

La Bergerie

MPA#2014-0007

REZ#2014-0005

SUP#2014-0079

City Council
October 18, 2014



Project Description

- Master Plan amendment, rezoning & SUP to operate restaurant and inn
- Five-room inn (hotel)
- 153 total restaurant seats
- Weekday parking reduction of 13 spaces
- Tandem parking, compact-sized spaces and shared parking
- No significant redevelopment is proposed



Master Plan Amendment & Rezoning

- Master Plan Amendment to change property designation in Old Town Small Area Plan from RM to CD
- Map Amendment (Rezoning) from RM / Townhouse to CD / Commercial Downtown
- Request consistent with goals/objectives in Old Town SAP
- Request consistent with “Criteria for Rezoning Without Master Plan Study”
- CD zone is appropriate given that site is adjacent to other CD-zoned property to south and west





Development Potential

Zone	RM / Townhouse	CD / Commercial Downtown (Non Residential Uses)	Existing / Proposed (Estimated)
FAR:	1.5	1.5 2.5 allowed by SUP	0.82
Height:	35' or 45' with design approval	50'	36 feet
Open Space	35%; min 300 sf	None	42.5%

Necessary approvals:

- Grading Plan or Site Plan
- SUP approval for above 1.5 FAR
- BAR Review and Washington Street Standards

Surrounding Area



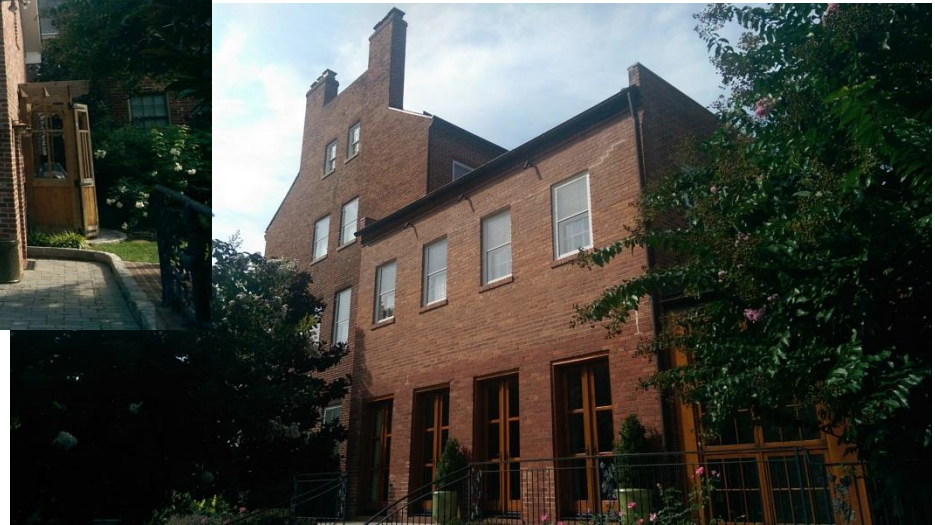
Surrounding Area



Surrounding Area



Site Exterior



Building Interior



SUP Details

- Relocation of existing French restaurant within Old Town
- First and basement levels of main building, accessory carriage house, outdoor patio areas
- Restaurant seating
 - 54 main dining room
 - 10 lounge seats
 - 11 carriage house bar
 - 26 carriage house banquet
 - 40 outdoor dining
 - 12 outdoor lounge
- Total of 101 indoor, 52 outdoor seats



SUP Details

- Five-room hotel on upper floors of main building
- On and off-premises alcohol
- Limited live entertainment, typically acoustic, indoors and outdoors
- Special events – weddings, parties
- Loading/unloading of supplies from North Washington Street
- Old Town Restaurant Policy

