
From: Jody Manor <jody@bittersweetcatering.com>
Sent: Sunday, March 01, 2015 1:42 PM
To: PlanComm
Subject: Waterfront Market SUP ammendment

Dear Members of Planning Commission:

As you know I will be before you Tuesday evening requesting an amendment to the SUP for the Waterfront Market seeking to expand into the space at the corner of King & Union Streets currently occupied by Khalsa Jewelers.

Mr. Townsend Van Fleet emailed me earlier in the week regarding his concerns regarding the impact of this expansion on parking. My reply to him is below and I have acknowledged and addressed his concerns.

As an Alexandria native, 30 year owner of businesses and a long standing member of the Waterfront Commission the redevelopment of our waterfront is something deeply important to me. The possibility of achieving a world class waterfront is at hand and its impact on our quality of life and economic well being cannot be under estimated.

Achieving that goal will require a great deal of cooperation. I appreciate your thoughtful consideration of our request.

Thank you.



On Mar 1, 2015, at 9:47 AM, Jody Manor <jody@bittersweetcatering.com> wrote:

Van, thanks for the email

Re: the seating increase - we had a line most of the summer for the patio and could accommodate 20 guests standing so we are just seeking to seat those people as the area can easily handle the seats space-wise.

The new dining room adds 50 seats

We don't anticipate any impact on parking as the space was already used as retail with its own parking demands and of course Firehook has closed lessening demand in the immediate area.

I've circulated a petition of support that's closing in on 100 signatures from local residents and business people. I have also been in discussion with people living at Harborside and Founder's Park who are willing to testify at Planning Commission in support. However, I'd prefer not to bother them.

At the parking task force meeting this week you may have heard Andrew Blair bemoaning the occupancy at his garage across the street. 50 additional seats from a non-destination restaurant should have no impact on residential parking in an area surrounded by parking garages w. significant excess capacity.

I share your concerns about the impact of new development on the waterfront and its impact on parking, particularly in light of the Chadwick's parking lot closure. Inadequate parking resources are not good for residents or businesses. However I think this is a time to work cooperatively on the issue as the parking task force works through its mission. It is one of the reasons I chose to serve on the panel.

My companies and I have been good stewards of the community and while you and I often do not agree on issues, we share a vision of a great city. My ideas for the Market are very much in keeping with the world class waterfront that Alexandria has the opportunity to achieve.

I should hope you will not speak in opposition to our small expansion but rather welcome it as an opportunity to grow the tax base and help move people across the congested intersection to the marina area where we can accommodate people and show them what is great about our city.

I'm happy to meet with you in person to discuss if you'd prefer.

On Feb 27, 2015, at 3:56 PM, vmgthehill@aol.com wrote:

Jody your increase in patrons for the waterfront restaurant is 72 according to what I heard at the Federation meeting. the other night. Where are you going to park all these people????? Van

From: Christine Bernstein <chbernstein@comcast.net>
Sent: Sunday, March 01, 2015 3:08 PM
To: PlanComm
Subject: Expansion of the The Waterfront Market

The docket for Mar. 3, 2015, reflects that the Planning Commission is considering a request from Jody Manor to expand the successful Waterfront Market.

We are long time residents of Alexandria, Va. and we encourage the Planning Commission to approve of this thoughtfully designed expansion of the current Waterfront Market. It will further enhance the marina area of the waterfront.

Thank you for your consideration.

Regards.

Christine & Daniel Bernstein
121 Princess St.
Alexandria, VA 22314

From: Susan Askew <susanwaskew@gmail.com>
Sent: Sunday, March 01, 2015 3:16 PM
To: PlanComm
Cc: jody@bittersweetcatering.com
Subject: Re: Waterfront Market Proposed Expansion (Correcting Address)

Correcting address... Waterfront Market at 7 King Street.

Susan Askew

On Mar 1, 2015, at 3:13 PM, Susan Askew <susanwaskew@gmail.com> wrote:

> Dear Members,

>

> I am writing in support of the proposed expansion of the Waterfront Market at 7 King Street. It has been a pleasure to watch the development of the space and to see the number of people sitting at the outdoor tables enjoying the waterfront in nice weather. The waterfront is such a treasure and yet it has lacked the amenities to bring it to life. The Waterfront Market has been a bright spot in the early development of the area and I encourage you to support its request for expansion. I can't think of a better use of the adjacent vacant space than this.

