

14 October 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street,
Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. *La Bergerie* has been my restaurant of choice for over 40 years whether for a business lunch, special family occasion, or romantic evening. I used it to officially entertain visiting senior military officers from around the world to show them a first class American restaurant many times when on active duty. My position would have allowed me to use any restaurant in Washington as well, but I always knew that Laurent's first-class French cuisine and his attentive service and wonderful hospitality would insure a great evening.

I am excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

You only have to look at what the Janowskys have done in Del Ray with the now popular neighborhood eatery, *Del Ray Café*, to envision what they will create on N. Washington Street in this historic building and add so much class to that area of our great town. I only regret that this great restaurant and inn will not be closer to my end of Old Town.

I am happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

HARRY E. SOYSTER

Lt. General, US Army (ret)

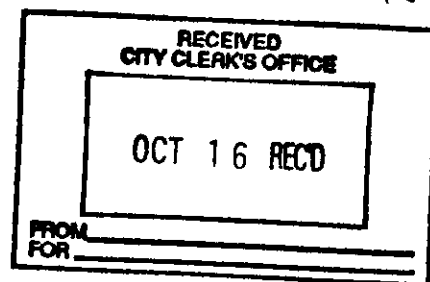
10
10-18-14

#10

10-18-14

313 North Saint Asaph Street
Alexandria, Virginia 22314

October 16, 2014



Honorable William D. Euille
Mayor, City of Alexandria
City Hall
Alexandria, Virginia 22314

Re: City Council Docket of October 18, 2014
Planning Commission No. 2014-0007
(Master Plan Amendment)
No. 2014-0005 (Rezoning)
No. 2014-0079 (Special Use Permit)

Dear Mr. Mayor:

Because I shall not be able to attend the Council hearing of October 18, 2014, I submit this summary of objections to the proposal to abandon existing zoning and turn the century-old residence at 329 North Washington Street in the Old and Historic District into a hotel and restaurant.

Many compelling substantive flaws of this neighborhood-destroying proposal have been set forth in eloquent statements by my neighbors, made both to the Planning Commission and to you. Overwhelmingly the residents with homes surrounding this historic property vehemently oppose this scheme. What meager support has been gathered for it comes nearly all from outsiders, some of them not even Alexandria residents, hardly any from the neighborhood (a number of them filed variants of a form letter), and a few business organizations with their own commercial ambitions. By now the facts, as to parking, traffic, garbage, noise, and violation of a community, are obvious to everyone. On the other side of the scales are a few well-connected individuals' desire to make a great deal of money by special exemption from long-standing zoning protections, at the expense of the neighborhood. This is forbidden spot-zoning at its worst.

The presentation and hearing before the Planning Commission were unworthy of this City. The applicants, one of them the child of a well-regarded former Mayor of Alexandria, Ms. Patricia Ticer, made Ms. Ticer the opening centerpiece of their presentation, and indeed seated her front and center throughout, referring to her connection with the applicants again and again throughout the evening. Instead of recognizing the impropriety of this repeated appeal to prejudice, the Commission members in granting the applications made bias clear from their own statements that they placed great weight on the identity and relatives of the politically-connected applicants.

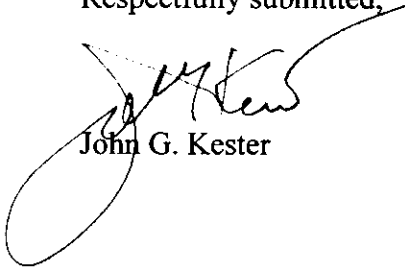
Honorable William D. Euille
October 16, 2014
Page 2

The proceeding and action were procedurally flawed in other respects as well. Notice adequate to satisfy constitutional requirements of due process was not provided to affected property owners. The City Code itself recognizes in section 11-808 that for departures from the zoning code of this magnitude, landowners within at least 300 feet of the property are affected, yet most of them did not receive notice. Further, several neighbors can testify from discussions of the proposal with the City staff that it was made clear to those citizens well before the hearing that for this proposal the fix was in--even though a very similar proposal, by different applicants, had been forcefully rejected by the City staff as recently as 1997.

You have on one side of the scales a neighborhood of honest and caring taxpayers and property owners, attempting simply to preserve the peace and environment they were promised by the zoning laws. On the other side is a scheme for people with political and business connections to make lots of money.

I hope that you will decide this life-affecting matter in a way that respects the longstanding laws, traditions and safeguards of Old Town Alexandria.

Respectfully submitted,



John G. Kester

cc: Honorable Allison Silberberg
Honorable John T. Chapman
Honorable Timothy B. Lovain
Honorable Redella S. Pepper
Honorable Paul C. Smedberg
Honorable Justin Wilson
City Clerk

Jackie Henderson

10
10-18-14

From: salena_zellers@yahoo.com
Sent: Thursday, October 16, 2014 7:42 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #60312: Mayor, Vice Mayor City Council Mayor, Vice Mayor, City Council, Plea

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 60312.

Request Details:

- Name: Salena Zellers
- Approximate Address: No Address Specified
- Phone Number: 7039802047
- Email: salena_zellers@yahoo.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Mayor, Vice Mayor, City Council,

Please accept this letter of support for the proposed relocation of La Bergerie to 329 N. Washington Street (SUP 2014-079).

I am personally excited by the prospect of the Janowsky's buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district.

Their proposed restaurant and inn at 329 N. Washington Street will bring the neighborhood a touch of vibrancy along the entrance to Old Town from Washington, DC. Their presence in this location will improve the safety and walkability of that area in the evening and will provide a beautiful and historic place for our friends and family to stay when visiting.

I attended a community meeting to hear what the Janowsky's had to say about the project and came away very excited. It is a beautiful plan for both the restaurant and the inn. I was incredibly pleased by their acquisition of 30 reserved parking spots in the evening in a parking lot just across the street. While I will be walking to the restaurant, this will provide ample parking in addition to the street parking on Washington Street which is very quiet in the evenings.

The Janowsky's have all the bases covered to make this a great success and incredible addition to this part of Washington Street and they have my full support for their SUP 2014-079.

Sincerely,

Salena Zellers

Resident of the Braddock Lofts*
Member of the Braddock Implementation Advisory Group*
Treasurer of the Braddock Metro Citizens' Coalition*

*This letter represents my personal opinions and not that of any group in that I am a member.

- Expected Response Date: Thursday, October 23

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

Jackie Henderson

From: roweflight@mindspring.com
Sent: Wednesday, October 15, 2014 10:24 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #60256: Mayor, Vice Mayor City Council October 14, 2014
TO: Honorable Mayor

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 60256.

Request Details:

- Name: Robert Rowe
- Approximate Address: No Address Specified
- Phone Number: 703-683-6496
- Email: roweflight@mindspring.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: October 14, 2014

TO: Honorable Mayor and City Council Members

FROM: Robert Rowe, resident and owner, 507 Princess St., Bulfinch Square, Old Town Alexandria

SUBJECT: Reject the SUP14-079 Application-- Proposed new restaurant and Inn by La Bergerie at 329 N. Washington St.

As a townhouse owner living within 100 yards of the proposed restaurant, I am asking the Council to reject the proposed SUP to redevelop the residence at the subject property as a huge restaurant masquerading as a small inn. This is tantamount to a spot rezoning of an historic house to a commercial dining and entertainment facility on what has been a quiet historic residential street, and would cause substantial harm to the neighboring residents. I have helped collect signatures to the petition opposing this SUP, and over two-thirds of the 31 Bulfinch Square owners have signed the petition (21 signers) in the past week, or if traveling have indicated their strong support of our opposition.

Parking Issues

I am mainly concerned about the SUP's cynical reliance on street parking in the abutting residential neighborhood to accommodate the considerable parking demand that this huge new restaurant (153 seats, close to the largest in the City) and inn would bring. The applicants calculate that even if the SUP rezoning were to be granted, the City's existing code for the size of restaurant and inn facility they are proposing normally calls for 46 parking spaces for patrons (not counting employees). Under a technicality in the Planning District 1 zoning code, the applicants are classifying their development as an inn (though only 4 rooms), which requires only one parking spot for every eight dining seats, instead of one for every four for a restaurant. The new property will have only two spaces on-site, supplemented by 12 spaces leased across the street at 330 N. Washington St. The applicant is asking the City to grant a waiver of the shortfall in the required parking, amounting to fully 32 spaces for patrons (and even more required for the employees) if classified as a restaurant, claiming the surrounding residential street parking and garages three to five blocks distant would accommodate the additional cars. The applicant is unwilling to provide for even the reduced "inn" parking requirement under the zoning code and is also asking for a parking waiver.

I maintain it is highly unlikely that the distant garages will absorb anywhere near the additional cars that will be attracted, for both patrons and employees. And the restaurant/ inn would draw its peak traffic in the dinner hours

(with up to 20 employees serving up to 161 customers), at the very time the neighborhood residents have the greatest need for street parking and spaces are most scarce.

The lease for the meager 12 spaces at 330 N. Washington Street would be available for only limited evening and weekend hours: after 6 pm Monday through Friday weekdays, and from 1 pm Saturday till 6 am Monday, and these spaces will be hard to find. So the employee and patron traffic drawn in the morning and lunch hours during the week would be almost totally dependent on the distant garages, public transportation, and, more likely, street parking nearby. Furthermore, I anticipate that few guests will want to circle around the other side of the busy N. Washington Street in the evening to take a chance on finding an open parking space at the 330 N. Washington office building garage, and fewer still will choose to park at the public pay garages or lots three or more blocks away, closing at varying hours. The applicants have even rejected valet parking.

I believe that any special exception to our residential zoning and/ or parking codes that brings additional reliance on street parking in this neighborhood, so close to the central shopping and business district of Old Town, is totally unwarranted and will exacerbate the already tight parking conditions in this area. A full 32 spaces of restaurant parking overflow is not an inconsequential increase in this neighborhood's parking demand. Although my home at Bulfinch Square has on-site parking, my neighbors and I need some street parking for groceries, visitors, and other short- term uses. Furthermore, the older mews-style town home communities in the neighborhood are almost entirely dependent on the street parking.

