



Legislation Text

File #: 25-2407, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 4, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: JAMES F. PARAJON, CITY MANAGER

FROM: JEREMY MCPIKE, DIRECTOR, GENERAL SERVICES

DOCKET TITLE:

Public Hearing and Consideration of a Lease Agreement Between the City and Jeffrey L. Yates, TR for Use of Public Right of Way Adjacent to 1050 North Fayette Street.

ISSUE: Consideration of a five (5) year lease agreement with Jeffrey L. Yates, TR to use a portion of public sidewalk right of way adjacent to 1050 N. Fayette Street for overflow activities from Yates Car Wash and Detailing.

RECOMMENDATION: That City Council:

- (1) Receive this report and set the Lease Agreement between the City and Jeffrey L. Yates, TR to lease public right of way for public hearing on September 14, 2024, and after the public hearing approve the five (5) year lease agreement; and
- (2) Authorize the City Manager to execute the five (5) year Lease Agreement with Jeffrey L. Yates, TR.

BACKGROUND: In June 2022, City Council approved a two-year Lease Agreement between the City and Mr. Jeffrey Yates, TR to use a portion of public sidewalk right of way, or approximately 509 square feet adjacent to 1050 N. Fayette Street for overflow activities from Yates Car Wash and Detailing located at 1018 N. Henry Street. Renewal of the lease, which was set to expire June 30, 2024, was contingent upon the approval of the second of two mandatory five-year incremental reviews of the Special Use Permit (SUP #2014-0032) for noncomplying light automotive uses and City Council approval.

In June 2024, City Council approved the continuance of the SUP for another five-year period, to allow the business to proceed until the SUP expires in June 2029. City Council also approved a three (3) month extension

of the two-year lease to September 30, 2024, to allow staff and the lessee, Mr. Yates time to negotiate a new lease with terms that would include rights for the City to construct a sidewalk in front of the business due to the residential development that has occurred in the neighborhood.

With the completion of all three phases of the Braddock Gateway site, the construction of a sidewalk in front of 1050 N. Fayette Street will provide improved pedestrian connectivity in an area home to hundreds of new and future residents.

DISCUSSION: With the approval of a five (5) year continuance of the SUP through June 2029 by both the Planning Commission and City Council, staff proposes that a new five (5) year lease agreement between the City and Jeffrey L. Yates, TR be executed to coincide with the expiration of the SUP in June 2029 with terms that would include the ability for the City to construct a new sidewalk and right of way site improvements.

The new sidewalk and right of way improvements would enhance the appearance of the streetscape and provide a clear and safe route for pedestrians while allowing Yates Car Wash & Detailing to continue to operate.

FISCAL IMPACT: The lease rate for use of 509 square feet of public right-of-way adjacent to 1050 N. Fayette Street shall be \$6,155.98 per year with an increase of three percent (3%) annually.

ATTACHMENT(S):

- (1) Lease Agreement Between City of Alexandria and Jeffrey L. Yates, TR
- (2) Lease Area - Exhibit A
- (3) Temporary Construction - Exhibit B

STAFF:

Emily Baker, Deputy City Manager

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