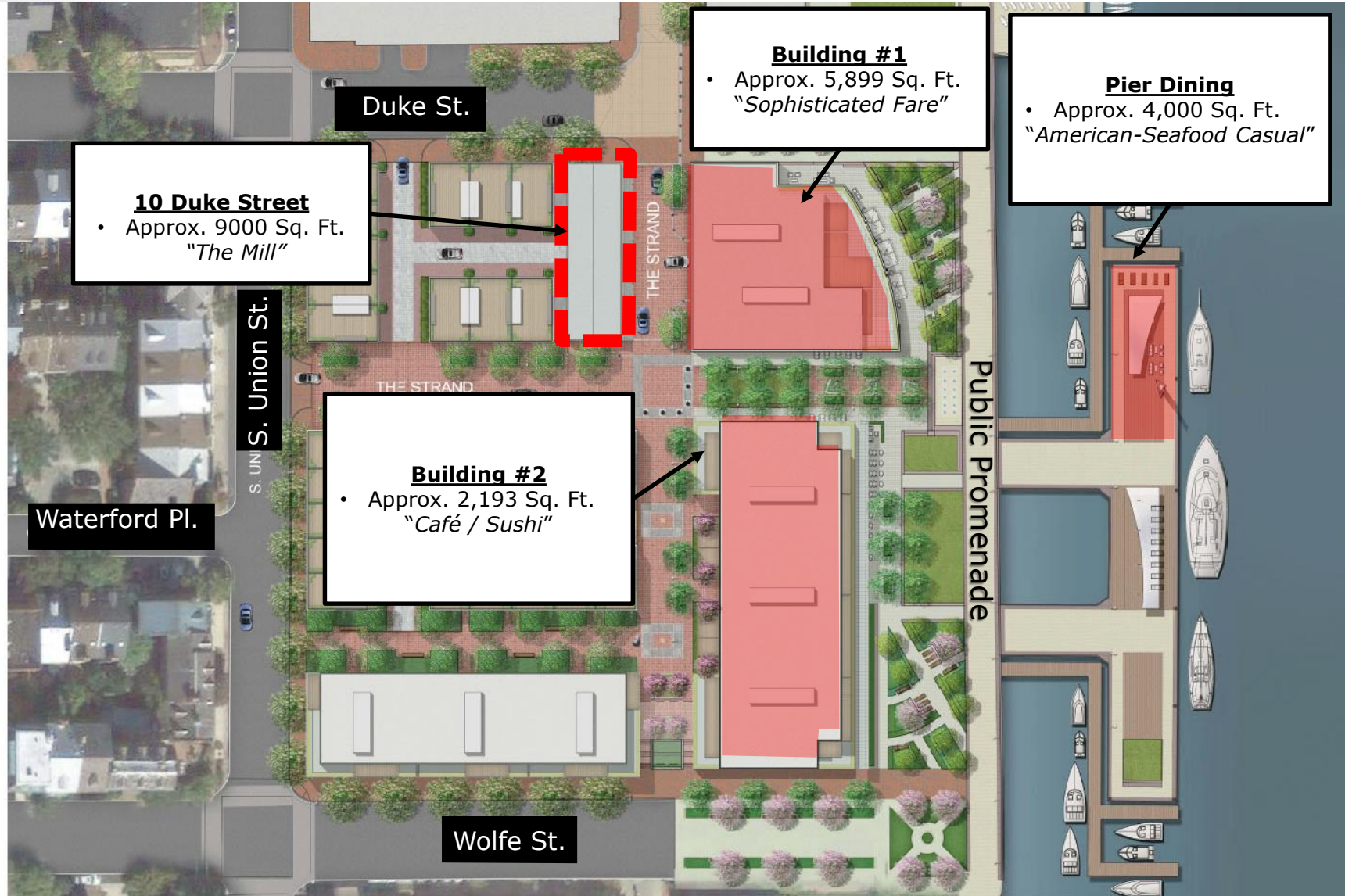




SUP #2019-0079
ENC#2019-0006
10 Duke Street

City Council
November 16, 2019

Site Context



Building #1

- Approx. 5,899 Sq. Ft.
"Sophisticated Fare"

Pier Dining

- Approx. 4,000 Sq. Ft.
"American-Seafood Casual"

10 Duke Street

- Approx. 9000 Sq. Ft.
"The Mill"

Building #2

- Approx. 2,193 Sq. Ft.
"Café / Sushi"

SUP & Encroachment Proposal

- Full-service restaurant use with outdoor dining on the 1st floor and 2nd floor balconies.
- 86 Square feet encroachment into the public right-of-way to allow a stoop and a balcony.

