



Special Use Permit #2017-0079
1008, 1010 and 1012 Madison St., 727 N. Henry St. (parcel address: 727 N. Henry St.) – Iacone/Henry Street LLC

Application	General Data	
Public hearing and consideration of a request for a parking reduction for the change of use of the existing buildings on site. Currently proposed new uses include a fitness facility, juice bar, restaurant, and personal service business.	Planning Commission Hearing:	Sept. 7, 2017
	City Council Hearing:	Sept. 16, 2017
Address: 1008, 1010 and 1012 Madison St., 727 N. Henry St. (parcel address: 727 N. Henry St.)	Zone:	CSL/ Commercial Service Low
Applicant: Iacone/Henry Street LLC	Small Area Plan:	Braddock Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Ashley Labadie, ashley.labadie@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 7, 2017: On a motion made by Commissioner McMahon and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2017-0079 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5-0. Commissioner Lyle and Commissioner Brown were absent for this case.

Reason: The Planning Commission agrees with staff analysis.

Chairwoman Lyman asked staff to elaborate on the memorandum sent to Planning Commission in reference to the curb cuts on N. Henry Street and Madison Street. Staff responded by saying that the memorandum clarifies Conditions 3 and 4 which require the applicant to provide a contribution toward the curb cut closures of the existing curb cuts on N. Henry Street and Madison Street. Staff mentioned that the memorandum mentions the exact contribution of \$7000 to be contributed to the curb cut closures and that staff asks the applicant to position landscape features mentioned in Condition 3 in the way of the curb cut to prevent anyone from mistakenly pulling into the driveway in the interim time before the closures are complete.

Commissioner Koenig asked the applicant and/or staff to speak to the letter from Braddock Metro Citizen's Coalition that refers to the Bikeshare location as well as loading issues. He said he realizes these issues may fall outside of the constraints of the SUP review. Staff responded

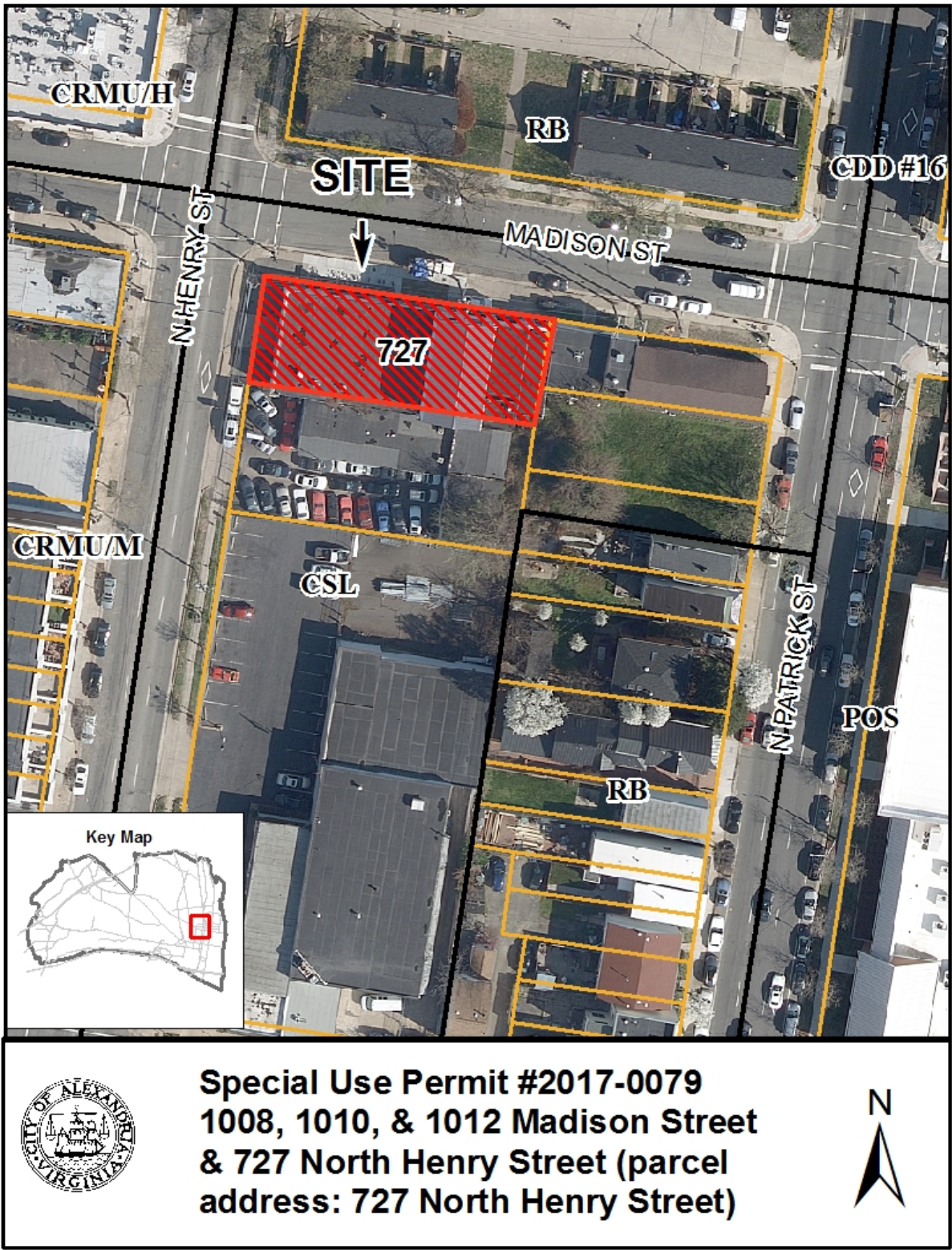
that they discussed the relocation of the Bikeshare and concluded that it would be beneficial for it to stay in its current location for several reasons, including: servicing of a bike station on the suggested N. Henry St. side of the corner would be impacted by the HOV lane that runs along that side of the property; they'd have to check on whether or not the kiosk would get proper solar exposure in that location; the relocation would be on private property instead of in public ROW, like it is now, so the expense of the relocation would fall on the applicant; and the existing Bikeshare facility is approximately 45' in length, and the Henry Street side does not have enough room to accommodate such space needs. Staff understands the concerns regarding congestion of the sidewalk and noted that there is currently 6 to 7 feet of sidewalk clearance from the curb to the edge of the bike facility leaving adequate space to walk side-by-side. In regards to the loading issues, staff mentioned that there is an existing 25' loading zone located in front of 1006 Madison Street, which is next door to 1008 Madison Street, an address that is part of the application. Staff also noted that the existing loading zone is separated from the existing curb cut on Madison Street by one parking space, and with the closure of the curb cut, there is room to do other things with the street.

Commissioner McMahon, during Commission discussion, stated that she thinks this is a great project in an interesting location as it is in between parcels that have been redeveloped. She mentioned that the project brings fun uses that are relevant and compatible with the people who live there today and in the future and that they do not require a huge investment in the redevelopment of the site that would be potentially cost-prohibitive. She said that she likes the idea of being able to support interim and creative uses by small businesses that typically do not have the resources to go into a brand-new building. She mentioned the existing building has bones such that it can be renovated inside which brings flexibility to small businesses, as well. She recognized the constraints of the site as it pertains to the parking reduction but also its proximity to the Metro and the walkability of the neighborhood.

Speakers:

Catherine Puskar, attorney representing the applicant, spoke in support of the SUP application and said her client is very excited about renovating and reusing this industrial warehouse building. She mentioned the four proposed uses will serve the surrounding neighborhood, will be walkable, and that there will be upgrades to the building that will make it attractive. She mentioned that she worked with staff on the staff recommendations and agrees with them. Relative to the conditions calling on the contribution of the curb cuts and the memorandum, Ms. Puskar emphasized that her client's contribution to the City comes with the intention that the curb cuts will be closed in a reasonable time frame. She mentioned that she understands she is not in a position to condition the City on when and what it does, however the intention should be there to close the curb cuts as soon as possible. She mentioned that her original proposal asked for a refund if the curb cuts are not closed within the one year review by the Planning Commission that is already contained in the conditions. She acknowledged the staff language in the memo being different but acceptable and asked that the Planning Commission and staff commit to the curb cut closures and that her client's money not go somewhere else in the City where her client does not see the benefit.

SUP #2017-0079
1008, 1010 and 1012 Madison St., 727 N. Henry St.
(parcel address: 727 N. Henry St.)

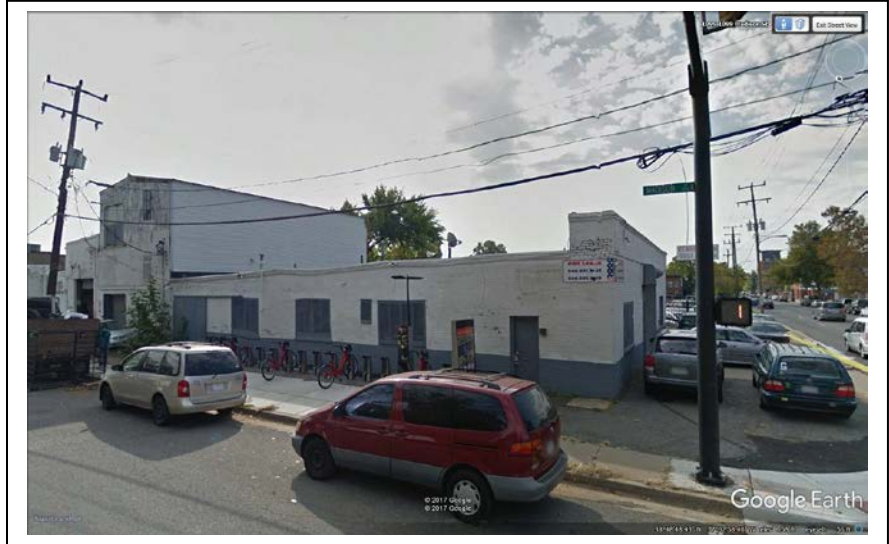


I. DISCUSSION

The applicant, Iacone/Henry Street LLC, represented by Catharine Puskar, requests SUP approval for a parking reduction at the parcel address 727 N. Henry Street for the building to host multiple new uses.

SITE DESCRIPTION

This is a rectangular shaped parcel that has approximately 137 feet of frontage on Madison Street and 52 feet of frontage on N. Henry Street with a total lot area of 7,115 square feet. The parcel (parcel address 727 N. Henry) was developed in the 1950's with four separate abutting structures including 727 N. Henry, 1008 Madison St., 1010 Madison St., and 1012 Madison St., with a total building area of approximately 6,772 square feet. The aggregation of buildings covers all of the lot except a 10-foot-deep setback from the N. Henry Street front lot line.



