

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Docket - Final

Saturday, June 13, 2015

9:30 AM

Council Chambers

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

1 Calling the Roll.

[14-4241](#) Roll Call Card

Attachments: [14-4241 After Items](#)

2 Public Discussion Period.

[14-4242](#) Public Discussion Period

Attachments: [14-4242 After Items](#)

[No more than 30 minutes. This period is restricted to items not listed on the docket.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-10)

Planning Commission

- 3 [14-4168](#) Encroachment #2015-0002
700-710 North Washington Street (Parcel Address: 702 North Washington Street)
Public Hearing and Consideration of a request for an encroachment for a bay window into the public right-of-way; zoned CRMU-X/Commercial Residential Mixed-Use. Applicant: Mahmood Investment Corporation
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4168 Staff Report](#)
[14-4168 Presentation](#)
- 4 [14-4170](#) Development Special Use Permit #2015-0008
Transportation Management Plan SUP #2015-0045
2200-A Mill Road - Eisenhower East Block 20
Public Hearing and Consideration of a request for (A) an extension to the date of expiration of a previously approved Development Special Use Permit (DSUP #2012-0003) and an amendment to update various conditions to construct a commercial office building including previous SUP approval for increased

penthouse height and additional penthouses; and (B) an extension to the date of expiration of a previously approved Transportation Management Plan SUP (SUP #2012-0065) and an amendment to update various conditions; zoned CDD #2/Coordinated Development District #2. Applicant: LSREF2 Clover Property 12 LLC represented by Duncan Blair, attorney
Planning Commission Action: DSUP #2015-0008: Recommend Approval 7-0;
TMP SUP #2015-0045 Recommend Approval 7-0

Attachments: [14-4170 Staff Report](#)
[14-4170 Presentation](#)
[14-4170 After Items](#)

- 5 [14-4171](#) Special Use Permit #2015-0022
1725 Duke Street (King Street Station) - Good Beer
Public Hearing and Consideration of a request to operate a restaurant; zoned OCH/Office Commercial High. Applicant: Good Beer LLC
Planning Commission Action: Recommend Approval as Amended 7-0
Attachments: [14-4171 Staff Report](#)
[14-4171 Presentation](#)
- 6 [14-4172](#) Special Use Permit #2015-0025
5778 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Jimmy John's
Public Hearing and Consideration of a request to operate a restaurant; zoned CDD#17/Coordinated Development District #17. Applicant: Kith & Kin LLC
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4172 Staff Report](#)
[14-4172 Presentation](#)
- 7 [14-4173](#) Special Use Permit #2015-0026
425 East Monroe Avenue - Aldi Parking Reduction
Public Hearing and Consideration of a request for a parking reduction; zoned CDD#14/Coordinated Development District #14 Applicant: Aldi Inc. Maryland represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval as Amended 7-0
Attachments: [14-4173 Staff Report](#)
[14-4173 Presentation](#)
[14-4173 After Items](#)
- 8 [14-4175](#) Special Use Permit #2015-0029
5782 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Starbucks Coffee
Public Hearing and Consideration of a request for an amendment to an existing Special Use Permit #2015-0038 to extend the hours of operation at an approved restaurant; zoned CDD#17/Coordinated Development District #17. Applicant: Starbucks Corporation
Planning Commission Action: Recommend Approval 7-0

Attachments: [14-4175 Staff Report](#)
[14-4175 Presentation](#)

