

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Action Docket

Saturday, April 13, 2013

9:30 AM

Council Chamber

City Council Public Hearing

OPENING

1 Calling the Roll.

Mayor Euille called the meeting to order and the Deputy City Clerk called the roll. All members of Council were present.

2 Public Discussion Period.

The following persons participated in the public discussion session:

a) Pat Arnaudo, 13 South Fairfax Street, spoke to Council about budget issues as it relates to housing and master plans in the City.

b) Eileen Bradley, 4705 West Braddock Road, #30, representing the Friends of the Beatley Central Library, requested Council support of budgeting for the library in the Capital Improvement budget and other budget items concerning the library. Ms. Bradley submitted an information packet for Council to review.

c) Josefa O'Malley, 1225 Martha Custis Drive, representing Parc East Condo Community, requested Council to review an action taken by the City regarding a unit in the condo community.

d) Jean Antone, 704 South Fairfax Street, spoke about the budget and the need to cut funding to schools and continuous increase in the debt service.

e) Marla Brin, 20 East Rosemont Avenue, spoke about Hooffs Run Park and the tot lot located in the park. Ms. Brin stated that the park is continuously in use and has created noise, parking, traffic and sanitary issues.

f) Bob Eiffert, 1418 Juliana Place, representing the Alexandria Commission on Aging, addressed the issue of brick sidewalks, pavers and other textured surfaces on public walkways, particularly regarding upcoming projects on Eisenhower Avenue, which call for brick sidewalks. Mr. Eiffert requested that the City examine the idea of not adding any more brick or other rough textured surfaces in walkways, making Alexandria a more livable and walkable community for all ages and abilities.

g) Molly Danforth, 4016 Harris Place, spoke about brick sidewalks and other textured surfaces on public walkways and stated that many of the brick walkways do not meet Americans with Disabilities (ADA) standards. Ms. Danforth stated that the "no net new brick" policy that Boston has adopted allows for wide concrete surfaces or decorative brick instead of the entire brick sidewalk.

h) Jennifer Reading, 432 Monticello Boulevard, representing the Alexandria-Caen Sister City Committee, outlined the events the committee have planned for the Annual D-Day Commemoration Event, on Thursday, June 6 on Market Square. Ms. Reading requested that Council consider waiving several of the city imposed fees for this event.

i) Gary Carr, 216 Aspen Street, spoke about the need for better running tracks in the City of Alexandria, particularly the need to restore the historic running track at George

Washington Middle School.

j) Juanita Skipwith, 236 Burgess Avenue, requested help on receiving real estate tax exemption on her personal property taxes.

k) Kathryn Papp, 504 Cameron Street, requested a formal report on the threat to life and financial risks of Climate Change to be prepared by the Environmental Policy Commission and be presented to Council.

l) Bill Henderickson, 304 East Spring Street, representing the Del Ray Citizens Association, stated that members voted to support maintaining current operating hours at the libraries including the Duncan Library and he noted that the library is an important community gathering place. Mr. Hendrickson also reported that the Del Ray Citizens Association voted to keep the Warwick Village swimming pool open for the coming year and years to come. Mr. Henderickson stated that he was troubled by the impending opening of the Walgreens in Del Ray because they did not have to go through the SUP process.

l) Philip Maytas, 219 North Pitt Street, requested that there be a resident-only parking program instituted in the Historic District of Old Town.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3)

Planning Commission

- 3** [SUP13-002](#) Special Use Permit #2013-0002
34 South Gordon Street - Child Care Home
Public Hearing and Consideration of a request to operate a child care home;
zoned R-2-5/Single and two-family. Applicant: Danielle Rothrock
Planning Commission Action: Recommend Approval 7-0
City Council approved the Planning Commission's recommendation.

