

City of Alexandria

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



Docket - Final

Tuesday, April 14, 2015

6:00 PM

Council Chambers

City Council Legislative Meeting

The Filming of the State of the City Address Will Be Made at 6:45 in the Council Chambers.

1 Calling the Roll.

2 Closed Meeting.

[14-3960](#) 6:00 P.M. to 7:00 P.M. - Consideration of Convening a Closed Meeting to Discuss a Personnel Matter.

Attachments: [14-3960 exec session motion.doc](#)

3 Moment of Silence and Pledge of Allegiance.

4 Reading and Acting Upon the Minutes of the Following Meetings of City Council:

[14-3885](#) The Special Public Hearing Meeting Minutes of March 16, 2015; and The Regular Meeting Minutes of March 24, 2015.

Attachments: [14-3885 March 16 2015 minutes.rtf](#)

[14-3885 March 24 2015.rtf](#)

RECOGNITION OF YOUTH BY MEMBERS OF CITY COUNCIL

None.

PROCLAMATIONS

5 [14-3830](#) Presentation of a Proclamation Declaring April 25, 2015 as Earth Day and Arbor Day in the City of Alexandria.

Attachments: [14-3830 Proclamation](#)

6 [14-3884](#) Presentation of a Proclamation Declaring Saturday, May 9, 2015, as Letter Carriers Food Drive Day in the City of Alexandria.

Attachments: [14-3884 Proclamation](#)

7 [14-3894](#) Presentation of a Proclamation Recognizing Earl Lloyd.

Attachments: [14-3894 Proclamation](#)

8 [14-3895](#) Presentation of a Proclamation Recognizing Tuesday, April 14 as Equal Pay Day in the City of Alexandria.

Attachments: [14-3895 Proclamation](#)

ORAL REPORTS FROM CITY COUNCIL ON BOARDS, COMMISSIONS AND COMMITTEES.

*** WMATA (Mayor Euille)**

*** Potomac Yard Metro Implementation Group (Councilman Wilson and Mayor Euille)**

*** COG Climate, Energy and Environmental Policy Committee (Councilwoman Pepper)**

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER (five min.)

CONSENT CALENDAR (9-24)

(Resignations and Uncontested Appointments)

- 9** [14-3919](#) Receipt of the Following Resignations from Members of Boards, Commissions and Committees:
- (a) Citizen Corps Council
Jason Bruder
- (b) Commission for the Arts
Sydney-Chanele Dawkins
- (c) Commission on Employment
Kendra Gillespie
- (d) Law Library Board
Sarah Backer
David Cahmowitz
Patricia Evans
- (e) Waterfront Commission
Art Fox
Mari Lou Livingood
- Attachments:** [14-3919 Board Resignations](#)
- 10** [14-3926](#) Uncontested Appointments to Boards, Commissions and Committees:
- (a) Alexandria-Gyumri Sister City Committee
2 Citizen Members
- (b) Alexandria Transportation Commission
1 Member From the Environmental Policy Commission, Nominated by

the Commission

(c) Convention and Visitors Association Board of Governors

1 City Manager or Designee

(d) Economic Opportunities Commission

1 Representative for Councilwoman Pepper

(e) George Washington Birthday Celebration Committee

1 Member Nominated by the Gadsby's Tavern Museum Society

(f) Health Systems Agency of Northern Virginia

1 Provider Member

(g) Human Rights Commission

1 Landlord-Tenant Relations Board Representative

(h) Potomac Yard Design Advisory Committee

1 Member Representing the Potomac East Area

(i) Sister Cities Committee

2 Citizen Members

(j) Social Services Advisory Board

1 Citizen Member

(k) Urban Design Advisory Committee

1 Representative of the Old Town North Business Community

1 Representative of the Old Town North Residential Community

Attachments: [14-3926 board uncontested appoints april 14 2015.docx](#)

(Reports and Recommendations of the City Manager)

- 11** [14-3836](#) Introduction of the Draft Fiscal Year (FY) 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan for Housing and Community Development and Request for Public Hearing.