My neighbors and I are also worried that a number of sizable new residential developments that will be completed in the next one to five years within four blocks of the subject location, and our town home property, will inevitably bring additional demands on the already tight street parking in our immediate area. And if this SUP is granted, it would be a terrible precedent that will invite other spot rezonings of formerly historic large homes to commercial uses, and even more parking demand. A partial list of the approved or proposed new developments we will be seeing nearby:

1. Berg redevelopment
2. Health Department redevelopment 500 block of N. St. Asaph Streets--15 town homes
3. The Bus Barn redevelopment
4. Town Houses now under construction at the old Royal Market site, at Princess and Royal streets
5. Kingsley apartments (175 units) and the new Harris Teeter at 500 Madison St. nearing completion.
6. Proposed residences at the five-story International Assoc. of Chiefs of Police building, at 515 N. Washington St. (CAS Rieger Cos.).

Incompatible Commercial Use Concerns

Beyond the woefully inadequate parking plan, we believe the proposed restaurant/ inn would disturb the quiet enjoyment of our historic residential community, which abuts the subject property, with almost no buffer. The new establishment would essentially operate at all hours of the day and night (8 am to 11 pm), bringing unwanted noise and commotion, particularly during the most sensitive evening and weekend hours. The applicants propose having a bar and live entertainment, with special events like weddings at various times on the grounds, and they plan to serve up to 56 drinking and dining guest outdoors routinely.

In addition, they propose to use frontage on N. Washington Street, a major through-traffic artery, for deliveries and a loading zone, which seems on its face to be highly disruptive to local traffic. The almost daily noisy garbage truck pickups, dumpster odors, and vermin are also a cause for concern. The historic cobblestone pavers on this block of Princess Street are incompatible with any trucks or additional car traffic, and would be especially noxious in the early morning and evening hours. It is imperative that no garbage, delivery trucks, or patron traffic be permitted on these historic stone pavers along Princess St.

I, and the great majority of my Bulfinch Square neighbors, urge the Planning Commission and the City Council to reject the proposed SUP/ rezoning, with its extraordinary requested waiver of the required off-street parking spaces in this historic residential neighborhood. We cannot abide the excessive strain this commercial use would bring to the already tight street parking, and the disturbances it would cause to our normally quiet, historic neighborhood. Each proposed development in North Old Town, whether residential or commercial, simply must provide ample on-site and off-street parking to avoid undue burdens to the neighboring residential community.

This is simply not the environment we expected when we purchased homes here.

Respectfully,

Robert Rowe
507 Princess St.

- Expected Response Date: Wednesday, October 22

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Jackie Henderson

From: Nathan Randall
Sent: Tuesday, October 14, 2014 1:17 PM
To: Jackie Henderson
Subject: FW: Proposed Relocation of La Bergerie

From: Diane Burns [<mailto:diannaleeburns@gmail.com>]
Sent: Saturday, October 11, 2014 1:44 PM
To: Nathan Randall
Subject: Proposed Relocation of La Bergerie

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We write today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. We have visited La Bergerie many times over the years. Not only to experience first-class French cuisine and service. We believe Laurent to be on of the most gracious and honest hard working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City. La Bergerie is one of the handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district- practically a landmark itself.

When the Janowsky's recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, Del Ray Cafe'. We believe their proposed restaurant and innat 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected reswtaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

Diane Burns Owner of POSH Med Spa and Wellness.
Dr. Masterson Medical Supervisor

Jackie Henderson

From: shellman1852@gmail.com
Sent: Monday, October 13, 2014 1:12 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #60149: Mayor, Vice Mayor City Council Dear members of City Council,I am wr

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 60149.

Request Details:

- Name: Susan Hellman
- Approximate Address: No Address Specified
- Phone Number: 7038678614
- Email: shellman1852@gmail.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Dear members of City Council,

I am writing as a private citizen in support of SUP14-079, a request to amend the land use designation, change the zone, and operate a hotel and restaurant at 329 North Washington Street. As the Director of Carlyle House, a member of the Board of the Historic Alexandria Resources Commission, member of the Board of Governors of the Alexandria Convention and Visitors Association, and a City resident, I feel that the Janowskys' plan would be of great benefit to the community, and would revitalize North Washington Street. Siting La Bergerie at that location will expand interest in that end of town, drawing more visitors to historic sites such as the Lee-Fendall House and the Black History Museum. As a professional architectural historian, I appreciate that the Janowskys intend to respect the historic nature of the house when renovating it to accommodate a restaurant and inn.

Like the proposed site of the new La Bergerie, Carlyle House is adjacent to a residential neighborhood. We have residential homes to our north and to our east, and have managed to maintain beneficial relations with our neighbors. We rarely get complaints about noise or other issues. The Janowskys' application indicates that they take this issue seriously, and have outlined several strategies designed to minimize any potential conflict.

Finally, the Janowsky and Ticer families have faithfully and tirelessly served the City of Alexandria for decades. They are excellent stewards of the history of the City, stellar citizens, and upstanding entrepreneurs. This proposed venture will be a boon to the City, and I heartily endorse it. Please feel free to contact me if you have any questions or comments.

Best regards,

Susan Hellman

- Expected Response Date: Tuesday, October 21

Please take the necessary actions in responding, handling and/or updating this request at the [*Call.Click.Connect.* staff interface](#).

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: gerrycooper@asiatechsource.com
Sent: Thursday, October 09, 2014 10:31 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sittton
Subject: Call.Click.Connect. #60056: Mayor, Vice Mayor City Council We are residents of Alexandria since 197

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 60056.

Request Details:

- Name: Gerald Cooper
- Approximate Address: No Address Specified
- Phone Number: 7036551316
- Email: gerrycooper@asiatechsource.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: We are residents of Alexandria since 1973 and want to voice our long-term support for La Bergerie restaurant on Lee St. It is still one of a kind that attracts both locals and out-of-towners that inquire about where to find a good French dining establishment in Alexandria. The community on N. Washington and Princess Sts. should be proud to have La Bergerie as a possible new neighbor. The clientele is typically quiet, well-behaved, dignified and certainly unlikely to be pouring out onto the street after an evening of debauchery. Unlike The Chart House that requires overflow parking on Union St., La Bergerie is a relatively small restaurant with perhaps no more than 10-15 cars at anytime that would seek curbside parking on N. Washington, Queen, Princess or Oronoco Sts.
Please give La Bergerie's request for permission to relocate their best-in-class restaurant to N. Washington St. your serious consideration.
Gerry Cooper and Nancy Van Gulick Cooper
- Expected Response Date: Friday, October 17

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect. staff interface.**

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Jackie Henderson

From: guylamolinara@gmail.com
Sent: Wednesday, October 08, 2014 1:51 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59951: Mayor, Vice Mayor City Council Dear Mayor Euille and Council Members:

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59951.

Request Details:

- Name: Guy Lamolinara
- Approximate Address: No Address Specified
- Phone Number: 202 707 9217 (day); 703 549-6199 (evening)
- Email: guylamolinara@gmail.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Dear Mayor Euille and Council Members:

I attended the Zoning Commission meeting last evening, which lasted until after midnight and I can tell you that it was one of the most shameful and disgusting examples of city government that I have ever witnessed, for several reasons:

1) Former state Senator and Mayor Patsy Ticer, for whom I have great respect, figured prominently in the discussions, and the commission did nothing to prevent this. The female applicant for rezoning also happens to be Ms. Ticer's daughter and the other applicant is her son-in-law. We were forced to listen to lengthy speeches about Ms. Ticer's contributions to the community, her survival of breast cancer, etc., etc. I am very glad that she has survived breast cancer but this has absolutely nothing to do with the rezoning of a historic property. In fact, one speaker mentioned how offended he was that the issue of someone's cancer was an issue in last night's discussion. The head of the zoning commission haughtily replied that he would pay no attention to the speaker's remarks. The speaker replied that he too was the child of a cancer survivor as well and asked the commission what that had to do with the rezoning; the commissioner once again laughed him off. I am the son of a father who died of cancer and a mother who is also a breast cancer survivor and I, too, was very offended. Should that be a consideration in my plea to prevent this rezoning? I think not. We had to listen to how much some of the commissioners loved Le Bergerie and the applicants. If that is the case, then these commissioners should have recused themselves from this hearing. This was an fine example of political cronyism. It was as if a vote against the rezoning was a vote against Patsy Ticer herself--and I am sure that is what the applicants wanted.

2) The residents of the affected area had to sit through condescending comments from the applicants' lawyer and the commission about how "dismal" and dreary and unexciting our part of Old Town is. Well, I and the more than 30 people who spoke against the proposal happen to love our "dreary" section of Old Town just as it is and in fact it is why we bought in this so-called undesirable part of town: We realized we were in an urban mixed-use neighborhood, but we never expected that a zoning change would be visited upon us that would totally disrupt the "dreariness" we have come to enjoy.

3) We also had to endure the commissioners' paternalistic attitude about how we just didn't realize how dull our section of Old Town is and how this "charming" proposal would liven things up. Well, their idea of livening things up would turn the parking lot on North Columbus that is next to my house and is a Monday-through-Friday-8am-to-6 pm enterprise into a 7-days-a-week, open-till-midnight-or-later parking lot with noise and lights from cars and patrons shining into my windows every evening. Thirteen of the windows in my house face that lot (including bedrooms) and I can tell you that this will make it difficult if not impossible to sleep, unless I plan on not sleeping before midnight. I have lived in this house for 27 years and bought it with the not unreasonable expectation that the parking lot was to be used for office building parking and nothing more.

Because the proposed rezoning includes use of this lot (and another one down the street) does not that request also require a rezoning of the parking lots?

I have signed up to speak at the Oct. 18 Council meeting and I look forward to being heard by city officials who actually have respect for the citizens they represent. This was most definitely not the case last evening.

Thank you again for listening to my concerns.

Guy Lamolinara
411 N. Columbus St.

- Expected Response Date: Thursday, October 16

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Jackie Henderson

From: gail@hoffmangroup.com
Sent: Tuesday, October 07, 2014 5:28 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59907: Mayor, Vice Mayor City Council Gail H. Hoffman 426 N. Saint Asaph St.