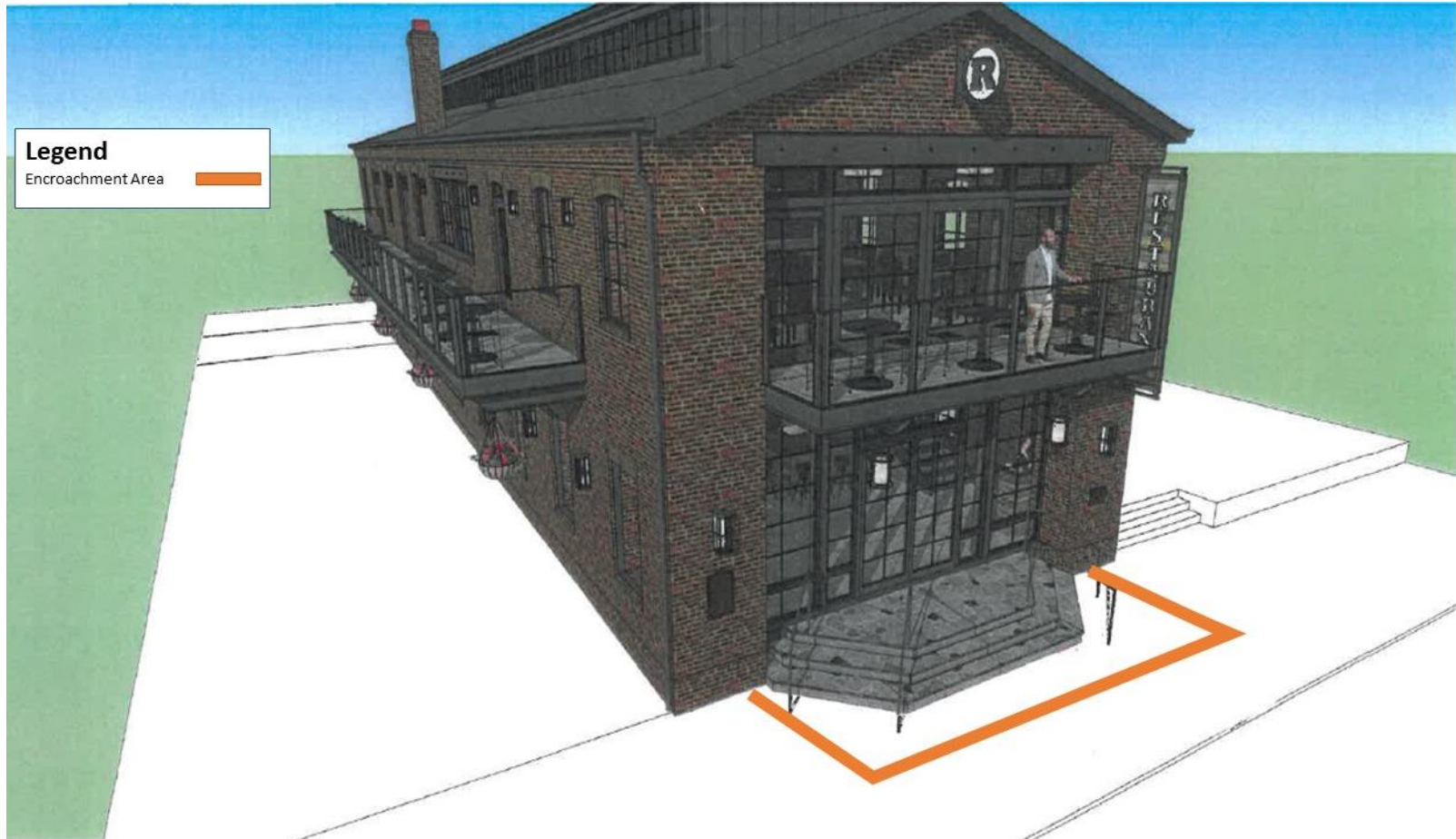


SUP Proposal

- Operation Hours:
 - Indoors:
 - 7 a.m. to 2 a.m.
Daily
 - Outdoors:
 - 7 a.m. to 11 p.m.
Daily
- On-premises alcohol sales
- Restaurant meets parking requirement with underground parking garage.



