



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of November 13, 2007

DATE: October 26, 2007

- SUBJECTS:** A. SP #106 SITE PLAN REVIEW for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue, 2772 S. Arlington Mill Dr. (RPC #29-020-003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-024).
- B. SP #106 SITE PLAN AMENDMENT REVIEW for live entertainment and additional outdoor seating (30 seats) located at 4053 Campbell Avenue (Extra Virgin Restaurant) (RPC #29-020-004)

Applicant A:

Charlie Chiang's Restaurant
4060 Campbell Avenue
Arlington, Virginia 22206

Bonsai Grill
4040 Campbell Avenue
Arlington, Virginia 22206

Curious Grape
4056 Campbell Avenue
Arlington, Virginia 22206

Guapo's
4036, 32, 30 Campbell Avenue
Arlington, Virginia 22206

Extra Virgin Restaurant
4053 Campbell Avenue
Arlington, Virginia 22206

T.H.A.I. in Shirlington
4029 Campbell Avenue
Arlington, Virginia 22206

Aroma Restaurant
4052 Campbell Avenue
Arlington, Virginia 22206

Luna Grill
4024 Campbell Avenue
Arlington, Virginia 22206

Aladdin's Eatery
4044 Campbell Avenue
Arlington, Virginia 22206

Bistro Bistro
4021 Campbell Avenue
Arlington, Virginia 22206

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA-4811

Maggie Moos
4014 Campbell Avenue
Arlington, Virginia 22206

Capitol City Brewing Company
4009, 13 Campbell Avenue
Arlington, Virginia 22206

Best Buns Bread Company
4010 Campbell Avenue
Arlington, Virginia 22206

Carlyle Restaurant
4000 Campbell Avenue
Arlington, Virginia 22206

Owner:
Federal Realty Investment Trust
1626 E. Jefferson Street
Rockville, MD 20852

By:
Kara Whisler, Attorney/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Applicant B:
Shary Thur, Owner
Extra Virgin Restaurant
4053 Campbell Avenue
Arlington, Virginia 22206

C.M. RECOMMENDATIONS:

- A. Renew the site plan amendment for outdoor restaurant/retail seating plan, subject to all previous conditions and one (1) revised condition, with an administrative review in six (6) months and County Board review in one (1) year (November 2008).
- B. Approve the site plan amendment for outdoor music, subject to all previous conditions and one (1) revised condition, with an administrative review in six (6) months and County Board review in one (1) year (November 2008).

ISSUES: None.

SUMMARY: This is a review of a site plan amendment for outdoor seating for several establishments in Shirlington, and for live entertainment for the Extra Virgin Restaurant. The outdoor seating and subject live entertainment have operated in compliance with the approved site plan amendment and contribute to the active character of the Village at Shirlington.

The applicants have requested to have outdoor music for their customers, which would require the revision of Condition #2, which prohibits outdoor music. The applicants and the community have been working together to address concerns regarding the amendment for outdoor music, and the proposed revised condition language has been vetted with Federal Realty Investment Trust (FRIT) and the community. The revised Condition #2 allows the addition of a positive amenity for restaurant customers, and is crafted to ensure minimal impact to the public from outdoor music by addressing the issues of, among others, limited hours, speaker placement, periodic testing, and an on-site point of contact. Therefore, staff recommends renewal of the site plan amendment for the outdoor restaurant/retail seating plan and approval of the site plan

amendment for outdoor music, subject to all previous conditions and one (1) revised Condition #2, with an administrative review in six (6) months and County Board review in one (1) year (November 2008).

BACKGROUND: In June 1992, a site plan amendment for the first outdoor café in Shirlington was approved, at the Carlyle Grand restaurant for a maximum of 38 seats. Since that time, other restaurants applied for site plan amendments for outdoor seating on an individual basis. During the review of these requests, staff determined that several restaurants had placed the outdoor seating in areas which encroached on the public right-of-way without approval from the County Board.

In order to consolidate these requests and to ensure proper location of the outdoor seating, Federal Realty Investment Trust (FRIT) obtained approval on July 9, 2005, of the subject site plan amendment for outdoor seating for the retail and restaurant uses within the Village at Shirlington. The approval did not restrict each use to a specific number of seats, but rather requires each tenant to maintain a 6-foot clear path zone so as not to impede pedestrian circulation. The approval further stated that each seating area will be demarcated by fixed, immovable barriers enclosing each dining area and that each area must comply with ADA accessibility standards. Each tenant was required to submit an administrative change request to show the individual seating plans and compliance with the conditions of the overall approval. The site plan amendment to Site Plan #106 was reviewed and renewed on June 26, 2006, with a review in one (1) year (June 2007).

