

**City of Alexandria, Virginia**

---

**MEMORANDUM**

**DATE:** MAY 2, 2016

**TO:** CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** KARL MORITZ, DIRECTOR,  
DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** REVISIONS TO DOCKET ITEM #4: SUP#2016-0019 & ENC#2016-0003, 606 NORTH FAYETTE STREET

---

This memo contains a replacement of the attachment memorandum from the Office of Real Estate Assessments for Docket Item #4 (SUP#2016-0019 & ENC#2016-0003). The calculation in the prior memorandum was based on a land rent and rate of return analysis which is market value based, but fees are actually required to correspond to the method stated in Section 3-2-85 of the City Code. This section of the Code defines the annual charge for commercial encroachments to be the equivalent of the real estate tax of the encroached land. The attached memorandum dated April 29, 2016 uses the correct calculation method and replaces the previous memo from the Real Estate Assessment office dated April 12, 2016, and it contains a revised encroachment fee.

Staff recommends approval of SUP#2016-0019 & ENC#2016-0003 subject to the following revisions and to the SUP conditions that appear in the staff report.

# City of Alexandria, Virginia

---

## MEMORANDUM

**DATE:** APRIL 29, 2016

**TO:** KARL MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

**FROM:** WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR  
OFFICE OF REAL ESTATE ASSESSMENTS *WBP*

**SUBJECT:** ENCROACHMENT TO ACCOMMODATE OUTDOOR DINING AT THE  
BASTILLE, 606 NORTH FAYETTE STREET, ALEXANDRIA, VIRGINIA

**PROJECT:** ENCROACHMENT #2016-0003 IN CONNECTION WITH SUP 2016-0019

---

Per your request, we have reviewed the requested encroachment for the benefit of The Bastille Restaurant in the pedestrian right-of-way at the southwest quadrant of the intersection of North Fayette Street and Pendleton Street, two blocks east of the Braddock Road Metro. The restaurant has operated in this location since 2015 and occupies 3,356 square feet of ground floor retail space within the Asher Apartments. The business is currently approved for 74 seats in the formal restaurant with an additional 26 seats in the lounge. The Asher is a six-story mid-rise rental apartment complex constructed in 2012 with 206 units in two buildings and a two level below grade parking garage. The property is zoned CRMU-H (Commercial Residential Mixed Use - High).

The area of the proposed encroachment encumbers the southeast corner of the pedestrian right-of-way with a width that varies from 6.48 feet along North Fayette Street to 6.63 feet along Pendleton Street and is designed to accommodate up to 12 outdoor seats within an enclosed area delineated by movable seasonal fencing. The proposed encroachment encumbers 238 square feet. The width of the residual right-of-way net of the encroachment is sufficient as to not impede pedestrian flow.

Because this is not a vacation on the part of the City, the value of the encroachment can be determined by the application of Section 3-2-85 of the City Code which defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property. Based on a land value of \$165.49 per square-foot, a land area of 238 square feet and the 2015 tax rate of 1.043 per \$100 of assessed value, the indicated value of the encroachment is \$410 (rounded).