- 9 [14-4176](#) Special Use Permit #2015-0047
814 King Street - Escape Room Live
Public Hearing and Consideration of a request to operate an amusement
enterprise and a request for a parking reduction; zoned KR/King Street Urban
Retail. Applicant: Escape Room Live LLC
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4176 Staff Report](#)
[14-4176 Presentation](#)
- 10 [14-4177](#) Text Amendment #2015-0003
Coordinated Development District Concept Plan #2015-0002
430 & 450 South Pickett Street - Cameron Park
(A) Initiation of a text amendment; (B) Public Hearing and Consideration of a
text amendment to the Zoning Ordinance to amend Section 5- 602(A) to add
home for the elderly as an allowable use to the CDD Zone Table for CDD #17a;
and (C) an amendment to a previously approved CDD Concept Plan
#2013-0002 to allow for “Building B” to either be multi-family residential or a
home for the elderly; zoned CDD#17a/Coordinated Development District #17a.
Applicant for Text Amendment: City of Alexandria - Department of Planning
and Zoning. Applicant for CDD Concept Plan: Brandywine Senior Living
represented by Kenneth Wire, attorney
Planning Commission Action: Initiate and Recommend Approval of Text
Amendment 7-0; and Recommend Approval of CDD Concept Plan 7-0
Attachments: [14-4177 Staff Report](#)
[14-4177 Concept Plan](#)
[14-4177 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 11 [14-4126](#) Public Hearing and Consideration of an Amendment to the City Council
Approved 2003 Windmill Hill Park Concept Plan to Include a Living Shoreline
Design Concept.
Attachments: [14-4126 Windmill Hill Park Attachment 1.pdf](#)
[14-4126 Windmill Hill Park Attachment 2.pdf](#)
[14-4126 CityCouncilPresentation June 13.pdf](#)
- 12 [14-3906](#) Public Hearing and Consideration of the Long Range Educational Facilities
Plan.

Attachments: [14-3906 Attachment 1 Long Range Educational Facilities Plan](#)
[14-3906 Attachment 2 Long-Term Enrollment Forecast Scenarios](#)
[14-3906 Attachment 3 LREFP AlexEngage Feedback](#)
[14-3906 Presentation](#)
[14-3906 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 13** [14-4141](#) Public Hearing on an Appeal of the Planning Commission's decision to approve a preliminary plat for Subdivision #2014-0014 to re-subdivide two existing lots into three lots at 809 and 811 Vassar Road. Appellants: Rebecca Rust and Petitioners
- Attachments:** [14-4141 Staff Memo](#)
 [14-4141 Presentation.pptx](#)
 [14-4141 After Items](#)
- 14** [14-4069](#) Special Use Permit #2014-0110
 815 ½ King Street
 Public Hearing and Consideration of a request for an increase in floor area ratio (FAR); zoned KR/King Street Retail. Applicant: Rob Kaufman
 Planning Commission Action: Recommend Approval 6-0
 [This item was deferred from the February 21, 2015 City Council Public Hearing.]
- Attachments:** [14-4069 Staff Report](#)
 [14-4069 Presentation](#)
 [14-4069 After Items](#)
- 15** [14-4207](#) Text Amendment #2015-0004
 Development Site Plan #2015-0005
 3601 Jefferson Davis Highway - Target Expansion
 Public Hearing and Consideration of: (A) a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602, Table 1, to permit an increase in the maximum square feet of allowable development without a CDD Special Use Permit in CDD #19; and (B) a request for a development site plan amendment to construct an addition to the existing Target Store; zoned CDD #19 and underlying zones CSL/Commercial Service Low and I/Industrial.
 Applicant for the Text Amendment: City of Alexandria - Department of Planning and Zoning. Applicant for the Development Site Plan: Target represented by Michelle Rosati, attorney
 Planning Commission Action: Approve Development Site Plan 6-0; Initiate and Recommend Approval of Text Amendment 6-0

Attachments: [14-4207 Staff Report](#)
[14-4207 Presentation](#)

- 16 [14-4169](#) Development Special Use Permit #2014-0046
Transportation Management Plan SUP #2015-0021
4580 Duke Street (Parcel Address: 4600 Duke Street) - Aldi
Public Hearing and Consideration of a request for: (A) A development special
use permit and site plan with modifications to construct a grocery store
including a special use permit request for a parking reduction; (B) A special use
permit for a transportation management plan; zoned CG, Commercial General.
Applicant: Aldi Inc. represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval of Development SUP as
Amended 7-0; Recommend Approval of Transportation Management Plan SUP
7-0