>

> The experience of restaurant owner Jody Manor as well as his commitment to the community gives me great confidence that this space will be a stable anchor for the waterfront.

>

> Sincerely,

> Susan Askew

> 34 Wolfe Street

> Harborside

> Alexandria, VA 22314

>

>



Old Town Business & Professional Association
PO Box 1294
Alexandria, Virginia 22313

March 2, 2015

The Planning Commission
City Hall
300 King Street
Alexandria, Virginia 22314

To the Members of the Planning Commission:

On behalf of the Old Town Business and Professional Association, I am writing to express our support for expanding the Waterfront Market by 50 restaurant seats utilizing the space currently occupied by the vacant jewelry store. Our members believe additional dining along the waterfront is beneficial for tourists, visitors, residents and local employees.

It will add to the vibrancy of the area. Both Bittersweet and The Waterfront Market are good neighbors in our community. The owner is always willing to participate in charitable activities, and understands and respects the delicate balance between our residents and our business community.

The Old Town Business and Professional Association supports this expansion. I would attend the Planning Commission meeting myself to tell you this but, unfortunately, I have another commitment that evening.

Thank you,

**Janet Barnett
President, Old Town Business and Professional Association**

From: Ann Dorman [<mailto:adorman@meetingsandeventsofdistinction.com>]
Sent: Monday, March 02, 2015 8:48 AM
To: Jackie Henderson
Subject: Proposed expansion of Waterfront Market

Members of the planning commission:

We are writing in support of the proposed expansion of the Waterfront Market into the jewelry store space next door.

For many years, Jody Manor has run his businesses Bittersweet and more recently Waterfront Market. He is a respected member of the community and supports many local endeavors. He is a responsible business person and this expansion is a reasonable use of the space. We hope you will approve his pending application.

Ann & Rick Dorman
2724 Kenwood Avenue
Alexandria, VA 223021
(703) 626-1266
www.MeetingsandEventsofDistinction.com

Join us December 31 for First Night Alexandria
www.FirstNightAlexandria.org

From: Judy Noritake [<mailto:jnoritake@nka-arch.com>]
Sent: Monday, March 02, 2015 3:55 PM
To: Richard Lawrence
Cc: Karl Moritz
Subject: In support of SUP #2014-1028

Richard: Can you please pass on the following to the Planning Commissioners prior to tomorrow's meeting. Thanks in advance.

Judy Noritake

Planning Commissioners:

I wanted to take a moment to send my support for SUP 2014-0128, amending the existing SUP for the Waterfront Market to allow expansion. You will take up this request tomorrow evening, I believe.

In my view, the fact that the owner of the Waterfront Market, just a year after opening with no idea of whether this location would be successful, is coming back to ask to expand the space and number of seats is a great sign for the vision of our waterfront we are all working toward. The space that is targeted for expansion has always been a problem to keep occupied and active. Hopefully this use will provide far more activity and vitality (and tax revenue) than any other occupant of that location in recent memory.

I have heard that there may be concerns about additional parking impacts from more seats, but the staff report aptly points out that this is the first restaurant seen by anyone disembarking from the water taxis. It's on the main route of the trolley and the bike lane through Old Town. While folks from other nearby urban areas may make a point of driving to come to Old Town to go to Restaurant Eve, the patrons of an expanded Waterfront Market will likely be those already here, wandering and shopping in Old Town and already parked for other reasons. I don't see this adding to our parking issues in any significant way.

I concur with the staff's support of the applicant's request for an expansion of the existing restaurant. It complements the existing and planned uses in this part of the City. I hope you agree and vote to grant the SUP request.