A car dealership with auto service is located directly south of the site on a separate parcel in an abutting building; a convenience store is located directly east on a separate parcel in an abutting building; to the west, across N. Henry St., is a restaurant (Mason Social), a preschool (Madison Day School) and a residential development.; and an ARHA residential development (Samuel Madden Housing Community) is located north across Madison St. The Belle Pre mixed-use development is located on the northwest corner of N. Henry St. and Madison St., and Charles Houston Recreation Center is located to the east one half block away on Patrick St. and Madison St.

BACKGROUND

This parcel was developed in the 1950s with block and brick warehouse/flex buildings totaling



approximately 6,772 square feet. 727 N. Henry St., 1008 Madison St. and 1010 Madison Street are one story while 1012 Madison St. is two story. 1008 Madison and 1010 Madison share an abutting wall, while 1010 Madison, 1012 Madison and 727 N. Henry are partitioned. Each space on the parcel has operated in the past mainly as an auto repair garage. Most recently, 727 N. Henry St. has operated as a CrossFit gym while 1008-1012 Madison have remained in operation as auto repair garages.

The following SUPs have been granted at the 727 N. Henry St. parcel since its origination:

- **SUP 0065:** Request to operate an automobile repair garage at 727 N. Henry St.; SUP was granted in 1953.
- **SUP 644:** Request to operate an amusement enterprise at 1008 Madison St.; SUP was denied in 1965.
- **SUP 1332:** Request to operate an amusement arcade at 1008 Madison St.; SUP was denied in 1980.
- **SUP 1738:** Request to operate an automobile repair garage at 1012 Madison St.; SUP was denied in 1985.
- **SUP 1788:** Request to expand an automobile repair garage into 1012 Madison St.; SUP was withdrawn in 1985.
- **SUP 2042:** Request to operate a billiards hall at 1008 Madison St.; SUP was withdrawn.
- **SUP 2754:** Request to operate a light repair garage at 1008 – 1010 Madison St.; SUP granted to Reco Auto Repair in 1995.
- **SUP 97-00066:** Request for change in ownership and expansion of auto repair garage into 1012 Madison St.; SUP granted to T&T American Auto Service Inc., t/a Madison Auto Repairs in 1997.
- **SUP 2000-00156:** Request for change in ownership of an automobile repair garage at 1008 – 1012 Madison St.; SUP granted to Viet Quoc Do in 2000.
- **SUP 2003-0057:** Request for change in ownership and continued use as automobile repair garage at 1008 Madison St.; SUP granted to Kevin Hernandez in 2003.
- **SUP 2010-00022:** Request to operate a light automobile repair shop at 1008, 1010 and 1012 Madison St.; SUP was granted to Sandrine Gomes, but the property was found to be in violation of several conditions in subsequent years including working on cars outside, litter and debris found outside, employees parking in spaces other than the provided off-street parking spaces located inside the building, among others.
- **SUP 2014-00055:** Request a change in ownership at 1008 Madison St. and continue use as an auto repair garage; SUP was granted to Max Auto Repair; SUP expired in 2015 and was not renewed.

The parcel has experienced 31 total complaints since its origination. The types of complaints include:

- Working on and/or storing vehicles in the public right-of-way – 5 complaints
- Employees/vehicles belonging to business parked on the street – 3 complaints
- Outdoor trash/ unkempt property – 7 complaints
- Illegal signage – 3 complaints
- Work without permits – 6 complaints
- Other – 7 complaints

While the complaints mainly center around the auto repair uses, it can be said that this property, in general, has been a challenge to the surrounding community for some time. Neighbors are clearly

sensitive to reoccurring disturbances at this property, some of which, including employees parking on the street, outdoor trash/ unkempt property, and working without permits, could possibly be created by any type of use, but others were specific to automotive repair uses at this location. It is therefore the responsibility of the future users/ uses at this location to mitigate any future occurrence of disturbances, especially considering the residential uses surrounding this site along Madison Street.

Recently a 42' x 6' Capital Bike Share station with 15 bikeshare docks and kiosk was installed on Madison St. at the intersection with N. Henry St. at this parcel's northern property line.

PROPOSAL

The applicant, Iacone/Henry Street LLC, requests SUP approval for a parking reduction on property located at 727 N. Henry Street to allow for the establishment of a private commercial school, a tattoo parlor, a walk-up only juice bar, and a restaurant in the existing buildings on this property.

The taco restaurant to be located at 1008 and 1010 Madison St. is pending administrative approval under SUP 2017-0094. The walk-up only juice bar to be located at 727 N. Henry St. is pending administrative approval under SUP 2017-0093.

Details of each business are described as follows:

	727 N. Henry St.	727 N. Henry St.	1008-1010 Madison St.	1012 Madison St.	Totals
Use	Private Commercial School	Carry-out Restaurant (walk-up juice bar)	Restaurant with Carry-out and Alcohol Sales (taco restaurant)	Tattoo Parlor	--
Size	2,865 square feet	525 square feet	1,148 square feet	2,234 square feet	6,772
Num. of Seats/ Students/ Classes	4 - 5 classes per day/ up to 16 students per class	0 seats	47 seats	--	--
Num. of Employees	2 - 3 employees; no full-time staff on-site	3 employees	6 - 7 employees	4 - 6 employees	15 - 19 employees
Floors	1	1	1	2	--
Hours of Operation	6:30 am - 7:30 pm, daily	5 am - 7:30 pm, daily	5 am - Midnight, daily	Sun. & Tue. - Thur.: 1 pm - 8 pm Fri. - Sat.: 1 pm - 9 pm	--
Noise	Noise levels expected to be in compliance with City's noise ordinance				--
Odors	No odors expected				--
Trash	Collected once per week	One bin; collected every other day	Two bins; collected every other day	Needles exposed of in sharps containers; Collected once per week	--

PARKING

Typically, buildings constructed prior to 1963 are exempt from providing off-street parking. However, in the case of the 727 N. Henry St. parcel, Sec. 8-200(F)(1)(b) applies, which states that "if any such land has been changed in use...after January 27, 1987, the parking requirements of this Article XIII shall apply to all land and to the entire structure or building upon completion of the change in use...". The buildings have been used for the past several decades as automobile repair garages, with the exception of the

CrossFit gym, which is allowed by right under the CSL zone. With this application, a significant change in use is proposed, therefore triggering the parking requirements of today's code.

Staff agrees with the parking requirement calculations presented in the applicant's parking table (seen below), which calculates the total number of required spaces to be 26 spaces.

Address	Proposed Use	Zoning Ordinance Requirement	Parking Required
727 N. Henry St.	Private Commercial School (Zweet Sport Fitness Studio)	One (1) space per every two (2) students	8 parking spaces (Based on class size of up to 16 students)
727 N. Henry St.	Restaurant (Juice Bar)	One (1) space per every four (4) seats	0 spaces (Zero seats proposed)
1012 Madison St.	Personal Service Establishment (Tattoo Parlor)	One (1) space per 400 sq. ft. of floor area	6 spaces (2,234 sq. ft. of floor area)
1008-1010 Madison St.	Restaurant	One (1) space per every four (4) seats	12 spaces (47 seats proposed)
		Total Required:	26 spaces

No delivery vehicles are mentioned in the application for either of the restaurants. They would be providing carry-out service. The applicant is requesting a parking reduction for 24 of the 26 spaces. The applicant is proposing to maintain the two existing, yet nonconforming, parking spaces on the N. Henry St. side of the parcel. However, due to the placement of the proposed walk-up window for the proposed juice bar, the proposed entry location to the fitness studio, the inadequate size of the driveway, and maneuvering issues to access these spaces, staff finds these two spaces to function improperly for the proposed new uses. Therefore, staff believes the SUP parking reduction request should be for the full 26 spaces. Further explanation of the aforementioned reasons is discussed in Section II - Staff Analysis.

ZONING/MASTER PLAN DESIGNATION

The site is zoned CSL/Commercial Service Low, which permits personal service establishments and private commercial schools by right (Section 4-300) and permits restaurants with administrative approval (Section 4-302.1). The administrative approval of the two restaurant uses is dependent upon the approval of this Parking Reduction SUP. The building is not in a historic district.

The property is located within the Braddock Metro Neighborhood Plan area. As it relates to this SUP request, this Plan speaks specifically to the need for neighborhood serving retail, encouragement of alternatives to single occupancy vehicle travel to mitigate traffic, new parking standards that are lower than current, and an overall need for a safe and walkable mixed-use community.

II. STAFF ANALYSIS

Several parcels in the blocks surrounding the Braddock Metro station have been redeveloped or improved over the past several years since adoption of the Braddock Metro Neighborhood Plan in 2008. This momentum of investment in the area now includes the 727 N. Henry St. parcel. This analysis recognizes the value in adaptive reuse projects in the Braddock Metro neighborhood as well as the challenges posed, including parking, by reuse of existing buildings and lots. The proposed uses are compatible with the surrounding neighborhood, are consistent with the goals of the Braddock Metro Neighborhood Plan, bring a new level of vibrancy to the area, and would not be likely to adversely affect neighboring uses. Therefore, subject to the conditions contained in Section III of this report, Staff recommends approval of the parking reduction Special Use Permit request.

The Plan calls for preservation of and an increase in locally owned neighborhood-serving retail within the Braddock area. Maintenance and attraction of such retail relies on business concentration along high visibility corridors that offer an attractive and safe environment in which to walk and conduct business. As such, the Plan designates the street-fronting properties of N. Henry Street and Madison Street as one of four “Retail Clusters” where neighborhood-serving retail may be concentrated with high visibility. A space encompassing the entire stretch of Madison Street from N. Henry to Patrick Street for the depth of the Madison Street-fronting lots, including the 727 N. Henry St. parcel, is designated as “Existing Retail” within this Retail Cluster. The proposed uses at the 727 N. Henry St. parcel would be locally owned neighborhood-serving restaurant and personal service uses concentrated among other neighborhood-serving retail uses at the intersection of Henry and Madison. The proposed uses at this location fulfill the goals of the Plan in the form of adaptive reuse.

With adaptive reuse comes the challenge of working with existing site conditions including, in this case, a lack of off-street parking. The area is slated to become more pedestrian oriented, and the Plan encourages less dependence on single-occupant vehicular trips with the promotion of enhanced access to alternative modes of transportation, including public transit, walking, and biking. The site is located within three blocks (less than one-quarter mile) of the Braddock Metrorail station, which also provides access to 6 out of 11 DASH bus routes plus Metrobus and Metroway BRT routes. As mentioned above, a 15 dock Capital Bikeshare station was installed adjacent to the subject site in 2016. With less cars expected on the roads in the future, the Plan recommends parking management strategies, including reduced parking requirements.