The following table provides a history of County Board approvals of outdoor seating at the Village at Shirlington:

Restaurant	Date of Approval
Carlyle Grand	June 13, 1992
California Pizza Kitchen (now Extra Virgin)	May 7, 1994
Thai in Shirlington	October 14, 1995
Capital City Brewing Company Expansion of outdoor seating	November 16, 1996 July 8, 1998
Guapos	October 13, 2001
Best Buns	June 14, 2003
Maggie Moos, Luna Grill, Aladdin's Eatery, Bonsai Grill, increase in seating for Thai in Shirlington, outdoor seating for 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly S. 28 th St.), 2772 S. Arlington Mill Dr.	July 9, 2005 July 26, 2006 - Review

In June 2007, the Fairlington Neighborhood Conservation Association (FNCA) representative expressed concern regarding the piping of music to one of the outdoor restaurant seating areas covered by this review. The FNCA reported that during the past year, the Extra Virgin restaurant has been periodically piping music to their outdoor restaurant seating. The FNCA also requested that a site plan condition be added to SP# 106 to prohibit loudspeakers in the outdoor restaurant seating areas on the premises. Site plan inspectors and other County staff conducted a number of

unannounced site visits, and have reported no outdoor music at this location. The applicant, FRIT, removed all speakers in the outdoor seating areas, but indicated to staff a desire to have outdoor music. On June 28, 2007, FRIT requested a deferral to the September 2007 County Board meeting in order to pursue this option. Staff recommended to the merchants and FRIT that they work with the community to address concerns regarding outdoor music

On July 16, 2007, FRIT filed a request to amend Condition #2 to the site plan in order to allow outdoor music. Condition #2 addresses both the hours for the cafes and the prohibition of outdoor music or audio systems piped outside to the cafés. Subsequently, on August 14, 2007, the applicant requested a deferral to the October 13, 2007, County Board meeting. The applicant requested another deferral to the November 13, 2007 County Board meeting.

The Extra Virgin Restaurant (Applicant B), located at 4053 Campbell Avenue, received County Board approval for a site plan amendment on September 16, 2006, for live entertainment and additional outdoor seating (30 seats) subject to all previous conditions, with new conditions (#7-11), and with a review in one (1) year (September 2007). On August 14, 2007, this applicant also requested a deferral to the October 2007 County Board meeting in order to work with the other restaurants and the community on the request for outdoor music. The applicant requested another deferral to the November 13, 2007, County Board meeting.

DISCUSSION: FRIT and the community have been working together to address concerns regarding outdoor music, including draft revised conditions. This item was discussed at the Fairlington Citizens Association meeting on September 11, 2007. The Fairlington Citizens Association (FCA) recommended standards for outdoor music in a September 12, 2007 letter to Chairman of the County Board (see Attachment). In the letter, FCA included standards that addressed decibel level of music, speaker locations, speaker numbers, speaker types, conflict resolution, enforcement, hours of music, type of music, and a review period. In a September 20, 2007 letter to staff (see Attachment), FRIT recommended standards regarding the noise level, hours of music, on-site contact person, location of speakers, and review period.

Staff recommends a revised Condition #2 that addresses the issues of decibel level per the Arlington County Noise Ordinance. In *Section 15-6. Maximum Noise Levels*, of the Noise Ordinance, *Table 1 Maximum Permissible Noise Levels from Stationary Sources* sets the noise levels for zoning districts. The permissible noise level from stationary sources in a "C" district is 65 decibels. By way of illustration, a conversation in a restaurant or in an office area, background music, and an air conditioning unit at 100 feet are generally 60 decibels. Living room music, radio or TV-audio, or a vacuum cleaner is generally 70 decibels.

The recommended revised Condition #2 also addresses the standards for speaker locations, speaker types, conflict resolution, an on-site contact person, enforcement, hours of music, and a review period. In response to community requests, standards for speaker location are included in Condition #2.f. for both curbside café space and for seating next to the building(s). The hours of music are restricted in Condition #2.b. to the hours of café operation from 10 a.m. to 10 p.m.

during the months from April 1st to November 1st. Condition #2 g. responds to the request by the community for resolution of conflicts among restaurants to be the responsibility of FRIT. Additionally, staff recommends Condition #2.c., which requires monthly random sampling of the noise levels by FRIT, and requires those violations to be reported to the County.