Attachments: [14-3836 Citizen Summary for Draft FY 2016-2020 Consolidated Plan and Draft](#)
[14-3836 CDBG and HOME Expenditure Tables.pdf](#)
[14-3836 Analysis of Impediments to Fair Housing 2015.pdf](#)

- 12** [14-3848](#) Consideration of a Community Development Block Grant (CDBG) Funds Transfer from the Home Rehabilitation Loan Program to the Housing Opportunities Fund to Assist Community Lodgings, Inc. (CLI) with

Rehabilitation of Affordable Housing at 607 Notabene Drive.

Attachments: [14-3848 City Loan Funding for CLI's Properties.pdf](#)

[14-3848 Letter and Budget for the Housing Opportunities Fund Loan Application](#)

- 13 [14-3902](#) Consideration of a License Agreement with Lighttower Fiber Networks, II, LLC to Authorize the Installation of Fiber Optic Cable in the Public Rights-of-way.

Attachments: [14-3902 LightTower License Agreement](#)

- 14 [14-3152](#) Consideration of the Monthly Financial Report for the Period Ending February 28, 2015.

(Ordinances for Introduction)

- 15 [14-3849](#) Introduction and First Reading. Consideration. Passage on First Reading of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2015.

Attachments: [14-3849 Attachment 1 - Ordinance Cover Sheet April 2015](#)

[14-3849 Attachment 2 Ordinance April 2015](#)

[14-3849 Attachment 3 - Spring grant attachment](#)

- 16 [14-3861](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance Authorizing the Owners of the Property Located at 511, 513 and 515 Oronoco Street to Construct and Maintain an Encroachment for Window Wells, Stoops, Bay Windows and Roofline Architectural Elements Along Oronoco Street and Pitt Street at that Location as Part of the Project Known as the Redevelopment of the City of Alexandria Health Department Approved by the City Council as DSUP 2013-0006 on February 22, 2014.

Attachments: [14-3861 Information Sheet](#)

[14-3861 Ordinance](#)

[14-3861 Exhibit A](#)

- 17 [14-3863](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 052.02 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 2805, 2807, 2807A and 2809 King Street from R-8/Single Family Zone to RB/Townhouse Zone with Proffers in Accordance with the Said Zoning Map Amendment Heretofore Approved By City Council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the Map Amendment Related to the Alexandria Memory Care Project)

Attachments: [14-3863 Information Sheet](#)
[14-3863 Ordinance](#)
[14-3863 Ordinance Attachment](#)

- 18 [14-3864](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Vacate a Portion of the Public Right-of-way Known as West Uhler Avenue Immediately Adjacent to 2500 Sanford Street (VAC No. 2014-0005 Approved by the City Council on January 24, 2015)

Attachments: [14-3864 Information Sheet](#)
[14-3864 Ordinance](#)
[14-3864 attachment 1 vacation plat](#)

- 19 [14-3865](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, by Adopting and Incorporating Therein the Amendment to Map #11 of the Old Town North Chapter of Such Master Plan Heretofore Approved by City Council on February 21, 2015 as Master Plan Amendment No. 2014-0010 and No Other Amendments, and to Repeal All Provisions of the said Master Plan as may be Inconsistent with Such Amendment. (513 North Washington Street, The Mill)

Attachments: [14-3865 Information Sheet](#)
[14-3865 Ordinance](#)

- 20 [14-3866](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 064.02 of the "Official Zoning Map, Alexandria, Virginia," Adopted by Section 1-300 (Official Zone Map and District Boundaries), of the City of Alexandria Zoning Ordinance, By Rezoning the Property at 513 North Washington Street From RM/Townhouse Zone With Proffers to OC/Office Commercial Zone With Proffers and 515 North Washington Street from OC/Office Commercial Zone With Proffers to OC/Office Commercial Zone With Amended Proffers in Accordance With the Said Zoning Map Amendment Heretofore Approved by City Council on February 21, 2015 as Rezoning No. 2014-0010.

