

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, November 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 City Clerk called the roll. All members of City Council were present.*

### 2 Public Discussion Period

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

*The following persons spoke:*

*1. Ronald Gochenaour, 3011 Hickory Street, thanked Mayor Euille, noting that he is the best Mayor the City has ever had and ever will have, and also speaking of the time he has called him at his home and the Mayor has always responded and been there for everyone.*

*2. Jack Sullivan, 4300 Ivanhoe Place, spoke of the Landmark Redevelopment Planning Group, of which he was a member, which approved doubling the FAR on the property and produced a strongly commercial plan with a hotel, which was approved by the Planning Commission and City Council. A new plan was brought in by the Hughes Company that was loaded with residential use, with some retail, little commercial and no hotel. He said it now appears that Hughes is asking the Council to kick-in more than \$20 million for the redevelopment through tax remittance, and that was never in the original plan. He said the contribution would be on top of the \$28 million in tax revenues it gave up for NSF and the \$23 million for the TSA. He spoke of his concern with getting financially involved in this case.*

*3. Janice Grenadier, 15 W. Spring Street, spoke of issues she has with the judicial system, her illegal jailing, and corruption in Virginia.*

*4. Roy Byrd, 3008 Dartmouth Road, co-chair of the Alexandria Federation of Civic Associations, spoke of its disappointment with the conduct of the Deputy City Attorney during the September public hearing meeting. He spoke of the Guidelines for Honest Civic Discourse and noted that it should apply to City staff as well. He said they ask that the Deputy City Attorney be held accountable for his behavior, to include an apology.*

*5. Tommy Tippett, 175 N. Paxton Street, president of the Local 2141 of the International Association of Firefighters, representing the firefighters, medics, fire marshals and emergency communicators, urged Council to fix the problem with the Years of Service Adjustment Model (YOSAM) and to consider a market-rate adjustment. He noted the numbers of employees that have left for other jurisdictions, with pay being a top reason.*

*6. Jim Hurysz, 2863 S. Abingdon Street, Arlington, spoke of the Arlington County Board of Supervisors meeting this morning at 8:30, and the community facilities study approved by Arlington.*

7. Hal Hardaway, 311 South Union Street, spoke of waterfront flooding, noting that it is imperative that the City conduct a comprehensive flood plain model of the entire waterfront from Robinson Terminal North to Robinson Terminal South. He said one of the reasons he bought his house was because it was not in the hundred year floodplain, although he is on the cusp of it, and he said he spoke to City staff and was told not to worry about it, as the water would run back into the river. He said that on the morning of Hurricane Isabel in 2003, he was the only person on the river in a kayak and the water was not running back into the river.

8. Bert Ely, 200 S. Pitt Street, co-chair of the Friends of Alexandria Waterfront, spoke of who should pay for protecting waterfront area residents from damages arising from forthcoming developments, specifically the development of Robinson Terminal South, Robinson Terminal North and Carr projects, which threaten to impose substantial costs on nearby residents, which include damage to property, buildings, streets and underground utilities, air pollution and flooding, and other negative affects of the construction projects. He said the costs should be borne by the owners of the properties being developed. He spoke of the property assessment tax history of the properties.

9. Dino Drudi, 315 N. West Street, focused on Mayor Eulle's service which has been superlative. He said it is hard to imagine someone who has handled the ceremonial and/or official functions of the office of Mayor with such grace as the outgoing Mayor. He said he recognizes and appreciates the way the Mayor has represented the City to the citizens and to the outside world. He said one of the things the new Council will do is make major appointments, and he said he would like to see that the presumptive vice-mayor in the new City Council will accept to be named to the WMATA Board and he hoped the rest of Council would insist that he do so.

10. Andrea Stowers, 524 Tobacco Quay, said those in Tobacco Quay are sitting on top of the concrete cap, which is below the Robinson Terminal North site, and they have deeds and covenants that prohibit them from penetrating that cap because of the danger beneath it. She said everyone on Council voted for Robinson Terminal North and no one has expressed that they are familiar with the details of that. She spoke of the contaminants underneath the cap, and she noted that the primary goal of government is to protect the safety and welfare of the community and not the profits of developers and instead gave permission to remove truckloads of the stuff instead of bargaining.