Since the County Board review of outdoor seating in July 2006 and since the approval for live entertainment and additional outdoor seating (30 seats) for Extra Virgin Restaurant in September 2006:

Site Plan Amendment Conditions: The site is in compliance with all site plan conditions.

Site Plan Inspector: The Site Plan Inspector has no objections to the continuation of the outdoor seating use and the live entertainment use.

Fire Marshal's Office: The Fire Marshal's office did not express any concerns regarding the continuation of the proposed outdoor seating use and the live entertainment use.

Police Department: The Police Department did not express any concerns regarding the continuation of the proposed outdoor seating use and the live entertainment use.

State ABC Board: The State ABC staff states that they have no issues with continuation of the proposed outdoor seating use and the live entertainment use.

Civic Association: The subject property is not located within a civic association boundary. However, staff contacted the abutting Fairlington Citizens Association and several other nearby community groups including the Nauck Civic Association, Fairlington Commons Council of Co-Owners, Fairlington Glen Council of Co-Owners, Fairlington Mews Council of Co-Owners, Fairlington Villages Unit Owners, and Fairlington-Shirlington Neighborhood Conservation Area. The Fairlington Citizens Association (FCA) provided a letter to the County Board on September 12, 2007, (see Attachment) regarding specific elements to be included in the condition allowing outdoor music, but FCA has not provided any additional comments. None of the other community groups have responded or submitted comments.

CONCLUSION: Over the past year, Shirlington outdoor seating has continued to operate successfully and has provided a vibrant urban streetscape environment. The proposed outdoor music will further contribute to the ambience of the active Shirlington restaurants. Condition #2 has been revised to include standards that allow outdoor music, but also ensure that the outdoor music has no adverse impact on the public. Additionally, FRIT has committed to respond to questions or concerns regarding outdoor music. Therefore, staff recommends renewal of the site plan amendment for the outdoor restaurant/retail seating plan, and approval of the site plan amendment for outdoor music, subject to all previous conditions and one (1) revised condition, with an administrative review in six (6) months and County Board review in one (1) year (November 2008).

2. The applicants agree that outdoor cafés are permitted to be used during normal restaurant hours. ~~There shall be no music or audio system piped outside to the cafés.~~ The applicants also agree that outdoor music is permitted only from April 1st to November 1st when the cafés are in use and shall conform to the following restrictions:
- a. Noise limits consistent with the Arlington County Noise Ordinance.
 - b. No music allowed between 10 p.m. to 10 a.m.
 - c. During the months the outdoor cafes are in use, the applicants shall do random sampling at least once every month at peak hours of operation on a Friday or Saturday evening, of the noise levels associated with the outdoor music. Any violations of the Arlington County Noise Ordinance will be communicated and made available to the County.
 - d. FRIT shall maintain a written record of complaints and respond immediately to complaints and provide copies to the County of the complaints and responses.
 - e. FRIT shall add language to leases regarding the Arlington County Noise Ordinance upon execution of new tenant leases or current tenant renewals.
 - f. For outdoor seating adjacent to buildings, speakers must be arranged so that sound is projected downward into the immediate outdoor seating area. No speakers or means of producing noise shall be placed on trees, lampposts, cafe railings, or street furniture. For outdoor seating adjacent to the curb, speakers may be installed using either a wireless or non-obtrusive alternative approved by FRIT management. The speakers may be placed on the inside of café railings, but shall point downwards and be unobtrusive.
 - g. FRIT shall maintain an on-site point of contact to address complaints associated with outdoor music. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, the Fairlington Citizens Association, the Fairlington-Shirlington Neighborhood Conservation representative, and the Nauck Civic Association.
 - h. At a minimum, there shall be an annual administrative review of this condition, Condition #2, allowing outdoor music

Approved Conditions:

