

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, March 14, 2015**

**9:30 AM**

**Council Chambers**

**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, with Councilman Chapman arriving at 9:39 a.m.*

### 2 Public Discussion Period.

*The following persons participated in the public discussion period:*

*1) Gary Carr, 216 Aspen Street, requested funding to restore the running tracks at George Washington Middle School and he also noted the passing of legendary Alexandrian Earl Lloyd. Mr. Carr also noted how the restoration of the track at the school, would not only give today's students adequate facilities, but it would help honor citizens who experienced second-class citizenship in Alexandria.*

*2) Bert Ely, South Pitt Street, reported that there was a recent email from developer, EYA, requesting recipients of the email to contact Council members and urge them to oppose any barging of dirt from the South Robinson Terminal. Mr. Ely stated that he did not receive the email and found it troubling that EYA seems to be mischaracterizing the issue and misrepresenting the facts and EYA was ignoring the negative effects trucking the dirt through the streets of Alexandria would have on the historic character of the City. Mr. Ely requested that Council strongly consider EYA's recent actions and give ample consideration to the barging of dirt from the Waterfront construction site.*

*3) Bill Goff, 1313 Bishop Lane, reported on the athletic field being developed near the ReNew Enterprises water treatment plant and how the schools should invest in the field instead of building a costly field. Mr. Goff noted that the schools would only need to make a \$600,000 investment in the field at the treatment plant to bring it up to standards for use by T. C. Williams students. Mr. Goff stated that the money saved could be redirected into funding school repairs, renovations and expanding academic development for students.*

*4) Katy Cannady, 20 East Oak Street, spoke about the EYA email and she spoke in support of barging dirt for construction along the Waterfront.*

*5) Van Van Fleet, 26 Wolfe Street, representing the Old Town Civic Association (OTCA), requested that barging be used as the preferable hauling mechanism for construction sites on the Waterfront. Mr. Van Fleet stated that the membership of OTCA has expressed extreme concern over the email sent by EYA to oppose barging as a hauling option and he urged Council to consider EYA's actions and the need to preserve the historic character in Alexandria.*

*6) Kathryn Papp, 504 Cameron Street, spoke about the email distributed by EYA and she favored barging for construction. Ms. Papp noted that the fabric of Old Town is fragile and any option to preserve the historic district should be pursued.*

*7) Danny Smith, 401 South Lee Street, stated that he was concerned about the potential damage to his residence and the public utilities that might be harmed during*

construction along the Waterfront, particularly as it relates to the development of Robinson Terminal South and he expressed concern over who would pay for any damages that may occur. Mr. Smith noted that he would offer a motion at the next Historic Alexandria Resources Commission (of which he is a member) meeting that use of barging, especially at Robinson Terminal South, be a considered, if not mandated, for construction along the river.

8) Hal Hardaway, 311 South Union Street, spoke about the email from EYA to oppose barging. Mr. Hardaway noted his displeasure with EYA's strategy to pit citizen against citizen and using the City as a pawn. Mr. Hardaway stated that the Board of Architectural Review's process was tainted by EYA's involvement in the hearing and strongly urged review of the decision.

9) Bob Wood, 711 Potomac Street, stated that the public relations ploy by EYA was egregious and a breach of the public's trust. Mr. Wood stated that the selective mailings was pitting citizens against each other and hindering the productive development of the Waterfront.

10) Ryan Wojtanowski, 301 Ashby Street, spoke about the cost for moving material by barge versus moving it with dump trucks. Mr. Wojtanowski described the process for moving materials by barge and how the process would effect the environment. Mr. Wojtanowski stated that the damage caused by trucking materials would be minimal and the cost would be less to all the taxpayers in the City.

11) Yvonne Weight Callahan, 735 South Lee Street, thanked Council for attention to the EYA email and she noted that she is hopeful for a good outcome to the situation. Ms. Callahan stated that she supported barging for construction along the Waterfront.