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59907.

Request Details:

- Name: Gail Hoffman
- Approximate Address: No Address Specified
- Phone Number: 703-548-0121
- Email: gail@hoffmangroup.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Gail H. Hoffman
426 N. Saint Asaph St.
Alexandria, VA 22314
October 7, 2014

Dear Alexandria Planning Commissioners:

I am writing to strongly oppose the Rezoning and Special Use Permit application for 329 North Washington Street. As a homeowner in Lee Mews (400 block of N. Saint Asaph St.), I would be adversely and permanently affected by this rezoning and special use proposal.

The historic house at 329 N. Washington stands at the head of an important residential enclave in Old Town. It is a tall, narrow house with a very long frontage on Princess Street, one of two preserved cobblestone blocks in the city. The house and the surrounding blocks are zoned RM, residential medium, and a large restaurant and inn would be totally out of place in this location and have a negative impact on the surrounding neighborhood.

The special nature of this building was recognized when the Planning Commission considered rezoning the adjacent property at 323 in 1997. It was identified as one of three similarly-sited houses that "serve an important land use/urban design function as residential uses, marking on Washington Street the entrance into primarily residential neighborhoods.... Although the buildings face Washington Street, the units also have significant frontage on the side streets (Princess and Oronoco), and are thereby part of a block face that is predominately residential. They link and complete the residential neighborhoods."

The lack of adequate off-street parking and the extremely invasive commercial nature of a 153-seat restaurant with a 5-room inn make the proposal unacceptable. Parking is the single largest issue, though not the only issue, on which I oppose this proposal. I reject the applicants' argument that this venture constitutes a hotel with its more limited parking requirements. Whatever ratio the city uses to evaluate the application, the fact is that the normal two seatings in the evening could produce cars for as many as 254 patrons circling the streets in search of free, easy on-street parking.

This issue was not adequately addressed in the Planning Commission Staff Report issued on September 26, 2014 regarding this rezoning and SUP. The Staff Report was incomplete as shown in several examples cited below:

The Staff Report attempts to play down the potential impact of these additional vehicles, citing a "condition" that the applicants will have to employ Valet Parking for a 6 month period to mitigate the local parking impact. There is no requirement, however, to preclude the Valets from merely parking the cars on Princess, North Saint Asaph, or

other surrounding residential streets, thereby having the same impact as a situation without valet parking. In addition, there is no requirement that diners use the valet service, and many will seek free local parking anyway. Finally, what happens to the residential parking problems after the 6-month period expires? This "condition" is not a credible solution to the very real negative impact on parking for the surrounding Alexandria homeowners and residents.

Nor is the applicants' intent to use spaces in the Professional Insurance Agents building lot across Washington Street a credible solution to solving the parking problem. If patrons even considered parking on the far side of the very busy Washington Street, they would have to find an unmarked parking lot entrance off Columbus Street, from which neither Princess nor Washington Streets are visible.

The Staff report does not mention nor consider the impacts on neighborhood parking of the four nearby residential housing projects (in various stages of development) that circle this critical area of street parking. These new developments will have a huge impact on available residential parking in our neighborhood. These are four projects that have already been approved by the City. Each project is between one and two blocks away from the heavily impacted street parking around N Saint Asaph and Princess Streets. Many of these units will have more than 2 cars per unit and will use the surrounding neighborhoods for their additional parking needs.

Although these new developments have already been approved by the City and are coming soon, the impact of the future parking needs for all these residents does not appear to have been considered by the Planning Commission staff when reviewing and approving the 329 N. Washington St. application. This is a significant oversight that must be addressed and resolved.

The staff and applicants have pieced together a plan that does not address neighborhood parking concerns. It is woefully inadequate and, even if it were implemented, could well disappear after six months. They have now identified 11 off-street spaces for weekdays and 47 off-street spaces for night and weekend parking with the "most likely location for these off-site, daytime parking spaces is the Tavern Square garage...". In other words, nothing is definite. The three on-site spaces require another special use permit because they are tandem spaces. The 14 new evening spaces join the previous 30 off-site spaces, all across Washington Street. The new spaces are accessible from a dark alley off Oronoco Street that extends along the backs of several residences. And even if these all work out, this is 47 spaces for a 153 seat restaurant as well as 5 hotel rooms.

The staff has also required valet parking for Friday and Saturday evenings. Since this is subject to another special use permit, it is not clear how it would operate. It seems likely that the valet service would also cruise the neighborhood for street parking, perhaps even more aggressively than patrons unfamiliar with the area would. But this whole arrangement could go away after 6 months, along with the 8 daytime spaces and the 14 new offsite parking spaces. The Director of Planning is authorized to waive these requirements "if the applicant demonstrates that the spaces are no longer necessary for the use" and "if the applicant demonstrates that the valet parking program is not needed in order to achieve full utilization of the off-site parking areas." This leaves the critical issue of parking in future doubt.

Also the Staff Report cites a number of examples of restaurants living happily with their neighbors. These examples are not germane. Three of them are in Del Ray. The current location of La Bergerie "is grandfathered as to the need for Special Use Permit approval". Restaurant Eve and Vermillion are located on or very close to the dense King Street corridor. They have been zoned commercial and have in fact been restaurants for a long time, at least since the early 1990's. No one moving into nearby homes would have any excuse for not knowing what they were buying into. This is emphatically not the case for 329 N. Washington, whose neighbors had every reason to believe that the current Small Area Plan and zoning would prevail.

The very nature of the buildings and property at 329 N. Washington makes the location unsuited to the applicants' proposed uses. The property is completely closed off from the street by walls. There are only five openings, two doors in the house, a door in the wall on Washington, a street-level cellar door and the sliding gates in front of the carriage house. There is no alley for normal commercial loading, unloading and trash pickup. Trucks are prohibited on Princess Street.

The applicants propose to get around these obstacles by "designating" two parking spaces along Washington for loading, unloading and in drop off/pickup. Deliveries would be made by hand truck to the cellar steps on Princess. Trash would presumably also be hauled the length of the Princess side of the property to waiting trash trucks on Washington. I do not believe that these are workable arrangements.

The kitchen would be located in the basement of the house. That means that industrial exhaust fans would need to be located at street level on Princess, adding to the smells and noise in a residential area.

The staff has found it necessary to attach a total of 24 Recommended Conditions, covering 3 pages, to make this proposal remotely eligible for approval. The Planning Commission and the Council would be asked to vote with many important questions unanswered. Insuring that this lengthy list of stipulations is fulfilled would require a degree of vigilance on the part of city staff that seems highly unlikely. And it puts many crucial aspects of the hotel and restaurant operation beyond the scrutiny of the public.

Finally, the staff states that the proposal is consistent with five of the specific goals of the Old Town Small Area Plan. Three of these do not require rezoning or approving a special use permit to be fulfilled:

- Protect buildings and areas of historic and architectural value;
- Protect the appearance of Washington Street as the gateway to Old Town;
- Preserve existing open space areas including residential side and rear yards whenever practicable;

However, most importantly, the Staff Report fails to mention the first goal listed in the Small Area Plan: "Areas presently used for residential purposes should remain residential."

For the reasons stated above, the Planning Commission must turn down this rezoning proposal with its accompanying Special Use Permit.

Sincerely,

cc:

Mayor William Euille

Members of the City Council

Rashad Young, City Manager

Mark Jinks, Deputy City Manager

- Expected Response Date: Wednesday, October 15

Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface.](#)

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Jackie Henderson

From: pdecandio@johnmarshallbank.com
Sent: Monday, October 06, 2014 11:50 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59804: Mayor, Vice Mayor City Council To the Mayor & City Council,As an ac

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59804.

Request Details:

- Name: Pamela De Candio
- Approximate Address: No Address Specified
- Phone Number: 703-289-5959
- Email: pdecandio@johnmarshallbank.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: To the Mayor & City Council,

As an active member of the Old Town business community and as a frequenter of Alexandria restaurants, I support the proposed relocation of La Bergerie to 329 N. Washington St. A small inn with accompanying restaurant use would be a great addition to Alexandria, and further enhance the many improvements being brought to Old Town in the next few years. The proposed location is appropriate along the commercial corridor of N. Washington St and the proposed parking across the street will mitigate any impacts on the neighbors. La Bergerie has been in Alexandria since the 1970's and is an excellent restaurant with a reputation for fine food and quality service and their new proposal to locate in an existing historic structure with the addition of the 5 inn rooms will add to the mix of uses in Old Town that serve residents, businesses and tourists alike. I hope you will support this Alexandria small business in its new endeavor.

Sincerely,

Pam De Candio
Home address:
110 West Nelson Avenue
Alexandria, VA 22301

Business address:
John Marshall Bank
700 S. Washington Street
Alexandria, VA 22314

- Expected Response Date: Tuesday, October 14

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: Karrie Bowman <kbowman@carlberglaw.com>
Sent: Wednesday, October 01, 2014 12:07 PM
To: Jackie Henderson
Cc: Jo M. Carlberg
Subject: Letters in Support of 329 N. Washington Street
Attachments: Ltr to Mayor Euille 9.29.14.pdf; Ltr to VM Silberberg 9.29.14.pdf; Ltr to CM Chapman 9.29.14.pdf; Ltr to CM Lovain 9.29.14.pdf; Ltr to CM Pepper 9.29.14.pdf; Ltr to CM Smedberg 9.29.14.pdf; Ltr to CM Wilson 9.29.14.pdf

Dear Ms. Henderson,

I was provided your email address to submit letters to each of the council members, including Mayor Euille and Vice Mayor Silberberg. I attempted to do so using the form via the website, but it would not let me attach the letter to each member. Therefore, I have mailed them via first class mail. As I was provided your email address to provide you copies of the letters, please find them attached to this email. It is kindly requested for you to provide the letters to whom they are addressed.

The letters are regarding the proposed plan for 329 N. Washington Street, Alexandria, Virginia 22314 to be the future site of La Bergerie Restaurant and Inn. These letters are in support of the Janowsky's endeavor and are from two business owners in the City of Alexandria, Mr. Ron Carlberg and Mrs. Gwendolyn Jo M. Carlberg.

