

SPEAKER'S FORM

DOCKET ITEM NO. 10

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mary Catherine Gibbs
 2. ADDRESS: 307 N. Washington St.
 TELEPHONE NO. 718365757 E-MAIL ADDRESS: mcb.hapt@verizon.net
 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? The Applicant

4. WHAT IS YOUR POSITION ON THE ITEM?

FOR: ☒ AGAINST: ☐ OTHER: ☐

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):

Attorney

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?

YES ☒ NO ☐

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed for public hearing at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

10
11-14-15

Jackie Henderson

From: chewningkk@aol.com
Sent: Saturday, November 07, 2015 4:10 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #84091: Mayor, Vice Mayor, City Council Dear Mayor, Vice Mayor, and City Council

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 84091.

Request Details:

- Name: Kay Chewning
- Approximate Address: No Address Specified
- Phone Number: No Phone
- Email: chewningkk@aol.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor, Vice Mayor, and City Council: Please see the attached letter sent to the Planning Commission regarding Mason Social's SUP 2015-0092 for a rooftop bar & restaurant. Thank you. Kay Chewning
- Attachment: [Mason Social Rooftop.pdf](#)
- Expected Response Date: Monday, November 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 CallClickConnect@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.

Kay Chewning
716 N. Henry Street, Alexandria, VA 22314

November 1, 2015

Members of the Alexandria Virginia
Planning Commission
PlanComm@alexandriava.gov

RE: SUP 2015-0092 – Mason Social – Addition of Rooftop Dining & Bar

Dear Members of the Planning Commission:

Exciting things are happening in the Parker Gray district! It's a great time to live here.

In advance of the upcoming Planning Commission meeting on November 5th, I wanted to take this opportunity to voice a few concerns regarding Mason Social's request to add a rooftop bar and dining component to their current location.

I live just 4 doors down from Mason Social on N. Henry Street. I really enjoy dining there and feel that, except for a few very minor nuisances (trash on our front stoops and delivery truck noise), they are a great addition to our growing and transforming neighborhood.

I look forward to the addition of the rooftop bar and dining area.

However, I do want to strongly voice my **concerns** about **potential noise** and **the late hours proposed**.

As I understand it, their current SUP states that they anticipate having **up to 100 people on the roof** depending on the day/night, and they are asking to be able to have rooftop hours until **12:00 a.m.** Mon-Wed, **2:00 a.m.** Thurs-Sat, and **11:00 p.m.** on Sunday.

As you know, the property is surrounded on all sides by **residential units** (Belle Pre, Braddock Lofts, and ARHA's Bland & Atkins). You are probably also aware that most of the structures on the block are fairly industrial in their style, thereby creating a "concrete canyon" that echoes immensely.

This is evidenced by the Madison Daycare facility, whose joyous giggles and exuberant shrieks and screams bounce off the outside walls of their playground and carry to our nearby residences with great amplification. However, these are daytime noises and for the most part, a joy to hear instead of a problem.

Kay Chewning
716 N. Henry Street, Alexandria, VA 22314

By contrast, 100 people on an open-air rooftop until 11:00 p.m., 12:00 a.m. and 2:00 a.m. could greatly impact the evening routines of the neighboring residents, many of whom rise early to head to school and jobs. Some of my immediate neighbors typically get up at 4:30 a.m. I generally am up at 5:30. Some of us work weekends. So to be kept awake by clanking dishes, clearing tables, shuttling empty bottles, swelling voices cheering a football game, or other revelry, could have a direct impact on our quality of life.

Speaking from experience, (I have lived on the block for 14 years), when the prior occupant, Esmeralda's, finally closed, our quality of life went up significantly.

Prior to their closing, we were consistently jolted awake at 3:00-4:00 a.m. as they emptied 100's of empty bottles in the dumpster after a busy night. We went from pulling 10 – 20 Carona bottles out of our landscaping each weekend morning, and calling the police due to drunken and disorderly conduct and noise violations at all hours of the night, to a peaceful time where we could actually sleep with our windows open on occasion in the spring and fall.

Gone were the weekend nights where people sat in their cars in front of our homes on Rt. 1 and drank until they were in a stupor. Gone are the days where there were bicycles chained out front of our homes because several of their patrons could no longer drive to the bar, so they rode their bikes. Only to be so drunk they couldn't even ride their bikes home and thus left them chained for days.

To date, we have not encountered any of these problems with Mason Social. Esmeralda's was a "worst case scenario, but that is the reason I am particularly concerned about the noise and hours of the roof-top bar/restaurant.

Many of us moved here because we like an urban environment, so we don't expect complete silence, but I do want to make sure that the City contemplates a few **reasonable** items as outlined below when making your recommendations:

- Restrict rooftop hours to **10:00 p.m. on school nights** (Sundays-Thursdays)
- Restrict rooftop hours to **11:00 p.m. on Fridays & Saturdays** (patrons can move inside after 11:00).
- Require some sort of soft **screening** on the rooftop sides of the structure to help buffer the noise (this could be mesh "green" walls with climbing greenery, a pergola with side draperies, rooftop plants and soft surfaces to help absorb and mitigate echoing noises.
- Require **rooftop umbrellas, sail-cloths, or canopies** overhead to better contain the noise from rising up.

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- **Restrict amplified music** and TV noise.
- Recommend a plan for emptying bottles and clearing the rooftop after closing to minimize **after-hours clean-up noise**. (Will there be "dumb-waiters" or will the wait-staff be required to carry all plates & glassware up and down the exterior stairwell?)
- As a condition of approval, **Planning Commission should revisit these hours and operations** after the first 3 months of business, and again after the following season to see if any requirements need to be adjusted.
- Make sure Mason Social coaches their **staff and parking attendants to adhere to quiet conduct** as they park cars across Rt. 1 in the Alexandria Lighting company lot. (no yelling or blowing whistles to signal cars are ready, etc.) Again, this lot is directly across from the residential townhouses.
- Create a **designated smoking area** for workers and patrons so they do not sit on our front stoops leaving cigarette butts or have late-night voices in front of our homes.
- Ensure there are plenty of **trash receptacles** on all corners of the Mason Social building and ensure they are emptied frequently. Route 1 has a chronic problem with street trash that has only gotten worse as the new retailers have joined the community.

In closing, I am looking forward to the new rooftop and think it will be a fun addition. However, I hope you will strongly consider the issues of **noise attenuation** and **late-night hours** when you make your recommendations to City Council.

Attached are a few ideas of possible screening for roof top bars. They may not be structurally feasible, but perhaps some elements could be incorporated to help contain the sound at night. Hopefully, Mason Social can get creative and figure out some solutions so this can be a "win-win" for the neighborhood and the Restaurant/Bar.

Thank you in advance. I'm looking forward to this new addition to our block.

Kay Chewning
Chewningkk@aol.com

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