The Plan recommends significantly reduced parking ratios for some generic uses. For example, the Plan recommends no parking for the first 60 seats of restaurant uses and reducing required retail parking to one space per 1,000 sq. ft. with the first 1,200 sq. ft. exempt. If one were to consider the proposed ratios from the Plan, the total required parking would be nearly one third of the required parking as per today’s code. However, such ratios have not been implemented through a change in the Zoning Ordinance. It is clear the culture of single-occupancy vehicle travel is declining/ discouraged, and the City is preparing for that future.

While the applicant wishes to count the two existing on-site parking spaces located on the N. Henry Street side of the property against the parking request, staff recommends that these spaces are in an inappropriate location considering the proposed building improvements on the N. Henry Street side of the building. The roll-up door on the Henry St. side is to be converted to regular commercial doors, which will serve as the proposed fitness studio’s main entry and exit. Further, the walk-up window for the

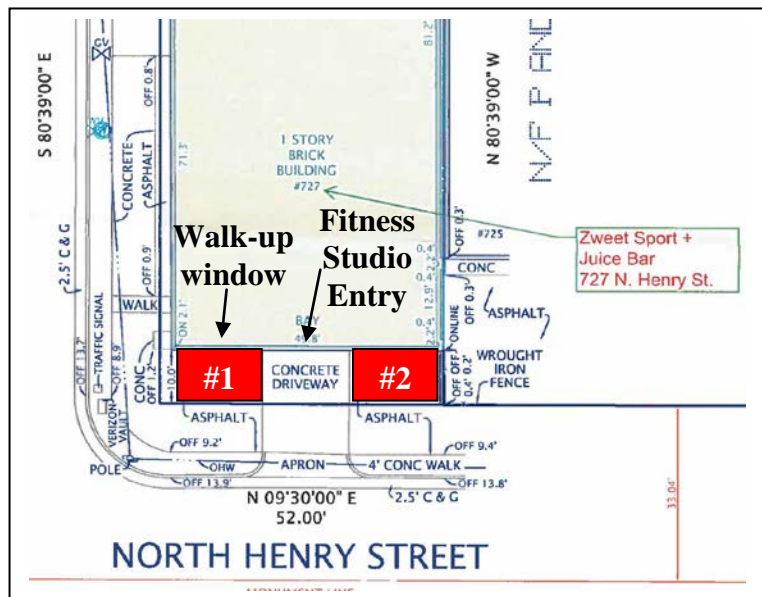
proposed juice bar appears to be located just north of the fitness studio's main entry doors along the N. Henry St. side of the building, as seen in the applicant provided drawing below.

NEW FACADE

NOTE: This image is conceptual in nature and provided for illustrative purposes only.



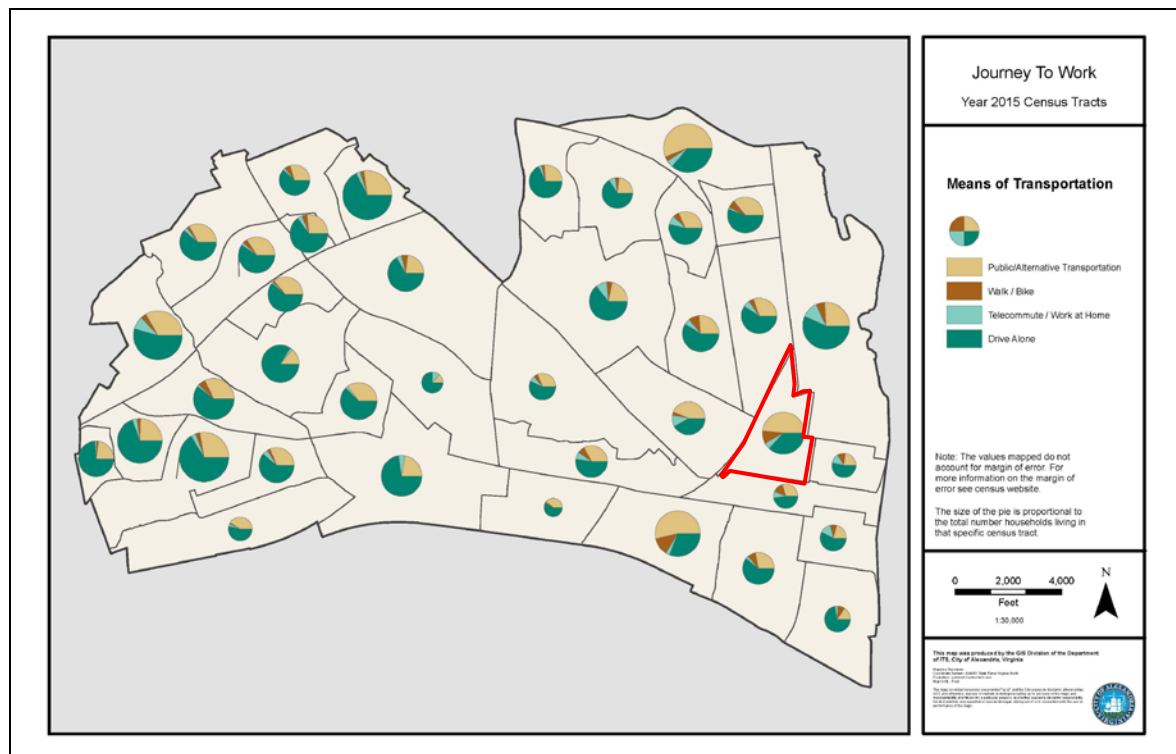
The only way to order on-site and pick-up from the juice bar is from the walk-up window as there is no indoor service. If a car is parked in this location, pedestrian access to the juice bar is severely handicapped. Even though the current parking spaces and driveways are used today, the natures of the proposed establishments are different than existing and former uses. Customers will no longer drop off their vehicles for extended periods of time; turnover with the proposed uses will be much higher. Therefore, with increased turnover, vehicles will be maneuvering in the driveway that terminates at the fitness studio's main entry while making awkward



movements from N. Henry Street/US Route 1, causing a safety hazard for patrons and pedestrians entering and exiting that establishment. Further, with increased turnover, there will be more vehicles backing up into Henry Street, which is a high capacity one-way corridor. Lastly, the space in front of the walk-up bar (space #1 in diagram above) would be difficult to access or exit on a one-way street.

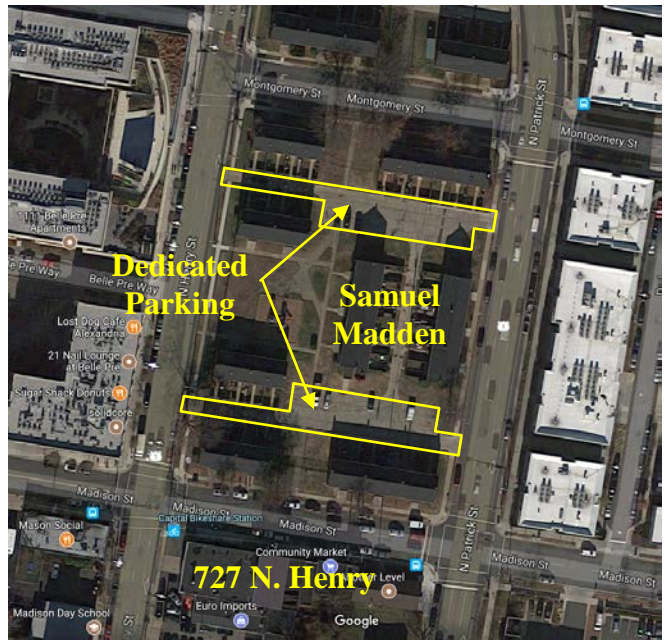
The success of neighborhood-serving retail is highly dependent on a safe and inviting pedestrian experience. The Braddock Metro Neighborhood Plan prioritizes the pedestrian by highly encouraging enhanced streetscapes (wide sidewalks and greenery), bike facilities, and pathway connections. Madison Street, for example, is designated as a “Walking Street”, which ties these concepts together along what is considered a high-visibility corridor. As mentioned previously, a 15 dock bikeshare station was installed on Madison Street along the northern property line of the 727 N. Henry St. parcel. All said, it is in the best interest of the proposed uses to “activate the street frontage”, as the applicant states, to be more pedestrian and business friendly. It is, therefore, counterintuitive to support such vibrant uses and also the use of these existing parking spaces that interfere with the success of those proposed uses. For these reasons, staff recommends a full parking reduction for the following reasons:

1. The Braddock Metro neighborhood is becoming denser with more amenities/ neighborhood-serving establishments accessible by multiple modes of transportation, including walking, biking, and public transit. Since Plan adoption in 2008, 1.46M square feet of residential development has been constructed (approximately 1,460 units); the area will continue to become an integrated/concentrated mixed-use neighborhood with the addition of neighborhood serving retail/ commercial uses like those proposed in this request. Parking needs will continue to decrease in the future with the increase in density, increase in access to other transportation modes and with increased access/proximity to daily needs within a single neighborhood.
2. Less than half of those who commute to work in the census tract that aligns with the Braddock Metro



neighborhood drive alone. While staff cannot know from where the 15 to 19 employees of this site would commute, they have access to several transportation options in this location, as noted in earlier in this section. As the neighborhood more completely transforms into a true mixed-use community, it is likely many of the employees of these four proposed establishments will live in closer proximity to their job.

3. The site is constrained by its existing build-out; therefore, there will never be an opportunity in its current configuration to provide on-site parking. Without a parking reduction, this property would remain as it now is or become fallow, which stagnates progress and future investment in the area.
4. There is limited private commercial parking available within 500 feet of the site that does not already have parking agreements with other establishments. Alexandria Lighting (located on the same block), for example, already has agreements with the Second Baptist Church. Other commercial properties with accessible, yet restricted, parking within 500 feet of the site include the Post Office (slated to be relocated with its land to become a park), Charles Houston Recreation Center, and the Belle Pre.
5. On-street parking is provided on most streets apart from Henry Street and Patrick Street and most are regulated by one to three-hour time limits, which ensure turnover. A condition of this request is that the driveway on Madison Street be closed, which will increase public on-street parking by two spaces. Additional on-street parking could be added if the existing loading zone along Madison St. were removed as well. Additionally, all new developments must provide adequate parking for residents, visitors, patrons, and employees, and most existing surrounding developments have dedicated parking. Samuel Madden townhouse complex, for example, has dedicated surface parking within the development as seen in the adjacent photo.

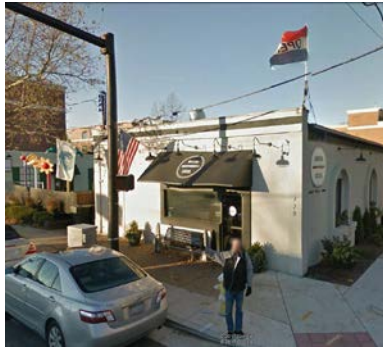


6. This parking reduction request allows the building to be converted from a automobile-dependent business that did not have adequate parking to business types oriented to serve pedestrians and users of public transportation.
7. There is one public parking garage located within approximately one-quarter mile/ 10-minute walk from the 727 N. Henry St. parcel at Wythe and Washington.