Attachments: [14-3866 Information Sheet](#)
[14-3866 Ordinance](#)
[14-3866 Attachment 1 Proffer Statement](#)

- 21 [14-3867](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to List and Designate the Charles M. Goodman House, Located at 510 North Quaker Lane, for Preservation and Protection in Accordance with the Provisions of Section 10-300 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and

Historic Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance, and to Provide for the Listing of this Ordinance in Section 10-315 of the City of Alexandria Zoning Ordinance.

Attachments: [14-3867 Information Sheet](#)
[14-3867 Ordinance](#)
[14-3867 Exhibit A to Ordinance](#)

- 22** [14-3870](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 Recorded in the Land Records for the City of Alexandria as Instrument #140046494) From W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone With Proffer in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse Project.

Attachments: [14-3870 Information Sheet](#)
[14-3870 Ordinance](#)
[14-3870 Attachment to Ordinance](#)

- 23** [14-3871](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 051.02 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 1101 Janney's Lane From R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a Portion of the Property at 1099 Francis Hammond Parkway From POS/Public Open Space to R-8/Single Family Zone in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School.

Attachments: [14-3871 Information Sheet](#)
[14-3871 Ordinance](#)
[14-3871 Attachment 1 to Ordinance](#)

- 24** [14-3872](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 4-1300 (UT/Utilities and Transportation) of Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance, in Accordance With the Text

Amendment Heretofore Approved By City Council on March 14, 2015 as
Text Amendment No. 2015-0001 Regarding Substations in the UT Zone.

Attachments: [14-3872 Information Sheet](#)
[14-3872 ordinance](#)

END OF CONSENT CALENDAR

ROLL-CALL CONSENT CALENDAR (25)

- 25 [14-3938](#) Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Industrial Development Authority of the City of Alexandria for Goodwin House Incorporated [ROLL-CALL VOTE]

END OF ROLL-CALL CONSENT CALENDAR

WORK SESSION

- 26 [14-3912](#) Work Session: Opportunities and Constraints to Upgrading AlexRenew Field for High School Athletic Events.
Attachments: [14-3912 Memo from City Manager re Upgrades to Playing Field on AlexRenew](#)
[14-3912 Presentation](#)

CONTESTED APPOINTMENTS

- 27 [14-3921](#) Affordable Housing Advisory Committee
1 Representative of an Employer in the City Who Employs at Least 100 Employees
Attachments: [14-3921 Affordable Housing Advisory Committee.docx](#)
- 28 [14-3920](#) Alexandria-Gyumri Sister City Committee
4 Citizen Members
Attachments: [14-3920 Alexandria-Gyumri Sister City Committee.docx](#)
- 29 [14-3922](#) Board of Zoning Appeals
1 Citizen Member
Attachments: [14-3922 Board of Zoning Appeals.docx](#)
- 30 [14-3923](#) Commission on Information Technology
1 Citizen Member
Attachments: [14-3923 Commission on Information Technology.docx](#)
- 31 [14-3924](#) George Washington Birthday Celebration Committee
1 Citizen Member
Attachments: [14-3924 George Washington Birthday Celebration Committee.docx](#)

32 [14-3942](#) Historical Restoration and Preservation Commission
1 Citizen Member
Attachments: [14-3942_Historical Restoration and Preservation Commission.docx](#)

33 [14-3925](#) Human Rights Commission
2 Citizen Members
Attachments: [14-3925_Human Rights Commission.docx](#)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER FOR DISCUSSION (45 min.)

34 [14-3835](#) Receipt of the Progress Report on Eco-City and the Environmental Action
Plan 2030.
Attachments: [14-3835_Eco-City Alexandria](#)
 [14-3835_Presentation_Eco-City Alexandria](#)

35 [14-3899](#) Oral Report: Street Resurfacing & Complete Streets Update.
Attachments: [14-3899_Street Resurfacing and Complete Streets Update 041420151.pdf](#)

ORAL REPORTS AND ORAL PRESENTATIONS BY MEMBERS OF CITY COUNCIL

ORAL REPORT FROM THE CITY MANAGER

OTHER

36 [14-3901](#) Consideration of the City Council Schedule.
Attachments: [14-3901_Council Calendar April - June 2015](#)

Closed Meeting Continued (If Needed)

37 [14-3961](#) Consideration of Convening a Closed Meeting to Discuss a Personnel
Matter.
Attachments: [14-3961_exec session motion.doc](#)

*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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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.

