

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 5, 2017

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING

SUBJECT: SUP #2017-0071 and ENC #2017-0002, 728 NORTH HENRY STREET
(DOCKET ITEM #8)

This memorandum contains recommended revisions to the staff report for SUP #2017-0071 and ENC #2017-0002 related to the relocation of the trash receptacle in Condition 33 and the addition of Condition 35 that requires all employees to park off-street. In addition, Condition numbers that are referenced in the staff analysis and an incorrect day of the week in Condition 4 are corrected through this memorandum

1. Condition 33

The applicant was originally required in Condition 33 to relocate the trash receptacle, which is currently located in the bus bulb clearing area on Madison Street, to an area in front of the restaurant, facing North Henry Street. As this proposed relocation area would likely pose clearance challenges, particularly for individuals using wheelchairs, staff recommends the following revision to Condition 33:

33. **CONDITION AMENDED BY PLANNING COMMISSION:** ~~Relocate the solid waste can to the highlighted area shown below. The can may not be located in the 8' loading area. (T&ES)~~ Relocate City Standard receptacle to be outside the limits of the bus bulb and landing clear area in coordination with City staff, to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)(PC)

Additionally, Figure 4 would be deleted and the fifth paragraph of the staff analysis would be revised as:

~~“To maintain eight feet of sidewalk clearance in the area of the outdoor dining and the bus bulb, as required in Condition 32, and to provide clear pedestrian access at all areas around the restaurant, staff requires that the applicant relocate the trash receptacle on Madison Street to the front of the building, facing North Henry Street, as indicated in Figure 4 a location approved by the Director of Transportation and Environmental Services, and as required in Condition 33.”~~

2. Condition 35

The standard condition requiring that employees park off-street was inadvertently not included in

the report and would appear as Condition 35:

35. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall require its employees who drive to use off-street parking. ~~(T&ES)~~ (PC)

The third paragraph of the staff analysis would reference the added condition as:

“Employees who drive must park off-street, pursuant to Condition ~~20~~ 35.”

3. Condition numbering correction

The addition of several conditions contributed to an error in the numbering for conditions related to encouraging employees and patrons to use public transportation. The correction would appear in the third paragraph of the staff analysis as:

“To ensure parking effects on the neighborhood are minimized, the applicant is required to encourage employees and customers to use public transportation, as mandated in Conditions ~~18~~ 22 and ~~19~~ 24, respectively.”

4. Condition 4 correction

The revision to Condition 4 corrects a typographical error which misstated the days of the week when the outdoor area must be closed and cleared of customers. The corrected condition would appear as:

4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for the outdoor seating shall be limited to between 11 a.m. – 10 p.m., Sunday – Wednesday and 11 a.m. – 11 p.m., Thursday – Saturday. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. Sunday-Wednesday, and by 11 p.m., ~~Friday~~ Thursday - Saturday. The area shall be cleaned and washed at the close of each business day that it is in use. (P&Z)

Staff recommends approval of SUP #2017-0071 and ENC #2017-0002 with amendments to Condition 33 and Condition 4, the addition of Condition 35, and the corrections to condition numbering in the third paragraph of the staff analysis.



Braddock Metro Citizens' Coalition

SUP2017-0071
ENC2017-0002
Additional Materials

Working for a Greater Northwest Old Town | www.braddockmetro.org

1122 Madison Street, Alexandria, VA 22314 | bmcc@braddockmetro.org

August 28, 2017

Chairwoman Lyman
Planning Commission Members

RE: September 5, 2017, Special Use Permit #2017-0071
Mason Social – Outdoor Dining

Dear Chairwoman Lyman and Commissioners;

I am writing in support of Special Use Permit #2017-0071 on behalf of the Braddock Metro Citizens' Coalition (BMCC). The BMCC believes the addition of outside dining to the operation of Mason Social will be welcome in the neighborhood.

Since its opening in early 2015 Mason Social has been a positive and welcome addition to our developing neighborhood. Unlike other nearby restaurants, Mason Social, with a foot print that includes just the building, never had a viable outdoor dining option.

That changed when earlier this year, to the surprise of many in the neighborhood, a large concrete ADA bus bulb-out appeared along the Madison Street façade of the restaurant. While time has shown that this particular location for the bulb out has complicated delivery truck unloading, parking, and access to the Madison Day School at this congested corner, we believe that using some of the surface area for outdoor dining is a positive step. Therefore we fully support the encroachment into the public right of way for this use. The large area of concrete is more than adequate to serve its intended bus loading function as well as provide additional outdoor dining for the neighborhood.

We support the 36 additional seats and the proposed hours. Both are very reasonable. We concur with the staff report that the four parking spaces required to support the addition of 36 seats is appropriate. As with the other nearby restaurants, the vast majority of the Mason Social patrons walk or use modes of transportation other than cars. This neighborhood will continue to become denser and is planned to have businesses that serve the immediate neighbors who will be walking. Parking more cars is not something we see as positive or necessary at this location. And as an aside, the bulb out removed two parking spaces at that location when it was installed.

In closing we ask you to vote in support of the requested addition of outdoor dining at this location. With the changes coming soon to the building across N. Henry Street this will become a very lively corner in the Braddock neighborhood and we welcome that.

Sincerely,

Judy R, Guse-Noritake
President
Braddock Metro Citizens' Coalition

Cc: BMCC Board & Membership