As explained, staff recommends approval of this SUP request as it complies with Section 8-100 (A)(4) of the Zoning Ordinance in that providing required parking on site is infeasible, the reduction would not adversely affect the nearby neighborhood, and no compliant existing spaces are being removed. The applicant provided a parking management plan, and conditions require that measures be taken to mitigate

potential parking impacts. Staff's recommendation for approval is contingent upon the conditions listed herein, including a request for the applicant to improve pedestrian conditions within the extent of the parcel property boundaries along N. Henry Street and Madison Street by adding landscaping (ground or planter box) and other appropriate pedestrian-oriented/friendly amenities as per the recommendations of the Small Area Plan as well as the applicant's suggestion to "activate the street frontage." Surrounding adaptive reuse projects, including Mason Social located at 728 N. Henry St. and Madison Day School at 1106 Madison St. (seen below), have thoughtfully incorporated such features to enhance the pedestrian realm and therefore contribute positively to the identity and value of the neighborhood while also promoting a safe and enjoyable connection to and from these desired neighborhood-serving establishments.

Mason Social (Henry St. side)



Mason Social (Madison St. side)



**Mason Day School
(Madison St. side)**



III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral by the Director to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation process, to discuss all special use permit provisions and requirements. (P&Z)
3. The applicant shall remove the parking spaces along the N. Henry Street side of the property for the purposes of providing improved pedestrian conditions, including landscaping (i.e. planting (in ground or planters), furniture, and/or art) in the portion of

the lot bordering that street. The applicant shall provide a contribution to eliminate the curb cut on the N. Henry Street side of the property. (P&Z and T&ES)

4. The applicant has indicated that the site will function as a neighborhood-serving establishment with a significant number of walk-up patrons. The applicant shall provide a contribution to close the existing curb cut on Madison Street to improve pedestrian and on-street parking conditions. (P&Z and T&ES)
5. The applicant shall require its employees who drive to use off-street parking. (T&ES)
6. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
7. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Braddock Metro Neighborhood. (T&ES)
8. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
9. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)
10. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning
Ashley Labadie, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 - SWM has no comments.

F-2 – OEQ has no comments.

F-3 - The applicants required parking tabulation should be amended. Staff interprets the requirement as follows:

Address	Proposed Use	Zoning Ordinance	Parking Required
727 N. Henry Street	Private Commercial School (Zweet Sport Fitness Studio)	1 space for every 2 students	8 parking spaces, assuming class of 16 students
727 N. Henry Street	Restaurant (Juice Bar)	1 space per 4 seats	0 spaces
1012 Madison Street	Personal Service (Tattoo Parlor)	1 space per 400 square feet	6 spaces
1008-1010 Madison Street	Restaurant (Taco Restaurant)	1 space per 4 seats	12 spaces
Total Required			26 spaces

Transportation Planning finds that the exemptions for the tattoo parlor and commercial school noted in the applicant's revised table based on the Braddock Metro Neighborhood Neighborhood Plan are not applicable.

F-4 - Transportation Planning finds that this establishment is in close proximity to multimodal transportation options, including the Metro, Metroway BRT, and an adjacent bikeshare station.

F-5 - The applicant is proposing to provide two on-street parking spaces. These spaces exist today and support an auto-repair center's vehicle storage. Transportation Planning does not find these two spaces ideal for a higher-volume site due to the turning operations.

F-6 - Request a parking reduction for the full 26 spaces with the next submission.

R-1 - The applicant shall remove the parking spaces along the N. Henry Street side of the property for the purposes of providing improved pedestrian conditions, including landscaping (i.e. planting (in ground or planters), furniture, and/or art) in the portion of the lot bordering that street. The applicant shall provide a contribution to eliminate the curb cut on the N. Henry Street side of the property. (P&Z and T&ES)

R-2 - The applicant has indicated that the site will function as a neighborhood-serving establishment with a significant number of walk-up patrons. The applicant shall provide a

contribution to close the existing curb cut on Madison Street to improve pedestrian and on-street parking conditions. (P&Z and T&ES)

R-3 - The applicant shall require its employees who drive to use off-street parking. (T&ES)

R-4 - The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

R-5 - The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Braddock Metro Neighborhood. (T&ES)

R-6 - The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

R-7 - The applicant shall encourage patrons to park off-street through the provision of information about nearby garages on advertising and on the restaurant's website. (T&ES)

Code Enforcement:

C-1 – A building permit, plan review and inspection are required for a change in use.

Fire:

No comments or concerns.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

2017-0079

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 727 N. Henry Street

TAX MAP REFERENCE: 054.04-05-01

ZONE: CSL

APPLICANT:

Name: Iacone/Henry Street LLC

Address: P.O. Box 1924, Alexandria, Virginia 22313

PROPOSED USE: Parking reduction.

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar

Print Name of Applicant or Agent
Walsh, Colucci, Lubeley & Walsh PC
2200 Clarendon Blvd., Suite 1300

Mailing/Street Address

Arlington, VA 22201

City and State

Zip Code

MCPuskar

Signature

6/29/2017

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

SUP # _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 727 N. Henry Street, I hereby
(Property Address)
grant the applicant authorization to apply for the parking reduction use as
(use) SEE ATTACHED LETTER
described in this application.

Name: c/o Teddy Kim Phone: (202) 550-6500
Please Print
Address: _____ Email: teddyk@avantihg.com
Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

See attached.

**Iacone/Henry Street LLC
P.O. Box 1924
Alexandria, VA 22313**

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization and Consent to File Application for Special Use Permit for a
Parking Reduction
727 N. Henry Street
Tax Map ID 054.04-05-01 (the "Property")

Dear Mr. Moritz:

As the Applicant and owner of the above-referenced Property, Iacone/Henry Street LLC hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of an application for a Special Use Permit for a parking reduction and any related requests to allow for the establishment of a private commercial school, tattoo parlor and two restaurants on the Property.

Very Truly Yours,

By: 

Its: Managing Member

Date: 06/29/17

Phone: 202.834.4355 Email: teddyk@avantihg.com

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See Attached		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 727 N. Henry Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None	None	Not applicable
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

06/29/17

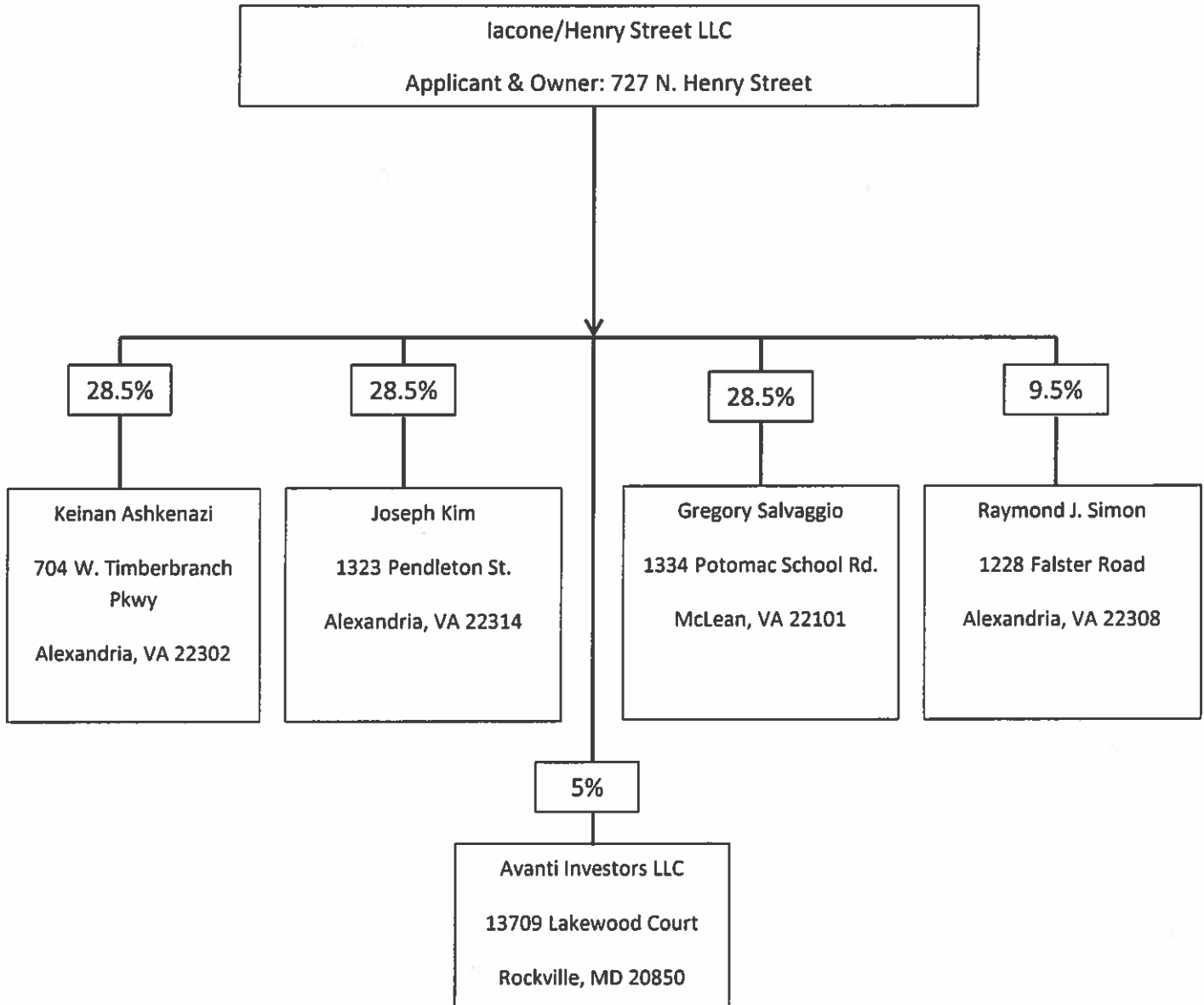
Date

Teddy Kim

Printed Name


Signature

Iacone/Henry Street LLC – Ownership Information June 29, 2017



*None of the individuals or entities listed above have any business or financial relationship as defined by Section 11-350 of the Zoning Ordinance.

SUP # _____

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license N/A

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Statement of Justification
727 N. Henry Street
Tax Map ID: 054.04-05-01

Iacone/Henry Street LLC (the “Applicant”) requests approval of a Parking Reduction Special Use Permit on property located at 727 N. Henry Street (the “Application Property”) to allow for the establishment of a private commercial school, a tattoo parlor, a walk-up only juice bar, and a restaurant in the existing buildings on the Application Property.

