

DOCKET ITEM #7

Special Use Permit #2009-0043

115 King Street – Landini’s Restaurant Valet Parking

Application	General Data	
Request: Consideration of a request to operate valet parking.	Planning Commission Hearing:	November 5, 2009
	City Council Hearing:	November 21, 2009
Address: 115 King Street	Zone:	KR / King Street Retail
Applicant: Landini Brothers by Noe Landini	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: Nathan Randall nathan.randall@alexandriava.gov



KEY MAP



SUP #2009-0043

11/05/09



I. DISCUSSION

REQUEST

The applicant, Landini Brothers by Noe Landini, requests special use permit approval for the operation of valet parking to be located on the 100 Block of King Street in the vicinity of Landini Brothers Restaurant at 115 King Street.

SITE DESCRIPTION

The property involved in this case is city-owned right of way at the western end of the north side of the 100 block of King Street at the intersection of King and Lee Streets.

The surrounding area is occupied by a dense mix of retail and restaurant uses located primarily in historic two or three-story buildings.

BACKGROUND

The applicant originally applied for this request as an Administrative Special Use Permit. After hearing objections from the neighborhood, staff has brought the request forward as a hearing case pursuant to Sections 11-513(A) and 6-702(C)(2) of the Zoning Ordinance as amended through the Small Business zoning program.

The most recent Special Use Permit for Landini Brothers Restaurant (SUP#2009-0020) was approved by City Council on June 13, 2009 to expand the existing restaurant in order to open a private, members-only club. Although noted in the staff report as an option for the future, SUP#2009-0020 does not require that the applicant establish valet parking for his private club or his existing restaurant.

PROPOSAL

The applicant proposes to operate a valet parking service in front of his existing restaurant and private club at 115 King Street between the hours of 5:30pm and 11:00pm on Friday and Saturday nights only. The valet parking service will be available to patrons of Landini Brothers, the Fish Market restaurant (also owned by the applicant) and the private club attached to Landini Brothers that is yet to open.



Hours of Operation: 5:30pm – 11:00pm Friday and Saturday only

Valet Loading Zone: Two parking spaces on north side of King Street, in front of 115 King Street.

Number of Vehicles Expected: Minimum of 25, maximum of 50

Number of Attendants: The applicant notes that two attendants will be available, but this will vary depending on need as reviewed by Directors of Planning & Zoning and Transportation & Environmental Services

Vehicle Storage Location: Vehicles will be stored at the 115 S. Union Street garage, where 50 vehicle spaces are available on the second floor for vehicles parked through the valet service.

Charge for Service: The applicant notes in his application that he expects to charge \$5 per car.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR zone. Section 6-702(C) of the Zoning Ordinance allows a valet parking in the KR zone with an Administrative Special Use Permit or a full Special Use Permit.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial use.

II. STAFF ANALYSIS

Staff supports the applicant's proposal to operate a valet parking service in the 100 block of King Street. Valet parking is recommended in the King Street Retail Strategy as one tool to meet parking demands in Old Town and to better utilize available garage parking in the area. Staff recognizes that some potential exists for neighborhood impacts from valet parking but, on balance, is recommending approval under the terms proposed by the applicant and the conditions staff is recommending in Section III of this report to mitigate potential impacts from the use, including a revised location for the valet loading zone.

Location of Valet Parking Zone

Although the applicant has proposed locating the valet loading zone directly in front of the Landini Brothers restaurant at 115 King, staff, including Police, Planning and T&ES recommends moving the location to the western end of the 100 block of King Street, at or near the intersection of King and Lee Streets. Staff believes that this location will improve traffic circulation and prevent backed up traffic caused by vehicles attempting to maneuver into and out

of spaces located mid-block. At this revised location drivers will be able to turn right or left at Lee Street to easily reach the garage for parking cars or to leave the vicinity. The applicant does not object to this change.

Operational Requirements

Staff is aware that prior valet parking efforts by other restaurants, including 100 King Street, have not been successful. With that experience in mind, staff has been cautious about venturing in this direction now and has spent considerable time discussing the proposed valet program, including its operational details with Police, T&ES, and the applicant. In order to avoid potential problems with a new valet parking operation, staff is recommending a series of carefully crafted conditions to mitigate impacts and ensure proper operation and management of the valet parking program, including:

- Limiting the location and use of the valet loading zone and prohibiting vehicles from remaining in the zone for more than 10 minutes;
- Requiring the applicant to store vehicles in the garage listed in the valet parking plan or another approved off-street location;
- Prohibiting vehicles from being stored on the street;
- Requiring that the number of attendants be adjusted as needed to maintain an adequate level of service. Traffic back-ups and cars remaining in the valet loading zone longer than 10 minutes are indicators that an adequate level of service is not being maintained;
- Requiring the number of garage spaces to be increased if necessary to serve users of the valet program;
- Requiring a six-month review of all aspects of the valet program and subsequent annual reviews indefinitely;
- Requiring that the applicant maintain a log documenting the use of the program, so the City may determine its success.

Staff understands that enforcement of these conditions is critically important and stresses that it will closely monitor the valet parking program in coordination with T&ES and Planning staff and the Police Department.

City Review

The proposed conditions give the City significant oversight authority, allowing the adjustment of the valet zone, the number of attendants, the number of garage spaces required, as necessary over time. Under Condition # 16 there is a six month review of the initial operation, and successive annual reviews beyond that. The applicant is required to maintain a log indicating use of the valet service. The review condition language expressly provides that staff will review the operation not only for violations of conditions, but for its effectiveness in handling the drop off, ferrying, parking and retrieving of vehicles efficiently and effectively, without undue interference with non-valet parking and traffic.