Attachments: [14-4169 Staff Report](#)
[14-4169 Preliminary Site Plan](#)
[14-4169 Presentation](#)
[14-4169 After Items](#)

- 17 [14-4167](#) Development Special Use Permit #2015-0003
5801 and 5815 Duke Street - Landmark Mall
Public Hearing and Consideration of a request for an amendment to
Development Special Use Permit #2013-0004, with modifications and
subdivision, to increase the retail and residential floor area; zoned
CRMU-M/Commercial Residential Mixed-Use -Medium. Applicant: Landmark
Mall LLC represented by Jonathan Rak, attorney
Planning Commission Action: Recommend Approval 6-0-1

Attachments: [14-4167 Staff Report](#)
[14-4167 Preliminary Site Plan](#)
[14-4167 Presentation](#)
[14-4167 After Items](#)

ORDINANCES AND RESOLUTIONS

- 18 [14-4205](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend
the City Code to Accomplish Changes to the Public Health Advisory
Commission's Membership. [ROLL-CALL VOTE]

Attachments: [14-4025 Public Health Composition Change Cover](#)
[14-4025 Public Health Commission Composition Change ORD](#)
[14-4205 After Items](#)
[14-4205 After Items 2](#)

- 19 [14-4206](#) Public Hearing, Second Reading and Final Passage of an Ordinance on Changes
to the Name and Composition of the Affordable Housing Advisory Committee.
[ROLL-CALL VOTE]

Attachments: [14-3668 Ordinance cover AHAC Name Change \(2-4-71\) v.1.docx](#)
[14-3668 Ordinance AHAC Name Change 2-4-71 v.1.docx](#)
[14-4206 After Items](#)
[14-4206 After Items 2](#)

- 20** [14-4210](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the City Code to Conform with the Virginia Public Procurement Act (VPPA) with Regard to Definitions, Performance and Payment Bonds, Alternate Forms of Security, Competitive Sealed Bidding, Contract Formation and Methods of Source Selection, Public Notice, Contracting for Professional Services by Competitive Negotiations, Competitive Negotiation, Job Order Contracting, and Contract Formation and Methods of Source Selection. [ROLL-CALL VOTE]

Attachments: [14-4210 Ordinance Cover](#)
[14-4210 Proposed Ordinance](#)
[14-4210 After Items](#)

- 21** [14-4201](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2016. [ROLL-CALL VOTE]

Attachments: [14-4201 Atch 1. Appropriation Cover and Ordinance](#)
[14-4201 Table 1 - 2016 Appropriation Ordinance Final Expenditures by Fund](#)
[14-4201 Table II - 2016 Sources of Revenue](#)
[14-4201 After Items](#)

- 22** [14-4202](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2015. [ROLL-CALL VOTE]

Attachments: [14-4202 Cover Sheet](#)
[14-4202 Att 2 - Supp App Ordinance](#)
[14-4202 Att 3 - June 2015 grant attachment](#)
[14-4202 After Items](#)

- 23** [14-4204](#) Public Hearing, Consideration and Passage on Final Reading of an Ordinance to Amend the City Code to Amend and Reordain Section 11-11-5 of Article A (General Provisions) and Add Section 11-11-143 of Article I (Exemptions and Alternate Provisions to the Aquatic Health Ordinance) of Chapter 11 (Swimming Pools, Spa Pools and Health Clubs) of Title 11 (Health, Environmental and Sanitary Regulations) of the City of Alexandria Code. (Lifeguard and Pool Operator Exemption Ordinance.) [ROLL-CALL VOTE]

Attachments: [14-4204 Ordinance Cover Lifeguards and Operator Exemption Ordinance Cove](#)
[14-4204 Ordinance Lifeguard and Operator Exemption Ordinance](#)
[14-4204 Health Department Memo to Council - Lifeguard Exemption - 2015-05-](#)
[14-4204 After Items](#)
[14-4204 After Items 2](#)
[14-4204 After Items 3](#)