The Application Property is located in the southeast quadrant of the intersection of N. Henry Street and Madison Street. The tax parcel contains a total of approximately 7,115 square feet of site area and is zoned to the CSL/Commercial Service Low Zone. The Application Property is developed with four separate buildings, individually addressed as 1008, 1010 and 1012 Madison Street, and 727 N. Henry Street. The buildings at 1008 – 1012 Madison Street were previously occupied by a light automobile repair establishment. 727 N. Henry Street was most recently occupied by the Outlaw Crossfit studio. Nearby uses include a mix of residential and commercial uses. Residential townhomes are located to the north across Madison Street. Automobile sales and service uses are located to the south. A restaurant is located across N. Henry Street to the west. Industrial flex buildings and a small grocery store are located to the east on Madison Street.

The Applicant proposes to revitalize the Application Property by establishing a number of neighborhood-serving uses in the existing buildings, as follows:

1. 727 N. Henry Street – A private commercial school, to be operated as a Zweet Sport fitness studio, is proposed in approximately 2,865 square feet of the building. The Applicant anticipates that Zweet Sport will primarily attract clients from the immediately surrounding residential neighborhoods. Zweet Sport will offer group fitness instruction with class sizes of up to 16 individuals, as well as personalized one-on-one fitness instruction. Approximately 4 – 5 classes will be held per day, ranging from thirty to forty-five minutes per class. The Zweet Sport will employ up to 8 personal trainers and fitness instructors, but only 2-3 employees will be on site at any given time. Trainers and instructors will only be on site for the duration of classes scheduled throughout the day. There will be no full-time staff on site. The remaining 525 square feet of the building will be occupied by a walk-up only juice bar restaurant establishment. Restaurants are permitted in the CSL Zone with administrative SUP approval. The juice bar will operate exclusively on a carry-out only basis, and will include no seating for customers.
2. 1012 Madison Street – A tattoo parlor, to be operated by Marlowe Alexandria Tattoo Arts Ltd., is proposed at 1012 Madison Street. Tattoo parlors, which are now classified as personal service establishments, are permitted in the CSL Zone. The proposed tattoo parlor will occupy the existing two-story building at 1012 Madison Street that contains approximately 2,234 square feet of floor area. Since 2016, the tattoo parlor has operated a successful business at 1314 King Street under the name of King Street Studios in accordance with SUP #2015-0063. The tattoo parlor’s lease has since expired and, wishing to remain in Alexandria, the tattoo parlor intends to relocate to 1012 Madison Street. The tattoo parlor anticipates approximately 20 patrons per week, and will operate on a predominantly appointment-only basis. A maximum of 4-6 employees will be on site at any given time.
3. 1008 – 1010 Madison Street – A taco restaurant is proposed in the buildings at 1008 – 1012 Madison Street. Restaurants are permitted in the CSL Zone with administrative SUP approval.

The restaurant will occupy approximately 1,148 square feet, and will include up to 47 seats. The restaurant will offer full service dining, as well as carry out.

Under Article VIII of the zoning ordinance, the proposed uses generate the following parking requirements:

Address	Proposed Use	Zoning Ordinance Requirement	Parking Required
727 N. Henry St.	Private Commercial School (Zweet Sport Fitness Studio)	One (1) space per every two (2) students	8 parking spaces (Based on class size of up to 16 students)
727 N. Henry St.	Restaurant (Juice Bar)	One (1) space per every four (4) seats	0 spaces (Zero seats proposed)
1012 Madison St.	Personal Service Establishment (Tattoo Parlor)	One (1) space per 400 sq. ft. of floor area	6 spaces (2,234 sq. ft. of floor area)
1008-1010 Madison St.	Restaurant	One (1) space per every four (4) seats	12 spaces (47 seats proposed)
		Total Required:	26 spaces

The Applicant proposes to provide two (2) 18' x 9' existing parking spaces on the western portion of the Application Property. Due to existing site constraints, it is not possible to provide additional parking on-site. The Applicant is therefore requesting a twenty four (24) space reduction of the twenty six (26) parking spaces required for the proposed uses.

The Application Property is located within the boundaries of the Braddock Metro Neighborhood Plan (the "Neighborhood Plan"). The Neighborhood Plan recommends revising the parking requirements for properties located within 2,000 feet of the Braddock Road Metro Station, and establishing a parking district for the area with its own schedule of revised parking requirements applicable to restaurant, retail and service uses, among others. Although the Neighborhood Plan's parking recommendations have not yet been implemented, the Application Property would fall within the boundaries of the proposed parking district, and the recommended parking ratios would be applicable to the proposed uses. Upon implementation of the Neighborhood Plan's parking recommendations, the proposed uses would generate the following parking requirements:

Address	Proposed Use	Neighborhood Plan Recommendation	Parking Required
727 N. Henry St.	Private Commercial School (Zweet Sport Fitness Studio)	One (1) space per 400 sq. ft. of floor area (first 1,200 sq. ft. exempt)*	5 parking spaces*
727 N. Henry St.	Restaurant (Juice Bar)	One (1) space per every four (4) seats over 60 (first 60 seats exempt)	0 spaces
1012 Madison St.	Personal Service Establishment (Tattoo)	One (1) space per 400 sq. ft. of floor area (first	3 spaces

	Parlor)	1,200 sq ft. exempt)	
1008-1010 Madison St.	Restaurant	One (1) space per every four (4) seats over 60 (first 60 seats exempt)	0 spaces
		Total Required:	8 spaces

***Note:** At the time of the Neighborhood Plan's approval in 2008, private commercial schools of less than 20 students were parked as personal service establishments at the ratio of one (1) space per 400 square feet of floor area. As such, it was intended that uses like the proposed Zweet Sport fitness studio, which will have a maximum class size of 16 students, would benefit from the 1,200 sq. ft. exemption for service uses recommended by the Neighborhood Plan.

While the Zoning Ordinance currently requires 26 parking spaces for the proposed uses, the Application Property is located in an area of the City for which the Neighborhood Plan specifically recommends a re-evaluation of parking requirements. As illustrated by the above table, upon implementation of the Neighborhood Plan's recommendations, the proposed uses will generate a parking requirement of only 8 parking spaces. In addition, the Commercial Parking Task Force is currently evaluating opportunities to right-size parking requirements throughout the City.

The Applicant anticipates that a significant number of patrons of the proposed neighborhood-serving uses will be residents of the immediately surrounding area who will walk, bike, or utilize public transportation to travel to the site. The Application Property is located in a highly walkable area of Old Town, within ¼ mile of the Braddock Road Metrorail station. Patrons and employees of the proposed uses will have convenient access to Metro and a variety of transit options. A Capital Bikeshare station is located on Madison Street immediately adjacent to the Application Property. For patrons who do drive to the site, ample street parking is available throughout the area.

For the foregoing reasons, the requested parking reduction is reasonable given the neighborhood-serving character of the uses and the highly walkable location of the Application Property. Approval of the requested parking reduction will allow the Applicant to revitalize an underutilized building, activate the street frontage along this block, and establish neighborhood-serving uses that will benefit residents of the surrounding area.

USE CHARACTERISTICS**4.** The proposed special use permit request is for *(check one)*:

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Parking reduction.

5. Please describe the capacity of the proposed use:**A.** How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Private Commercial School - Approximately 16 clients per group session, and 1 client per personal training session;
 Tattoo Parlor - Approximately 20 clients per week; Walk-up Juice Bar - Zero (0) seats; Taco Restaurant - 47 seats

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Private Commercial School - Up to 2-3 employees at any given time; Tattoo Parlor - Up to 4-6 employees at any given time;
 Walk-up Juice Bar - Up to 3-4 employees at any given time; Taco Restaurant - Up to 6-7 employees at any given time.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

See attached schedule

Hours:

7. Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise levels will be in compliance with the City's noise ordinance.

B. How will the noise be controlled?

No significant noise is anticipated.

727 N. Henry Street
Applicant/Owner: Iacone/Henry Street LLC

Proposed Hours of Operation

727 N. Henry Street

- Private Commercial School: Approximately 4 – 5 thirty to forty five minute sessions per day beginning at 6:30 a.m. through 7:30 p.m., daily.
- Walk-up Juice Bar: 5:00 a.m. – 7:30 p.m., daily.

1012 Madison Street – Tattoo Parlor

- Sunday & Tuesday – Thursday: 1:00 p.m. – 8:00 p.m.
- Friday – Saturday: 1:00 p.m. – 9:00 p.m.
- Monday: Closed

1008 – 1010 Madison Street – Taco Restaurant

- 5:00 a.m. – Midnight, daily

8. Describe any potential odors emanating from the proposed use and plans to control them:

No significant odors are anticipated.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Trash and garbage typically associated with a fitness studio, tattoo parlor and restaurant uses.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

The fitness studio and tattoo parlor will generate a minimal amount of trash and garbage. Trash generated by the juice bar will be stored in one garbage bin, and trash generated by the proposed taco restaurant will be stored in two garbage bins.

C. How often will trash be collected?

Trash generated by the fitness studio and tattoo parlor will be collected on a weekly basis.
Trash generated by the juice bar and taco restaurant will be collected every other day.

D. How will you prevent littering on the property, streets and nearby properties?

Staff will monitor the property throughout the day, and will be responsible for removing trash and litter from the property, adjacent streets and nearby properties.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes.

[✓] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Needles used for tattoo purposes will be stored and handled at 1012 Madison Street. Needles will be disposed of in sharps containers in accordance with all applicable regulations.

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☒ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Inks used for tattoo purposes will be stored on site in conjunction with the tattoo parlor use. The inks will not be disposed of.

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Adequate site lighting will be provided.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

The taco restaurant will include on-premises alcohol sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
2 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ Other.

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

- B. Where is required parking located? (check one)
☒ on-site
☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? None required

<p align="center">Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

- B. Where are off-street loading facilities located? None required.
-
- C. During what hours of the day do you expect loading/unloading operations to occur?
Deliveries will occur during regular business hours
-
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Approximately one delivery per month is anticipated for the tattoo parlor and fitness studio uses. Deliveries to the restaurants are anticipated to occur every other day.
-
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Street access is adequate.
-

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? _____ square feet.
18. What will the total area occupied by the proposed use be?
- Fitness Studio - 2,865 s.f.
 Juice Bar - 525 s.f.
 Tattoo Parlor - 2,234 s.f.
 Taco Restaurant - 1,148 s.f.
- See table sq. ft. (existing) + _____ sq. ft. (addition if any) = See table sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☒ other. Please describe: Buildings located at 1008, 1010 & 1012 Madison St. and 727 N. Henry Street

End of Application



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The Applicant is requesting a twenty four (24) space reduction of the twenty six (26) parking spaces required for the proposed private commercial school, tattoo parlor, walk-up only juice bar and restaurant establishments on the Application Property. The Applicant proposes to provide the two existing 9' x 18' on-site parking spaces in lieu of the 26 required spaces.