Use of City Right of Way

In addition to operational issues, staff acknowledges that a valet program allows the use of City property by a private user. Currently, public parking on the street is available to all visitors to Old Town. With valet parking, the City allows some of that space to be dedicated to specific

users, with benefits that flow, in part, to a private business. However, staff supports the arrangement, because it is temporary and because it provides great benefits. The valet parking program will occupy the public spaces only on Friday and Saturday evenings. The spaces will remain available for public use five days a week and during the day on Friday and Saturday. In addition, the temporary reduction of two spaces for valet parking will yield greater accessibility to 50 parking spaces in a nearby garage. There is thus the potential of benefiting all businesses on lower King Street by adding to the overall parking supply. There is also the potential of benefiting residents who compete with restaurant patrons for street parking by offering diners a convenient alternative. Finally, proposed conditions give the City ample opportunity for review of the program as well as the right to reclaim its property if the need arises. Condition # 15 is a standard requirement in similar cases.

Coordinated Valet Parking Program

It has been suggested that because the City has not formulated a coordinated valet program for all of Old Town, this application is premature. Although the City's Old Town Parking Study is just beginning and the details of the future program tools to best manage parking await the conclusions that result from that work, it seems fairly obvious to staff, based on the experience of other cities and the need to maximize the existing unused garage parking in Old Town, that valet parking is likely one of the ways to optimize parking in Old Town. It may be in the future that there will be a plan to coordinate valet parking opportunities along King Street as part of an overall valet program. At the moment, however, the City has a large restaurant operator (the Fish Market and Landini's have several hundred seats in combination) who is willing to pursue a valet program on his own. Staff does not believe it wise to wait for a larger program before beginning with this applicant.

Furthermore, the applicant has agreed to coordinate with other businesses in the area of his restaurants if they wish to participate in the valet service being approved with this permit, and this requirement is reflected in Condition #13.

In conclusion, staff believes that the revised valet loading zone, the condition language recommended in this Special Use Permit, and diligent monitoring and enforcement will result in a beneficial valet parking program that will be a valuable addition to lower King Street. Subject to the conditions contained 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 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. (P&Z)
2. The valet parking permitted by this approval shall conform to the applicant's approved valet parking plan. (P&Z) (T&ES)
3. The proposed valet parking zone shall be limited to a maximum of two on-street parking spaces and 44 linear feet at the curb on King Street near the intersection of King and Lee Streets as generally depicted in this staff report. The size of the valet zone may be adjusted by the Directors of P&Z and T&ES as part of the review under Condition #14 of this Special Use Permit. No valet loading or unloading of passengers shall occur outside of the valet parking zone. (P&Z) (T&ES)
4. The valet parking services may only be provided on Friday and Saturday evenings from 5:30 p.m. to 11:00 p.m. At all other times, the valet parking zone shall revert to normally allowed parking uses. (P&Z) (T&ES)
5. The valet parking service shall be heavily promoted to patrons, including advertising such parking by posting notice inside its restaurant, including such notice in any advertising and urging patrons who drive to use this service. (P&Z) (T&ES)
6. The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the parking garage or other approved off-street location for storage. No vehicle is permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. (P&Z) (T&ES)
7. All valet-parked vehicles shall be stored in the parking garage indicated in the valet parking plan or in another approved off-street location. The applicant shall maintain a written contract with a parking garage or other approved off-street location allowing the use of the garage. (P&Z) (T&ES)
8. Sufficient staff and resources shall be provided to operate the valet service safely and effectively within the boundaries of the designated valet parking area. Double parking, staging outside the valet parking area as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If the Directors of P&Z and T&ES determine that there is inadequate valet staffing, they will require additional staffing and/or resources necessary to comply with this condition. (P&Z) (T&ES)

9. No signs for the valet parking service are permitted other than permanent, City standard signage indicating the location and times when on-street parking spaces are designated as the valet zone. The applicant shall pay all costs associated with fabrication and installation of such signage. No physical barriers may be used to define the valet loading zone. No structures are permitted in conjunction with the valet parking program. (P&Z) (T&ES)
10. No vehicle in the valet parking program shall be parked or temporarily stored by an attendant on streets or sidewalks. (P&Z) (T&ES)
11. The applicant shall provide a current, complete and satisfactory Certificate of Insurance, which must name the City of Alexandria as an additional insured, provide commercial general liability not less than \$1,000,000 and provide garagekeepers liability not less than \$50,000. The applicant shall indemnify the City and its agents against suit that may arise from operations and shall provide a copy of the agreement for insurance and indemnification to the City. (P&Z) (T&ES)
12. If the city, as part of an overall King Street or Old Town parking program designed to implement the King Street Retail Strategy recommendations, shall adopt area-wide standards for valet parking for King Street, the applicant shall comply with those standards. (P&Z) (T&ES)
13. The valet parking zone shall be made available for businesses in the vicinity to participate in the valet parking operation. If and when businesses in the vicinity implement valet parking for their uses, the size of the valet zone may be increased to meet the additional demand, as determined by the Directors of P&Z and T&ES. Additionally, the applicant may be asked to demonstrate that additional garage/off-street spaces are available to accommodate the increased number of cars to be parked. (P&Z) (T&ES)
14. The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City, in order to track the effectiveness and popularity of the program. (P&Z) (T&ES)
15. In addition to any other authority in these conditions, in the event the City shall in the future have need for the area of the proposed valet parking, the applicant shall not be permitted to use it thereafter. In such case, the applicant shall cease valet operations within 60 days of notification by the City. (P&Z) (T&ES)
16. Six months after operational, the valet parking shall be reviewed for compliance with the standards and conditions listed above and for its effectiveness in handling the drop off, ferrying, parking and retrieving of vehicles efficiently and effectively, without undue interference with non-valet parking and traffic. If on review the directors of P&Z and T&ES determine that the valet parking program has operated successfully and in compliance with its permit, then the permit shall be extended indefinitely, with a similar review to occur at the end of each one year period from that point forward. As part of the