Encroachment



Condition # 1: The encroachment of the stairs/landing shall maintain a minimum effective sidewalk width of 5 feet

Recommendation



Planning Commission recommends **approval**.

Additional Information

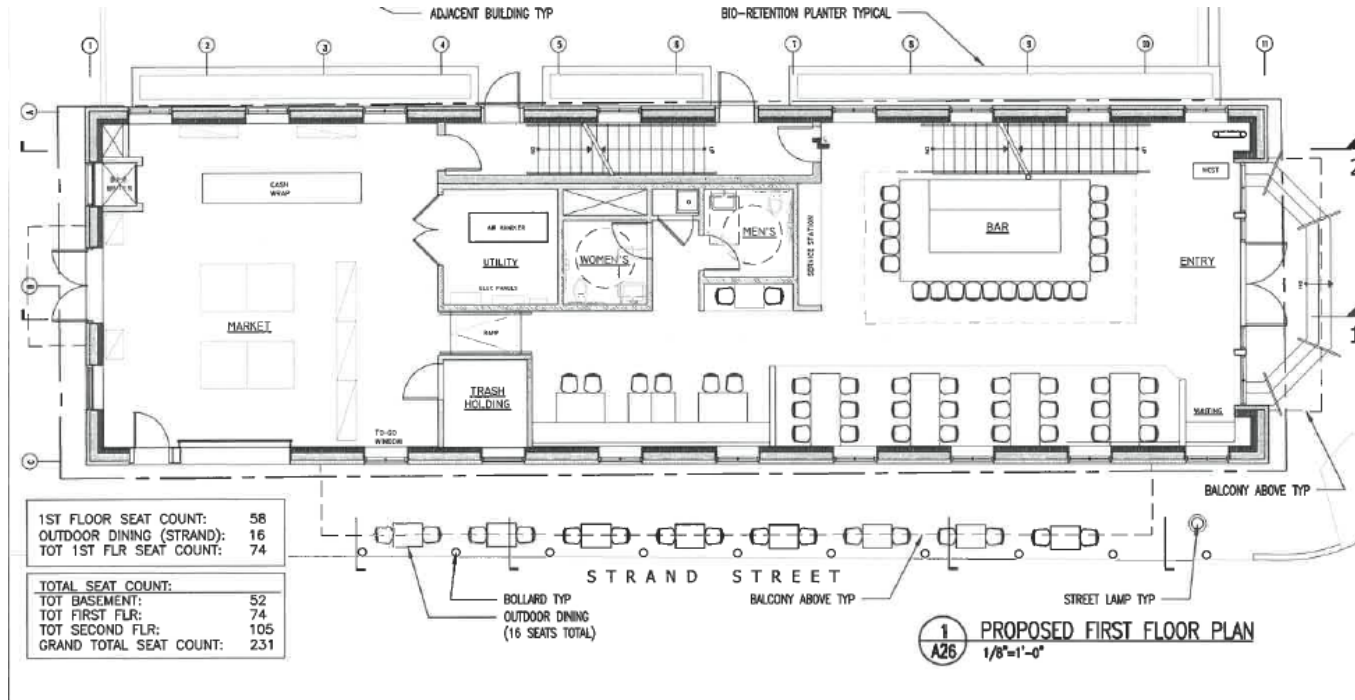


SUP #2019-0079 10 Duke Street

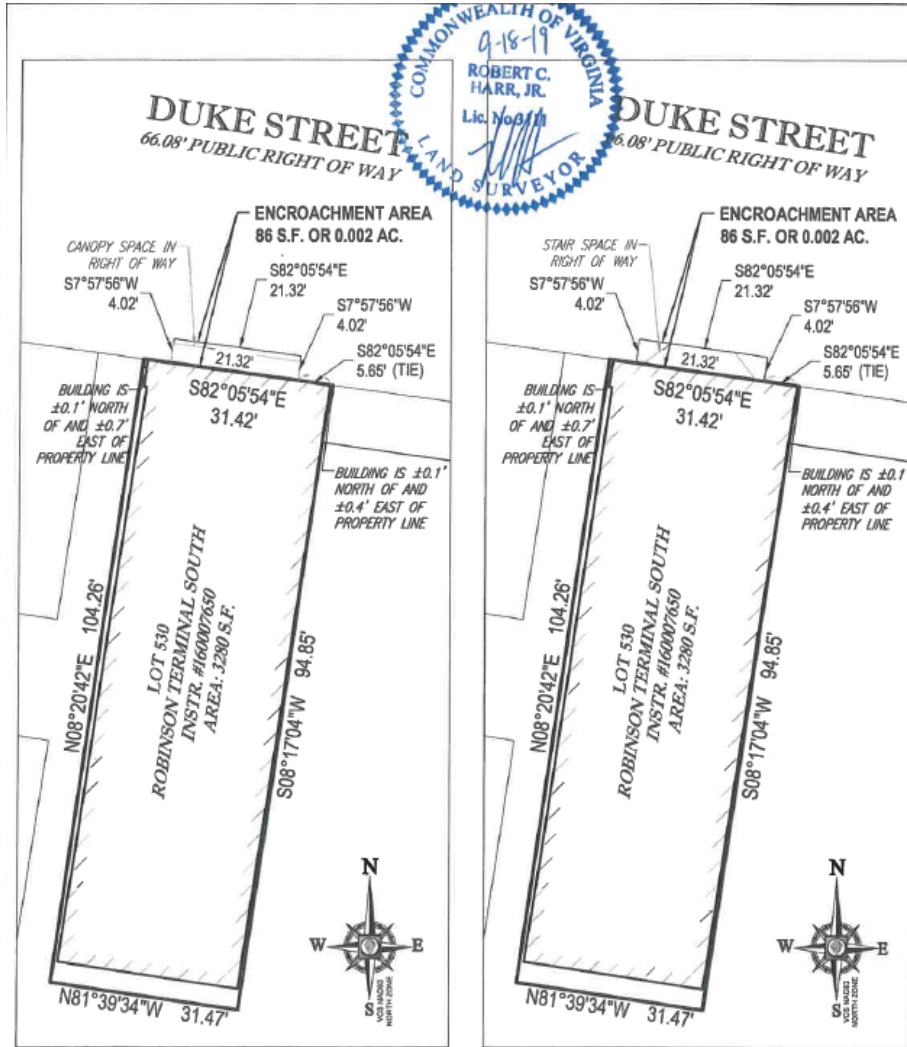
Restaurant Location	Square Feet	Zoning Ordinance Requirement	Parking Assigned
Building #1 Restaurant	5,899	Minimum of 1 Space per 1,000 SF/ Maximum of 3 Spaces / 1,000 SF)	6
Building #2 Café	2,193	Minimum of 1 Space per 1,000S F/ Maximum of 3 Spaces / 1,000 SF)	3
Pier Restaurant	4,000	Minimum of 1 Space per 1,000 SF/ Maximum of 3 Spaces / 1,000 SF)	4
10 Duke Street	9,000	Minimum of 1 Space per 1,000 SF/ Maximum of 3 Spaces / 1,000 SF)	9
	TOTAL	22 (minimum)	22

****58 Parking Spaces Dedicated for Commercial Uses***

Additional Information



Additional Information



COMMONWEALTH OF VIRGINIA
 9-18-19
 ROBERT C. HARR, JR.
 Lic. No. 0311
 LAND SURVEYOR

PLAT SHOWING
 ENCROACHMENT AREA
 WITHIN RIGHT OF WAY
ROBINSON LANDING
 10 DUKE STREET
 CITY OF ARLINGTON
 ARLINGTON, VIRGINIA
 SCALE: 1" = 20' DATE: SEPTEMBER 17 30, 2019
 DRAWN: S.U. SHEET 1 OF 1

SS132178ENC

BOHLER
 ENGINEERING

12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 703.708.9500
www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
 ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

SUP #2019-0079 10 Duke Street