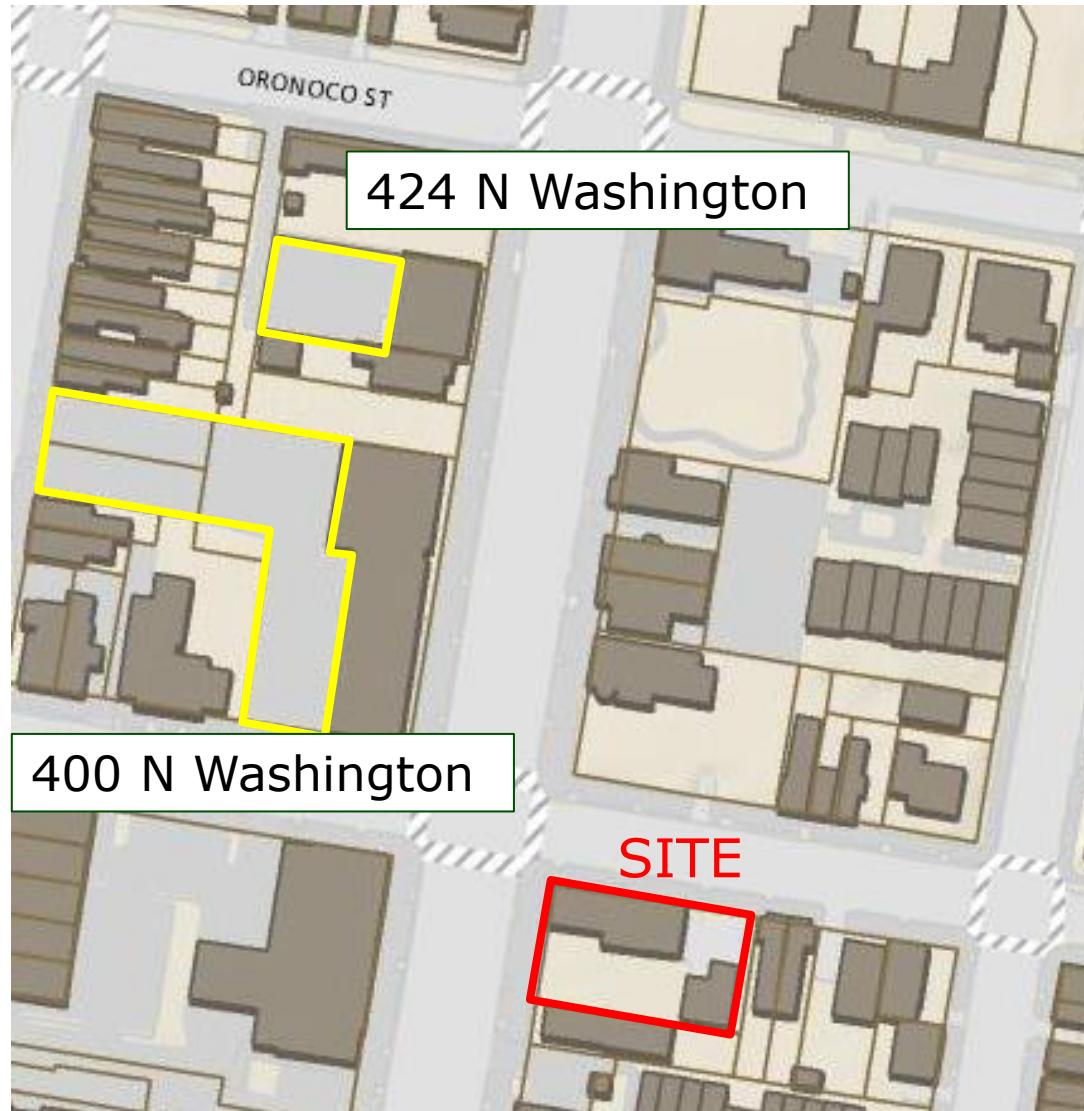


SUP – Parking

- 24-space parking requirement
- Three on-site spaces at all times, which are tandem and compact-sized (parking reduction needed)
- 8 additional off-site spaces weekdays
- 13-space parking reduction (weekdays)
- Weeknight/weekend parking provided:
 - 30 spaces at 400 N Washington
 - 14 spaces at 424 N Washington
- SUP for these 44 shared parking spaces
- Valet parking



SUP – Parking Details



SUP – Parking Details



SUP – Parking Details



SUP – Conditions

- Eight additional weekday spaces
- 44 additional off-site spaces
- Valet parking requirement
- Standard conditions
- Earlier outdoor dining closing hour
- Outdoor live entertainment - acoustic only and only until 9 p.m. daily
- Loading/unloading of supplies prohibited on Princess Street



Community Comments

- Dozens of letters of support and opposition
- Three petitions
- Letters/position papers from community groups including Old Town Civic
- Letter from Historic Alexandria Foundation
- Support from Alexandria Convention & Visitor's Association, Old Town Business and Professional Association



Conclusion

- Staff recommends APPROVAL of the requests subject to staff recommendations
 - Master Plan Amendment
 - Rezoning
 - SUP for restaurant and hotel
 - SUP parking reduction for 13 daytime spaces and for tandem and compact-sized spaces
 - SUP for shared parking