initial or annual review under this paragraph, the directors of T&ES and P&Z may require the operator to adjust the features of the program or, alternatively, may docket the SUP for Planning Commission and City Council review, if: a) there are concerns about the effectiveness, success or impacts of the valet parking program; b) 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; or (c) 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. (P&Z) (T&ES)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, 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 & Environmental Services:

- R-1 The valet parking permitted by this approval shall conform to the applicant's approved valet parking plan. (P&Z) (T&ES)
- R-2 The proposed valet parking zone shall be limited to a maximum of two on-street parking spaces and 44 linear feet at the curb on King Street as generally depicted on staff's valet loading zone map. The size of the valet zone may be adjusted by the Directors of P&Z and T&ES as part of the review under Condition #14 of this Special Use Permit. No valet loading or unloading of passengers shall occur outside of the valet parking zone. (P&Z) (T&ES)
- R-3 The valet parking services may only be provided on Friday and Saturday evenings from 5:30 p.m. to 11:00 p.m. At all other times, the valet parking zone shall revert to normally allowed parking uses. (P&Z) (T&ES)
- R-4 The valet parking service shall be heavily promoted to patrons, including advertising such parking by posting notice inside its restaurant, including such notice in any advertising and urging patrons who drive to use this service. (P&Z) (T&ES)
- R-5 The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the parking garage or other approved off-street location for storage. No vehicle is permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. (P&Z) (T&ES)
- R-6 All valet-parked vehicles shall be stored in the parking garage indicated in the valet parking plan or in another approved off-street location. The applicant shall maintain a written contract with a parking garage or other approved off-street location allowing the use of the garage. (P&Z) (T&ES)
- R-7 Sufficient staff and resources shall be provided to operate the valet service safely and effectively within the boundaries of the designated valet parking area. Double parking, staging outside the valet parking area as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If the Directors of P&Z and T&ES determine that there is inadequate valet staffing, they will require additional staffing and/or resources necessary to comply with this condition. (P&Z) (T&ES)

- R-8 No signs for the valet parking service are permitted other than permanent, City standard signage indicating the location and times when on-street parking spaces are designated as the valet zone. The applicant shall pay all costs associated with fabrication and installation of such signage. No physical barriers may be used to define the valet loading zone. No structures are permitted in conjunction with the valet parking program. (P&Z) (T&ES)
- R-9 No vehicle in the valet parking program shall be parked or temporarily stored by an attendant on streets or sidewalks. (P&Z) (T&ES)
- R-10 The applicant shall provide a current, complete and satisfactory Certificate of Insurance, which must name the City of Alexandria as an additional insured, provide commercial general liability not less than \$1,000,000 and provide garagekeepers liability not less than \$50,000. The applicant shall indemnify the City and its agents against suit that may arise from operations and shall provide a copy of the agreement for insurance and indemnification to the City. (P&Z) (T&ES)
- R-11 If the city, as part of an overall King Street or Old Town parking program designed to implement the King Street Retail Strategy recommendations, shall adopt area-wide standards for valet parking for King Street, the applicant shall comply with those standards. (P&Z) (T&ES)
- R-12 The valet parking zone shall be made available for businesses in the vicinity to participate in the valet parking operation. If and when businesses in the vicinity implement valet parking for their uses, the size of the valet zone may be increased to meet the additional demand, as determined by the Directors of P&Z and T&ES. Additionally, the applicant may be asked to demonstrate that additional garage/off-street spaces are available to accommodate the increased number of cars to be parked. (P&Z) (T&ES)
- R-13 The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City, in order to track the effectiveness and popularity of the program. (P&Z) (T&ES)
- R-14 Six months after operational, the valet parking shall be reviewed for compliance with the standards and conditions listed above and for its effectiveness in handling the drop off, ferrying, parking and retrieving of vehicles efficiently and effectively, without undue interference with non-valet parking and traffic. If on review the directors of P&Z and T&ES determine that the valet parking program has operated successfully and in compliance with its permit, then the permit shall be extended indefinitely, with a similar review to occur at the end of each one year period from that point forward. As part of the initial or annual review under this paragraph, the directors of T&ES and P&Z may require the operator to adjust the features of the program or, alternatively, may docket the SUP for Planning Commission and City Council review, if: a) there are concerns about the effectiveness, success or impacts of the valet parking program; b) 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; or (c) 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. (P&Z) (T&ES)

Code Enforcement:

F-1 No Comment

Health Department:

F-1 No Comment

Parks and Recreation:

F-1 No Comment

Police Department:

R-1 The Police Department recommends moving the drop off/pick up point to two parking spaces at the northeast corner of King and Lee Streets. This will permit easy ingress and exit and also permit vehicles the option of turning either north or south on Lee Street.