With kind regard,

Judy R. Guse- Noritake, AIA, LEED AP
605 Prince St.
Alexandria, VA. 22314



ALEXANDRIA OFFICE

911 King Street
Alexandria, Virginia 22314
ph: 571-327-1723
fx: 703-548-4305

PROJECT TITLE
Waterfront Market
Renovation

101 N. UNION ST
Alexandria, VA 22314

SEAL

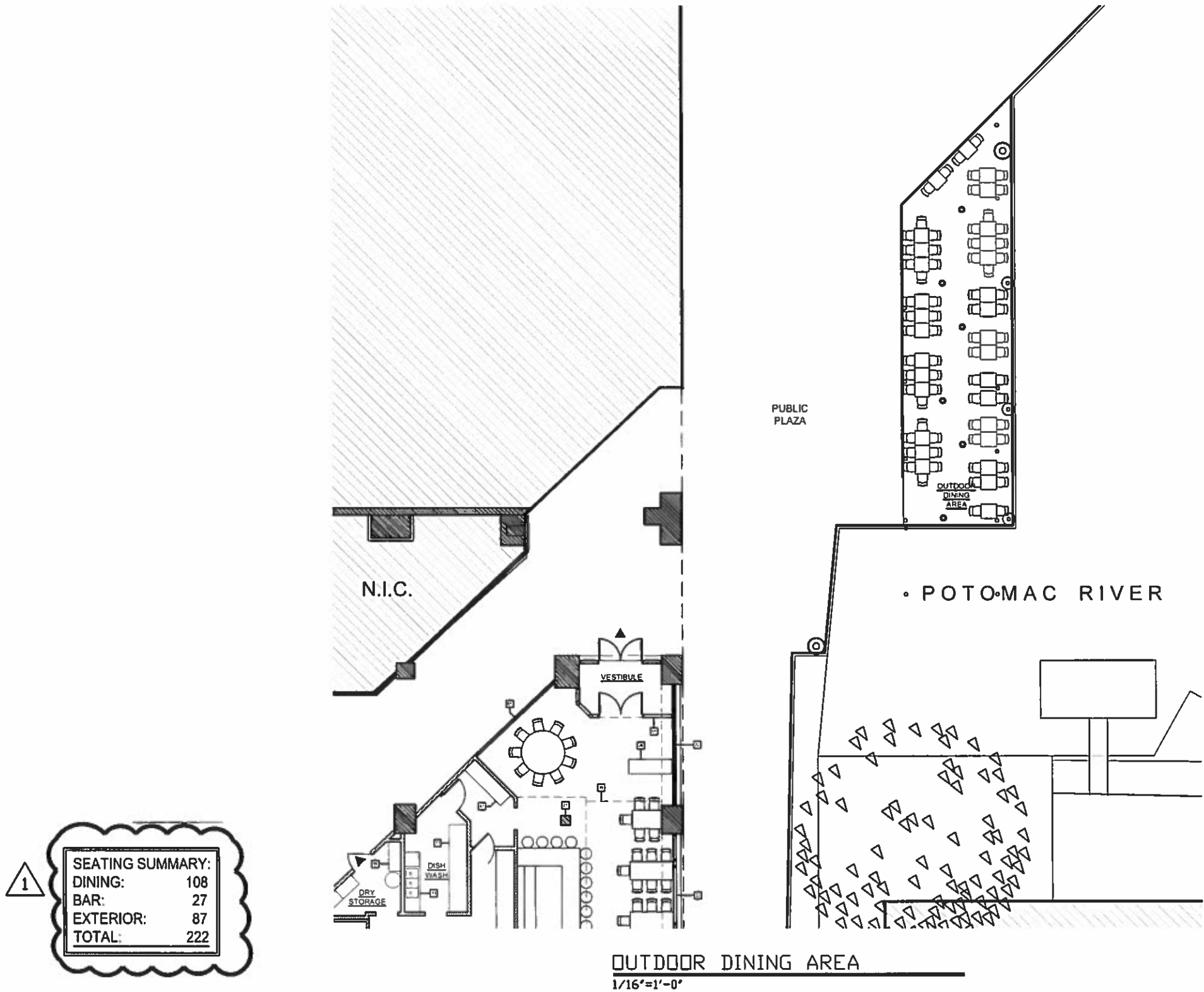
REVISIONS
NUMBER DATE DESCRIPTION

DATE
02-20-2015

SHEET TITLE
CONCEPT FLOOR PLAN
SCALE: 1/16" = 1'-0"

SHEET NUMBER

A2.2





ALEXANDRIA OFFICE
911 King Street
Alexandria, Virginia 22314
ph: 571-327-1723
fx: 703-548-4305

PROJECT TITLE
Waterfront Market
Renovation

101 N. UNION ST
Alexandria, VA 22314

SEAL

REVISIONS
NUMBER DATE DESCRIPTION

DATE
02-20-2015

SHEET TITLE
CONCEPT FLOOR PLAN
SCALE: 1/16" = 1'-0"

SHEET NUMBER
A2.1