END OF ACTION CONSENT CALENDAR

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 4** [CDD12-003](#) Text Amendment #2012-0007
Rezoning #2012-0002
CDD Concept Plan #2012-0003
Beauregard CDD #21 - Beauregard Corridor
5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue; 2638, 2641,
2648, 2658, 2627, 2623, 2618 Foster Avenue; 5055, 5165, 5173, 5183
Seminary Road; 5501, 5600, 5711, 5900A Sanger Avenue; 5650 Rayburn
Avenue; 1250, 1350, 1460, 1500, 1600, 1700, 1800, 1900, 2000 North

Beauregard Street

Public hearing and consideration of requests for: A) a text amendment to include CDD #21 in Section 5-602(A) of the zoning ordinance; B) a zoning map amendment (rezoning) to change the zoning of the subject properties from R-12/Single family, Coordinated Development District #4 and RC/High density apartment to Coordinated Development District #21; C) approval of a Coordinated Development District (CDD) concept plan and associated Beauregard Urban Design Standards and Guidelines; zoned R-12/Single Family, Coordinated Development District #4 and RC/High Density Apartment. Applicants: Alexandria Development Associates, LLC c/o Hekemian and Co Inc., JBG/Mark Center Developer, LLC c/o the JBG Companies by M. Catharine Puskar, attorney Lafayette Buildings, LLC and Southern Towers, LLC by Ken Wire, attorney

Planning Commission Action: TA #2012-0008 Recommend Approval 7-0; REZ #2012-0005 Recommend Approval 7-0; and CDD Concept Plan #2012-0005 Recommend Approval 7-0 with amendments.

[The staff report and related documents for these items are listed under docket item #6.]

Please note: Docket items 4, 5, 6 were considered by Council as one item.

City Council approved the Planning Commission recommendation with the following amendments:

(1) an amendment to Condition 37(l), for clarification and conversion language stating, "A limited conversion of uses within each neighborhood within CDD #21 shall be permitted, subject to the following:

i. The Greenway and Garden District neighborhoods shall not be permitted to convert uses.

ii. The conversion of uses within the Town Center, Adams and Upland Park neighborhoods may be permitted as part of the preliminary DSUP, subject to the following: (a) A balanced mix of uses shall continue to be provided within each neighborhood, consistent with the intent of the Beauregard Small Area Plan; (b) the amount of required retail uses shall not be reduced within each neighborhood; and (c) the intent of the conversion is that the conversion would not exceed 15% of the amount of square footage in the neighborhoods referenced herein, but would allow flexibility for market conditions.

iii. Within the Southern Towers neighborhood, conversion of uses may be permitted subject to the following: (a) The amount of required retail uses may not be reduced; and (b) In no event shall the conversion exceed 150,000 square feet of residential uses. In addition the remaining square footage shall be office, hotel and retail. (P&Z)

(2) an amendment to Condition 114, adding a new sentence stating, "Condition 6(c) shall not apply to final Transitway easement within Southern Towers until such time as the provisions of Condition 114 have been met.

(3) an amendment to Condition 119, referring to retail for clarification stating, "(a) To ensure comprehensive and coordinated approach for the retail leasing for the required retail within the Southern Towers Neighborhood as depicted in the Beauregard Urban Design Standards and Guidelines, the retail shall be operated through a coordinated management agreement, entity or district. The final role and composition of the retail management entity and overall governance shall be approved as part of the first DSUP containing the first retail space within the Southern Towers neighborhood; (b) Prior to the relation of the first Certificate of Occupancy

permit for the first building within the Southern Towers neighborhood, the Applicant(s) shall establish the retail management entity as required, which shall be responsible for the following items to the satisfaction of the Directors of P&Z, T&ES, RP&CA and City Attorney:

- i. *Parking.* Coordination and management of the shared parking management plan between the owner(s) and/or buildings.
- ii. *Signage.* Maintenance, repair, and coordination of locations and messaging for all identification signs, way-findings signs, directional signs and seasonal/event banners
- iii. *Retail Management* and coordination of retail use and tenants as defined herein. (P&Z)(T&ES)

(4) an amendment to the existing note to read, "The location and design of the streets, with specific attention to the parallel road, within the Adams Neighborhood are subject to the CDD conditions and will be finalized in the DSUP approval. (Addresses the parallel road and community concerns. This will be added to all exhibits).

