APPLICATION
SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

[ ] Change of Ownership     [x] Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 5 Cameron Street, Alexandria, Virginia
TAX MAP REFERENCE: Portion of 075.01-04-06 ZONE: CD

APPLICANT
Name: Blackwall Hitch Alexandria, LLC, a Virginia limited liability company
Address: 2126 Espey Court, Suite D, Crofton, MD 21114

PROPERTY OWNER
Name: Alexandria Waterfront Restoration Group
Address: Realco Management, PO Box 239, Cream Ridge, NJ 08514

SITE USE:
Restaurant
Business Name: Current: Blackwall Hitch Proposed (if changing): NO CHANGE

[✓] THE UNDERSIGNED hereby applies for a Special Use Permit for Change in Ownership, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[✓] THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

[✓] THE UNDERSIGNED hereby applies for a Special Use Permit for Minor Amendment, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[✓] THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Duncan W. Blair, Attorney
Print Name of Applicant or Agent
524 King Street
Mailing/Street Address
Alexandria, VA 22314
City and State Zip Code

Signature
703-836-1000 703-549-3335
Telephone # Fax #
dblair@landcarroll.com
Email address

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: ____________________________ Fee Paid: $_____________________________
Legal advertisement: ____________________________
ACTION - PLANNING COMMISSION: ____________________________
ACTION - CITY COUNCIL: ____________________________

Application Admin Change Ownership.pdf
3/1/06 PreApplications, Forms, Checklists/Planning Commission
The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. **Please describe prior special use permit approval for the subject use.**

   Most recent Special Use Permit # 2013-0076

   Date approved: 12/14/2013

   Name of applicant on most recent special use permit: Blackwall Hitch Alexandria, LLC

   Use: Restaurant

2. **Describe below the nature of the existing operation in detail** so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

   *In operation since June 2015, Blackwall Hitch is a full service restaurant offering indoor and outdoor seating options and live entertainment (indoor) to patrons of the waterfront. As conditioned under SUP #2013-0076, the restaurant can serve up to a maximum of four-hundred fifty (450) diners at any given time, 315 indoor and 135 outdoor, and employs up to twenty (20) staff on week days and up to thirty (30) staff members on the weekends to support business operations and food service. Parking for restaurant patrons and employees is available in the public garage in the immediate area, including the Thompson Alley garage under the restaurant. Patrons are encouraged to take advantage of garage parking by offering a subsidy toward the off-street parking fee by offering a one dollar ($1.00) off discount on the cost of the meal order for each diner that presents a parking space ticket to restaurant staff at the time the patron requests the bill. Employees are encouraged to use mass-transit, and those who drive are provided a parking subsidy for off-street parking.*
3. Describe any proposed changes to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The Applicant, Blackwall Hitch Alexandria, LLC, a Virginia limited liability company, is requesting permission to erect a temporary tent on the rear patio of the restaurant. In operation since June 2015, Blackwall Hitch quickly became a local and tourist favorite for waterfront diners, with a major draw being the expansive outdoor dining that is available.

Pursuant to Staff findings in the Staff Report for SUP#2013-0076, King Street Outdoor Dining Program restrictions do not apply to the outdoor dining at Blackwall Hitch, as the dining areas are not located in the public right of way and have infrastructure to operate year-round in a setting quite different from the King Street corridor. Allowing a temporary tent to be erected, will make it possible to use the use of the rear patio beyond that of the traditional outdoor dining season and for special events. Staff believed that while not an intensification of the use of the property as a restaurant, if a tent was going to be used for more than thirty days at any give time that a minor amendment to the special use permit was required.
4. **Is the use currently open for business?** ☑ Yes ☐ No

If the use is closed, provide the date closed. __________ / __________ / __________

month day year

5. **Describe any proposed changes to the conditions of the special use permit:**

No.

