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3-14-15

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 12th, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING 
SUBJECT: ODBC: PERIMETER CONDITIONS

The issue of the proposed perimeter conditions around the Old Dominion Boat Club was much discussed at the Planning Commission hearing. At issue were the height of the wall on the western perimeter and the structural design along the eastern perimeter, given the timing of the ODBC project in relation to the City's implementation of the promenade at that location.

In short, the Planning Commission directed the applicant and City staff to continue to work cooperatively in order to find a mutually agreeable solution prior to the City Council hearing.

I am pleased to report that an agreement has been reached and that staff and the applicant are now in agreement with all of the conditions of approval for the project. Ultimately, ODBC have agreed to condition #8, and staff is proposing changes to condition #26 which reflect the agreed position.

The solution to the perimeter condition of the parking lot allows for the security sought by the applicant to be incorporated into a visually appealing wall and fence design which partially screens the view of parked vehicles but does not block views of the river. Additionally, the agreement reached reduces the risk on both parties with regards the structural stability of the Boat Club lot along the east property line and permits the City flexibility on its neighboring lot for the construction of the promenade at this location, or any interim condition.

Although this item has been the source of debate between the two parties, staff has worked closely in partnership with the applicant on the entire project with the joint goal of providing a high quality new home for the Boat Club.

City Staff's amended version of Condition #26:

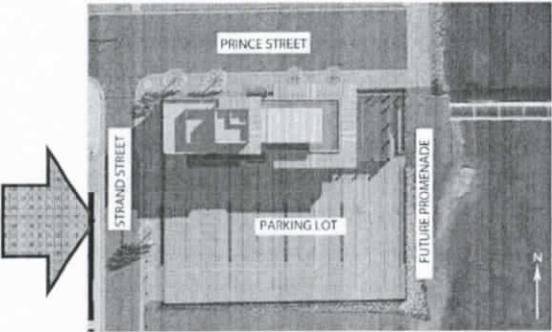
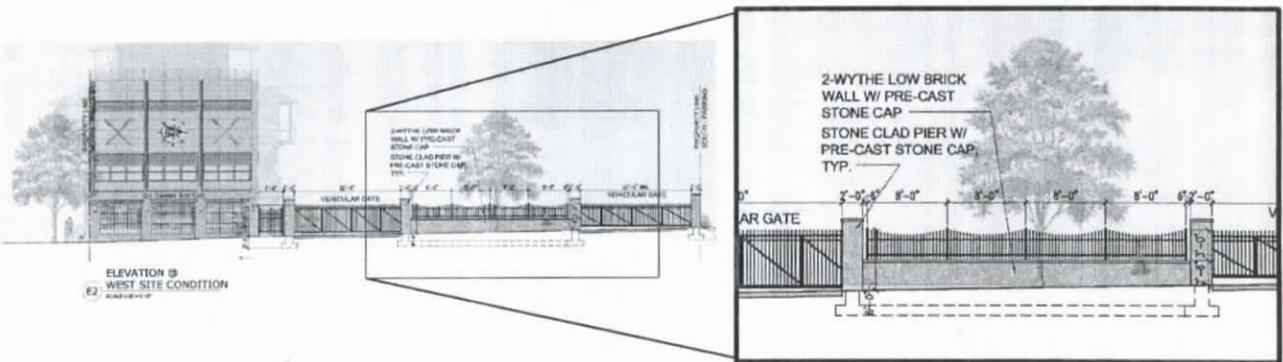
26. The restoration of the land portion of Lot 601 shall be the responsibility of the applicant for any damage during construction ~~be in substantial conformance to Exhibit 3 and meet the~~

~~following requirements~~ to the satisfaction of the Directors of RP&CA and/or DPI and T&ES:

- a. The surface treatment repairs installed 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.
- 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)