2. Provide a statement of justification for the proposed parking reduction.

See attached statement of justification.

3. Why is it not feasible to provide the required parking?

See attached statement of justification.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. ☒ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood. See attached statement of justification.

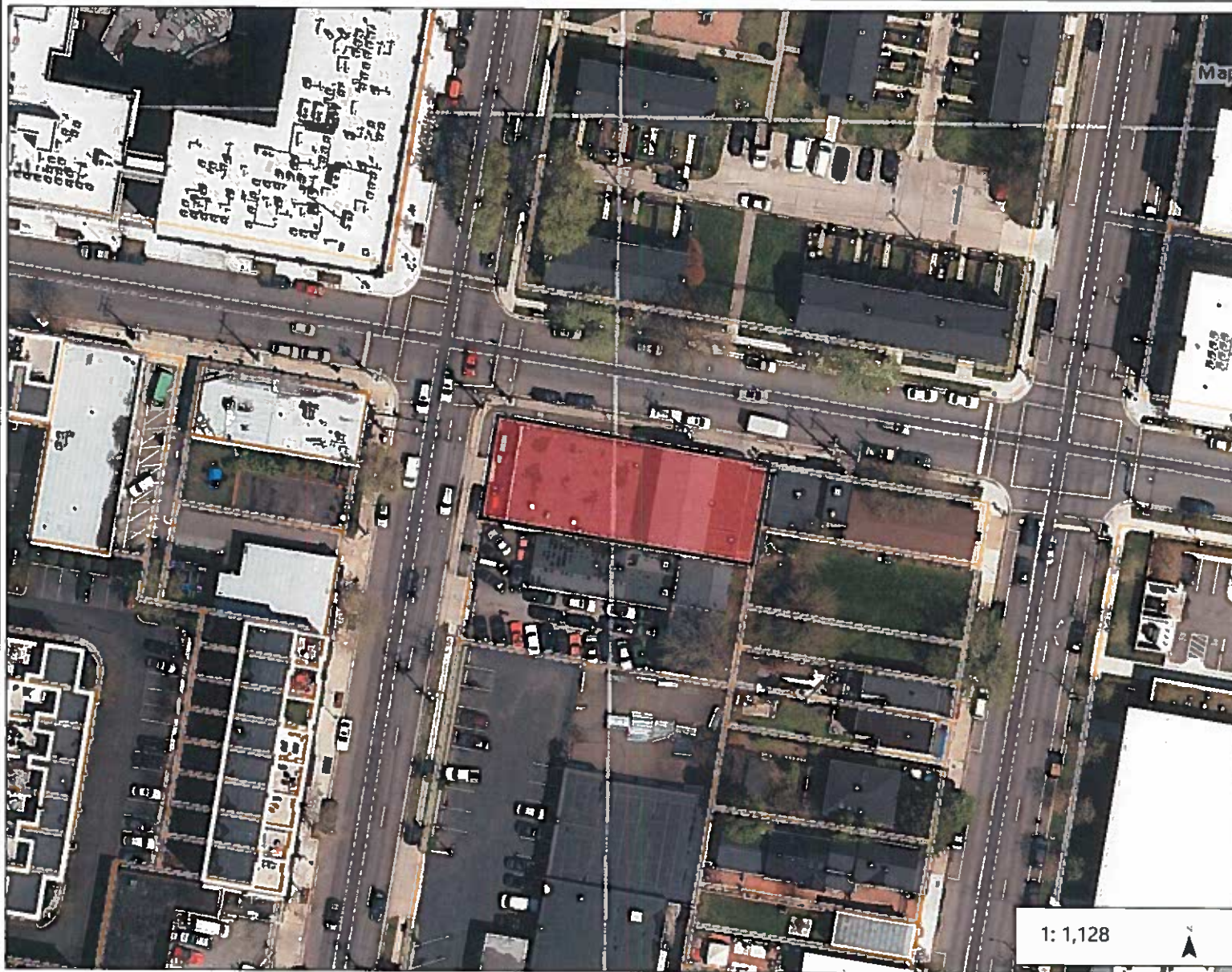
Parking Management Plan
727 N. Henry Street
Tax Map ID: 054.04-05-01

Iacone/Henry Street LLC (“The Applicant”) requests approval of a Parking Reduction Special Use Permit on property located at 727 N. Henry Street (the “Application Property”). The Application Property is developed with four individually addressed buildings, within which the Applicant proposes to establish a private commercial school to be operated as a Zweet Sport fitness studio, a walk-up only juice bar, a tattoo parlor, and a taco restaurant establishment. Two (2) parking spaces are available on site for the proposed uses. The Applicant is requesting a twenty four (24) space reduction of the twenty six (26) parking spaces required for the proposed uses.

The proposed uses are neighborhood-serving in character, and the Applicant anticipates that a significant number of patrons will be residents of the immediately surrounding neighborhood who will walk, bike or utilize other modes of public transportation to visit the Application Property. The proposed fitness studio will offer personal fitness instruction, as well as group instruction with classes of up to sixteen (16) individuals. The proposed juice bar will be walk-up only, and will contain no seats. The tattoo parlor will occupy approximately 2,234 square feet, and is of an intensity and scale that will generate a relatively low parking demand. Approximately twenty (20) clients per week are anticipated, predominantly by appointment only. Since 2016, the tattoo parlor has operated at 1314 King Street with a full parking reduction approved in conjunction with SUP #2015-0063. The proposed taco restaurant will offer carry-out and full service dining options, and will contain a maximum of 47 seats.

The Application Property is located in a highly walkable area of Old Town within ¼ mile of the Braddock Road Metrorail station and various transit options. A Capital Bikeshare station is conveniently located on Madison Street directly in front of the Application Property. Ample on-street parking is available on Madison Street, and throughout the surrounding area. The Applicant proposes the following parking management practices:

- The Applicant will encourage employees of the proposed uses to use public transportation to travel to and from work;
- The Applicant will encourage its tenants to promote public transit options on their websites, if any, and encourage patrons to use public transit or carpool;
- Printed materials regarding the availability of transit and nearby public parking garages will be posted near the front desk or reception area of each use; and
- The Applicant will direct its tenants to inform patrons of the availability of parking at any nearby public garages.



1: 1,128



Legend

Tax Map Index

- Parcels
- Blocks
- Fire Stations
- Addresses
- Metro Stations
- Metro Lines**
 - Blue
 - Yellow
 - Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

Notes

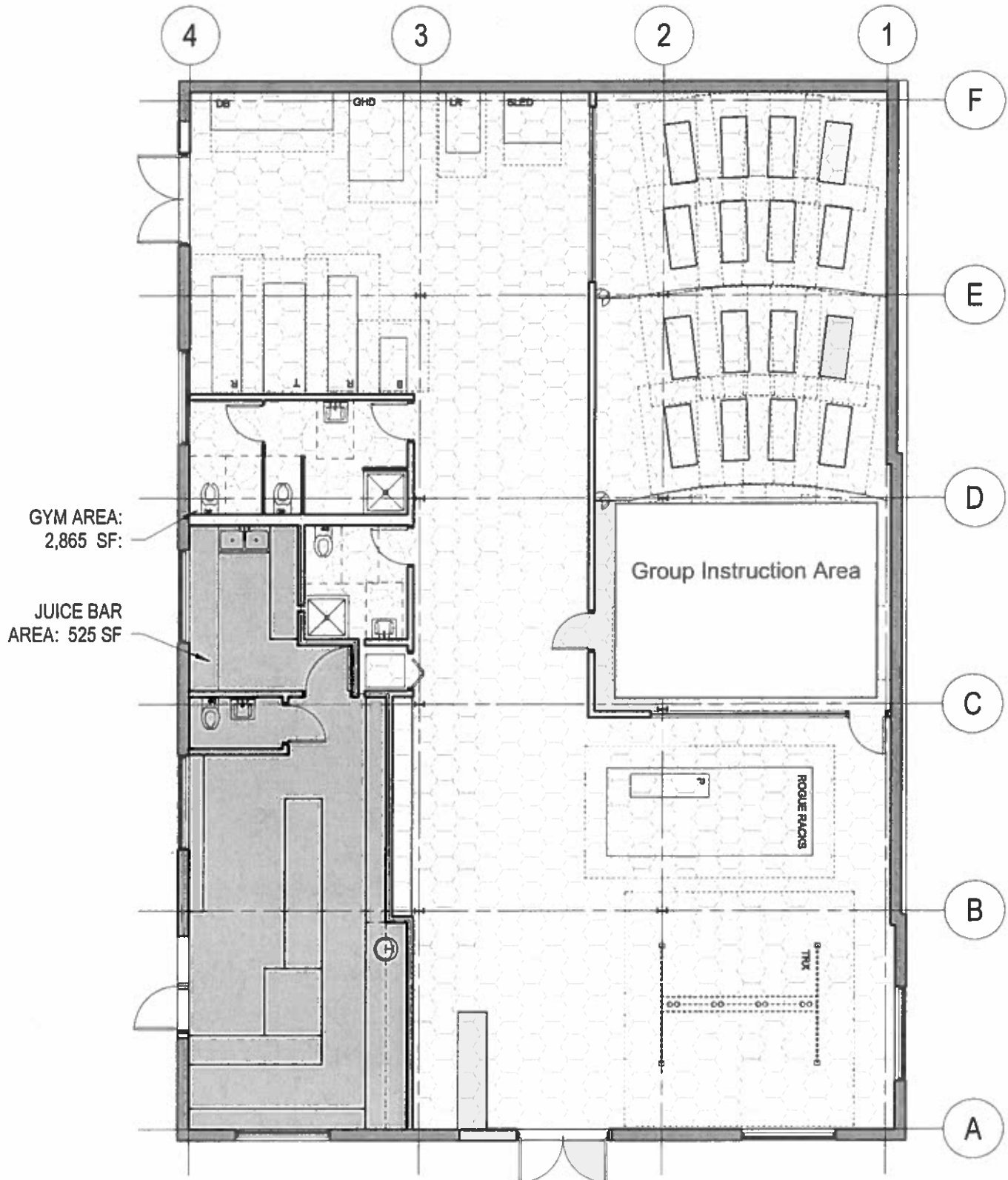
188.1 0 94.04 188.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