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PUBLIC NOTICES:

Members of the City Council will attend the ribbon cutting ceremony of Fire Station 210, 5255 Eisenhower Avenue, on Saturday, April 18, 2015 at 8:30 a.m.

BUDGET CALENDAR:

Thursday, April 9, 2015, 6:30 P.M., Budget Work Session, Sister Cities Conference Room, City Hall

Thursday, April 16, 2015, 7:00 P.M. Budget Work Session, School Board Meeting Room, 1340 Braddock Place

Tuesday, April 21, 2015, 5:30 P.M. Budget Work Session, Sister Cities Conference Room, City Hall

Tuesday, April 21, 2015, 7:30 P.M. Public Hearing on the Tax Rate, Council Chambers, City Hall

Monday, May 4, 2015, 6:30 P.M. Budget Work Session, Council Chambers, City Hall

Thursday, May 7, 2015, 6:30 P.M. Special Meeting for Budget Adoption, Council Chambers, City Hall



Legislation Details (With Text)

File #: 14-3960 **Name:** closed meeting
Type: **Status:** Agenda Ready
File created: 4/9/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: 6:00 P.M. to 7:00 P.M. - Consideration of Convening a Closed Meeting to Discuss a Personnel Matter.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3960_exec session motion.pdf](#)

Date	Ver.	Action By	Action	Result
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6:00 P.M. to 7:00 P.M. - Consideration of Convening a Closed Meeting to Discuss a Personnel Matter.

[RESOLUTION NO. ____]

WHEREAS, the Alexandria City Council has on the date of this resolution recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.



Legislation Details (With Text)

File #: 14-3885 **Name:** Approval of Minutes
Type: Minutes **Status:** Agenda Ready
File created: 3/23/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: The Special Public Hearing Meeting Minutes of March 16, 2015; and
The Regular Meeting Minutes of March 24, 2015.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3885 March 16 2015 minutes.pdf](#)
[14-3885 March 24 2015.pdf](#)

Date	Ver.	Action By	Action	Result
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The Special Public Hearing Meeting Minutes of March 16, 2015; and
The Regular Meeting Minutes of March 24, 2015.

Meeting Minutes
City Council Special Meeting
Monday, March 16, 2015
4:00 P.M.
Council Chambers

Present: Mayor William D. Euille, Vice Mayor Allison Silberberg, and Members of Council John Taylor Chapman, Timothy B. Lovain, Redella S. Pepper, Paul C. Smedberg and Justin M. Wilson.

Absent: None.

Also Present: Mr. Jinks, Acting City Manager; Mr. Banks, City Attorney; Ms. Triggs, Deputy City Manager; Ms. Burch, Director, Office of Management and Budget; Mr. Routt, Office of Management and Budget; Mr. Bever, Office of Management and Budget; Police Captain Wemple; Ms. McLean, Information Technology; and Mr. Lloyd.

Recorded by: Jacqueline M. Henderson, City Clerk and Clerk of Council

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. (Councilmember Lovain arrived at 4:30 p.m.)

2. Public Hearing on the City Manager's Proposed Annual Operating Budget for FY 2016 (Including Schools) and the Proposed Capital Improvement Program (CIP) for FY 2016-2025 (Including the Schools CIP.) Adoption is Scheduled for Thursday, May 7, 2015. A Public Hearing on the Ordinance Establishing the Real Property Tax Rate Will Be Held on Tuesday, April 21, 2015, at 7:00 p.m.

Mr. Jinks, Acting City Manager, made opening remarks on the proposed budget.