If I should direct this email and its corresponding attachments to someone else, please let me know. Otherwise, thank you very much for your assistance in getting these letters to the council members before the hearing on October 7, 2014.

My best,

Karrie M. Bowman

Legal Assistant to Gwendolyn Jo M. Carlberg
The Carlberg Law Firm
413 North Washington Street
Alexandria, VA 22314
Phone: 703.549.5551
Fax: 703.549.5558
KBowman@carlberglaw.com
<http://www.carlberglaw.com>

 Please consider the environment before printing this email.

The information contained in this e-mail, and any attachments hereto, may contain confidential information and is intended solely for the attention and use of the named addressee(s). It may not be disclosed to any person(s) without authorization. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorized to, and may not, disclose, copy, distribute or retain this message or any part of it. If you have received this communication in error, please notify the sender immediately. If you properly received this e-mail as a client, co-counsel or retained expert of The Carlberg Law Firm, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

IRS Circular 230 Disclosure:

We are required to advise you that any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used by any taxpayer (i) for the purpose of avoiding any penalties that may be imposed under the Internal Revenue Code, or (ii) in promoting, marketing or recommending any entity, investment plan or arrangement, or any other transaction or matter discussed herein to any taxpayer other than the intended recipient hereof.



THE CARLBERG LAW FIRM

413 NORTH WASHINGTON STREET

ALEXANDRIA, VIRGINIA 22314

GWENDOLYN JO M. CARLBERG*

DEMIAN J. MCGARRY*

BRIANNA D. SALERNO**

SHARON R. MOSS

TEL: (703) 549-5551

FAX: (703) 549-5558

WEBSITE: CARLBERGLAW.COM

E-MAIL: DIVORCE@CARLBERGLAW.COM

*ALSO ADMITTED IN THE DISTRICT OF COLUMBIA

**ALSO ADMITTED IN MARYLAND

September 29, 2014

By Electronic Mail

Mayor William D. Euille
301 King Street, Room 2300
Alexandria, Virginia 22314

Re: Proposed Relocation of La Bergerie to
329 N. Washington Street, Alexandria, Virginia

Dear Mayor Euille,

My purpose in writing to you is to express my support for the proposed relocation of La Bergerie by the owners, Laurent and Margaret Janowsky to 329 N. Washington Street, Alexandria, Virginia 223214. My husband, Ronald Carlberg and I strongly support the establishing of the restaurant and inn on North Washington Street. Both my husband and I own our own businesses in the City of Alexandria, his international marketing company is located at 2121 Eisenhower Avenue and my law office is located at 413 N. Washington Street, just a half block north of the proposed location for La Bergerie. We find the City of Alexandria to be a wonderful and thriving area for owning a business.

I find it to be quite an interesting coincidence that the Janowsky's wish to purchase this property as I had put a contract on the same property approximately nine years ago for my law firm when I understood the property to be zoned commercial and residential. While I ended up purchasing the building that I am currently in just a half block north, I have knowledge of the property and the proposed plans by the Janowsky's would be conducive to what the property and location has to offer.

Furthermore, my husband and I have been long time patrons at La Bergerie since it was originally located on Wilson Boulevard in Arlington and continue to enjoy the experience and food there since they moved to the Crilley Warehouse here in Old Town Alexandria. My husband takes his clients there on a regular basis as well as we frequent the restaurant for special occasions with family and friends. We both find the Janowsky's to be very caring and honest business owners who truly desire to create a wonderful experience with their French cuisine and with their proposed plans for the inn.

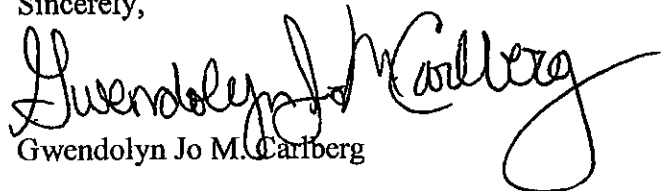
Speaking as a past president of the Alexandria City Chamber, as a past president of the Alexandria Bar association, and as a past member of the board of directors of St. Stephens and

Agnes school, I am mindful of the importance of maintaining the integrity of Old Town and the historic nature of our city. In doing so, I find it very important to expand commercial opportunities when they arise such as this one. Not only will the restaurant itself be a wonderful addition to this part of Old Town Alexandria, but the inn would compliment the other charming places offered in the city.

Lastly, as in every place in Alexandria, parking is of a concern. However, it is my understanding that the Janowsky's have taken steps to alleviate this issue by using the garage cattycorner from the proposed location. This will reduce the amount of street parking and will be a good use of the garage as well. As a business owner a half a block north from the proposed future site of La Bergerie Restaurant and Inn property at 329 N. Washington Street, I believe it would be a wonderful and ideal addition to the city.

I hope that you take this support letter in consideration when determining the outcome of Laurent and Margaret Janowsky's proposal. Thank you for your time.

Sincerely,

A handwritten signature in black ink, reading "Gwendolyn Jo M. Carlberg". The signature is fluid and cursive, with a large, sweeping loop at the end of the last name.

Gwendolyn Jo M. Carlberg

Jackie Henderson

From: Lori Arrasmith Quill <arrasmithquill@gmail.com>
Sent: Tuesday, September 30, 2014 3:06 PM
To: Jackie Henderson; PlanComm
Cc: Nathan Randall; Alex Dambach; Laurent Janowsky
Subject: Support for La Bergerie Restaurant and Inn
Attachments: La Bergerie Restaurant and Inn - 1.docx

Dear Ms. Henderson

May I ask you to please forward a copy of this letter to the Mayor and City Council members?

Thank you!

Lori Quill

September 30, 2014

RE: La Bergerie Restaurant and Inn
329 N. Washington Street

Dear Mayor Euille, Members City Council and Planning Commission,

This is a letter of support for the application of La Bergerie Restaurant and Inn to be located at 329 N. Washington Street.

As a resident of Alexandria since 1990 and a patron of LaBergerie and Del Ray Café, I enthusiastically support Laurent and Margaret Janowsky in their application to relocate their restaurant and add an Inn to this historic building. During the ten years I served as an Architect member of the Board of Architectural Review, Old and Historic District, I remember a previous application for 329 N. Washington Street. The building had been an office with residential, possibly apartments, on the upper floors. The building was in need of restoration. The new owners wanted to convert the building to a single-family residence. There was much discussion regarding the hardships of living on North Washington Street because of traffic, noise and privacy concerns. To ameliorate this situation, the applicant was requesting the construction of a 6 ft. high brick wall. There was concern regarding the removal of the low, metal fence and the loss of the view into one of the few remaining open gardens along North Washington Street.

It is my opinion that an historic Inn would be an ideal use for this building. It will be a landmark along a major entry to the historic district of Alexandria. There is a great tradition of inns located in historic houses in cities such as Charleston, Savannah, Richmond, New Orleans and Boston. Unfortunately, Alexandria does not have a single historic inn. I believe an historic inn would be very popular to visitors, especially those gathering for family weddings, funerals and graduations.

As a community, we need to do all we can to support local business in Alexandria. These are the people that support our non-profits, create stable employment opportunities and pay taxes to support our City. Laurent and Margaret Janowsky have two outstanding restaurants and we should support them in responsibly expanding these local businesses. With the creation of the Del Ray Café, Laurent and Margaret transformed a sad, run down building into a distinctive restaurant with the loveliest porch and garden. It fits into Del Ray and quietly transitions between a busy Mt. Vernon Avenue and the adjacent residential neighborhood. It is well managed and I have never smelled odors or seen untended garbage. Laurent and Margaret know how to maintain old buildings and will be outstanding stewards of 329 North Washington Street.

Over the years there have been many changes to Old Town, and so have the building uses. La Bergerie Restaurant and Inn will reflect these kinds of changes in the historic district. It will be a model as a local, neighborhood restaurant and business and it will benefit our City.

Very truly yours,

Lori Arrasmith Quill
9 W. Walnut Street
Alexandria, VA 22301
ArrasmithQuill@gmail.com

Jackie Henderson

From: john t long <longjohnt3@gmail.com>
Sent: Sunday, September 28, 2014 6:16 PM
To: Jackie Henderson
Cc: Rashad Young; Mark Jinks; Karl Moritz; Alex.Dambach@visitalexva.com; Val Hawkins; billr@alexandriasbdc.org; Skip Maginniss
Subject: Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

September 28, 2014

RE: Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear Members of Council & the Planning Commission:

We are writing as a resident of Alexandria to express support for the proposed plans and relocation of ***La Bergerie*** to 329 N. Washington Street. Laurent and Margaret Janowsky's have delivered exceptional service to our city since 2000 and their plans to elevate their successful business in Alexandria is a great plus for our city.

The Janowsky deserve our support! Please seriously consider the opportunity presented by ***La Bergerie Restaurant and Inn.***

Sincerely,

Cynthia B. & John T. Long III

400 Madison Street

Alexandria, Virginia

Jackie Henderson

From: eeberhart@afba.com
Sent: Friday, September 26, 2014 2:55 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59320: Mayor, Vice Mayor City Council Good Afternoon,
Attached please find

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59320.

Request Details:

- Name: Ralph Eberhart
- Approximate Address: No Address Specified
- Phone Number: 7035278694
- Email: eeberhart@afba.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Good Afternoon,

Attached please find a letter from Gen & Mrs. Ralph E. Eberhart, USAF (Ret.) in support of. The original letter was mailed earlier this week, but he wanted to make sure you had a copy as well. Please let us know if you have any questions.

Regards,

Melanie Lynn

Melanie Lynn McConnell
Executive Assistant to General Eberhart,
Chairman and President
Armed Forces Benefit Association
909 N. Washington Street
Alexandria, VA 22314
Direct 703-706-5967 / Main 703-706-5940 / Fax 703-836-3267
mmcconnell@afba.com

- Attachment: [Letter in Support of La Bergerie.pdf](#)
- Expected Response Date: Friday, October 3

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: cdpsachs@gmail.com
Sent: Friday, September 26, 2014 8:39 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59290: Mayor, Vice Mayor City Council 410 Duke Street Alexandria VA 22314c

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59290.