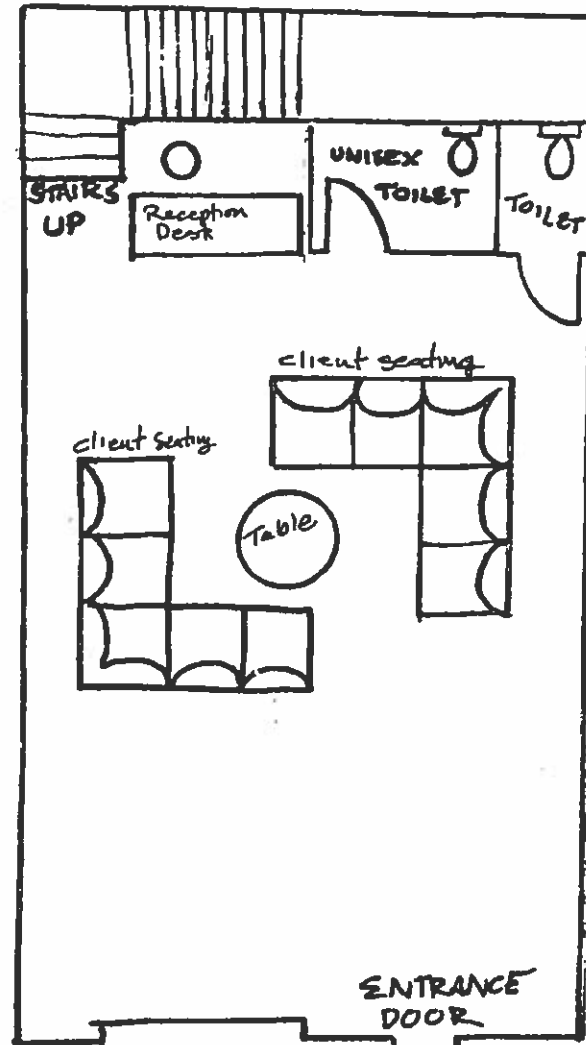
THIS MAP IS NOT TO BE USED FOR NAVIGATION

727 N. Henry Street - Zweet Sport and Juice Bar

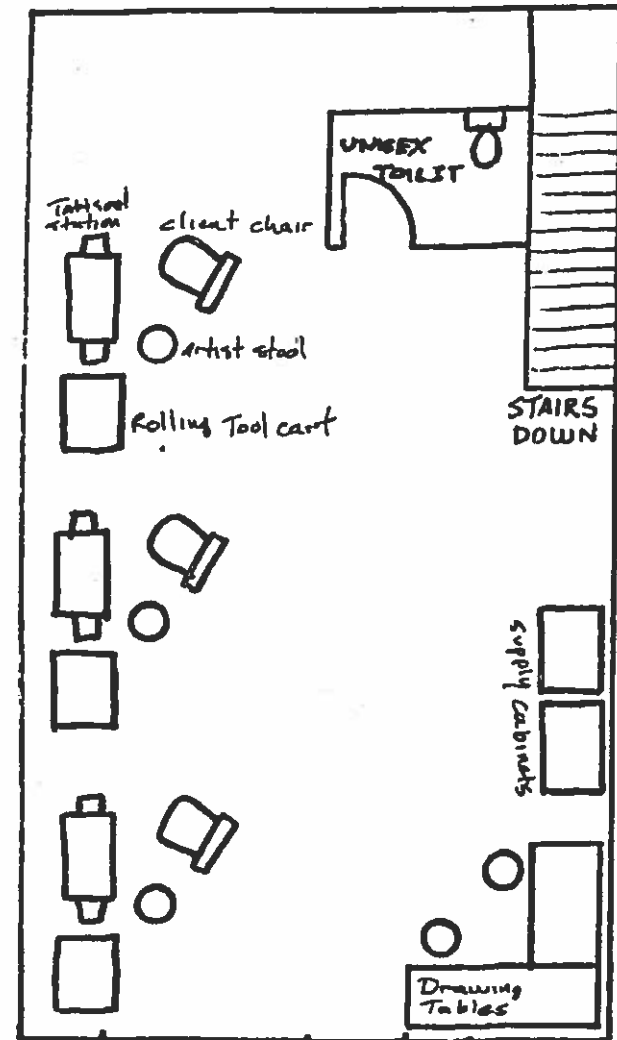


PROPOSED FLOOR PLAN

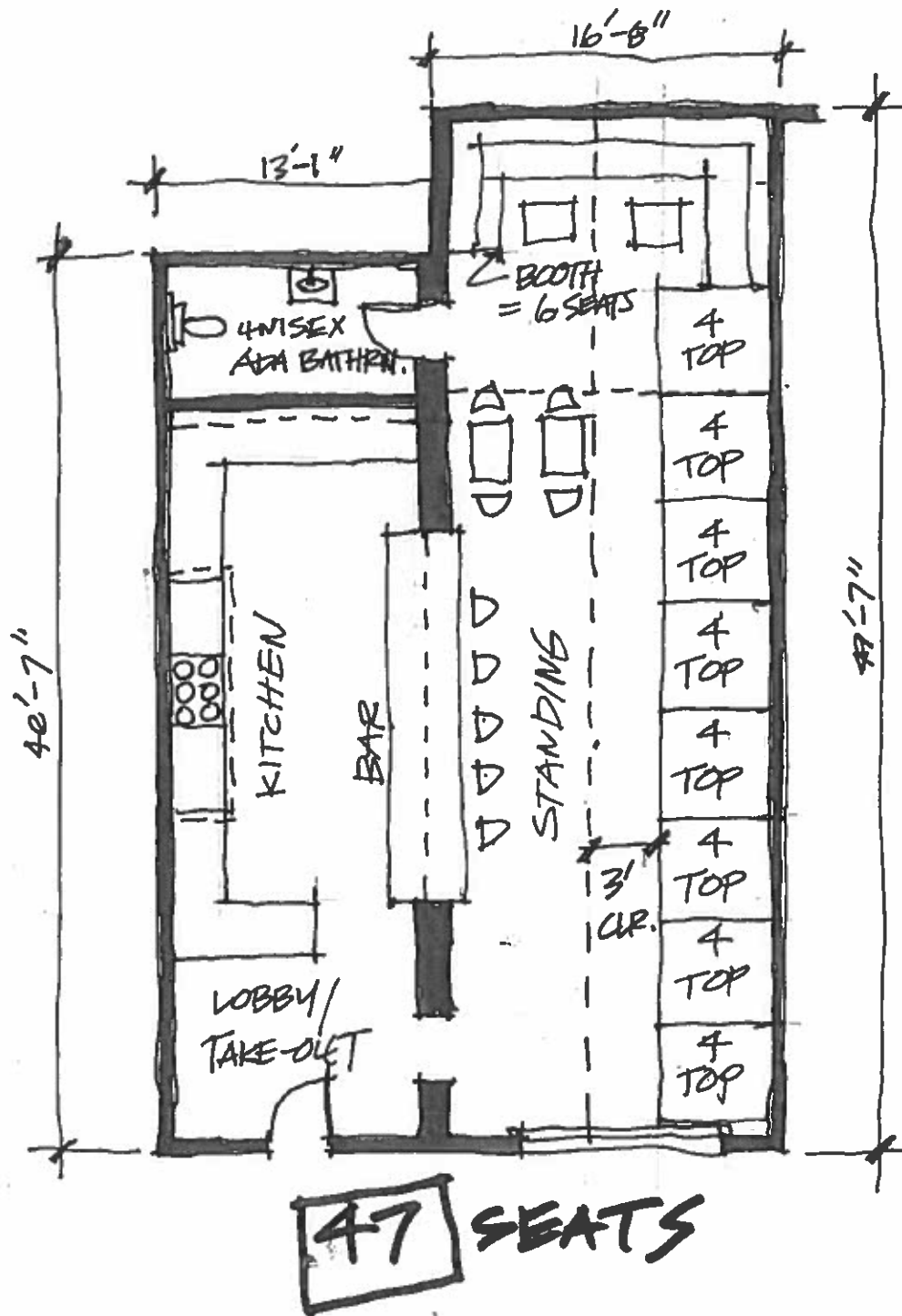
1012 MADISON STREET
ALEXANDRIA VA



1ST FLOOR Approx. 1,092 sq. ft.

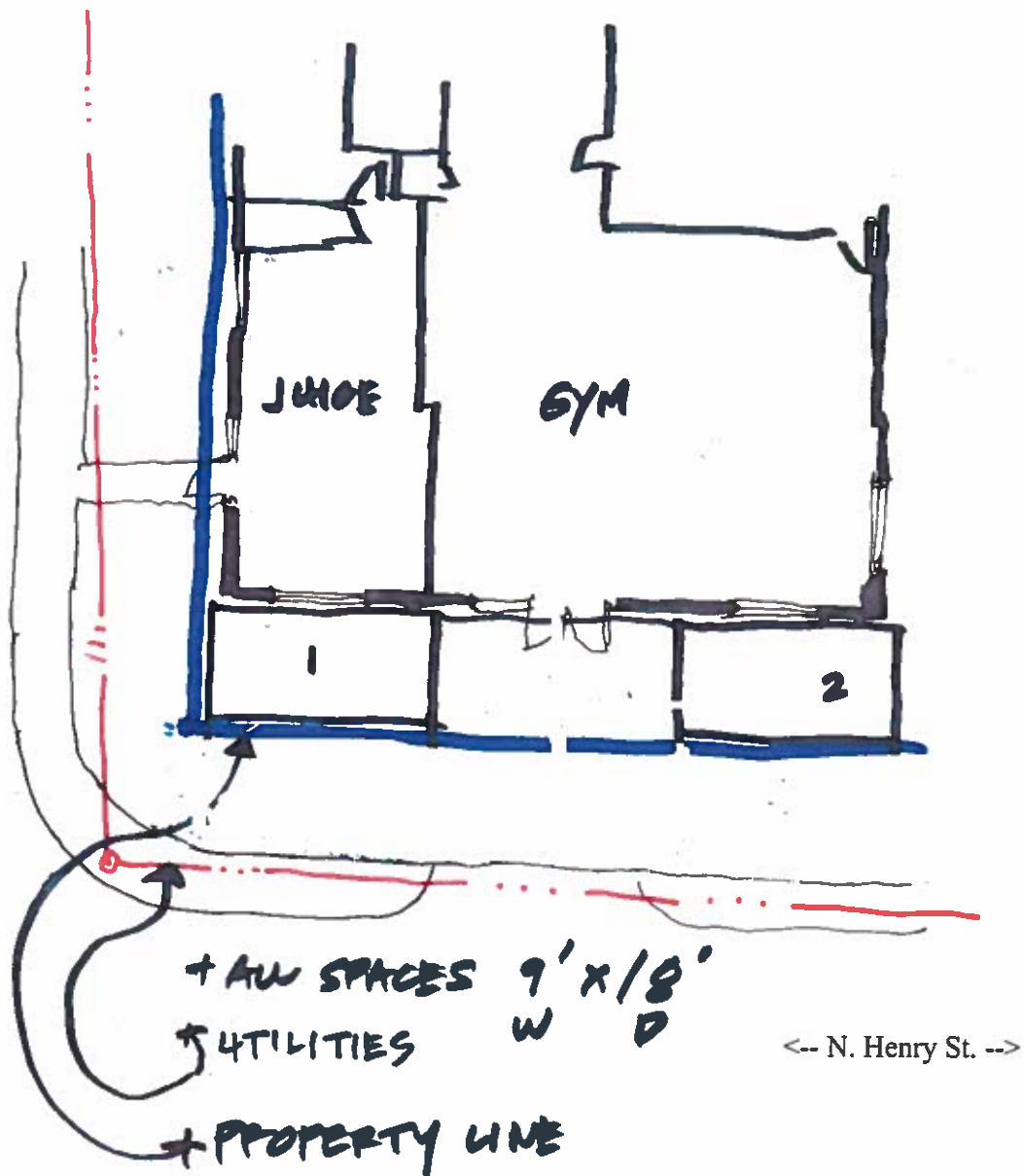


2ND FLOOR Approx. 1,142 sq. ft.