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-5)

#### Planning Commission

- 3     [14-4628](#)     Special Use Permit #2015-0090  
700 Ramsey Street - Substandard Lot Construction  
Public Hearing and Consideration of a request to construct a new single-family dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family. Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommend Approval 7-0

- 4     [14-4630](#)     Development Special Use Permit #2015-0017  
1101 & 1102 Finley Lane - Pickett's Ridge Phase II  
Public Hearing and Consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family. Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommend Approval 7-0
- 5     [14-4633](#)     Special Use Permit #2015-0098  
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners  
Public Hearing and Consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low. Applicant: Hyon B. Chung and Moon Sik Park  
Planning Commission Action: Recommend Approval 7-0

### END OF ACTION CONSENT CALENDAR

*City Council adopted the consent calendar, as follows:*

3. *City Council approved the Planning Commission recommendation.*
4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the Planning Commission recommendation.*

### REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 6     [14-4599](#)     Public Hearing on the Proposed City Legislative Package for the 2016 General Assembly Session.  
  
*City Council held the public hearing and noted adoption of the legislative package is scheduled for November 24, 2015.*
- 7     [14-4641](#)     Public Hearing and Consideration of the Report of the City Council Naming Committee on the Proposed Naming of the Gazebo at the Alexandria Waterfront in Honor of Engin Artemel.  
  
*City Council held the public hearing and adopted the City Council Naming Committee recommendation on the naming of the Gazebo and surrounding fountain at the Cameron Street entrance to the Alexandria Waterfront in honor of former Planning Director Engin Artemel.*

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

#### Planning Commission (continued)

- 8     [14-4634](#)     Master Plan Amendment #2015-0006  
Eisenhower West Small Area Plan  
The Plan area is generally bounded by Duke Street to the north, South Pickett

Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the south.

Public Hearing and Consideration of a request for an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the Eisenhower West Small Area Plan. Staff: Department of Planning and Zoning  
Planning Commission Action: Initiated 7-0; Adopted the Resolution and Recommended Approval 7-0

*City Council adopted the Planning Commission recommendation, with the following amendments: under developer contributions, the addition of language that the City's initial analysis assumes that at least 50 percent of the cost of planned infrastructure would be provided through developer contributions; on the implementation plan and next steps, a mention of establishment of an advisory group, to add the words "to oversee the creation of an implementation plan"; instructions to staff on the resolution on the multi-modal, that staff is to bring forward a plan within the next two years; to strike 550 Pickett any reference to it being a public park; and on page 30, an amendment to read: encourage micro units where appropriate to enhance housing affordability options.*

9 [14-4635](#)

Special Use Permit #2015-0097  
300 King Street (Parcel address: 302 King Street) - Sang Jun Thai  
Public Hearing and Consideration of a request to expand an existing grandfathered restaurant at the basement level; zoned KR/King Street Retail.  
Applicant: Christopher Tantayanurak  
Planning Commission Action: Recommend Approval 7-0  
*City Council adopted the Planning Commission recommendation.*

10 [14-4629](#)

Special Use Permit #2015-0092  
Encroachment 2015-0004  
728 North Henry Street - Mason Social  
Public Hearing and Consideration of requests: (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed Use (Medium). Applicant: Mason Social, LLC  
Planning Commission Action: Recommend Approval as Amended 7-0  
*City Council adopted the Planning Commission recommendation.*

11 [14-4636](#)

Master Plan Amendment #2015-0001  
Rezoning #2015-0001  
Development Special Use Permit #2013-0001  
Transportation Management Plan SUP #2015-0002  
Special Use Permit #2015-0109  
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street - The Gateway at King and Beauregard  
Public Hearing and Consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official

zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium. Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney Planning Commission Action: MPA 2015-0001 Adopted Resolution and Recommend Approval 7-0; REZ #2015-0001 Recommend Approval 7-0; DSUP #2013-0001 Recommend Approval as Amended 7-0; TMP SUP #2015-0002 Recommend Approval 7-0; SUP #2015-0019 Recommend Approval 7-0.