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Perimeter Design

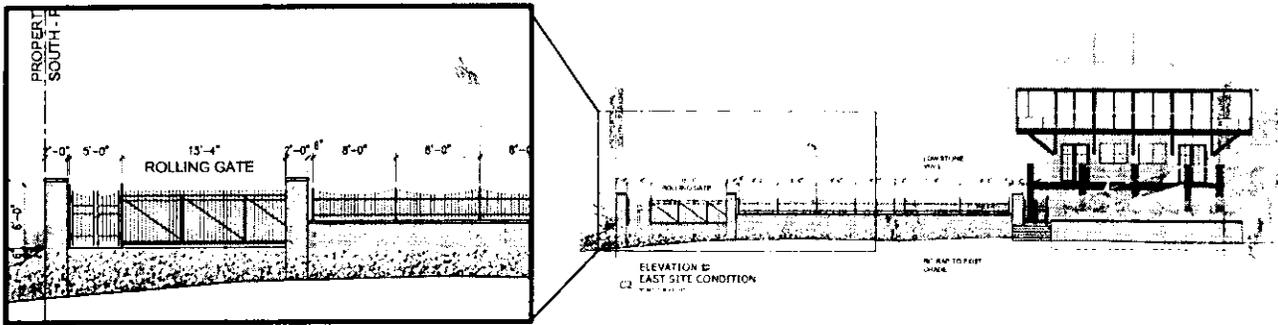


West side – from Strand St

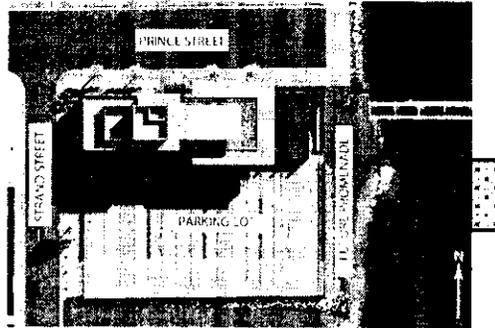
PLANNING & ZONING



Perimeter Design

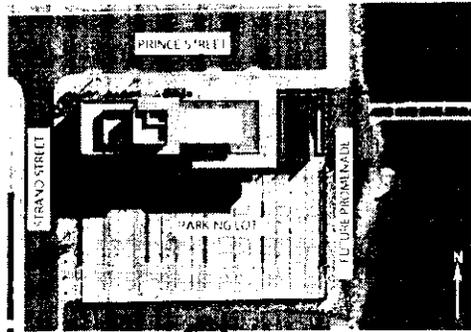
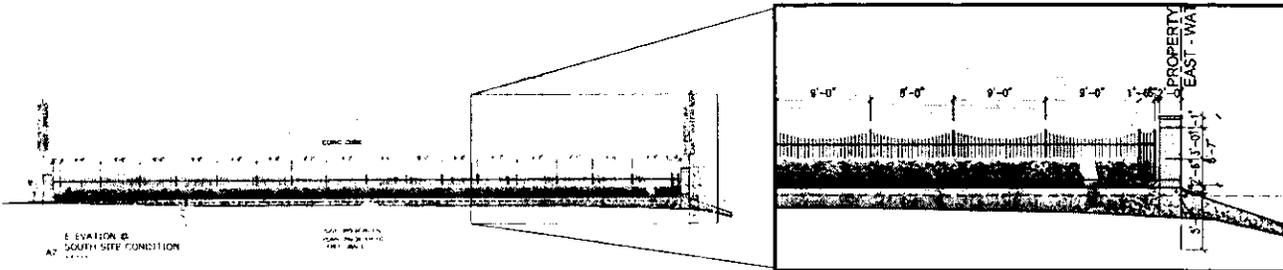


East side – from water



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Perimeter Design – applicant’s alternative



South side – From City Parking Lot



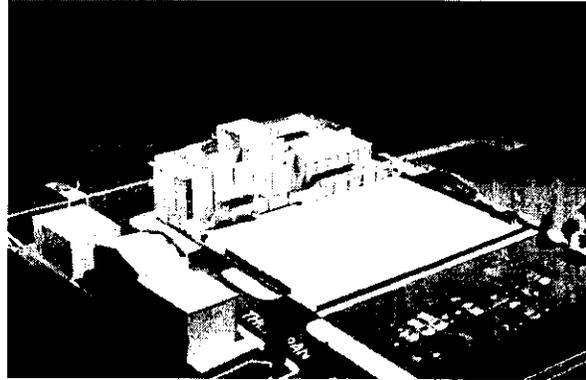
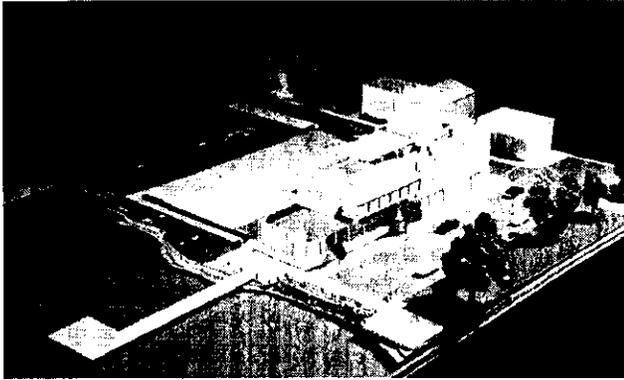
Community

- Support from:
 - Board of Architectural Review
 - This project has been reviewed three times at BAR work sessions

- Presentations to:
 - Waterfront Commission
 - Concerns / comments
 - Old Town Civic Association



Recommendation



SPEAKER'S FORM

DOCKET ITEM NO. 12PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Mary Catherine Gibbs
2. ADDRESS: 307 N. Washington St.
- TELEPHONE NO. 703 836 5757 E-MAIL ADDRESS: mcbgk@verizon.net
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? The Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.

(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.