(5) an amendment to Condition 51 addresses the gap between when the new City ordinance is amended to the new State regulations stating, "New Development, as defined herein at Condition 11(b), within each neighborhood shall meet the requirements as set forth in the Environmental Management Ordinance (Chesapeake Bay Preservation Act) as adopted by the City of Alexandria at the time of the submittal of each preliminary DSUP within each neighborhood. For DSUP applications filed prior to July 1, 2014, the applicants agree to meet the Virginia Storm Water Regulations and/or provisions of the Environmental Management Ordinance (Chesapeake Bay Preservation Act), whichever is more stringent.

(6) delete (e) from Condition 61 and directed the developer to return to Council within a year with an agreement to provide 100-135 affordable units priced between 55% -75% AMI. The agreement shall provide the City with the opportunity to buy down units at a lower AMI and shall provide the option for mutually agreed upon extensions of the initial 10 year term.

(7) an amendment to Condition 14(c) stating, "Funds available after completion of the fire station or transportation category depicted in Table 2, unless Council directs otherwise, shall be reallocated to the Affordable Housing Trust Fund for housing."

(8) include in the Tenant Relocation Document the following language, "In addition to the standard community engagement process associated with the DSUP applications, the applicants agree to provide an estimated timeline of the process to tenants who will be displaced by that phase of development and hold a meeting with those tenants at the time of the filing of the DSUP."

5 [CDD12-005](#)

Text Amendment #2012-0008

Rezoning #2012-0005

CDD Concept Plan #2012-0005

Beauregard CDD #22 - Seminary Overlook

4800 and 4801 Kenmore Avenue

Public Hearing and Consideration of requests for: A) a text amendment to include CDD #22 in Section 5-602(A) of the zoning ordinance; B) a zoning map amendment (rezoning) to change the zoning of the subject properties from RC/High density apartment and RA/Multifamily to Coordinated Development District #22; and C) approval of a Coordinated Development District (CDD) concept plan and associated Beauregard Urban Design

Standards and Guidelines; zoned RC/High density apartment and RA/Multifamily. Applicants: Home Properties Seminary Towers, LLC and Home Properties Seminary Hills, LLC by M.Catharine Puskar, attorney
Planning Commission Action: TA #2012-0008 Recommend Approval 7-0; REZ #2012-0005 Recommend Approval 7-0; and CDD Concept Plan #2012-0005 Recommend Approval 7-0 with amendments.
[The staff report and related documents for these items are listed under docket item #6.]

- 6 [TA12-010](#) Text Amendment #2012-0010
Beauregard Design Advisory Committee
Public Hearing and Consideration of a request for an amendment to Section 5-600 of the zoning ordinance to establish the Beauregard Design Advisory Committee. Staff: Department of Planning and Zoning
Planning Commission Action: Recommended Approval 7-0
[The following attachments are for docket items 4, 5 and 6.]

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 7 [13-1240](#) Public Hearing on the Draft Fiscal Year (FY) 2014 Action Plan for Housing and Community Development.
City Council closed the public hearing and docketed the FY 2014 Action Plan for Housing and Community Development for final Council approval on May 14, 2013.
- 7.1 [13-1301](#) Public Hearing Regarding an Allocation of \$50,000 in Community Development Block Grant (CDBG) Program Funds to the ECDC Enterprise Development Group (EDG) to Support the Continuation of the Microenterprise Loan Program in Alexandria.
City Council closed the public hearing and scheduled the item for approval on April 23, 2013.

