

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 29, 2024

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUP #2023-00107
1508 MOUNT VERNON AVENUE –
JUNCTION BAKERY & BISTRO INCREASE IN FAR

In this memorandum, staff responds to the Del Ray Civic Association (DRCA) recommendations for SUP #2023-00197, which were emailed to the commission on February 26. The SUP request is for additional FAR for the construction of a canopy at 1508 Mount Vernon Avenue. In addition, Commissioner Lyle separately requested that staff investigate the costs associated with implementing the DRCA recommendations and these are also included in the memorandum.

Given that the DRCA recommendations for the placement of a bicycle rack, maintenance of the mural, and installation of a striped pedestrian path do not directly offset an impact of the request for additional FAR, staff does not recommend additional SUP conditions. The potential for impacts associated with additional FAR sought through an SUP, primarily relate to the physical and aesthetic implications of added bulk on the site, surrounding buildings, and the neighborhood. A bicycle rack and striped pedestrian path do not offset the proposed additional bulk requested in this SUP. Conditions for these two features may have been appropriate to consider under SUP #2023-00012, that approved the outdoor dining; however, no such conditions were required at the time of that approval. A condition for a mural also does not offset impacts of added bulk or the restaurant and outdoor dining use and would be appropriate for review separately under a sign permit.

Should the applicant elect to independently address the DRCA recommendations, these must be addressed in compliance with City regulations.

Secondly, staff gathered estimates, at Commissioner Lyle's request, for each of the DRCA recommendations. A bike rack purchase and installation would average \$500; mural repainting could range between \$3,250 to \$6,500; and approximate costs for a striped pedestrian pathway would be \$700.

Staff continues to recommend approval of SUP #2023-00107 subject to the existing conditions in the staff report.