**[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 (3-4)**

#### **Planning Commission**

- |          |                                |  |
|----------|--------------------------------|--|
| <b>3</b> | <a href="#"><u>14-3813</u></a> | Special Use Permit #2014-0124<br>5324 Taney Avenue - Child Care Home<br>Public Hearing and Consideration of a request to operate a child care home; zoned R-8/Residential Single-Family. Applicant: Alicia Orlando<br>Planning Commission Action: Recommend Approval 6-0   |
| <b>4</b> | <a href="#"><u>14-3814</u></a> | Special Use Permit #2014-0127<br>3303 Carolina Place<br>Public Hearing and Consideration of a request to construct a new single-family dwelling on a developed substandard lot; zoned R-8/Residential Single-Family. Applicant: Brad Coburn and John Ladd<br>Planning Commission Action: Recommend Approval as Amended 6-0 |

**END OF ACTION CONSENT CALENDAR**

*City Council approved the consent calendar, with the exception of dockets items 3 and 4, which were considered under separate motions. The approvals were as follows:*

*3. City Council approved the Planning Commission recommendation, subject to the revision to Condition #7 stating, "The applicant shall ensure that the drop off and pick up of children occurs in the driveway of the residence." (separate motion)*

*4. City Council approved the Planning Commission recommendation. (separate motion)*

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)****Planning Commission (continued)**

- 5     [14-3809](#)           Special Use Permit #2015-0001  
5447 Fillmore Avenue  
Public Hearing and Consideration of a request to construct a new single-family dwelling on a vacant, substandard lot with modifications; zoned R-20/Residential Single-Family. Applicant: Eric Teran  
Planning Commission Action: Recommend Approval as Amended 6-0  
*City Council approved the Planning Commission recommendation.*
- 6     [14-3804](#)           Special Use Permit #2014-0128  
101 and 107 North Union Street - The Waterfront Market  
Public Hearing and Consideration of a request to amend previously approved Special Use Permit #2013-0009 to expand an existing restaurant; zoned WPR and KR/Waterfront Park and Recreation and King Street Urban Retail.  
Applicant: The Waterfront Market LLC represented by John Manor  
Planning Commission Action: Recommend Approval 6-0  
*City Council approved the Planning Commission recommendation.*
- 7     [14-3816](#)           Special Use Permit #2014-0120  
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition  
Public Hearing and Consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer. Applicant: Hertz Local Edition  
Planning Commission Action: Recommend Approval 6-0  
*City Council approved the Planning Commission, with an amendment to include an additional condition that requires the designation of a community liaison and that contact information is relayed to staff.*
- 8     [14-3806](#)           Subdivision #2014-0017

Rezoning #2014-0014  
Special Use Permit #2014-0125  
1101 Janney's Lane - Douglas MacArthur School  
Public Hearing and Consideration of requests for: A) a subdivision to re-subdivide existing parcels; B) an amendment to the official zoning map to change the zone from R-12/Residential Single-Family to R-8/Residential Single-Family, and C) an amendment to previously approved Special Use Permit #2013-0095 to relocate a classroom trailer; zoned R-12/Residential Single-Family. Applicant: Alexandria City Public Schools represented by Dr. William Holley  
Planning Commission Action: Approved Subdivision: 6-0; Recommended Approval of Rezoning and Special Use Permit 6-0  
*City Council approved the Planning Commission recommendation.*

- 9      [14-3815](#)      Special Use Permit #2014-0129  
4608 & 4610 Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue) - 7-Eleven  
Public Hearing and Consideration of a request to amend previously approved Special Use Permit #2003-0116 to expand an existing convenience store; zoned CG/Commercial General. Applicant: 7-Eleven Inc. represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval as Amended 6-0  
*City Council approved the Planning Commission recommendation.*

- 10     [14-3811](#)     Coordinated Development District Concept Plan #2014-0006  
Development Special Use Permit #2014-0045  
Vacation #2014-0006  
2460 Mill Road; 301 and 315 Stovall Street; 312 and 314 Taylor Drive - Eisenhower East Block 2 - TSA  
Public Hearing and Consideration of a request for: (A) An amendment to a previously approved Coordinated Development District #2014-0004 to transfer parking spaces from Block 4 to Block 2; (B) A Stage II Development Special Use Permit and site plan, with modifications, to construct an office building and an above-ground parking structure; and (C) Vacation of a public right-of-way; zoned CDD#2/Coordinated Development District #2. Applicant: JBG Associates LLC represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval of Coordinated Development District Concept Plan #2014-0006; Development Special Use Permit #2014-0045, as amended; and Vacation #2014-0006 6-0  
*City Council approved the Planning Commission recommendations, with the amendment to Condition #72(f), Vacated Land Areas Value stating, "The Applicant shall pay the fair market value for the vacated right-of-way, as determined by the Director of Real Estate Assessments. The value for the subject areas is \$78,500, which is based on the land area value submitted by the Applicant on 2/12/15 and confirmed by T&ES. (T&ES)(P&Z)" Mayor Euille also appointed the following viewers for the vacation: Dr. C. E. Palmer-Johnson, Eric Zander (chair), and Shelli Vasser*