F-1 The Police Department has no objections to the request to allow valet parking.



Referred to Planning Commission and City Council.

SUP # 2009-0043

Administrative Special Use Permit Application

Please type or print legibly

PROPERTY LOCATION: 115 KING STREET

ZONE: KR TAX MAP REFERENCE: 075.01-03-05

APPLICANT'S INFORMATION:

Applicant: NOE LANDINI Business/Trade Name: LANDINI BROTHERS

Address: 115 KING STREET

Phone: 703 836 8404

Email: NOE@LANDINIBROTHERS.COM

PROPOSED USE:

- Day Care Center
Restaurant
Outdoor Dining (not within the King Street Retail Overlay)
Light Auto Repair
Overnight Pet Boarding
Live Theater
Outdoor Food and Crafts Market Center
Outdoor Garden Center
Catering Business
Outdoor Display
Valet Parking

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: [Handwritten Signature]

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of _____
(property address), for the purposes of operating a _____ (use)
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: _____ Phone: _____

Address: _____ Email: _____

Signature: _____ Date: _____

1. 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 and the percent of ownership.

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

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

LANDINI BROTHERS WISHES TO USE TWO
PARKING SPACES IN ORDER TO PROVIDE
VALET PARKING FOR LANDINI BROTHERS AND
FISH MARKET

3. Please describe the proposed hours of operation:

Days <u>FRI-SAT</u>	Hours <u>5:30PM - 11:00PM</u>
Daily	

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	<u>5:30 - 11:00PM</u>
Saturday	<u>5:30 - 11:00PM</u>
Sunday	

4. 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).

MIN = 25 CARS MAX = 50 CARS

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

2 ATTENDANTS PER SHIFT

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

- 2 Standard and compact spaces
- X Handicapped accessible spaces
- X Other

- B. Please give the number of:
Parking spaces on-site 0
Parking spaces off-site 50

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

115 S. UNION STREET

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

A. How many loading spaces are available for the use? 0

B. Where are off-street loading spaces located? 0

C. During what hours of the day do you expect loading/unloading operations to occur? 5:30 PM - 11:00 PM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? EVERY 5-15 MINUTES

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

N/A

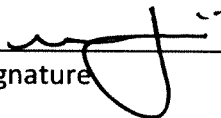
APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: NK THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: NK 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.

NOE LANDINI
Print Name of Applicant or Representative


Signature

7.21.09
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: 115 KING ST.
ALEX. VA. 22314

Phone: 571.238.7613

Email: NOE @ LANDINI BROTHERS. COM

Fax: 703.549.3896

Landini Brothers, Inc. Restaurant

115 King Street
Alexandria, Virginia 22314
Tel: (703) 836-8404
Fax: (703) 549-3596
www.landinibrothers.com

July 23, 2009

City of Alexandria

Valet parking plan for Landini Brothers Inc.,

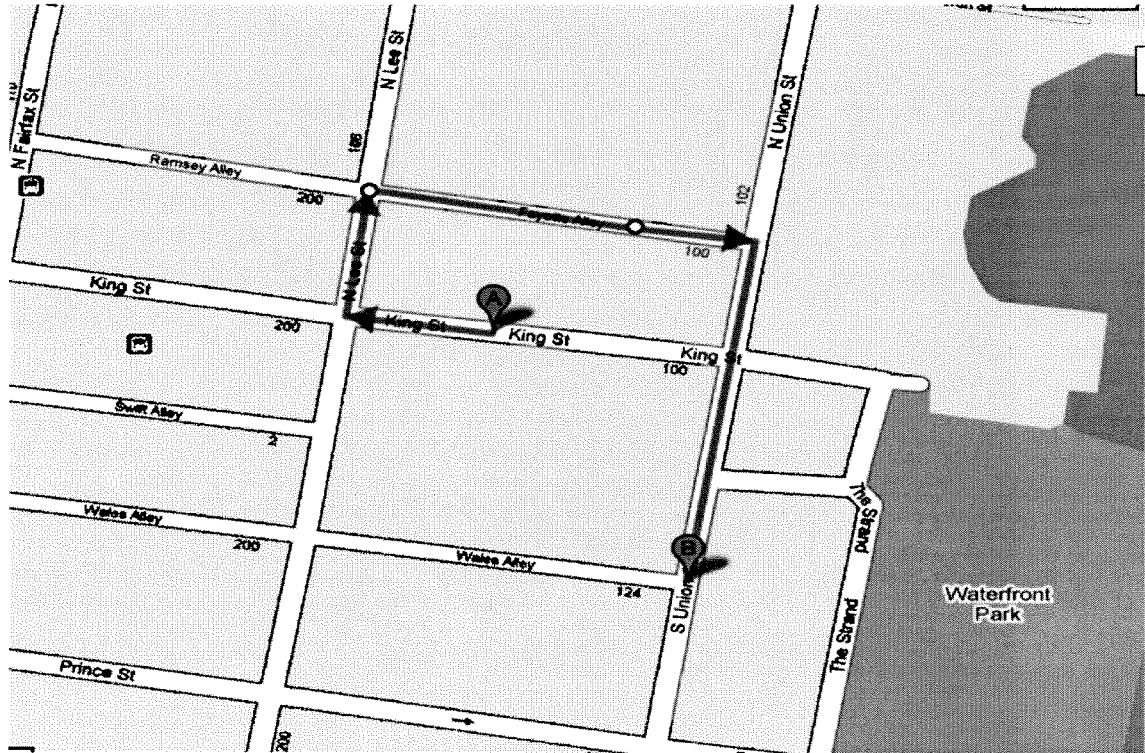
- a. The location of the drop off area is in front of 115 King Street (Landini Brothers entrance). The location of the parked vehicles is 115 S. Union Street.
- b. The proposed days and hours of operation are Friday and Saturday, 5:30pm – 11:00pm.
- c. The number of spaces available at the storage site is 50, which is the entire second floor of the garage.
- d. The owners of Landini Brothers, the valet company and the garage are agreeable to the terms and information submitted with this plan.
- e. The size of the drop off site is approximately 50 feet which is roughly the size of two street side parking spaces of which will be lost during the proposed hours of operation.
- f. The location of the drop off site will not interfere with traffic because vehicles will be able to pull into the vacant spots reserved for the hours of operation.
- g. *Drop off site, frontal view:*