**Four Hundred and Ten Dollars**

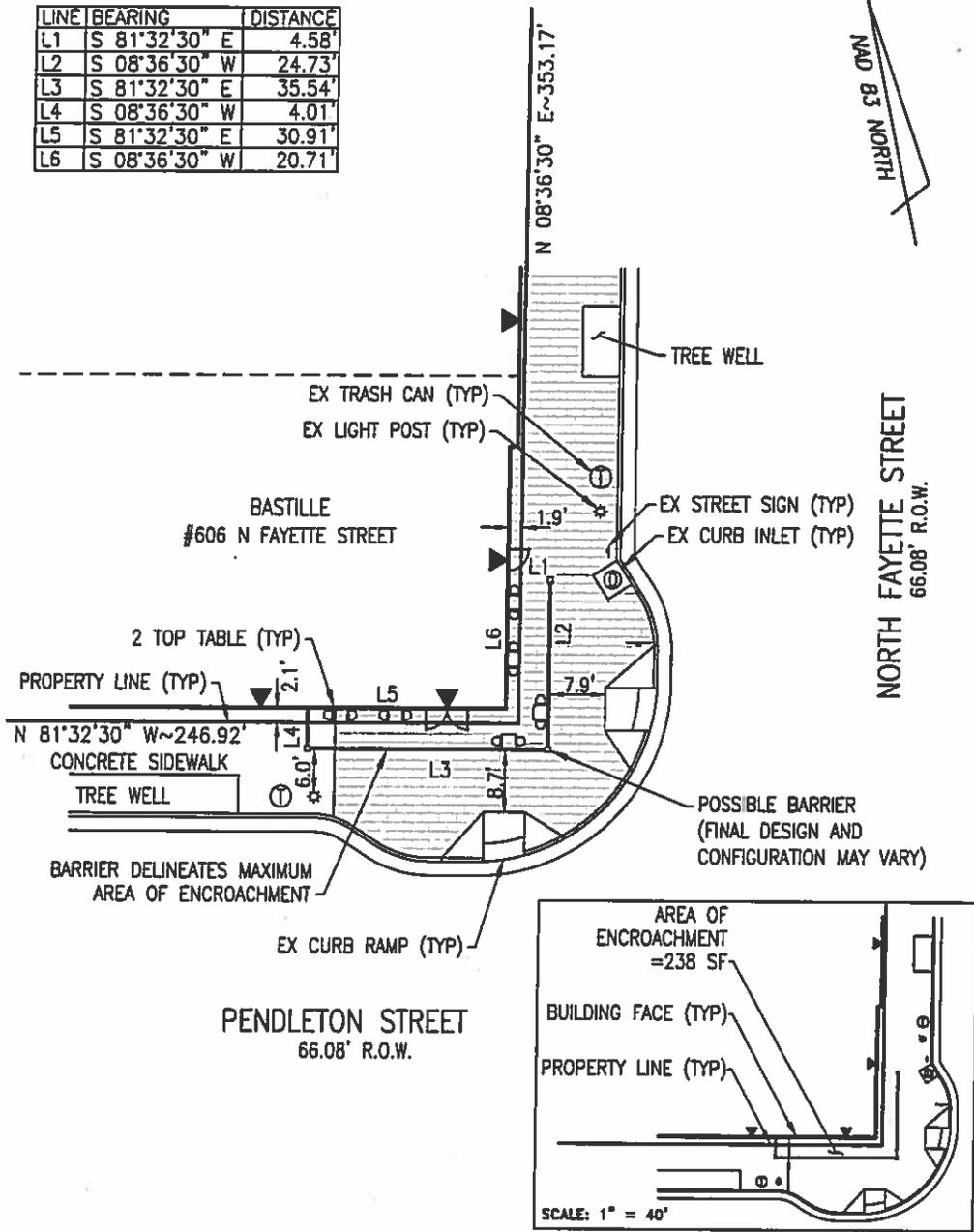
This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2016 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines.

**Attachments:**

Encroachment Plat (dated February 23, 2016)

cc: Ann Horowitz, Urban Planner II

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 81°32'30" E | 4.58'    |
| L2   | S 08°36'30" W | 24.73'   |
| L3   | S 81°32'30" E | 35.54'   |
| L4   | S 08°36'30" W | 4.01'    |
| L5   | S 81°32'30" E | 30.91'   |
| L6   | S 08°36'30" W | 20.71'   |



**ENCROACHMENT PLAT**  
 SHOWING AREA OF ENCROACHMENT FOR OUTDOOR SEATING AREA  
 ON THE PROPERTY LOCATED AT  
**#606 N. FAYETTE STREET**  
 CITY OF ALEXANDRIA

SCALE: 1" = 20'

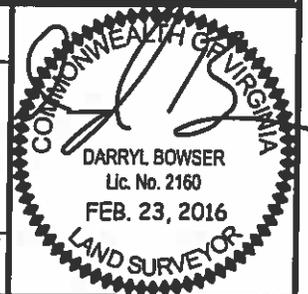
DATE: FEBRUARY 23, 2016

PLAT SUBJECT TO  
 RESTRICTIONS OF RECORD.  
 TITLE REPORT NOT FURNISHED,  
 THUS ALL EASEMENTS MAY NOT  
 BE SHOWN.

OWNER: BASTILLE RESTAURANT

**RCFIELDS**  
 & ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING  
 730 S. Washington Street www.rcfassoc.com  
 Alexandria, Virginia 22314 (703) 549-6422



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT AND, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.