*City Council adopted the Planning Commission recommendation.*

12 [14-4589](#)

Consideration of a Request for City Loan of Up to \$5.5 Million to the Alexandria Housing Development Corporation (AHDC) for Development of Affordable Housing Within the Gateway at King and Beauregard and a Resolution Designating the Building Site as a Revitalization Area.

[ROLL-CALL VOTE]

*City Council: 1. approved a permanent loan to AHDC of up to \$5,500,000 (including \$350,000 of previously approved predevelopment funds) to facilitate a proposed 74-unit affordable building within the Gateway project; 2. approved a resolution designating the project site as a Revitalization area pursuant to Section 36-55.30:2.A of the Virginia Code; and 3. authorized the City Manager to execute all appropriate documents. (RES. NO. 2696)*

13 [14-4637](#)

Development Special Use Permit #2014-0019

Transportation Management Plan SUP #2015-0075

1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800  
Public Hearing and Consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney Planning Commission Action: DSUP #2014-0019 Recommend Approval as Amended 7-0; TMP SUP #2015-0075 Recommend Approval 7-0

*City Council adopted the Planning Commission recommendation.*

14 [14-4631](#)

For City Council's Information Only  
City Charter Section 9.06 Case #2015-0001  
518 East Bellefonte Avenue

Public Hearing and Consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low. Staff: Department of Recreation, Parks and Cultural Activities  
Planning Commission Action: Consistent with the City's Master Plan 7-0

*City Council received the report.*

## ORDINANCES AND RESOLUTIONS

- 15     [14-4619](#)     Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Issuance of a Tax Revenue Bond in the Maximum Amount of \$58,000,000 to the Virginia Transportation Infrastructure Bank to Finance, in Part, Construction of a New Metrorail Station and the Execution and Delivery of Certain Documents Related Thereto. [ROLL-CALL VOTE]
- City Council authorized finalizing the Virginia Transportation Infrastructure Bank (VTIB) loan agreement by passing the ordinance: 1. authorizing the issuance of a bond in an amount up to \$58.0 million to finance a portion of the proposed Potomac Yard Metrorail Station; and 2. directed the City Manager to obtain City Council authorization prior to requesting a drawdown of any of the \$58,000,000 in loan proceeds from VTIB. (ORD. NO. 4973)*
- 16     [14-4576](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 601, 607 and 611 North Henry Street from, CSL/Commercial Service Low to CRMU-L/Commercial Residential Mixed Use Low in accordance with the said zoning map amendment approved by City Council on October 17, as Rezoning No. 2015-0002. [ROLL-CALL VOTE]
- City Council adopted the ordinance to rezone the property at 601, 607 and 611 Henry Street. (ORD. NO. 4974)*
- 17     [14-4577](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on October 17, 2015 to the land use map in the Braddock Road Metro Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Park Residences)  
[ROLL-CALL VOTE]
- City Council adopted the ordinance to the land use map in the Braddock Road Metro Small Area Plan Chapter of the Master Plan Amendment 2015-0002. (ORD. NO. 4975)*
- 18     [14-4586](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, By Adopting and Incorporating Therein the Amendment Approved by City

Council on October 17, 2015 to the Potomac West Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2015-0004 to Incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into Such Small Area Plan and No Other Amendments, and to Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. [ROLL-CALL VOTE]

*City Council adopted the ordinance for the Potomac West Small Area Plan Chapter of the Master Plan Amendment 2015-0004 to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into the small area plan. (ORD. NO. 4976)*

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR (19-20)**

**Planning Commission (continued)**

19    [14-4638](#)        Vacation #2015-0003  
418 West Braddock Road  
Public Hearing and Consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family. Applicant: Richard and Elizabeth Tonner  
[Deferral requested by applicant.]

20    [14-4639](#)        Text Amendment #2015-0005  
Sign Regulations  
Public Hearing and Consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance. Staff: Department of Planning and Zoning

*City Council noted the deferrals.*

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*The meeting was adjourned at 4:02 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 decisions made at the meeting.*