Drop off site including valet route to storage location:

A = drop off in front of Landini Brothers

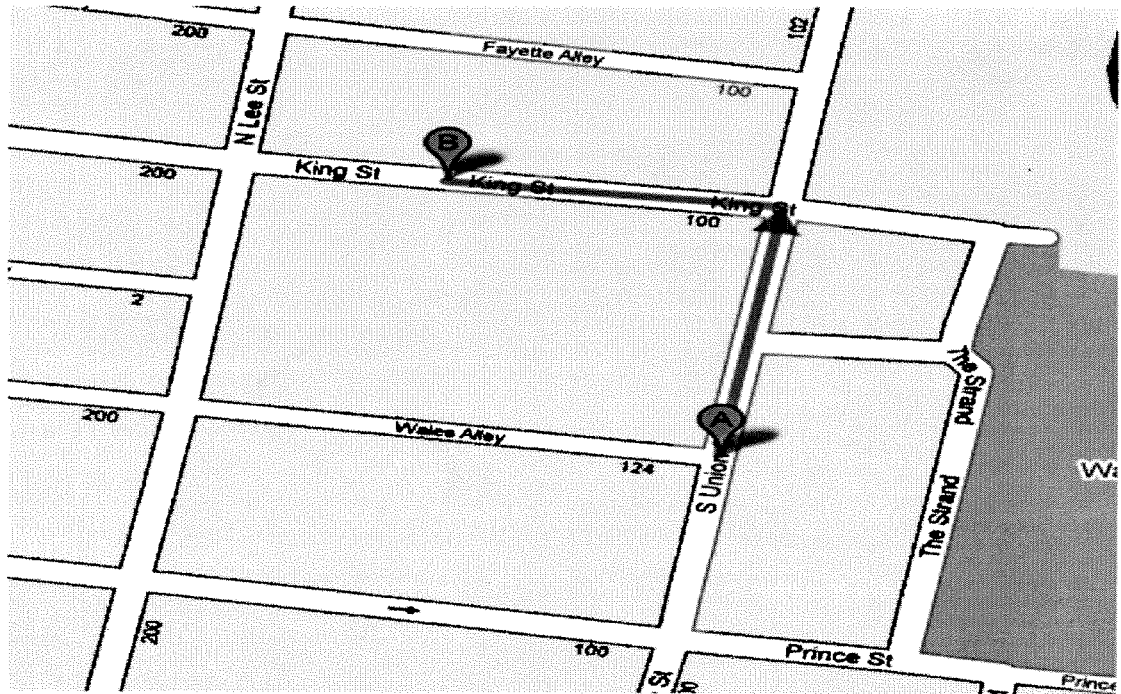
B = storage location



Pick up from storage location, valet back to Landini Brothers:

A = Storage location

B = Landini Brothers



- h. The proposed number of valet attendants is 2 and can be adjusted according to the demand.
- i. This proposed valet plan includes the Fish Market and in 2010, the new extension of Landini Brothers.
- j. City of Alexandria standards will be met.

July 23, 2009

- k. Certificate of insurance attached.
- l. Copy of the agreement with valet service attached.
- m. The valet company has a written contract with the parking garage allowing the use of the garage.

Sincerely,



Noe Landini
Owner

5422009-0043
LB VALET



10020 Colesville Rd, # B- Silver Spring, MD 20901 – Tel: 301-681-3056 – Fax: 301-754-3771
www.uniparkvalet.com

Proposal

Landini Brothers Restaurant
C/O Sophia Batchelder

Thank you for allowing *Unipark* the opportunity to submit the following proposal.

Unipark is the premier valet parking service provider in the Washington DC area since 1965. We excel in providing quality service and courteous staff. We promise to provide superior service for you and your guests. To meet these goals, we are committed in ensuring that our personnel provide safe driving and courteous behavior meeting the needs of all our customers.

If you've used us in the past, thank you for the opportunity to work with you again. If this is your first time inquiring about our services, we hope you will allow Unipark to demonstrate the level of quality our service can provide for you.

Please review the following proposal, sign and return this copy to Unipark so that we can reserve the date of your event. We look forward to working you and appreciate this opportunity to submit this proposal.