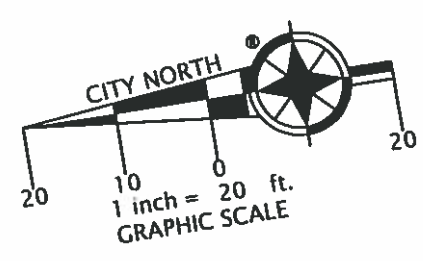


Proposed Floor Plan - Taco Restaurant: 1008 - 1010 Madison Street
Approx. 1,148 sq. ft.

Proposed Parking Layout: 727 N. Henry Street



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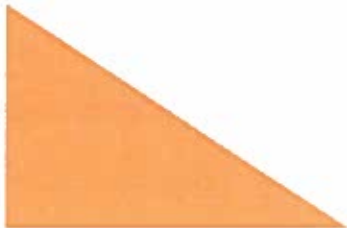
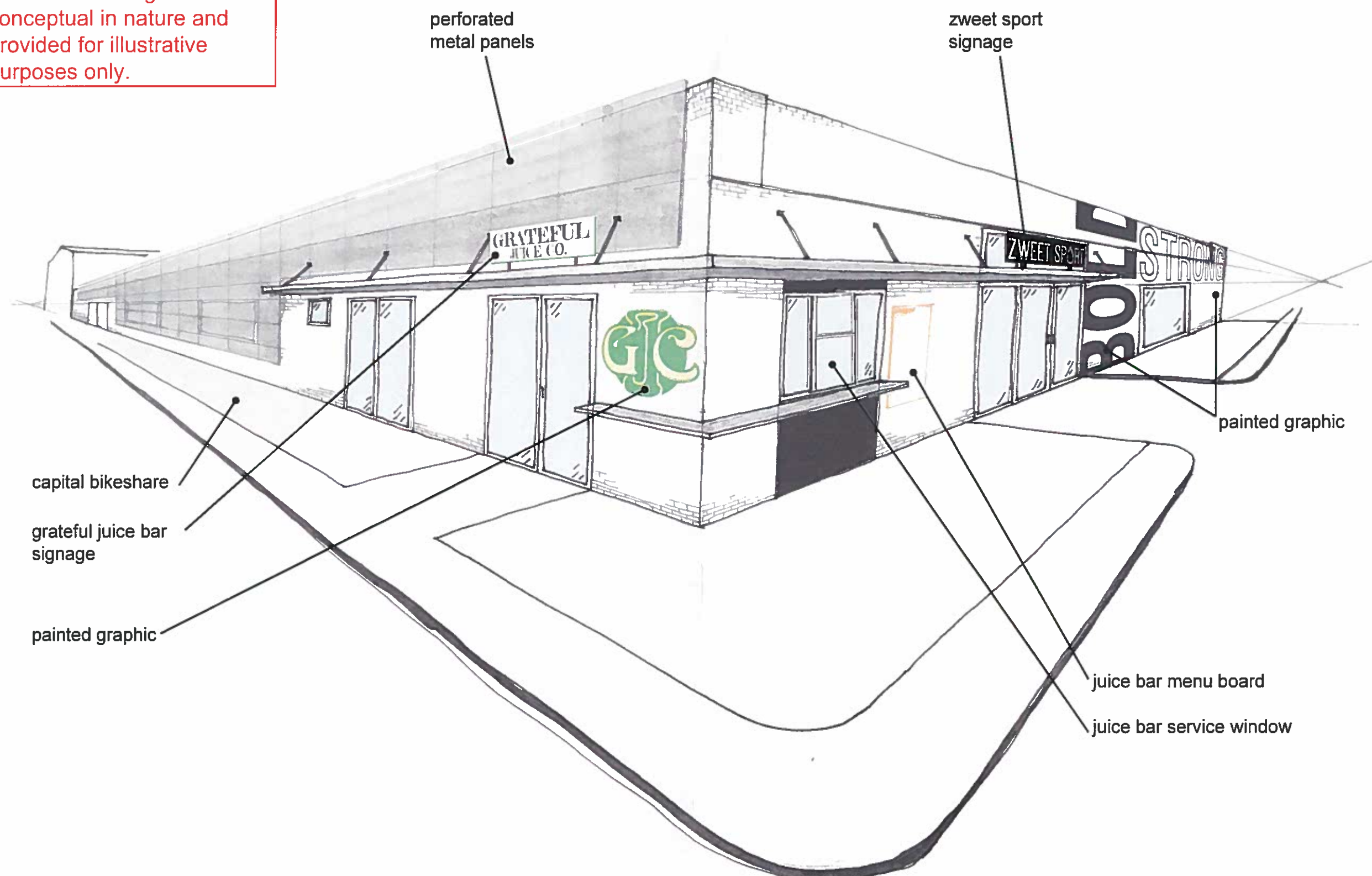
(DEED BOOK 735, PAGE 211)

SCALE: 1" = 20' DECEMBER 13, 2016

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

NEW FACADE

NOTE: This image is conceptual in nature and provided for illustrative purposes only.



City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 7, 2017

TO: CHAIRWOMAN LYMAN AND MEMBERS OF PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR OF PLANNING AND ZONING
YON LAMBERT, DIRECTOR OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SUBJECT: SUP #2017-00079, 727 NORTH HENRY STREET (DOCKET ITEM #4)

This memorandum contains additional information for SUP #2017-0079 to clarify the specific monetary amount of the contributions for closure of the curb cuts at the property's Madison and N. Henry Street frontages as referenced in Conditions 3 and 4 of the Staff Report. The proposed contribution covers a substantial portion of the amount required to close both curb cut entrances (on Madison Street and North Henry Street), which is commensurate with the proposal.

Prior to the issuance of the first certificate of occupancy for any business in the Application Property, the Applicant shall provide a monetary contribution in the amount of seven thousand dollars (\$7,000.00) to the City of Alexandria to be used for the closures of said curb cuts within a timeframe commensurate with other on-going City public works contracts. In the interim period until completion of curb cut removal, the Applicant shall position the landscape features mentioned in Conditions 3 on its property to block the use of the N. Henry Street curb cut for vehicular access. If this SUP is terminated within one year and the curb cut removal activity has not occurred, the contribution can be refunded to the applicant.



Braddock Metro Citizens' Coalition

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 7, 2017, Special Use Permit #2017-0079
1008, 1010, & 1012 Madison Street & 727 N. Henry Street

Dear Chairwoman Lyman and Commissioners;

I am writing in support of Special Use Permit #2017-0079 on behalf of the Braddock Metro Citizens' Coalition (BMCC). The BMCC is delighted to see the proposed changes for this building which has long been underutilized and unkempt. Its location in the very active retail core of the Braddock/Parker-Gray neighborhood has been a concern. We believe the proposed uses are appropriate and we welcome them at this important corner.

The mix of uses at this location fit well into the neighborhood. The small taco restaurant will round out the types of food and price point available in the nearby, dense blocks. The walk-up juice bar is nothing short of brilliant. There will be a line in the morning of people with dogs out for their morning constitutional. It is a very dog-dense area and the walk up window for juice and a scone, as opposed to tying good dogs to street trees to go inside a coffee shop, should be encouraged wherever possible in the urban parts of our city.

Even the tattoo parlor is welcome in our neighborhood. Tattoos are extremely common place and increasingly accepted by the general population. This neighborhood, this particular location, is a perfect fit for this business and it's our hope that this business will do very well here.

While we fully support these uses we have two suggestions for the site. First, you may be aware that this intersection at Madison and N. Henry has some real congestion issues centered on food and beer delivery trucks servicing three adjacent restaurants. When the Belle Pre was redesigned after a development hiatus around 2008 there was no accommodation made for ground floor restaurants, their deliveries and their trash pickup. While the owners of the three restaurants currently operating have coordinated trash and deliveries in as much as is possible, pushing for early morning hours for both, it is not uncommon to see several full size tractor trailers parked in the travel lanes on Madison during morning evening rush hours or parked on Henry with a hood sticking into the crosswalk.

Evening rush hour congestion is the biggest issue and it's exasperated by parents trying to turn off Madison into the day school to pick up their small children, which number more than 120 at this location. The location of the new ADA bus bulb out on Madison made matters far worse. The BMCC met on site recently with the owners of the restaurants and T&ES staff to try to find any solution to ease the congestion. T&ES worked quickly to get two parking spaces opposite of the bulb out designated as truck unloading until 11:00 AM. There is not much more that can be done. The congestion at this corner is the result of a number of flawed planning decisions which looked narrowly at one aspect rather than the broader whole of the several blocks. And now with this SUP, we are adding a new restaurant and a juice bar to the corner.



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We agree with the staff report's recommendation to reduce the full 26 parking spots required at this location under the code. The majority of the patrons of these new businesses will be walking or biking from very nearby areas. We also agree that the two non-conforming parking spots along the N. Henry Street frontage should not be used to park cars. It's dangerous to pedestrians trying to navigate the sidewalk, particularly the patrons of the juice bar.

But what we would suggest instead is that the southernmost of these to non-conforming spaces be use for the Capital Bike Share station currently located on Madison. We strongly suggest that it be moved around the corner against the building façade. Once the bike share station no longer is constricting the Madison sidewalk, we ask that the several parking spaces there be designated as truck loading, at a minimum until 11:00 AM Monday- Saturday. Additionally, a provision can then be added to the SUP to instruct these new business owners to coordinate their deliveries in that morning time frame.

The BMCC wants to make a very strong statement that there must be more accommodation for loading and unloading of trucks at this important and busy corner. This SUP must make some provision to accommodate what these businesses will generate. Loading areas do not have to be just that, all the time. Posting hours for loading and then allowing regular parking at other times seems to be a workable solution.

In closing we ask your support for the renovation of this building for these four new uses, but we ask that you support a timed truck loading area and relocation of the bike share. These things are just common sense.

Sincerely,

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

Cc: BMCC Board & Membership