# Braddock Metro Citizens' Coalition

*Working for a Greater Northwest Old Town* | [www.braddockmetro.org](http://www.braddockmetro.org)

1122 Madison Street, Alexandria, VA 22314 | [bmcc@braddockmetro.org](mailto:bmcc@braddockmetro.org)

April 29, 2016

Chairwoman Mary Lyman  
Planning Commissioners  
Alexandria, Virginia

Re: Bastille Restaurant  
Docket Item #4; SUP 2016-0019; Encroachment #2016-0003

Dear Chairwoman Lyman and Planning Commissioners:

I am writing on behalf of the Braddock Metro Citizens' Coalition (BMCC) in support of the request by Bastille Restaurant for an amendment to their existing SUP (2014-0003) for additional outdoor dining seats with an encroachment into the public right-of-way, a request for a parking reduction and a request to permit off-premises alcohol sales. You will be considering this request at your meeting May 4, 2016. The BMCC fully supports Bastille's request.

## 12 Outdoor Seats and Encroachment

Bastille is proposing to add 12 outdoor seats to the corner of its restaurant on N. Fayette and Pendleton Streets, just across the street from the Braddock Interim Park. As stated in the Braddock Metro Neighborhood Small Area Plan, N. Fayette is designated as a walking street. This street was one of the main streets chosen because of its potential for activating the neighborhood by increasing number people walking between King St, the Queen St business district, the Braddock neighborhood retail, and up to the new retail being planned at the Jaguar development. Additional street-side outdoor seating on N. Fayette will help accomplish this goal, as well as provide additional eyes on the street and the park. We are very excited to gain additional outdoor seating on N. Fayette Street across from the Braddock Interim Park.

## Parking reduction

Bastille is our neighborhood restaurant positioned on N. Fayette, a designated walking street. Many of the customers are nearby neighbors and currently walk to the restaurant rather than drive, just as envisioned by the Small Area Plan and Bastille's business model. If you stop by in the evenings, you will see that there is always parking available in this part of the neighborhood. There is no need for additional parking for these seasonal 12 seats, which will only be utilized part of the year.

## Off Premise Alcohol Sales

We completely support Bastille's request to be able to sell wine and beer for off-premise consumption. Recall that in March 2014, the Planning Commission approved the off-premise license for The Lost Dog restaurant, which is a little more than a block away. At that time, the Planning Commission was supportive of this request and removed the restrictive language from the conditions. In addition, you asked Planning and Zoning Staff to re-examine the outdated alcohol sales standards and to recommend new language that reflected current



# Braddock Metro Citizens' Coalition

---

*Working for a Greater Northwest Old Town* | [www.braddockmetro.org](http://www.braddockmetro.org)

1122 Madison Street, Alexandria, VA 22314 | [bmcc@braddockmetro.org](mailto:bmcc@braddockmetro.org)

restaurant requests for off-premise alcohol sales. We consulted with Staff last summer on this issue, vocalizing our support for restaurants to be able to sell alcohol for off-premise consumption. This aspect of Lost Dog's business is doing very well and has caused no problems in our neighborhood. Bastille should be treated no differently and should be granted full approval for off-premise alcohol sales as well. This will provide a boost in revenue for the restaurant as well as a great service for the neighbors. They have a very good wine list.

The most important reason to grant the additional outdoor seating and off-premise alcohol sales is that it makes good business sense. We need to do what we can to support the small neighborhood-oriented businesses in our City. This has become a focus for our Mayor and City Council as a number of small local businesses have closed in recent months. The Bastille owners took a chance on our neighborhood and we need to help them make their business successful. The increased street side seating and the off premise alcohol sales will provide a boost to their business and increase awareness of their restaurant.

Those of us living in this part of the City are working to sustain the businesses that have taken a chance on the Braddock neighborhood. The BMCC urges you to support our growing retail by approving Bastille's request for additional outdoor seating, a parking reduction, as well as the ability for off-premise alcohol sales. Feel free to contact us if you have any questions.

With warm regard,

Judy Guse-Noritake, President

Braddock Metro Citizens' Coalition

Cc: BMCC Membership  
Karl Moritz, Director, Planning & Zoning