10020 Colesville Rd, # B- Silver Spring, MD 20901 – Tel: 301-681-3056 – Fax: 301-754-3771
www.uniparkvalet.com

Proposal

Landini Brothers Restaurant

- 1) Event Date: Fridays and Saturdays
- 2) Valet Times: 5:30pm – 11:00pm
- 3) Event Time: NA
- 4) Location: 115 King St- Alexandria VA 22314
- 5) No. of Guests: NA
- 6) Est. No. of Cars: 25
- 7) No. of Valet: 2 valet attendants
 - To be adjusted per demand
- 8) Est. Valet Cost: **\$12.00 per hour-per valet with a 4 hour minimum**
- 9) Additional:
 - *Valet will charge guests \$5.00 per car
 - *\$1.00 of charge will go to valet
 - *Remaining \$4.00 will be applied to bill at end of billing cycle
- 10) Garage Fee: **\$5.00 per car**

Additional Charges:

There is a 4 hour minimum for all valet services.

Additional Charges will be incurred if parking services are extended beyond the term of the contract. Such charges may include but are not limited to additional labor hours, extended garage/lot facilities rental, and/or equipment rental charges. Additional labor charges will be billed at **\$25.00 per** valet, per hour. Additional charges will be documented at the time of occurrence, signed/acknowledged by agent or its representative and billed by Unipark Valet after the event.

- **To accept this service please sign and fax back the proposal to (301) 754-3771.**
- **50% Deposit required prior to date of event.**
- **Copy of Certificate can be provided upon request.**

Equipment:

Valet Parking Signs	Golf-Umbrellas
Parking Tickets	Cones
Two way Radios	Keyboards
Jumper cables	



10020 Colesville Rd, # B- Silver Spring, MD 20901 – Tel: 301-681-3056 – Fax: 301-754-3771
www.uniparkvalet.com

Additional Information- Claims

Unipark Valet shall be the primary contact for parking related claims under the contract. We assume no liability for fire, theft or damage in any case, except through our own negligence. Unipark Valet will not assume liability for damage or injury sustained through faulty brakes, equipment failure or possible mechanical failure. All Claims for adjustment must be presented to the on-site valet supervisor prior to departing the event location. Unipark Valet will not be responsible for articles left in Vehicle. Nothing in this section shall be construed to obligate either party or its insurance carrier to pay a claim for which that party is not liable

Insurance Information

Unipark carries all necessary insurance.

Copy of Certificate can be provided upon request.

SUP 2009-0043

ACORD CERTIFICATE OF LIABILITY INSURANCE DATE (MM/DD/YYYY)
7/21/2009

PRODUCER (301)681-9645 FAX: (301)593-2590
Georgetown Insurance Service, Inc.
10010 Colesville Road
Suite A
Silver Spring MD 20901

INSURED
Mid-Atlantic Services Group, Inc., etal
10020 Colesville Road
Silver Spring MD 20901

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Hanover Insurance	074
INSURER B: Accident Fund	10166
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR/ADD'L LTR/INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	ZHQ5777946-02	6/18/2009	6/18/2010	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> _____ <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	ADQ5699673-00	6/18/2009	6/18/2010	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$
					OTHER THAN AUTO ONLY: EA ACC \$
					AGG \$
A	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input checked="" type="checkbox"/> RETENTION \$ 10,000	UHQ5778658-01	6/18/2009	6/18/2010	EACH OCCURRENCE \$ 5,000,000
					AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	WCV6057026	6/18/2009	6/18/2010	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
					E.L. EACH ACCIDENT \$ 500,000
					E.L. DISEASE - EA EMPLOYEE \$ 500,000
	OTHER				E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
Re: The following are named as Additional Insured: City of Alexandria. The policyholder meets the requirement of carrying at \$50,000 in Garage Keepers Liability Coverage.

CERTIFICATE HOLDER	CANCELLATION
Landini Brothers 115 King Street Alexandria, VA 22314	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Kristy Brooks/KRISTY <i>Kristy Brooks</i>

ADDITIONAL NAMED INSUREDS

NAME (First Named & Other Named Insureds)

UniPark, LLC

Limited Liability Company, Additional Named Insured

Old Town Civic Association, Inc.
P.O. Box 1213
Alexandria, Virginia 22313

RE: valet Parking

Dear Mrs. Faroll Hamer

The Old Town Civic Association (OTCA) requests that you not approve further valet programs in the Old and Historic District until such time that a comprehensive parking program has been adopted by the City.

This request is grounded in the small area plan adopted in 1993 including the restaurant policy change to that document. The "restaurant policy" is actually an amendment to the old Town Small Areal Plan that recognized the need to ensure not only diversity, but more importantly, the balance between the residential and business communities. Although encompassing fast food business, the amendment to the small area plan clearly dealt with the parking problems.

The same issue of balance also applies to the retail on King Street and the consequences of taking public right of way and giving it to the restaurants, as this is surely one of many requests to come. While we are fully cognizant that the zoning perspective does not differentiate retail from restaurant, the residents and the restaurant policy do, and do so precisely, because it an integral element in the precarious balance in Old Town.

OTCA obviously shares in the desire for successful restaurants, but feels this application will create a mad dash to the door for the first come first serve, unless, a comprehensive plan is brought about first. OTCA is concerned about the ad-hoc chaotic manner in which we are proceeding to deal with parking, because it will, ultimately affect the balance between all stakeholders unless it is implemented with enlightened forethought for all the effected parties.

Valet parking can be a means by which cars are effectively moved into a location with the less adverse effects. However in doing it is important to take into account that it does so by taking away from the public space on King Street, by giving it to the first come first serve entity, much to the disadvantage of the not so first come and those relying on street parking. Furthermore, it does require that the cars actually be parked in a garage instead of just moving them to residential streets as has been the case in the past.