6. **Are the hours of operation proposed to change?** ☐ Yes ☑ No

If yes, list the current hours and proposed hours:

Current Hours: ______________________________________________________

Proposed Hours: ____________________________________________________

7. **Will the number of employees remain the same?** ☑ Yes ☐ No

If no, list the current number of employees and the proposed number:

Current Number of Employees: _______________________________________

Proposed Number of Employees: _____________________________________

8. **Will there be any renovations or new equipment for the business?** ☑ Yes ☐ No

If yes, describe the type of renovations and/or list any new equipment proposed.

Temporary tents to be erected on rear outdoor dining area on a non-permanent basis.

______________________________________________________________

______________________________________________________________

9. **Are you proposing changes in the sales or service of alcoholic beverages?** ☐ Yes ☑ No

If yes, describe proposed changes:

______________________________________________________________

______________________________________________________________

______________________________________________________________
10. **Is off-street parking provided for your employees?** [ ] Yes [✓] No
   If yes, how many spaces, and where are they located?
   The property is located in the Downtown Central Business District. A Parking supplement was previously approved under SUP #2013-0076 and is enclosed as an exhibit to this application.

11. **Is off-street parking provided for your customers?** [ ] Yes [✗] No
   If yes, how many spaces, and where are they located?
   The property is located in the Downtown Central Business District. A Parking supplement was previously approved under SUP #2013-0076 and is enclosed as an exhibit to this application.

12. **Is there a proposed increase in the number of seats or patrons served?** [ ] Yes [✓] No
   If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

<table>
<thead>
<tr>
<th>Current:</th>
<th>Proposed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

13. **Are physical changes to the structure or interior space requested?** [ ] Yes [✓] No
   If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** [ ] Yes [✓] No
   If yes, describe the existing amount of building area and the proposed amount of building area.

<table>
<thead>
<tr>
<th>Current:</th>
<th>Proposed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

15. **The applicant is the** (check one) [ ] Property owner [✓] Lessee
    [ ] other, please describe: ________________________________________________________________

16. **The applicant is the** (check one) [✓] Current business owner [ ] Prospective business owner
    [ ] other, please describe: ________________________________________________________________
17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Blackwall Hitch Alexandria, LLC, is a Virginia limited liability company. GTLR, LLC is the only entity that owns more than a 3% interest in Blackwall Hitch Alexandria, LLC. Larry Ray, at 2126 Espey Court, Suite D, Crofton, MD 21114, is the sole owner and member of GTLR, LLC.
January 24, 2017

Dear Taxpayer:

This is your 2017 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit http://www.alexandriava.gov/ or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria
OWNERSHIP & DISCLOSURE STATEMENT

Owner:

Alexandria Waterfront Associates, II, a Virginia limited partnership – Owner.

Alexandria Waterfront Restoration Group, a Virginia limited partnership, 96% of Alexandria Waterfront Associates, II.

Realco Company # 17, Limited, a New Jersey limited partnership, 75% of Alexandria Waterfront Restoration Group.

Realco Management Company, a Virginia corporation, General Partners of Alexandria Waterfront Associated, II.

Business or Financial Relationship:

None.
BLACKWALL HITCH
5 CAMERON STREET, ALEXANDRIA, VIRGINIA
THE TORPEDO FACTORY PAVILION
SUP #2013-00076

PARKING AND ACCESS REQUIREMENTS

14 A:

The Torpedo Factory Food Pavilion (the “Pavilion”) is located within the Central Business District (the “CBD”). According to Section 8-300 (B) of the Zoning Ordinance, restaurants located within the CBD are exempt from parking requirements. As such, Blackwall Hitch is not required to provide dedicated parking spaces for the use of the Pavilion as a restaurant.