ORDINANCES AND RESOLUTIONS

- 8 [13-1290](#) Public Hearing and Second Reading of an Ordinance to Establish the Real Estate and Personal Property Tax Rates for Calendar Year 2013 (Fiscal Year 2014).
City Council closed the public hearing and scheduled the ordinance for adoption on May 6, 2013.
- 9 [13-1287](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance Various Capital Projects. [ROLL-CALL VOTE]
City Council closed the public hearing and adopted an ordinance authorizing and empowering the issuance, sale and delivery of General Obligation Bonds to finance various capital projects. (ORD. NO. 4796)

- 10 [13-1190](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 5-500 (W-1/Waterfront Mixed Use Zone) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2013-0005. (Ordinance to Implement the Text Amendment to Amend the W-1 Zone Approved by City Council on March 16, 2013.) [ROLL-CALL VOTE]
- City Council closed the public hearing and adopted an ordinance to amend and reordain Section 5-500 (W-1/Waterfront Mixed Use Zone) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment heretofore approved by City Council as Text Amendment No. 2013-0005. (ORD. NO. 4797)*
- 11 [13-1192](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 11-808 (Protest of Zoning Map Amendments by Landowners) of Division B (Development Approvals) Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2013-0006. (Ordinance to implement the Text Amendment for the Change to 11-808(D) of the Zoning Ordinance Approved by City Council on March 16, 2013) [ROLL-CALL VOTE]
- City Council closed the public hearing and adopted an ordinance to amend and reordain Section 11-808 (Protest of Zoning Map Amendments by Landowners) of Division B (Development Approvals) Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment heretofore approved by City Council as Text Amendment No. 2013-0006. (ORD. NO. 4798)*
- 12 [13-1289](#) Public Hearing, Second Reading and Final Passage of an Ordinance Making Supplemental Appropriations For the Support of the Government of the City of Alexandria, Virginia, For Fiscal Year 2013. [ROLL-CALL VOTE]
- City Council closed the public hearing and adopted an ordinance making supplemental appropriations for the support of the Government of the City of Alexandria, Virginia, for fiscal year 2013. (ORD. NO. 4799)*
- 13 [13-1293](#) Public Hearing and Second Reading of an Ordinance to Increase the City's Cigarette Tax.
- City Council closed the public hearing and scheduled the ordinance for adoption on May 6, 2013,*
- 14 [13-1294](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Requirements for Storm Water Discharge and Grading Plans. [ROLL-CALL VOTE]
- City Council closed the public hearing and adopted the ordinance to amend the requirement for storm water discharge and grading plans. (ORD. NO. 4800)*
- 15 [13-1299](#) Public Hearing and Second Reading of an Ordinance to Increase the Impound

Service Charge and the Impound Lot Storage Fee.

City Council closed the public hearing and scheduled the ordinance for adoption on May 6, 2013.

16 [13-1297](#)

Public Hearing and Second Reading of an Ordinance to Increase Parking Meter Operations by Two Additional Hours to 9:00 p.m.

City Council closed the public hearing and scheduled the ordinance for adoption on May 6, 2013.

17 [13-1296](#)

Public Hearing and Second Reading of an Ordinance to Establish a Requirement that Taxicabs Accept Credit Card Payments.

City Council closed the public hearing and scheduled the ordinance for second reading and final passage on April 23, 2013, with a request that staff present a recommendation to include language about a cap on the pass through fees companies may implement for drivers.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (18)

Planning Commission (continued)

18 [13-1295](#)

Master Plan Amendment #2013-0001

Rezoning #2013-0001

Development Site Plan #2012-0032

34A, 36 and 100 South Reynolds Street - Washington Suites Residences

Public Hearing and Consideration of requests for: A) Master Plan Amendment to the Landmark/Van Dorn Small Area Plan to amend the land use maps for 34A and 36 S. Reynolds St. from Medium/High Residential CG/Commercial General to Medium/High Residential RH/High Density Apartment; B) a zoning map amendment (rezoning) to amend the zoning of 34A and 36 S. Reynolds St. from CG/Commercial General to RC/High Density Apartment; C) a request for a development site plan, with modifications, to change the use from hotel to residential multifamily and construct a parking deck; zoned RC/High Density Apartment and CG/Commercial General. Applicant: Duke Street Investors, LC represented by Jonathan Rak, attorney

Planning Commission Action: Deferred without objection

This item was deferred.

The meeting was adjourned at 6:48 p.m.

Note: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council, become the official record of the meeting and of Council decisions made at the meeting.