- 24** [14-4185](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Chapter 4 (Erosion and Sediment Control) of Title 5 (Transportation and Environmental Services), of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
Attachments: [14-4185 Attachment 1 Ordinance Cover.docx](#)
 [14-4185 Attachment 2 Ordinance.docx](#)
 [14-4185 After Items](#)
- 25** [14-4184](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Title 5 (Transportation and Environmental Services), Chapter 8 (Parking and Traffic Regulations) of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
Attachments: [14-4184 Attachment 1 Ordinance Cover.docx](#)
 [14-4184 Attachment 2 Ordinance.docx](#)
 [14-4184 After Items](#)
 [14-4184 After Items 2](#)
- 26** [14-4181](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing Amendments to Section 9-13 of the City Code - Towing and Storage of Motor Vehicles. [ROLL-CALL VOTE]
Attachments: [14-4181 Attachment 1 Ordinance Cover.docx](#)
 [14-4181 Attachment 2 Ordinance.docx](#)
 [14-4181 After Items](#)
- 27** [14-4200](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Article B (Fire Prevention), Chapter 2 (Fire Protection and Prevention), Title 4 (Public Safety) of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
Attachments: [14-4200 Reference Guide](#)
 [14-4200 Ordinance](#)
 [14-4200 Docket Cover Sheet](#)
 [14-4200 After Items](#)
- 28** [14-4111](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 4825 Maury Lane to Maintain an Encroachment for Pervious Pavers, Fencing and Pillars at that Location. [ROLL-CALL VOTE]

Attachments: [14-4111 Information Sheet](#)

[14-4111 Ordinance](#)

[14-4111 Attachment 1](#)

[14-4111 After Items](#)

- 29** [14-4072](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 5-602 (Coordinated Development Districts Created, Consistency with Master Plan, Required Approvals) of Section 5-600 (CDD/Coordinated Development Districts) 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. 2015-0004 to Increase the Floor Area Allowed Without a Special Use Permit in CDD #19 North Potomac Yard.

Attachments: [14-4072 Information Sheet](#)

[14-4072 Ordinance](#)

[14-4072 After Items](#)

- 30** [14-4073](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 5-602 (Coordinated Development Districts Created, Consistency With Master Plan, Required Approvals) of Section 5-600 (CDD/Coordinated Development Districts) 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. 2015-0003 to Add a Use to CDD #17a Cameron Park.

Attachments: [14-4073 Information Sheet](#)

[14-4073 Ordinance](#)

[14-4073 After Items](#)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (31-32)

Planning Commission (continued)

- 31** [14-4174](#) Special Use Permit #2015-0028
Encroachment #2015-0003
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar
Public Hearing and Consideration of: (A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and (B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family. Applicant: Hog Thaid LLC
Planning Commission Action: Deferred without Objection
- 32** [14-4209](#) Development Special Use Permit #2014-0007
Special Use Permit #2015-0039 - Boat Docking Facility

Special Use Permit #2015-0041 - Restaurant
Special Use Permit #2015-0052 - Hotel
Transportation Management Plan SUP #2014-0117
500 and 501 North Union Street - Robinson Terminal North
Public Hearing and Consideration of requests for: (A) development special use permit, with site plan and modifications, to construct a mixed-use development, an increase in the Floor Area Ratio (FAR), an increase in height from 30 feet to 50 feet, a parking reduction, and valet parking; (B) Special Use Permit for a facility used for docking of boats; (C) Special Use Permit for restaurant; (D) Special Use Permit for a hotel; and (E) Special Use Permit for a Transportation Management Plan; zoned W-1/Waterfront Mixed-Use. Applicant: Alexandria Terminal North LLC represented by Kenneth Wire, attorney
Planning Commission Action: Deferred without Objection

*The cablecast schedule of Government meetings on Channel 70 can be found here:
<http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx>*

This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at alexandriava.gov/council.

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City Council meetings are closed-captioned for the hearing impaired.