1. The applicants (as used in these conditions, the term applicant shall mean the owner and all successors and assigns) (Street Retail, Inc.) agree to maintain at least a six (6) foot clearance width along the sidewalk. The applicants further agree to work with the Department of Environmental Service to develop non-moveable barriers that would be affixed to the sidewalk to maintain a six (6) foot clear pedestrian travelway. The barriers should be removed on a seasonal basis when the café is not in use.
2. The applicants agree that outdoor cafés are permitted to be used during normal restaurant hours. There shall be no music or audio system piped outside to the cafés.
3. The applicants agree that prior to issuance of an occupancy permit for outdoor seating retail tenants requesting such seating shall seek administrative approval from the County prior to providing outdoor seating and shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the outdoor café. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, the Fairlington Civic Association, the Fairlington-Shirlington Neighborhood Conservation representative, and the Nauck Citizens Association.
4. The applicant agrees that outdoor seating associated with retail/restaurant uses along Campbell Avenue ~~South 28th Street~~ between South Quincy Street and South Randolph Street shall maintain the minimum standard of six feet of clear pedestrian space along the public-right-of-way and shall be provided in accordance with the plans entitled “Café Seating Areas and Sidewalk Clearpaths, Shirlington” prepared by Federal Realty Investment Trust, as revised June 10, 2005, and made part of the record at the July 9, 2005, County Board meeting. The applicant agrees that any furniture used in outdoor seating areas, including tables, chairs, railings, umbrellas, and planters shall be removed on a seasonal basis and not stored in front of the storefronts.
5. The applicant further agrees that where lampposts are located in the public right-of-way and adjacent to outdoor seating space, a four (4) foot wide clear space would be maintained on the inside of the lamppost as shown on plans dated June 10, 2005, and approved by the County Board at its meeting of July 9, 2005. The applicant agrees that the minimum four-foot clear space currently exists between the 4 lampposts in question and the edge of the sidewalk cafes affected (Carlyle Grand, Capitol Cities, Extra Virgin, and Curious Grape). The applicant further agrees to work with DES staff to relocate bike racks and moveable outdoor furniture that encumbers the clear space along Campbell Avenue ~~South 28th Street~~.
6. The applicant agrees that all existing and future outdoor seating requests shall be required to be administratively approved by the County. All requests shall be required to submit

accurate, scaled drawings depicting a minimum clear space in the public sidewalk (or public access easement) across the applicant's entire frontage. The dimension of this minimum clear space could vary from block to block, but should in no circumstances be less than six (6) feet. Reasonable allowance should also be made for occasional pinch points; however, ADA requirements must be maintained at all times. All graphics should show how the applicant's clear space links up to any adjacent sidewalks and required clear spaces.

Conditions 7 through 11 Apply to Extra Virgin Restaurant Only

7. Live entertainment shall be permitted only between the hours of Mondays through Thursdays from 8 p.m. to 12 a.m., Fridays and Saturdays from 9 p.m. to 1 a.m., and Sundays from 6:30 p.m. to 11 p.m.
8. The windows and doors of the restaurant shall be closed during hours of live entertainment and the applicant shall comply with the Arlington County Noise Ordinance.
9. The applicant agrees that all requirements of County and State Ordinances, the Environmental Health Bureau, the Fire Marshal, the Police Department and the Alcohol Beverage Control Board shall be met. In addition, the applicant agrees to provide TIPS (Training for Intervention Procedures) training to all servers.
10. The applicant shall provide the name, address, and phone number of an on-going community liaison to the Zoning Administrator and to the surrounding civic association presidents, in order to effectively address neighborhood concerns.
11. Outdoor seating shall conform to the "Tenant Criteria Handbook" for the Village at Shirlington by Street-Works LLC dated September 2005, Section 4.1 (Café Enclosure Criteria), except that:
 - a. Barriers for curb-side cafes must surround the entire café area except for the entrance into the seating area. Building-side cafes are not required to have a barrier along the building side of the café area. However, the seating area adjacent to the west side of Building 4 may be provided without a barrier.
 - b. Barriers shall be located at least two feet from the curb face.
 - c. Umbrellas shall not be placed in or extend into the pedestrian clear path.
 - d. Landscape items and wait staff equipment shall be located within the barriers.
 - e. Planters may be placed on top of barriers, with a total height, to the top of the plants, not to exceed 48 inches.

- f. Potted plants, planters, lanterns or other elements of the seating area shall not encroach on the pedestrian clear path.

PREVIOUS COUNTY BOARD ACTIONS:

- October 9, 1976 Approved a rezoning from “C-2” to “C-O-1.5” (Z-2086-76-3); and approved a Phased Development Site Plan. The approval expired in 1981.
- December 4, 1982 Approved a Phased Development Site Plan (PDSP), on four parcels, consisting of 570,000 square feet of office space, 428,000 square feet of retail space, 300 hotel rooms, and 490 residential units; known as “Village of Shirlington.”
- July 13, 1985 Approved PDSP amendment to increase the maximum building height on Parcel 3 from 10 stories (150 feet) to 11 stories (150 feet); and approved the final site plan for Phase II (SP-2) on Parcel 3, allowing an 11-story office building with 295,000 s.f. of office g.f.a. and 17,000 s.f of retail g.f.a.
- December 13, 1987 Approved a PDSP amendment to transfer 85,895 square feet of office/retail area from Parcel Two to Parcel One; and Approved the Final Site Plan for Phase III (SP-3) on Parcel One, allowing a 6-story office building with 85,895 square feet of office/retail area, and a 10-story hotel with 299 units.
- November 14, 1992 Approved one tenant identification sign 100.5 square feet in size on east elevation of building.
- April 9, 1994 Approved conversion of approximately 4,000 sq. ft. of retail space to secondary retail use including classroom, copy facility, and shower/locker room space for an existing tenant for a period not to exceed 12 years (2006).
- January 11, 1997 Approved a phased development site plan amendment and final site plan amendment to add two stories of studio/mechanical/technical support space above the existing parking garage structure and an atrium lobby between the office building and existing parking garage; three transmit and receive satellite dish antennae on the studio roof; up to three rooftop signs; and modification of use regulations to permit 50 percent compact spaces and to not count the proposed two floors and atrium as gross floor area for density purposes.