Request Details:

- Name: Cathy Sachs
- Approximate Address: No Address Specified
- Phone Number: 703-683-0831
- Email: cdpsachs@gmail.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: 410 Duke Street
Alexandria VA 22314
cdpsachs@gmail.com
September 26, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

My husband and I are writing today to express our support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street.

We were pleased to learn that the Janowskys are interested in moving La Bergerie and to expand their services to include accommodations for guests. Such an undertaking is a formidable task, for sure. Nevertheless, we feel that the North Washington Street location is an appropriate location for this kind of mixed-use commercial enterprise.

It is appropriate because a B&B at that site would

- 1) add to the city's ambiance and create pedestrian traffic to that part of city
- 2) increase the city's tax revenue, however marginally
- 3) transform a vacant building on a major vehicular artery into an ongoing viable enterprise, and
- 4) provide alternative accommodations to diners and travelers wanting to experience Old Town Alexandria.

La Bergerie is alone in its class amongst the restaurants in Old Town, and we are longtime patrons. The fact that owners have retained their courteous staff over the years is a validation that they do things "right". On this basis, I trust that they would do "right" by the city's standards and be an asset to our community.

I hope that you will concur with those of us who support this move.

Sincerely,

Cathy and Fred Sachs

- Expected Response Date: Friday, October 3

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

Jackie Henderson

From: executivedirector@seniorservicesalex.org
Sent: Thursday, September 25, 2014 11:02 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #59249: Mayor, Vice Mayor City Council September 24, 2014RE: Proposed Reloc

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 59249.

Request Details:

- Name: Mary Lee Anderson
- Approximate Address: No Address Specified
- Phone Number: 703 836 4414
- Email: executivedirector@seniorservicesalex.org
- Service Type: Mayor, Vice Mayor City Council
- Request Description: September 24, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I am writing to you in support of the proposed relocation of La Bergerie to 329 N. Washington Street. Senior Services of Alexandria is located directly across the street from the proposed site, and I believe it will greatly enhance the commercial neighborhood.

Laurent and Margaret Janowsky have maintained the excellent level of dining experience that Alexandria residents have enjoyed for almost forty years at La Bergerie, and enhanced the Del Ray neighborhood location of their other fine restaurant, Del Ray Café. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district.

When the Janowsky's recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local contractor Harry Braswell, and delivered the popular neighborhood eatery, Del Ray Café. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am pleased to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to keep their fine dining establishment in the City of Alexandria, and look forward to welcoming them to the neighborhood.

Sincerely,

Mary Lee Anderson
Executive Director

Scanned copy attached.

- Attachment: [20140925094802.pdf](#)
- Expected Response Date: Thursday, October 2

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

Old Town Business and Professional Association
P.O. Box 1294
Alexandria, VA 22313

September 22, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear Mr. Mayor, Members of Council, and Members of the Planning Commission:

I write today in my capacity as president of the Old Town Business and Professional Association to express our strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We whole-heartily support their proposed plans for 329 N. Washington Street. The Janowsky's have delivered exceptional service and value to our community since 2000 and their desire to take their highly successful business to an even higher level deserves our support, and yours.

The organization I represent serves the community by advocating, and marketing opportunities for our members and to publicizing the area as a progressive business district in the City of Alexandria. Establishing La Bergerie Restaurant and Inn at 329 N. Washington Street is in keeping with our desire to grow our businesses, encourage outsiders to come to Alexandria, and to provide our residents with a unique and wonderful setting to work and live. The plan to revitalize an 1833 building and turn it into a new landmark with touches of the old world strikes us as an opportunity we must support. The Janowsky's have proven their ability and vision to provide our citizens and visitors extraordinary cuisine, and now they can enhance our city with a unique place of lodging. They have considered the various obstacles, and have planned accordingly. They care about the neighborhood, and will be excellent stewards as they take this responsibility as a serious one.

These entrepreneurs deserve our support! The ***La Bergerie Restaurant and Inn*** will enhance Alexandria's old and historic district, add additional vitality to our thriving business community, and bring new life to a landmark building in our city.

Sincerely,

Janet Barnett

Janet Barnett
1101 N. Howard Street
Alexandria, Virginia, 22304

September 24, 2014

Dear Mr. Mayor, Members of City Council and Planning Commission
Members:

I fully support the effort by Laurent and Margaret Janowsky to move their existing and highly successful La Bergerie restaurant business to 329 N. Washington Street, giving our great city a new and exciting destination - La Bergerie Restaurant and Inn.

This new venture provides a unique dining and overnight accommodations opportunity for residents and visitors to Alexandria. Not only will we add a charming and beautiful inn, in the tradition of our city and its Old Town feel, but we will also gain a high quality restaurant destined to be world class and a significant draw to diners, old and new.

La Bergerie Restaurant and Inn will also breed new life into an old, historic building, perhaps setting it apart from, and a competitor to, nearby and well known locations such as the 1789 Restaurant in Georgetown. The Janowsky's plan ensures maintaining the historical attributes of this 181-year old building, while adding modern touches which ensure safety and enhance the beauty of the location.

This lodging addition for this transformed business will set it apart from traditional hotel chains which dominate our city, and add a refreshing setting based on inns from the past. It will feature improved parking for customers using nearby available space, coupled with changes to parking restrictions in the vicinity which will allow more choices for customers, while not impacting residents in the area.

I encourage city officials to break new ground and overcome any obstacles to approve this fantastic effort by the Janowsky family.

Very truly yours,

Janet Barnett

Jackie Henderson

From: rdawson@dawsonassociates.com
Sent: Friday, September 19, 2014 4:27 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58985: Mayor, Vice Mayor City Council Robert and Susan Dawson
1214 Key Drive

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 58985.

Request Details:

- Name: Robert Dawson
- Approximate Address: No Address Specified
- Phone Number: 202-289-2060
- Email: rdawson@dawsonassociates.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Robert and Susan Dawson
1214 Key Drive
Alexandria, VA 22302
Robert_Dawson@comcast.net
Susan_Dawson@comcast.net

September 19, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor, and City Councilors:

We are writing you today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street.

Our family, friends, and we have visited La Bergerie regularly over the years since Laurent and Margaret opened this wonderful establishment. We have enjoyed experiencing first-class French cuisine and service, and Laurent is one of the most gracious, hospitable, hard-working hosts ever.

When our son, Steve, was married 12 years ago, we had an important pre-wedding dinner just for family at La Bergerie, and the atmosphere, food, and setting was just perfect for that. Also, as a small business owner in Washington, D.C. that is very prominent in its field, we have used La Bergerie on a number of occasions for very important dinners with clients and potential clients. We have also had our firm-wide Christmas dinner there before, too. Needless to say, La Bergerie is a very important institution to us and the City.

The Janowskys have called the City of Alexandria home for nearly four decades, and we look forward to them staying for many more. We hope and believe that relocating the restaurant will secure its future as a continued staple of Alexandria fine dining. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district; it is practically a landmark itself!

The Janowskys recently invested in Alexandria City by purchasing an older building in the popular Del Ray area which had been vacant for two years, hiring local son and contractor Harry Braswell, and delivering the popular neighborhood eatery, Del Ray Café. We believe that 329 N. Washington Street will be a good, lasting location for La Bergerie so that the great services of the restaurant can continue to be rendered; we anticipate that this location for their proposed restaurant and inn will offer this historic building a similar new lease on life and

increased, vibrant activity in an otherwise inactive "dead zone" along the entrance to Old Town from Washington, D.C. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in an historic residence in the Old Town district.

We are pleased to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to maintain their already well-respected restaurant in the City of Alexandria and to enhance the old and historic district's very fabric with the addition of an historic inn.

Sincerely,
Bob and Susan Dawson

Robert K. Dawson | President
Dawson & Associates, Inc. | 1225 I ST, NW, Suite 250 | Washington DC 20005
direct 202.289.2060 | fax 202.289.8683
www.dawsonassociates.com | rdawson@dawsonassociates.com

- Expected Response Date: Friday, September 26

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Jackie Henderson

From: Patricia Washington <Patricia@visitalexva.com>
Sent: Friday, September 19, 2014 1:09 PM
To: Jackie Henderson
Cc: Rashad Young; Mark Jinks; Karl Moritz; Alex.Dambach@visitalexva.com; Val Hawkins; billr@alexandriasbdc.org; John Long (jtlong@alexchamber.com)
Subject: La Bergerie Support Letter from ACVA
Attachments: La Bergerie ACVA support letter 9.18.14.pdf

Good afternoon Jackie,

Please distribute the attached letter to the Mayor, City Council, and Planning Commission. Thank you!

Patricia Washington
President & CEO
Alexandria Convention & Visitors Association
625 N. Washington Street, Suite 400 | Alexandria, VA 22314
703-652-5362 | Patricia@VisitAlexVA.com
<http://VisitAlexandriaVA.com> | Twitter | Facebook | Instagram | YouTube



EXTRAORDINARY



September 18, 2014

Mayor William Euille, Members of City Council & Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of City Council & the Planning Commission:

On behalf of the 300 members of the Alexandria Convention & Visitors Association, I would like to express our strong endorsement of the move of La Bergerie to 329 North Washington Street. On multiple levels, this project embodies the best of Alexandria.

Preservation for Public Use

First, it preserves a historic building in a way that provides access to the public when so many of our architectural treasures are falling into private hands or disrepair. The conversion of this property (on the market for 2 years) to commercial use means that both Alexandria residents and visitors will have ongoing access to its spectacular exterior and interior through the property's use as a historic inn and restaurant that will increase appreciation of our distinctive architecture and heritage.

Tax Base

Because the use of the property will be private commercial, rather than city owned or non-profit, it will add to the City's property tax base. At a time when the City's budget is under pressure, increasing the tax base means that our public resources are available for other use. As a historic Inn and restaurant La Bergerie will enhance the city's portfolio of distinctive experiences adding value and stimulating increased revenues for the city. Moreover, there is nothing else like this in Alexandria, so the ability to add a historic inn to our tourism mix will also positively impact our overall visitor message.

