



September 27, 2021

City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

Dear Alexandria City Council Members:

On behalf of the board of the 400+ members of Visit Alexandria, I would like to express our wholehearted endorsement of the economic recovery measures under consideration. We appreciate the opportunity to comment here.

We support the proposed measures including:

- Closure of the 100 Block of King
- Curbside pickup, parklets
- Administrative approval of outdoor dining and retail display
- Designation of the City as a tourism zone

We support these measures because:

- Recent survey research (n=2776) indicates widespread support among residents, visitors and business owners for all of the above measures
- Alexandria's economic recovery has been more robust than neighboring jurisdictions including Arlington and the District of Columbia
- Our recovery is still far from complete, and sustaining recovery is critical for Alexandria's economy, workforce, tax base and residential quality of life

For all of these reasons we encourage you to extend and support the package of economic recovery measures that have been successful to date. Thank you.

Sincerely,

Kate Ellis, Board Chair, Visit Alexandria

Cc: Mark Jinks, City Manager  
Emily Baker, Deputy City Manager  
Karl Moritz, Director of Planning & Zoning  
Stephanie Landrum, President & CEO, Alexandria Economic Development Partnership  
Joe Haggerty, President & CEO, Alexandria Chamber of Commerce

# City of Alexandria, Virginia

## MEMORANDUM

DATE: OCTOBER 1, 2021

TO: CHAIR MACEK AND MEMBERS OF  
THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: DOCKET ITEM #8 - ZONING TEXT AMENDMENT (ZTA) #2021-00006 – OUTDOOR DINING IN ON-STREET PARKING SPACES AND RETAIL SALES ON SIDEWALKS AND ON-STREET PARKING SPACES

This memorandum proposes changes to the text amendment language on pages 8-20 of the docket materials for ZTA #2021-00006. In recent briefings, Planning Commissioners suggested adding language to allow opportunities for outdoor dining and retail display and sales in on-street spaces and retail display and sales on public sidewalks in Commercial Development District (CDD) zones and recommended clarifying language in Section 7-1500. All proposed new text amendment language is identified in blue text.

In addition, staff recently recognized that the Mount Vernon Overlay required coordinating language with the underlying CL zone to allow the parklet outdoor dining use in the overlay.

(I) Proposed language to allow the outdoor uses in on-street parking spaces and on public sidewalks is:

- **Section 5-602 - Coordinated development districts created, consistency with master plan, required approvals.**

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(E) Notwithstanding the uses that may be allowed with a CDD special use permit in each CDD zone pursuant to Sections 5-602(A) and 5-602(D) of this ordinance, the following uses are permitted in each CDD when located in or immediately adjacent to a building constructed pursuant to a CDD special use permit, unless specifically prohibited therein:

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(14) Outdoor dining and outdoor retail display and sales in a parklet, which shall comply with the requirements of section 7-1500; and

(15) Outdoor display and sales of retail merchandise is permitted on a public sidewalk immediately in front of an associated storefront for a retail use;

(a) During business operational hours;

- (b) Allowing for a minimum of five feet clearance on the sidewalk for pedestrian traffic; and
- (c) In accordance with Section 5-2-29 of the City Code.

(F) Notwithstanding the uses that may be allowed with a CDD special use permit in each CDD zone pursuant to Sections 5-602(A) and 5-602(D) of this ordinance, the following uses may be allowed in each CDD by administrative approval, pursuant to Section 11-513 of this ordinance, when located in or immediately abutting a building constructed pursuant to a CDD special use permit, unless specifically prohibited therein:  
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(2) Outdoor dining other than pursuant to Section 5-602(E)(5) or Section 5-602(E)(14);  
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**(II)** Proposed amendments to Section 7-1500 for Outdoor display, sales or storage of goods or merchandise and outdoor dining clarify procedures and standards and include references to CDD zoning given the addition requested in (I).

- *Section (B)(1)(b) originally proposed text language:*  
The requirements of obtaining approval of a special use permit under Section 11-500 of This ordinance is not required.

*Section (B)(1)(b) proposed new text language:*

Obtaining approval of an administrative permit under this section eliminates the need for approval of a special use permit under Section 11-500 of this ordinance.

- *Section (B)(2)(b) originally proposed text language:*  
The application shall include a plan with dimensions showing the layout for the outdoor dining or retail display and sales area, accurately depicting the parklet location, which must be directly in front of the applicant's business; specification sheets and photographs of furnishings; and such additional information as the director may reasonably require.

*Section (B)(2)(b) proposed new text language:*

The application shall include a plan: with dimensions showing the layout for the outdoor dining or retail display and sales area, accurately depicting the parklet location, which must be directly in front of the applicant's business; specification sheets and photographs of furnishings; and such additional information as the director may reasonably require.

- *Section (B)(2)(c) originally proposed text language:*  
The director shall review the application to determine if the proposed commercial use in a parklet is reasonable, attractive, and promotes pedestrian and commercial friendly vitality.

*Section (B)(2)(c) proposed new text language:*

The director shall review the application to determine if the proposed commercial use in a parklet is reasonable, attractive, and promotes pedestrian and commercial vitality.

- *Section (C) originally proposed text language:*

The outdoor display and sale of goods or merchandise on a public sidewalk is permitted as authorized in the use limitation sections of commercial, mixed-use, office and industrial zone s.

*Section (C) proposed new text language:*

The outdoor display and sale of goods or merchandise on a public sidewalk is permitted as authorized in the use limitation sections of commercial, mixed-use, office, CDD and industrial zones.

- *Section (E) originally proposed text language:*

~~Notwithstanding the provisions of~~ To the extent not permitted in the use limitations of a Zone or under subsection (DB) and the use limitations in the zones referred to therein, outdoor restaurant seating, and the sale and service of food and beverage for consumption at such seating, shall be allowed to the extent expressly authorized in a special use permit ~~governing the operation of the entire restaurant.~~

*Section (E) proposed new text language:*

~~Notwithstanding the provisions of~~ To the extent not permitted in the use limitations of a zone, section 5-602 or under subsection (DB) and the use limitations in the zones referred to therein, outdoor restaurant seating, and the sale and service of food and beverage for consumption at such seating, shall be allowed to the extent expressly authorized in a special use permit ~~governing the operation of the entire restaurant~~ or administrative approval pursuant to section 6-800.

**(III)** Although the underlying CL zone for the Mount Vernon Overlay provides for the outdoor uses in on-street parking spaces and sidewalks in this text amendment, the overlay also requires a minor amendment to allow parklets.

#### **Section 6-600 - Mount Vernon Avenue urban overlay zone.**

##### **6-603 - Uses.**

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(D) *Administrative special uses.* Notwithstanding any contrary provisions of the zoning ordinance, the following uses may be allowed by the director by administrative review and approval pursuant to the standards and procedures of section 11-513.

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(2) Outdoor dining, other than in a parklet;

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Staff recommends approval of ZTA #2021-00006 with the addition of the text amendments included in this memo.