The Pavilion is constructed on a podium over a City owned garage known as the Thompson Alley Garage (the “Garage”). The Garage contains approximately Sixty-eight parking spaces and is operated by Republic Parking as both and attended and self-parking public transient and monthly account parking facility. The hours and operations of the Garage are governed by Section 4.2 et seq. of a Deed of Lease dated March 27, 1986 between the City of Alexandria (Landlord) and Alexandria Waterfront Restoration Group (Tenant), as amended (the “Lease”). The Lease and associated documents and subsequent zoning approvals, among other things, governs the use and development of the Waterfront Plaza, the Garage, the Chautauqua Restaurant building and the Pavilion and constituted a public-private partnership for the redevelopment of the Alexandria Waterfront behind the Torpedo Factory Arts Center. The Garage as stated in the Lease was intended to provide parking for the “general public, including customers, patron and invitees of subtenants” of Alexandria Waterfront Restoration Group. The Special Use Permit legislative histories of for the Food Court and the Chautauqua indicate that the Garage, and the Torpedo Factory Residences public garage, was intended to be sufficient for those two uses and no additional parking was required (See: SUP 1945, as amended for the Food Court). The applicant believes, based on the parking analysis and utilization analysis of the Garage in the Waterfront Small Area Plan, a monthly utilization report for the Garage provided by the City, an analysis of that report by a parking consultant, and visual inspections of the usage on different days and at different times during the day demonstrate that the Garage is greatly underutilized in the evenings and if its operations are maximized would continue to provide for adequate parking for the Pavilion and Chautauqua.

In addition to the capacity in the Garage, there are two public garages within easy walking distance of the Garage, the Torpedo Factory Garage on the one hundred block of North Union Street and the City garage on the two hundred block of North Union Street directly across the street from Thompson Alley. The recently adopted Alexandria Waterfront Small Area plan indicates in its parking analysis and utilization study that both facilities have are not fully utilized and that
there is an ample supply of public parking in the Waterfront area. The issue is how to maximize the use of the available off street parking.

The applicant proposes the following measures to encourage its customers to use the available off street parking, with particular attention on the Garage, and to use inform customers of the availability of alternative modes of transportation for arrival and departure.

- Work the City of Alexandria to identify ways to make the Garage more accessible and inviting. The Garage needs to be well lit, clean and safe. Signage for the Garage needs to be placed on North Union Street directing the public to the Garage. Signage within the Garage needs to direct the public to the Waterfront Plaza and the businesses on the Waterfront.
- The Blackwall Hitch website and print advertising will contain information about the availability of parking in the Garage and the other public garages in the area.
- Blackwall Hitch staff will advise patrons making reservations of the availability of parking in the Garage and other parking facilities in the immediate area.
- The Blackwall Hitch website shall provide a link to the City’s wireless remote parking payment provider.
- The Staff on duty at Blackwall Hitch’s Welcome Station will at the request of patrons order taxi cabs or similar services.
- Implement a program to subsidize the cost of patron parking by offering one dollar ($1.00) off for each diner that presents a parking ticket to the staff at the time the patron requests its bill.
- Blackwall Hitch’s management will encourage it employees to use mass transit.
Illustrative of Type of Tent to be Erected on the Patio
SUPPLEMENTAL APPLICATION

RESTAURANT

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

1. How many seats are proposed?
   Indoors: 315        Outdoors: 135        Total number proposed: 450

2. Will the restaurant offer any of the following?
   Alcoholic beverages (SUP only)   ☑ Yes   ☐ No
   Beer and wine — on-premises      ☑ Yes   ☐ No
   Beer and wine — off-premises     ☐ Yes   ☑ No

3. Please describe the type of food that will be served:
   As described under SUP #2013-0076, Blackwall Hitch offers New American cuisine, including seafood, salads, burgers, steaks, small plates, flatbreads and a variety of specialty items.

4. The restaurant will offer the following service (check items that apply):
   ☑ table service   ☑ bar   ☐ carry-out   ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate?    ☐ Not Applicable.
   Will delivery drivers use their own vehicles?   ☐ Yes   ☐ No
   Where will delivery vehicles be parked when not in use?

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?
   ☑ Yes   ☐ No
   If yes, please describe:
   Indoor live entertainment and televisions as approved under SUP #2013-0076.