*Gilliam.*

- 11     [14-3808](#)     Text Amendment #2015-0001  
A) Initiation of a Text Amendment and B) Public Hearing and Consideration of a Text Amendment to Section 4-1300 of the Zoning Ordinance to require a special use permit for Electrical Substation and Switching Stations greater than 10,000 square feet in size in the UT/Utilities and Transportation Zone.  
Staff: City of Alexandria - Department of Planning and Zoning  
Planning Commission Action: Initiate and Recommend Approval as Amended 6-0  
  
*City Council approved the Planning Commission recommendation.*
- 12     [14-3818](#)     Rezoning #2014-0013  
Development Special Use Permit #2014-0026  
Encroachment #2014-0006  
0 Prince Street; 200 and 204 Strand Street - Old Dominion Boat Club  
Public Hearing and Consideration of a request for: (A) An amendment to the official zoning map to change the zone from W-1 to WPR, with proffer; (B) A development special use permit and site plan, with modifications, to construct and operate a boat club building, (C) A special use permit for a parking reduction; and (D) An encroachment into the public right-of-way on Prince Street for steps and a balcony; zoned W-1/Waterfront Mixed-Use. Applicant: Old Dominion Boat Club, represented by Mary Catherine Gibbs  
Planning Commission Action: Recommend Approval of Rezoning; Development Special Use Permit, as Amended; and Encroachment 6-0  
  
*City Council approved the Planning Commission recommendation, with the amended version of Condition #26 stating, "The restoration of the land portion of Lot 601 shall be the responsibility of the applicant for any damage during construction to the satisfaction of the Directors of RP&CA and/or DPI and T&ES: (a) The surface treatment repairs shall be a hard surface, no-maintenance material, which can adequately resist erosion by flooding or wave action. The design and grading at this location shall reflect the perimeter design in condition 8; (b) Prior to the implementation of the promenade, it is not intended that this area is to be accessible to the public or by users of the Boat Club, except for access to the existing pier off of Lot 601. The City reserves the right to evaluate and open access to this area to the public; and (c) A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection, Department of Project Implementation and Recreation, Parks and Cultural Activities staffs to document existing conditions prior to any land disturbing activities. (T&ES) (RP&CA) (DPI)*

## ORDINANCES AND RESOLUTIONS

- 13     [14-3807](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to Amend City Code Section City Code 10-4-13 By Deleting Subsection (a), Which Prohibits the Display of Vehicles For Sale Within the Public Right of Way in the City of Alexandria. [ROLL-CALL VOTE]  
  
*City Council adopted an ordinance to amend City Code Section City Code 10-4-13 by*

*deleting subsection (a), which prohibits the display of vehicles for sale within the public right-of-way in the City of Alexandria. (ORD. NO. 4931)*

- 14    [14-3810](#)    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 adopted an ordinance authorizing and empowering the issuance, sale and delivery of General Obligation Bonds to finance various Capital Projects. (ORD. NO. 4932)*

- 15    [14-3739](#)    Public Hearing, Second Reading and Final Passage of an Ordinance to Replace Saint James Church with the Hermitage Polling Place and Add the Charles Houston Center as a New Polling Place with Associated Changes in the Durant Center and Fire Department Headquarters Precinct Boundaries. [ROLL-CALL VOTE]
- City Council adopted an ordinance to replace Saint James Church with the Hermitage Polling Place and add the Charles Houston Center as a new polling place with associated changes to the Durant Center and Fire Department Headquarters Precinct. (ORD. NO. 4933)*

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

### DEFERRAL/WITHDRAWAL CONSENT CALENDAR

#### Planning Commission (continued)

- 16    [14-3817](#)    Development Special Use Permit #2014-0001  
4001 Eisenhower Avenue - Cameron Run Regional Park  
Public Hearing and Consideration of a request for a development special use permit and site plan, to construct recreational facilities and ancillary uses, including special use permit requests for lighting of any area of the POS zone for nighttime uses and for structures up to 30 feet in height; zoned POS/Public Open Space. Applicant: Northern Virginia Regional Park Authority represented by Brian Nolan  
Planning Commission Action: Deferred Without Objection
- City Council noted the deferral.*

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*The meeting was adjourned at 1:30 p.m.*

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*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's decisions made at the meeting.*