Economic Development

The heart of Alexandria's economic development is the spirit of civic engagement and entrepreneurship. The owners of this property have been long-time civic boosters in both Del Ray and Old Town. They embody the spirit of civic-minded entrepreneurship that we need to foster for our long term health and quality of life. By supporting this dual-bottom line approach, we are sending a signal to other entrepreneurs that Alexandria welcomes them and encourages their involvement in the community. At the same time, any disproportionate constraint on this project risks sending a negative signal to future entrepreneurs and diminish our economic development efforts who might perceive "if the Janoskys can't get their project approved, how can I?"

Neighborhood Impact and Parking

As our office is located at 625 North Washington, just down the street from the proposed location, we are familiar with the proposed neighborhood. Washington Street is clearly a major commercial corridor with adjacent access to historic homes. We believe this project is ideally suited to this location because it is a commercial use that by its application as an small inn and restaurant encourages excellent upkeep and preservation consistent with the adjacent streets' architectural and neighborhood integrity and

scale. It will complement the group of historic homes in the area, such as Lee-Fendall House Museum & Garden and the city-owned Lloyd House, bringing more attention to these hidden gems. We understand there have been some questions about noise from special events such as weddings, but the commitment to exclude amplification ensures that any music would be soft and non-intrusive. Moreover, the other commercial uses of nearby commercial buildings are largely Monday-Friday, 9-5. Our experience in this neighborhood suggests that parking is prevalent compared with other areas of Alexandria, particularly outside regular business hours.

For all of the above reasons, we heartily support the La Bergerie Restaurant and Inn and encourage the speedy passage of this project.

Thank you.

Sincerely,

A handwritten signature in black ink, reading "Patricia Washington". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Patricia Washington
President, Alexandria Convention & Visitors Association

Cc: Rashad Young, City Manager
Mark Jinks, Deputy City Manager
Karl Moritz, Acting Director of Planning
Alex Dambach, City Planning Office
Val Hawkins, CEO, Alexandria Economic Development Partnership
Bill Reagan, Small Business Development Center
John Long, Alexandria Chamber of Commerce

Jackie Henderson

From: stomai@oratorio.com
Sent: Thursday, September 18, 2014 8:13 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58940: Mayor, Vice Mayor City Council Susan Tomai13 West Cedar StreetAlex

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 58940.

Request Details:

- Name: Susan Tomai
- Approximate Address: No Address Specified
- Phone Number: 703 683-2399
- Email: stomai@oratorio.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Susan Tomai
13 West Cedar Street
Alexandria, VA 22301
stomai@oratorio.com

La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. I (we) have visited La Bergerie many times over the years. Not only have I (we) experienced first-class French cuisine and service, I (we) believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am thrilled by the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City it has called home for nearly four decades. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself. When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, Del Ray Café. I (we) believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I support La Bergerie and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Best

S. B. Tomai

- Expected Response Date: Thursday, September 25

Please take the necessary actions in responding, handling and/or updating this request at [the *Call.Click.Connect.* staff interface](#).

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: Poul Hertel <poulh@erols.com>
Sent: Thursday, October 16, 2014 10:32 AM
To: Jackie Henderson
Subject: Saturday Public Hearing La Bergerie

Dear Ms. Henderson

I would be ever so grateful if you could forward this message to the Mayor and the City Council members.

Sincerely
Poul Hertel

Regarding La Bergerie Hearing

Honorable Mayor and members of the City Council

In response to the question if a proffer will protect the building, the answer is no.

That is because the current RM zone will allow an adjacent structure to be built in the side yard, which enhances the property value, but not the historic property value. This is made worse under the CD zone because it conveys more uses and therefore greater flexibility and even higher property value, whereas the historic building value remains unchanged. That is why the proffer retaining the RM development envelope will in itself not save the building in the long run. Only a scenic easement will.

While there is little concern about either the BAR or the City Council allowing the destruction of this historic home, a loophole exists that permits this to happen, which circumvents the City authorities entirely. According to the ordinance, an owner can request that the City appraise the property, and he can then put the property up for sale. If the property at that given price has not been sold within a year, the owner can tear it down regardless of how iconic, historic or architecturally significant.

A key provision will obviously be the appraised value of the property, which depend on the instructions given to how the appraisers are to value the property. In past cases, it has never been the value of the historic building, but the highest and best use of the parcel.

If the parcel is granted a change of zoning to CD, it will be given greater flexibility in use and the setback and open space requirement go away. As a result, the parcel will have greater flexibility and less conditionality tied, and therefore, greater worth from a highest and best use perspective. However, from a market perspective, the existing historic structure will not increase in value.

As a result, if this loophole is used in combination with the proposed zoning change, the City increases the risk of losing the historic building in years to come. This is why scenic easement for the side yard is so vitally important, and is an imperative.

Imagine that you had a house in a zone that only allowed a house and required some open space. That will have a certain value. Now to really make it explicit, then imagine if the zoning suddenly were changed to allow a building to be

put in the side yard as it happened when they introduced the RM zone back when. The value of the parcel will increase, but if you tried to sell the house for that higher value, it more than likely would not happen. Then add onto that a further change in the zoning again, to CD with greater flexibility of uses, the value of the parcel would increase further, which is why the building would not survive because ultimately it will remain unsold for a year. However, if you put a scenic easement on the open space, you are back to the original condition in which the parcel value equals the historic prebuilding value.

Furthermore, because a proffer can be easily removed by the City Council at any time, it will offer little long-term protection, whereas a scenic easement cannot be removed.

I believe that the City should receive something in return and ensuring the survival of this historic and architectural significant building for generations would be significant, but only the easement achieves that goal.

Poul Hertel

Jackie Henderson

From: Anne@canfieldassoc.com
Sent: Thursday, September 18, 2014 9:16 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58942: Mayor, Vice Mayor City Council Attached is my letter in strong support

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 58942.

Request Details:

- Name: Anne Canfield
- Approximate Address: No Address Specified
- Phone Number: 202-617-2102 or 202-661-2100 or 703-836-1070
- Email: Anne@canfieldassoc.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Attached is my letter in strong support for Laurent and Margaret Janowsky's application to relocated La Bergerie restaurant to 329 N. Washington Street, Alexandria, VA 22314

Many thanks for your consideration of my views.

Anne C. Canfield

- Expected Response Date: Thursday, September 25

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

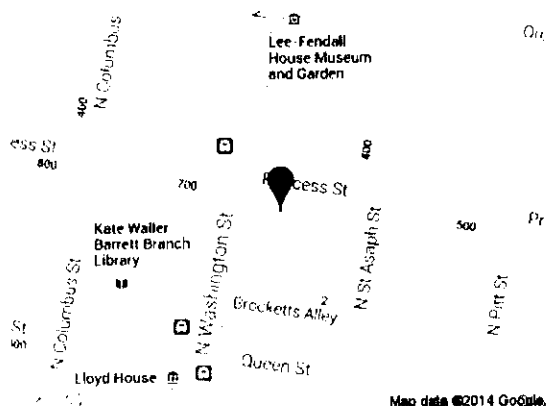
From: Christena.Nielsen@gmail.com
Sent: Monday, September 15, 2014 9:17 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58665: Mayor, Vice Mayor City Council at 329 N WASHINGTON ST
Re: Support for the proposed relocation

Dear **Call.Click.Connect.** User

A request was just created using **Call.Click.Connect.** The request ID is 58665.

Request Details:

- Name: Christena Nielsen
- Approximate Address: 329 N WASHINGTON ST (See [map below](#))
- Phone Number: 571-239-3039
- Email: Christena.Nielsen@gmail.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Re: Support for the proposed relocation of La Bergerie to 329 North Washington Street
- Attachment: [LaBergerie Support Letter.pdf](#)
- Expected Response Date: Monday, September 22



Please take the necessary actions in responding, handling and/or updating this request at [the **Call.Click.Connect.** staff interface](#).

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.

Thomas D. Crowley and Christena Nielsen

214 North Royal Street, 214 South Lee Street, 1501 Duke Street,
1316 King Street, 1305 Cameron Street, 1321 Cameron Street - Alexandria, VA 22314
703-838-0472

September 15, 2014

RE: Proposed Relocation of *La Bergerie* to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We are writing today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of *La Bergerie* to 329 N. Washington Street. We have been regular visitors to *La Bergerie* over the years and have very much enjoyed the first-class French cuisine and service. We have found Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving *La Bergerie* into this beautiful, historic building on one of the City's main commercial streets, allowing *La Bergerie* the permanent home it deserves in the City it has called home for nearly four decades. *La Bergerie* is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

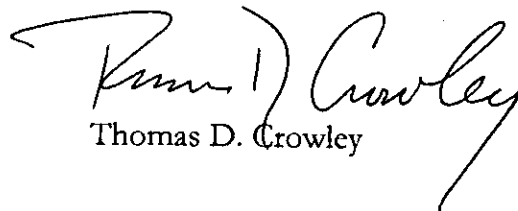
When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in an historic residence in the Old Town district.

We are happy to support *La Bergerie* and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of an historic inn.

Yours Sincerely,



Christena Nielsen



Thomas D. Crowley

cc: Laurent and Margaret Janowsky

Jackie Henderson

From: harry@harrybraswell.com
Sent: Thursday, September 18, 2014 9:41 AM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58888: Mayor, Vice Mayor City Council Support for La Bergerie relocation to 32

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 58888.

Request Details:

- Name: Harry Braswell
- Approximate Address: No Address Specified
- Phone Number: 703-929-2911
- Email: harry@harrybraswell.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Support for La Bergerie relocation to 329 N. Washington St
- Attachment: [La Bergerie Letter.pdf](#)
- Expected Response Date: Thursday, September 25

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

September 18, 2014

RE: Proposed Relocation of La Bergerie to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors:

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of La Bergerie to 329 N. Washington Street. I have visited La Bergerie many times over the years. Not only have I experienced first-class French cuisine and service, I believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

As a longtime Alexandria business owner and former resident, I am excited by the prospect of the Janowskys buying and moving La Bergerie into this beautiful, historic building on one of the City's main commercial streets, allowing La Bergerie the permanent home it deserves in the City it has called home for nearly four decades. La Bergerie is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, and delivered the popular neighborhood eatery, Del Ray Café. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support La Bergerie and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Braswell", with a stylized, cursive script.