The City has talked about implementing a parking sharing arrangement for years without result, and we suggest that it is sorely needed in order to ensure a reasonable balance between the residents, restaurants, retail and commercial, before any other action is taken.

Sincerely
Poul Hertel
President Old Town Civic Association

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“Restaurant Policy”

The “restaurant policy” is actually an amendment to the old Town Small Areal Plan that was adopted in 1993. The plan, recognizing the need to ensure not only diversity, but more importantly, the balance between the residential and business communities, did suggest that the City preclude any more restaurants east of Fairfax Street, even east of Washington Street if possible. Contextually this was the result of restaurants having increased from 13 to 88 between 1974 and 1992, and with the approval of the chart House there was a reasonable concern about the balance shifting away from the residents.

There is no write up to explain why this suggestion was amendment, although it is not unreasonable to assume that it was too inflexible, especially given the significant turnover in the restaurant business. Although encompassing fast food business, the restaurant issue clearly dealt with the parking problems. The amendment looks not at banning individual restaurants, but to contain their aggregative parking effects on the neighborhood.

The restaurant policy is not in fact anti restaurant. It is a policy that accentuates in a precise manner the issue balance through the question of parking. See quote from the 1992 small area plan.

POLICIES FOR OLD TOWN

Old Town is unique in that it maintains a very fine residential area in close proximity to the commercial establishments on King and Washington Streets. While both the residential and the commercial areas are currently strong, there is a fragile balance which must be preserved if both are to remain strong and if the ambience of Old Town is to be preserved. Further, the commercial areas contain a mix of activities that is unique within the metropolitan area, and that mix needs to be protected if the character of Old Town is to be preserved.

The restaurant policy's focus on parking problems and specific language relating to the need to look at it from a comprehensive rather than individual restaurant perspective, gives it quite a bit of merit even today.

OLD TOWN SMALL AREA PLAN

POLICIES FOR OLD TOWN

Old Town is unique in that it maintains a very fine residential area in close proximity to the commercial establishments on King and Washington Streets. While both the residential and the commercial areas are currently strong, there is a fragile balance which must be preserved if both are to remain strong and if the ambience of Old Town is to be preserved. Further, the commercial areas contain a mix of activities that is unique within the metropolitan area, and that mix needs to be protected if the character of Old Town is to be preserved.

On page 49 the plan recommends that

To further these ends, this plan recommends the following policies:

King Street East of Washington Street

1. No additional restaurants should be allowed east of Fairfax Street, and few, if any, east of Washington Street.

[A major new restaurant has already been approved for the waterfront behind the Torpedo Factory; additional restaurant development could threaten the lively mix of commercial activities and could impact nearby residential areas]

2. No additional fast food or carry out establishments should be allowed east of Washington Street.

[With the addition of several new eating establishments in the pavilion behind the Torpedo Factory, the supply of these uses will be extensive and additional establishments should be discouraged]

3. The City should do whatever possible to retain a mix of restaurants and shops providing a diversity of goods and services in the King Street area.

[The small scale of shops and restaurants and the general absence of chain establishments are some of the characteristics which distinguish Alexandria from suburban shopping areas and should be maintained.]

This recommendation was amended and adopted December 11 1993, and that amendment is called the Old Town Restaurant Policy

Amendments to the 1992 OLD TOWN SMALL AREA PLAN					
Master Plan Amendment #	ORDINANCE	DATE	DESCRIPTION	ADDRESS	Map # or Page # and Detail
MPA93-0001	3686	11-Dec-93	Amend policy for restaurants on King St., East of Washington St.	King St., East of Washington St.	On pg.49, replace text under the heading "Policies for Old Town" subheading "King St. East of Wash St." regarding OT restaurant policy. See ordinance for text.

GOALS AND POLICIES AS AMENDED OR ADDED BY CITY COUNCIL

Goals of the Old Town Restaurant Policy

1. To lessen the on-street parking impact of restaurants in Old Town and adjacent areas;
2. To prevent rowdiness and vandalism from patrons leaving restaurants, particularly in the late evening; and
3. To control the spread of litter in Old Town.

Policies to attain the goals of the restaurant policy.

City Council shall not approve a request for special use permit for any new restaurant, carryout or fast food establishment or an expansion of an existing restaurant, carryout or fast food establishment, unless it finds that the request does not significantly impact nearby residential neighborhoods. City Council shall consider the cumulative impact of the proposal and the number of already established restaurants, carryouts, fast food establishments and the number of food service seats, bar seats and standing service areas in the immediate area. In the case of an expansion or other intensification, the entire operation of the establishment may be taken into account in determining its impact upon the nearby residential neighborhoods. In making that determination, City Council shall consider the following factors:

- a) The availability of off-street parking.
- b) The predicted impact of the restaurant on parking supply in the adjacent neighborhood.
- c) The extent to which the restaurant is open in the late night hours.
- d) The extent to which alcohol (such as spirits, mixed drinks, wine, and beer) consumption will predominate over food consumption and would consider the number of bar seats, if any, and the standing areas in the vicinity of bars.
- e) The predicted extent of litter generated in nearby neighborhoods.

City Council shall separately adopt criteria for determining the extent to which each of the factors is met.

Diversity

The City should do whatever possible to retain a mix of restaurants and shops providing a diversity of goods and services in the King Street area.

