN P. YOUNG = ± 290 SF.
- 2 PRINCE LLC, = ± 606 SF.

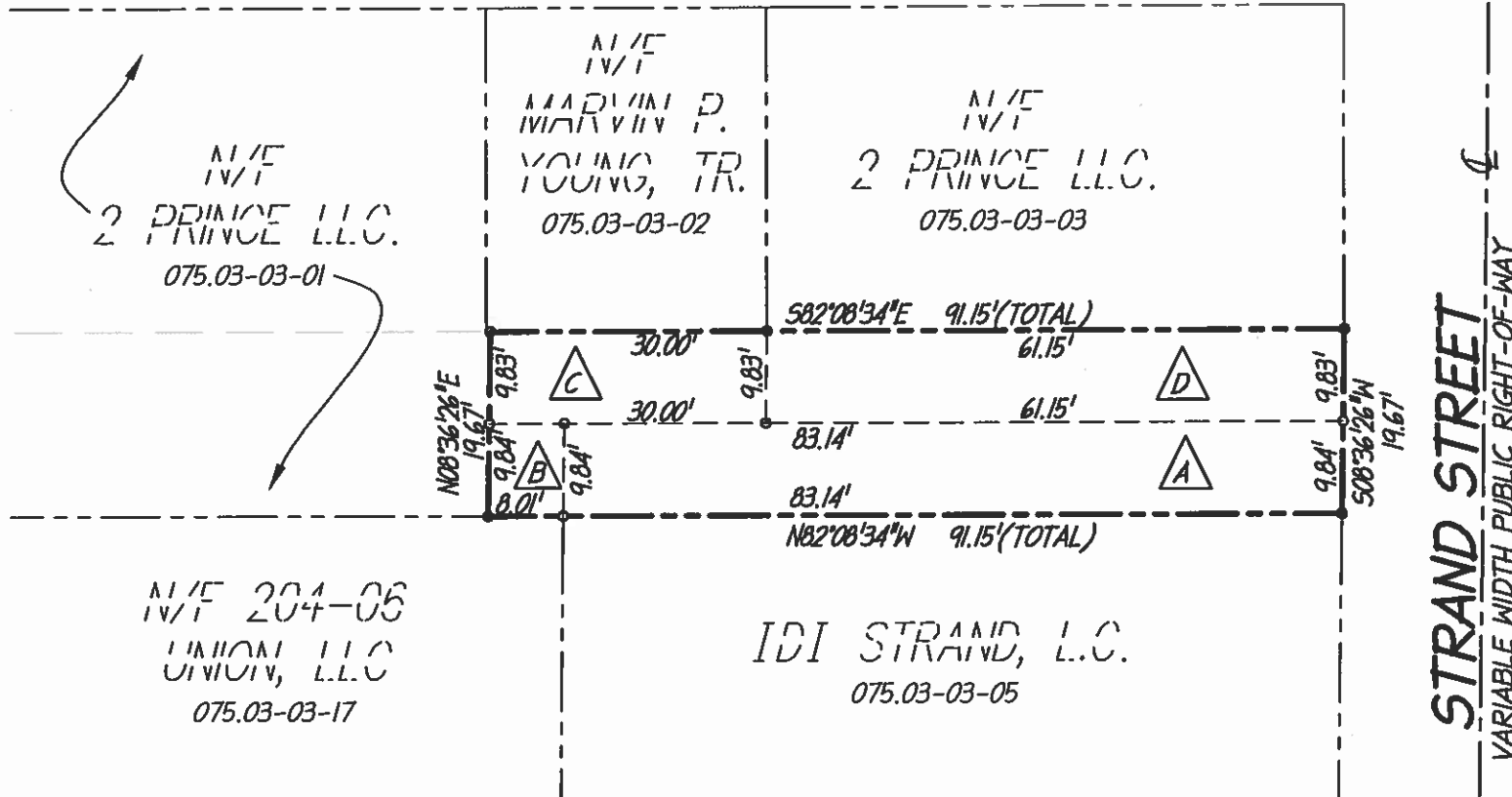


EXHIBIT SHOWING
THE RESIDUE OF
GILPIN ALLEY
(DEED BOOK M PAGE 465)
CITY OF ALEXANDRIA, VIRGINIA

PROJ. #15048.002

DESIGN: WEB

DRAWN: RLH

CHECKED: KLS

DATE: 3/21/16

REV: 7/5/2018

SCALE:

1" = 20'

SHEET:

1 OF 1



christopher
consultants
9417 innovation drive - manassas, va 20110
phone 703 303 9887 fax 703 303 9076

Ownership and use of Gilpin Alley is subject to the Deed of Vacation, Release and Quitclaim dated July 11, 2018 and recorded among the City of Alexandria land records as Instrument Number 180009555

