

DEL RAY CITIZENS ASSOCIATION

www.delraycitizens.org

P.O. Box 2233, Alexandria, VA 22301

February 1, 2015

Karl W. Moritz, Acting Director, Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

RE: Marino's Restaurant

On January 13, 2015, the Del Ray Citizens Association (DRCA) Land Use Committee (LUC) reviewed DSUP#2010-004 Extension, Marino's Restaurant addition. The applicant also presented in front of the LUC back in 2014 when they were originally requesting the extension. Marino's lies outside of the boundaries of Del Ray, so ultimately we support the position that the Lynnhaven Civic Association takes as the restaurant falls with their Association's boundaries.

The LUC and DRCA does feel that this property is a difficult property to redevelop, and we do not want to cause the applicant to have to wait an unnecessary amount of time while the Route 1 redevelopment process is taking place. However, since this property may not be redeveloped again in the near future, we do not want to preclude this property from being held accountable to the streetscape requirements that come out of the Route 1 planning process. In general, we feel that the pedestrian experience along Route 1 needs to be improved, and we still feel that the Applicant, Property Owner and City Staff can work together to come up with an agreeable design. We understand that the Property Owner was not willing to dedicate ROW to the City in order to allow for a wider sidewalk and landscape buffer, but we would like the option of an easement along the lot frontage to be explored. We feel that an easement could allow the same improvements.

The LUC and DRCA have voted to support the Staff recommendation that the SUP be extended for 18 months. We would like to request that the Applicant be required to comply, within reason, with future City developed Route 1 streetscape requirements, but does not hold the Owner/Applicant to parking requirements if such streetscaping reduces their parking spaces. The DRCA LUC would be willing to vote in favor of a parking reduction for this restaurant in exchange for an improved sidewalk and landscape buffer along Route 1.

Sincerely,

Lisa Quandt
DRCA LUC Chair

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Cc:
James Roberts, Staff Reviewer

From: Barb ara <bcdrawn@hotmail.com>
Sent: Friday, January 30, 2015 4:34 PM
To: PlanComm
Subject: Opposition to SUP2014-0005

Dear Members of the Planning Commission:

On behalf of the Lynhaven Citizens Association, I write to oppose Special Use Permit #2014-0005 as submitted by Ather Subzwari. Lynhaven members present at our January 2015 meeting voted unanimously to repeat our opposition to this application.

The proposed expansion does not seem to fit with the plans related to the Oakville Triangle development. We understand that it might align with "the current context of the neighborhood"; however, we are eager to be a part of a new Route 1 corridor and particularly to see more careful attention be paid to the west side so there's a consistent quality north to south and east to west. Mr. Subzwari (or perhaps its the property owner) has not been particularly attentive to the aesthetics and condition of the current building and property (including litter) and we have little faith in their future care or concern. Lynhaven would be disappointed to witness a faded City strategy or be victim to diluted attention paid to this tail end of the Oakville Triangle project.

Thank you for taking our concerns into consideration as you review the SUP.

Regards,
Barbara Draughon
President, Lynhaven Citizens Association