KING STREET RETAIL STRATEGY

As approved by City Council June, 2005 (page 5-5 to 5-6)

Restaurants

Restaurants, music venues and other entertainment should be encouraged to promote activity throughout the extended day. In the past these uses have at times been problematic for Old Town with concerns relating to noise, litter, and nuisance behavior for nearby residents. To mitigate the concerns, the City has required Special Use Permit approval for these types of uses. **The intent of the Strategy is to maintain the Old Town Restaurant Policy (part of the Old Town Small Area Plan) that directs the City to carefully scrutinize new restaurants for their impact on the neighboring residential community.**

Old Town is unique in that it maintains a very fine residential area in close proximity to the commercial establishments on King and Washington streets. While both the residential and commercial areas are currently strong, **there is a fragile balance that must be preserved if both are to remain strong and if the ambience of Old Town is to be preserved.** Further, the commercial areas contain a mix of activities that is unique within the metropolitan area, and that mix needs to be protected if the character of Old Town is to be preserved. However, the City may want to consider additional policies relating to restaurants and other active uses to add to the vitality of the area by encouraging entrepreneurs.

The City should strike a balance and promote those restaurants that add to the health of the street without creating problems for their residential neighbors. Also, the City should address the expressed concern that restaurants have the ability to generate rents higher than the typical independent retail store, and could, over time, replace more traditional retail shops. The City should ensure the maintenance of King Street's unique character when considering requests for Special Use Permit approval for fast food restaurants.

POTENTIAL CONDITIONS FOR LANDINIS VALET PARKING SUP

1. The valet parking permitted by this approval shall conform to the plan submitted with the application for the administrative SUP for valet parking.
2. The proposed valet parking zone shall be limited to a maximum of two on-street parking spaces on King Street and shall be limited to a maximum of 44 linear feet at the curbside as generally depicted in the applicant's plan. The size of the valet zone may be adjusted by the Directors of P&Z and T&ES as part of the review set forth in Condition #11 of this Special Use Permit.
3. The valet parking services may only be provided on Friday and Saturday evenings from 5:30 p.m. to 11:00 p.m. At all other times, the valet parking zone shall revert to normally allowed parking uses.
4. The valet parking service shall be heavily promoted to patrons, including advertising such parking by posting notice at its restaurant, including such notice in any advertising and urging patrons who drive to use this service.
5. The valet parking zone is solely for the use of loading and unloading vehicular passengers and the temporary staging of passenger vehicles prior to locating them within the parking garage or other approved off-street location for storage. A vehicle(s) is not permitted to be within the valet zone for more than 10 minutes. Besides this temporary staging of passenger vehicles there is no other parking and/or loading/unloading permitted within the valet zone. The valet operator shall store all valet-parked vehicles from the restaurant use in the parking garage indicated in the application or other approved off-street location.
6. The valet operator shall provide sufficient staff and resources to operate the valet service safely and effectively within the boundaries of the designated valet parking area. Double parking, staging outside the valet parking area as defined herein, vehicles stored in the valet loading zone over 10 minutes and vehicles stored in locations other than designated off-street facilities shall be considered indicators of inadequate staffing to meet vehicle volumes. If vehicles are found to be within the valet parking zone for more than 10 minutes the Directors of P&Z and T&ES shall require additional staffing and/or resources necessary to comply with this condition.
7. The applicant shall be responsible for all appropriate signage including temporary "Valet Loading Zone" signage and other applicable signage as required and approved by the Director of T&ES and the Traffic Control Board. Signage other than the above noted signs shall be prohibited. No physical barriers may be used to define the Valet Loading Zone.
8. No vehicle in the valet parking program shall be parked or temporarily stored by an attendant on streets or sidewalks.

9. Applicant shall provide a current, complete and satisfactory Certificate of Insurance, which must name the City of Alexandria as additional insured, provide commercial general liability not less than \$1,000,000 and provide garage keepers liability not less than \$50,000.
10. Applicant shall provide a copy of the agreement showing the valet service shall indemnify the City and its agents against suit that may arise from operations.
11. Applicant shall have and shall provide to the City a written contract with a parking garage or other approved off-street location allowing the use of the garage.
12. Applicant shall abide by the City of Alexandria's standards for valet parking when such standards are established and participate in a comprehensive valet parking strategy if one is developed in the future.
13. The valet zone shall be made available for businesses in the vicinity on King Street to participate in the valet parking operation. If and when businesses in the vicinity implement valet parking for their uses, the size of the valet zone may be increased to meet the additional demand, as determined by the Directors of P&Z and T&ES. Additionally, the applicant may be asked to demonstrate that additional garage/off-street spaces are available to accommodate the increased number of cars to be parked.
14. The valet parking operator shall record the number of vehicles using valet service, keep an ongoing written log, and make the log available to the City, in order to track the effectiveness and popularity of the program.
15. The valet parking shall be reviewed after the program's initial six month period, after which it shall be reviewed for compliance with the standards and conditions listed above and for its effectiveness in handling the drop off, ferrying, parking and retrieving of vehicles efficiently and effectively, and without undue interference with non-valet parking and traffic. If, on review, the directors determine that the valet parking program has operated successfully and in compliance with its permit, then the permit shall be extended indefinitely, with a similar review to occur at the end of each one year period from that point forward. As part of the initial or annual review under this paragraph, the directors of T&ES and P&Z may require the operator to adjust the features of the program or, alternatively, may docket the SUP for Planning Commission and City Council review, if: a) there are concerns about the effectiveness, success or impacts of the valet parking program; b) 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; or (c) 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.