Harry Braswell
6070 Rock Hill Mill Road
The Plains, VA 20198
C 703-929-2911
harry@harrybraswell.com

Jackie Henderson

From: Anne@canfieldassoc.com
Sent: Thursday, September 18, 2014 9:16 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #58942: Mayor, Vice Mayor City Council Attached is my letter in strong support

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 58942.

Request Details:

- Name: Anne Canfield
- Approximate Address: No Address Specified
- Phone Number: 202-617-2102 or 202-661-2100 or 703-836-1070
- Email: Anne@canfieldassoc.com
- Service Type: Mayor, Vice Mayor City Council
- Request Description: Attached is my letter in strong support for Laurent and Margaret Janowsky's application to relocated La Bergerie restaurant to 329 N. Washington Street, Alexandria, VA 22314

Many thanks for your consideration of my views.

Anne C. Canfield

- Expected Response Date: Thursday, September 25

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

Jackie Henderson

From: Justin Wilson
Sent: Tuesday, October 14, 2014 10:23 AM
To: Karl Moritz
Cc: Jackie Henderson
Subject: Fw: Van Van Fleet Sends Letter on 329 N. Washington Street

FYI

Justin M. Wilson, Member
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: vmgthehill@aol.com <vmgthehill@aol.com>
Sent: Tuesday, October 14, 2014 10:14 AM
To: William Euille; Allison Silberberg; Paul Smedberg; dell.pepper@alexandriava.gov; Justin Wilson; Timothy Lovain; John Chapman
Subject: Van Van Fleet Sends Letter on 329 N. Washington Street

OLD TOWN CIVIC ASSOCIATION

Dear Mayor Euille and Members of the Alexandria City Council:

The rezoning of 329 North Washington Street (a historic private home) and the 600 block of Princess Street from residential (RM) to commercial (CD) and to grant a Special Use Permit (SUP) for the conversion of 329 North Washington Street into a 153-seat restaurant, bar and a five room hotel will be before you this Saturday, October 18th.

The Old Town Civic Association (OTCA) has some serious reservations regarding this application.

For decades, the OTCA's basic mission has been the preservation of the historic fabric that gives Old Town its charm and character. To that end, we have consistently opposed the degradation of the city's historic assets, so we generally discourage conversion of these assets into commercial business and specialty restaurants.

The basic question in this case is this: once zoning has been changed from RM to CD, how does it affect subsequent owners of the property? If the property fails as a restaurant, what value does it retain for another type of resale? Consequently, this

residence must remain intact through easements that not only protect the integrity of the building, but also limit the development potential. This is necessary so that development of the side yard is discouraged, especially since this property is such a prominent, significantly visible contributing structure to the George Washington Memorial Parkway. To that end, we would require that the applicant proffer the change in zoning to grant the Alexandria Historical Restoration and Preservation Commission (commonly called the "Long Name" Commission) both a façade easement to cover the entire exterior of the historic structure and an open space easement to cover all of the existing open space on the lot. Both of which will provide the owners benefit of some property tax relief. This proposal appears to be a zoning bailout for the current owner of the property. We understand that the current owner cannot get her asking price for the residence at 329 North Washington, which currently is zoned RM/Townhouse, but if the property is up-zoned to CD/Commercial Downtown, it would enhance its value by many hundreds of thousands of dollars, possibly even a million dollars or more.

Additionally, the issuance of a SUP implies that the development or use for which the permit is sought is truly special, that granting it would provide a benefit to the neighborhood and the city notwithstanding the invasiveness of the project and use. The conversion of a historic home in a quiet residential neighborhood into a restaurant with a business plan that includes outdoor seating for over 50 bar and restaurant patrons offers little benefit to the immediate neighbors. The applicant's parking plan, which would provide only 30 spaces after 6:00 p.m. in a fairly inconspicuous, obscure location behind a large building on the west side of Washington Street is wholly inadequate and unacceptable since patrons simply will not use that parking. Instead, it is likely that they will circle our residential blocks seeking free, on-street parking among our already crowded streets.

Approval of this application and the associated parking plan would displace homeowners (most of whom have no off-street parking) from using their street parking in order to give it to patrons. The parking plan as developed by the applicant is insufficient, and must at the very least include valet parking using the Saul Center for Thursday through Saturday and for special events. In addition to the extreme parking hardship that the proposed project would impose on nearby residents, extensive outdoor activity is envisioned, with bright lighting after dark coupled with live music, even if unamplified, which would be severely disruptive to the neighborhood residents. In order to make this work, all outside activities need to cease no later than 9:30 pm, and deliveries and trash pickup need to be coordinated with Washington Street traffic patterns and morning HOV lanes so as not to disturb local residents. Additionally, we are concerned about preservation of the cobblestone surface on Princess Street that is adjacent to this home. If delivery trucks for food and beverage lumber up and down Princess Street, this surface will severely degrade. There needs to be some provision stipulating that there will be no delivery trucks on Princess Street servicing this business.

We respectfully request that you not approve this application unless the following conditions are met:

- a. The applicant proffer as part of the rezoning and grant a perpetual easement to the Alexandria Historical Restoration and Preservation Commission to preserve the exterior of the historic structure and an open space scenic easement to preserve all existing open space on the lot;
- b. A provision is made for valet parking from Thursday thru Saturday;
- c. That any additional outdoor lighting be the minimal necessary for the use, be full cut-out lights and not cause any disturbance or light spillover to the adjacent properties or adjacent street.
- d. A review of the outside hours be conducted after a six month reevaluation period.
- e. A provision is made requiring food and supply delivery from N. Washington Street to this business, and to minimize disturbance to the neighbors.

Townsend A. Van Fleet
OTCA President

POLINA & DIKRAN KAVALJIAN

OCT 15 2014

207 TENNESSEE AVENUE

ALEXANDRIA, VA 22305

OCTOBER 6, 2014

RE: Proposed Relocation of ***La Bergerie*** to 329 N. Washington Street,
Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

We write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We have visited ***La Bergerie*** many times over the years. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the City's main commercial streets, allowing ***La Bergerie*** the permanent home it deserves in the City it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, ***Del Ray Café***. I believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life. The addition of the inn component is an exciting opportunity for the City to offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district which has not been an option for

decades.

We are happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely, Polina & Dikran


POLINA & DIKRAN KAVADINA

Jackie Henderson

From: Nathan Randall
Sent: Wednesday, October 15, 2014 10:19 AM
To: Jackie Henderson
Cc: Karl Moritz
Subject: FW: La Bergerie / 329 N. Washington St.
Attachments: Janowsky Letter.doc; ATT00001.htm

From: William Cromley [<mailto:wm.cromley@mindspring.com>]
Sent: Wednesday, October 15, 2014 9:44 AM
To: Alex Dambach; Nathan Randall
Subject: La Bergerie / 329 N. Washington St.

Alex & Nathan,

Please find attached a letter in **support** of Laurent Janowsky's application to relocate La Bergerie to 329 N. Washington St.

Thanks,

Bill

William Cromley

10/14/14

Mayor Euille and Members of Council,

I am writing to **support** Laurent Janowsky's application to move the venerable La Bergerie to the old Delaney medical practice building at 329 N. Washington Street and to operate a five room inn there.

I am an immediate neighbor of the property and am delighted at the prospect of Mr. Janowsky's highly regarded restaurant relocating to this historic property.

The creative and sensitive adaptive re-use plan for the building and grounds is a charming addition to the N. Washington Street commercial corridor, and with its planned outdoor dining, a unique neighborhood amenity.

Mr. Janowsky's vision for this corner typifies what makes Old Town special: respected and committed local businesses breathing new life into our treasured old buildings.

Sincerely,

William Cromley

426 N. Columbus St.
Alexandria, Virginia 22314
h (703) 739-0057 c (703) 973-2250
wm.cromley@mindspring.com

October 6, 2014

Re: Opposed to Liberty Gas Station SUP

Dear Mayor Euille and members of City Council:

I am a resident of The Henry condominiums who lives directly across Oronoco Street from the Liberty gas station located at 442 N. Henry Street, and am strongly opposed to extension of hours for this business for reasons outlined below.

During the Mr. Abutaa's (the "Owner") short time as owner of the station, he has demonstrated little respect for the City's rules or his neighbor's wellbeing.

Referencing the SUP Permit application:

1. The Owner was informed in late July at an in-person meeting with City of Alexandria Planning Commission staff and again in an early August phone call that existing SUP conditions need to be followed.
2. Owner commenced operations of the business prior to the City's approval of change in ownership.
3. During August, Owner posted business hours indicating a closing time of 11 pm Monday-Saturday in violation of Condition 6 of the existing SUP.

With respect to my direct observations from across Oronoco Street:

- A. While converting the station to the Liberty name Owner found it acceptable to have a crew work late into the evening breaking-up concrete and an outside metal storage bin with sledge hammers. The noise was so loud that I called the Alexandria Police to see if they could have the work delayed until daylight hours. An officer responded, found the complaint to be merited and had the work postponed.
- B. The Owner appears to have little reverence for permitted working hours, operating his business past closing hours on several occasions during the past two months.
- C. The Owner disregards the impact of lighting on neighbors, sometimes leaving his station's canopy lights on several hours past closing time, or in some instances, as recently as the evening of October 4, all night long (see photo below).

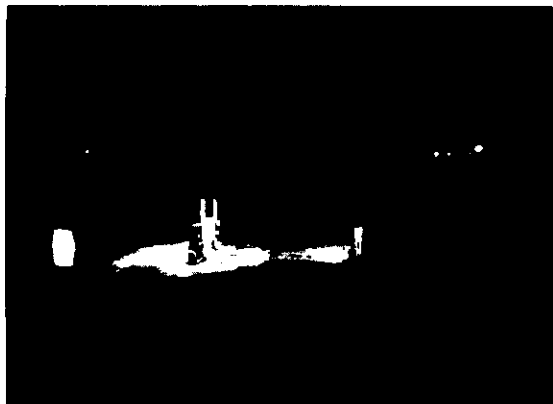


Photo taken at 10:43 pm 10/04, and lights were still on, as shown at 4:25 am 10/05 when I woke from sleep

History suggests that the Owner's actions selectively disregard operating conditions authorized by the City.

