

From: Michael Gelb, Chairman Planning Commission

To: Vienna Town Council

Date: August 13, 2018

Re: Planning Committee Recommendation – modification of **required parking associated with restaurant** use at 133 Maple Avenue East (Meeting Date: August 8, 2018)

ACTION

The Planning Commission voted unanimously (8-0) to recommend that Town Council grant a parking modification for a proposed new restaurant at 133 Maple Avenue East in space previously occupied by Cardinal Bank.

DISCUSSION

Applicant (Speakeasy Restaurants LLC) operates several restaurants in Northern Virginia and proposes a 300 seat restaurant with both indoor and outdoor dining for the ground floor of an existing office building. It would be the only non-office usage in the building. Under terms of its agreement with the Condo association, it would have access to 36 of the 103 parking spaces on the site. By code, it is required to have 75 parking spaces.

However, the restaurant provided data showing that its highest volume hours occur in the evening when all other tenants are closed and the full 103 spot lot would be available to restaurant patrons. Importantly, all other suites in the building are zoned for office use and the usages cannot be changed in ways that could create future parking conflicts. Further, parking counts by town staff indicate that the lot is generally under-parked and that restaurant patrons would generally have access to more spots than the 36 allotted to the restaurant. Applicants believe that based on experience with lunchtime business at their other restaurant locations, parking should not be an issue because customer volume is lower. Applicants also believe, based on experience, that many mid-day patrons are likely to work in the building or will walk from other nearby locations.

The Planning Commission believes that the proposed restaurant would be a welcome addition to the community and could fill a niche for moderately priced table-service dining that is relatively underserved. Upon review of the business data provided by applicant and considering the fact that the full lot would be available for restaurant parking during its high-volume hours, Planning Commission members are satisfied that parking issues are unlikely. PC members also observed that the restaurant might draw significant business from bike-path users and encouraged the applicant to consult with the TSC's bicycle subcommittee. Applicant spokespeople indicated they planned significant bicycle parking and said they would reach out to TSC.