- July 20, 2001 Approved conversion of approximately 4,485 sq. ft. of retail space located on the first floor of the office building to office/commercial space.
- October 18, 2003 Approved site plan amendment request (SP #106) to amend PDSP and final site plan to convert hotel to residential (approx. 245 dwelling units) with modifications of use regulations for coverage and density; Lot 2-A First Addition to Village at Shirlington.
- March 13, 2004 Approved a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year. March 2005.
- January 29, 2005 Approved site plan amendment (SP #106) for a comprehensive sign plan for 4013, 4015, 4017, 4021, 4025, 4031, 4039, 4043, 4047, 4052, 4053 South 28th Street, 2700, 2727, 2754, 2756, 2766, 2768, 2770, 2772, 2774, 2780 South Quincy Street, 2772 South Arlington Mill Drive, 2772, 2800 South Randolph Street, 2800 South Stafford Street (RPC #29-020-001, -002, -003, -004, -005, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024; 29-019-021, -022, -023 -024; 29-014-008, -009; 29-023-006; 29-003-026 [portion]).
- March 12, 2005 Renewed a site plan amendment (SP #106) for a rehearsal studio; dramatic and visual arts classes for children ages 4 and up, Classika Theater, with a review in one (1) year (March 2006).
- April 16, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin's Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the June 18, 2005 County Board meeting.
- June 18, 2005 Deferred site plan amendment (SP #106) to permit outdoor restaurant at 4014, 4024, 4040, 4044, 4052 28th Street South (Maggie Moos, Luna Grill, Aroma Restaurant, Aladdin's Eatery, Bonsai Grill; Village at Shirlington; RPC # 29-019-024) to the July 9, 2005 County Board meeting.

- July 9, 2005 Approved site plan amendment (SP #106) to permit outdoor restaurant at Maggie Moos, Luna Grill, Aladdin's Eatery, Bonsai Grill, increase in seating for Thai in Shirlington, and for outdoor seating for 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 S. 28th St., 2772 S. Arlington Mill Dr.
- July 8, 2006 Renewed site plan amendment (SP #106) to permit outdoor restaurant/retail seating plan for the parcels of real property known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, and 2780 South Quincy Street; 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, and 4053 South 28th Street; and 2772 South Arlington Mill Drive, subject to all previous conditions with a County Board review in one (1) year (July 2007).
- September 19, 2006 Approved site plan amendment (SP #106) for live entertainment and additional outdoor seating (30 seats) located at 4053 S. 28th St (Extra Virgin Restaurant).
- July 7, 2007 Deferred to the September 8, 2007 County Board meeting. review of site plan amendment SP#106 for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly 28th Street South), 2772 S. Arlington Mill Dr.
- September 8, 2007 Deferred to the October 13, 2007 County Board meeting. review of site plan amendment SP#106 for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly 28th Street South), 2772 S. Arlington Mill Dr. and site plan amendment and review for live entertainment and additional outdoor seating (30 seats) located at 4053 Campbell Avenue (Extra Virgin Restaurant).

October 13, 2007

Deferred to the November 13, 2007 County Board meeting. review of site plan amendment SP#106 for outdoor restaurant/retail seating plan for the premises known as 2756, 2762, 2766, 2768, 2770, 2772, 2774, 2780 S. Quincy St., 4013, 4014, 4015, 4017, 4019, 4021, 4025, 4028, 4029, 4031, 4039, 4043, 4044, 4047, 4052, 4053 Campbell Avenue (formerly 28th Street South), 2772 S. Arlington Mill Dr. and site plan amendment and review for live entertainment and additional outdoor seating (30 seats) located at 4053 Campbell Avenue (Extra Virgin Restaurant).