There are eight gas stations within 1.2 miles of Owner's station, all of which, with the exception of one, are located in commercial property dominated areas. The best analog for a gas station in a mixed-use City of Alexandria neighborhood is one-half a mile away from the Owner's station – the Yates Sunoco station at 317 E. Braddock



Yates Automotive. Photo taken at 3:02 pm 10/04

Road. The Yates property is well maintained, respectful of its residential neighbors and maintains the following hours of operation:

Monday – Friday	6:30 a.m. – 8:00 p.m.
Saturday	8:00 a.m. – 5:00 p.m.
Sunday	9:00 a.m. – 4:00 p.m.

In speaking to a Yates service station manager recently, he informed me that their hours are designed to respect the station's nearby neighbors and ensure Yates' employees have sufficient time with their families. The Liberty station's closing hours under the existing SUP, already extend beyond those of the Yates station's closing hours.

Drivers on Henry Street in need of gasoline after 8:00 p.m., need only pull off 1.2 miles prior to reaching the Liberty station or drive 1.2 miles past the station to access gas stations in more commercial settings which are open. Public necessity of extending the hours of the Liberty station is hard to justify. Approval of the Owner's application is inconsistent with the emphasis on pedestrians and reduction in the number of vehicles advocated by the Braddock Metro Small Area plan. Although automobiles are a necessity, expanding auto-centric use is contrary to the overall vision of our City.

The lighting and noise associate with the requested extended hours will directly affect the livability of our neighborhood. Extended hours will attract late night revelers blasting their car stereos and non-residents transiting through Old Town. It is not difficult to plan the purchase of gasoline prior to 8:00 p.m., and if absolutely

necessary, a three-minute drive down the road to a more commercialized area is not too much to ask of anyone.

Although the Owner has successfully swayed at least a couple other residents of The Henry (in part by his offering market-based gasoline pricing), to be clear, these residents 1) do not have condominiums proximal to his business, and 2) contrary to the titles presented in their letters, are not empowered to speak on behalf of The Henry nor The Braddock Metro Citizens' Coalition on this issue, since those opinions have not been consulted with nor vetted through those associations' memberships. Like mine, they are simply individual voices of opinion that have every right to be heard.

Facilitating the Owner's request for extended hours would incrementally degrade our neighborhood, is not needed, and is arguably inconsistent with the City's vision. Demonstrated disregard for the City's authorized operating conditions should not be rewarded, and I ask City Council to not approve extension of Liberty station's operating hours and to seek means to enforce the station's existing permitted hours.

Kind regards,

Jeff Fulmer
Resident of The Henry condominiums
1111 Oronoco Street, Alexandria, VA

SEP 25 2014

Dale Claire Gibb
21 Wolfe St.; Alexandria Va., 22314
d.gibb@comcast.net

September 23, 2014

RE: Proposed Relocation of **La Bergerie** to 329 N. Washington Street, Alexandria, VA

Dear City Staff, Planning Commissioners, Mayor and City Councilors,

I write today to express my strong support for Laurent and Margaret Janowsky's proposed relocation of **La Bergerie** to 329 N. Washington Street. I have visited **La Bergerie** innumerable times over the years. Not only have I experienced first-class French cuisine and service, I know Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

I am very excited by the prospect of the Janowskys buying and moving **La Bergerie** into this beautiful, historic building on one of the City's main commercial streets, allowing **La Bergerie** the permanent home it deserves in the City it has called home for nearly four decades. **La Bergerie** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently invested in the City in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. Their imagination and energy in carrying through such an enterprise with such panache is an example of how their proposal for the proposed restaurant and inn at 329 N. Washington Street can be similarly successful. The proposal offers this historic building a new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally

offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

I am happy to support **La Bergerie** and Laurent and Margaret Janowsky in their endeavor to not only keep their already well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,

A handwritten signature in black ink that reads "Dale Claire Gibb". The script is fluid and cursive, with the first name "Dale" and last name "Gibb" being more prominent than the middle name "Claire".

Dale Claire Gibb

SEP 25 2014

Ralph E. "Ed" Eberhart
General, USAF (Ret.)
Chairman & President

September 22, 2014

Mayor and Members of City Council
301 King St., Room 2300
Alexandria, VA 22314

Dear Mayor, City Councilors, City Staff, and Planning Commissioners,

Karen and I are writing today to express our strong support for Laurent and Margaret Janowsky's proposed relocation of ***La Bergerie*** to 329 N. Washington Street. We have visited ***La Bergerie*** many times over the years as well as hosted several private business and social dinners at the restaurant. Not only have we experienced first-class French cuisine and service, we believe Laurent to be one of the most gracious, sincere, hospitable, considerate, honest, hard-working hosts encountered anywhere.

We are excited by the prospect of the Janowskys buying and moving ***La Bergerie*** into this beautiful, historic building on one of the City's main commercial streets, allowing ***La Bergerie*** the permanent home it deserves in the Old Town Alexandria, the city it has called home for nearly four decades. ***La Bergerie*** is one of a handful of remaining early restaurants that invested in the City's vision of a rehabilitated old and historic commercial district - practically a landmark itself.

When the Janowskys recently expanded by investing in the popular Del Ray area as part of that neighborhood's renaissance, they purchased an older building which had been vacant for two years, hired local son and contractor Harry Braswell, and delivered the popular neighborhood eatery, *Del Ray Café*. We believe their proposed restaurant and inn at 329 N. Washington Street will offer this historic building a similar new lease on life and will bring the neighborhood some much needed activity in an otherwise "dead zone" along the entrance to Old Town from Washington, DC. The addition of the inn component is an exciting opportunity for the City to finally offer visitors the option of experiencing an overnight stay in a historic residence in the Old Town district.

We are happy to support ***La Bergerie*** and Laurent and Margaret Janowsky in their endeavor to not only keep this well-respected restaurant in the City of Alexandria but to enhance the old and historic district's very fabric with the addition of a historic inn.

Sincerely,



Ralph E. Eberhart
General, USAF (Ret.)
Chairman & President, AFBA



Karen Eberhart

Jackie Henderson

From: richardsna@verizon.net
Sent: Friday, October 17, 2014 4:49 PM
To: City Council; City Council Aides; Jackie Henderson; Community Relations; Gloria Sitton
Subject: Call.Click.Connect. #60439: Mayor, Vice Mayor City Council I am writing to you to urge the Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 60439.

Request Details:

- Name: Nancy Richards
- Approximate Address: No Address Specified
- Phone Number: 703-683-5909
- Email: richardsna@verizon.net
- Service Type: Mayor, Vice Mayor City Council
- Request Description: I am writing to you to urge the Council to reject the rezoning and accompanying SUPs for the home at 329 North Washington Street. You have already seen and heard many arguments from the community against this proposal, both in the staff paper and the Planning Commission deliberations on October 7th. I would like to add my final thoughts as a 32 year resident and owner at Lee Mews.

The applicants, Planning Staff and the Planning Commission have consistently mischaracterized the neighborhood that would be so altered by having an enormous restaurant in its midst. This is a vibrant neighborhood made up of beautifully restored historic homes and sensitively designed modern construction. There are some 165 households with a combined assessed worth of \$132 million. We are good tax-paying citizens of Alexandria who are civically engaged. We have chosen this location because it is a quiet residential enclave between the traditional commercial district around King Street and the newly emerging North Old Town. We do not need to be revitalized or rescued from blight.

The Planning Commission has chosen to approve the amendment to the Small Area Plan, saying that the proposal is consistent with the goals of the plan. But they conveniently leave out one of the principal goals, the one that states: "Areas presently used for residential purposes should remain residential;". The 1997 report on zoning 323 North Washington correctly identified Princess and Oronoco Streets as the gateways to the residential neighborhood that extends eastward to the river. Oronoco has the Lee-Fendall House and the Lee Boyhood Home; Princess has one of only two cobblestoned streets in Old Town. These are vital components of the historical charm of Alexandria. Placing a large restaurant on the corner of Washington and Princess forever alters the character of the neighborhood for tourists as well as residents.

Rezoning to Commercial Downtown is a major and nearly irrevocable change to the property. And the proposed restaurant and inn are two of the most disruptive uses of all the projects requiring Special Use Permits. That is why the Planning Staff attached three pages of conditions to their original report on the proposal. This does not ask us to accept a professional office at the head of our neighborhood, it asks us to accept noise, smells and general hubbub 24 hours a day, 7 days a week.

What if this restaurant fails? This is not idle speculation. Nationally some 60 percent of restaurants fail within their first three years of operation. The applicant is proposing to embark on a very ambitious concept requiring massive renovations to the house and positing a large scale operation with many different indoor and outdoor seats to be filled. So in three or five years, what would be the next use of this property? It is highly unlikely to be used as a home again. Would there be a less compatible restaurant concept? Would one of the many other uses opened up by Commercial Downtown zoning be proposed? Would the property stand vacant for many years, inviting blight?

The Council is being urged to approve this proposal to preserve a beautiful historic house and to preserve an existing small business. This is spot-zoning to benefit a few individuals at the expense of a large neighborhood.

How would you draw the line when the next such proposal comes up?

There are currently 16 homes for sale in the 22314 zip code for prices exceeding \$2,000,000. Three of these are part of the new Oronoco on North Fairfax. To my knowledge, none of these other owners are asking the city to rezone their property and modify the Small Area Plan to enhance their sale prospects. Do the right thing and reject the rezoning and related changes to 329 North Washington.

- Expected Response Date: Friday, October 24

Please take the necessary actions in responding, handling and/or updating this request at the **Call.Click.Connect.** staff interface.

If you need assistance with handling this request, please contact CommunityRelations@alexandriava.gov or call 703.746.HELP.

This is an automated email notification of a **Call.Click.Connect.** request. Please do not reply to this email.