

# 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:** [14-4205 Public Health Composition Change Cover](#)  
[14-4205 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 Attch 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.*

\* \* \* \* \*

*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](http://alexandriava.gov/council).*

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*Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.*

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