The following persons participated in the public hearing on this item:

1. Charles Ziegler, 309 N. Langley Street, vice president for advocacy for the Friends of the Beatley Central Library, spoke in support of the library budget and by matching the challenge by the Alexandria Library Foundation for \$50,000 for the materials budget. Mr. Ziegler said the Beatley envelope project for water intrusion problems are included for FY2017/2018. He said the members of the Friends of the Beatley Central Library do their part to provide financial support for the library that are not covered by the budget and during 2012-2014 raised \$140,000. The libraries are evolving to increase the variety of public demands in the 21st Century, and they also launched the education of their children with pre-literacy skills before they enter the school system. Mr. Ziegler said they are eager to continue to partner with the City and the Library Board to realize the full potential of Alexandria's public libraries.

2. Bob Eiffert, 1418 Juliana Place, chair, Commission on Aging, thanked Council for its incredible work in crafting an appropriate compromise on important community issues in last year's budget. Mr. Eiffert thanked Acting City Manager Jinks and the City staff for the budget,

which maintains programs for older adults with no cuts proposed for the coming fiscal year, and they ask Council to maintain the proposals. He said they concur with the Commission on Persons with Disabilities that the CIP is a dramatic improvement in the funding for accessibility enhancements and recreation facilities in public parks and it has been increased from \$30,000 to \$450,000 in FY 2016 for a total of \$1.95 million over the next ten years. Mr. Eiffert said that speaking on his own behalf, as a resident of the Seminary Hill area, he saw a letter from the Seminary Hill Association about affordable housing and the idea that affordable dwelling units proffered by developers is going to cost the City an arm and a leg and serving those poor people in schools and other City services, he found outrageous, as they have lost thousands of units of affordable housing in the past ten years and whatever is proffered in new development would be miniscule compared to what they have lost. He said he supports Council in its efforts to advance affordable housing wherever it possibly can.

3. Chief Judge Constance Frogale, 520 King Street, Alexandria Juvenile and Domestic Relations Court, thanked Council for the supplemental increase to the clerks, noting that it has changed their lives and has made the Clerks feel like they are part of the community and appreciated for the work they do.

4. Jack Estabrook, 10 W. Braddock Road, a second grader at Maury Elementary School, spoke of his favorite parts of the day – gym and recess – and said the playground needs to be fixed and they need Council's help to fix it. He said there is a lot of mud on the playground and he asked Council to set aside more money to help them stop the water from running down the hill.

5. Alena Cooper, 205 E. Braddock Road, a third grade student at Maury Elementary School and the student council treasurer, said they would like to have a new school yard and playground at Maury. She said that when she and her sister attended the after-school Campagna program, Maury playground was the only place to play, but there were many times when they could not play on it because it was in such bad condition and was flooded, muddy and slippery. She said the sidewalk near the playground is usually a muddy mess and dangerous. She spoke of this year's Spring to Action on April 22, and she said they would be out again to ask for help for the school yard.

6. Lilly Boyd, 31 E. Myrtle Street, a fifth grade student at Maury Elementary School, and president of the Maury Elementary School, spoke of the school yard and said it is in terrible condition. She said the playground is muddy and slippery and the equipment is unstable, shaky and dangerous. She said the mud from outside gets on the carpets inside. She said it would be better for the school yard to get rubber padding in the playground instead of mulch.

7. Judge Uley Damiani, 520 King Street, said thank you for the salary supplement given to the clerk staff in the Juvenile and Domestic Relations Court, noting that they have seen productivity increase and the attitude and morale has improved.

8. Judge Donald Haddock, 520 King Street, thanked Council for last year and for what has been put in this year's budget by the City Manager. He said they have noticed a huge rise in morale and the turnover is down.

9. Melissa Harrington, 417 Monticello Blvd., a parent of two ACPS elementary school children at George Mason Elementary, and PTA president at George Mason, said she was grateful for the City Manager's proposed increase to the current funding at ACPS, but it still leaves ACPS \$3 million short of the \$201 million it needs to fund the budget. She said the

School Board budget is a lean, no-frills budget and new initiatives are modest. Ms. Harrington said the funds are needed to keep up with the growth in the schools, to refurbish and rebuild the schools that have been neglected, and to retain the excellent teachers. She said she does support a one percent increase in taxes in order to fund the full School Board budget.

10. Marie Randall, 2904 Cameron Knolls Road, parent of children at George Mason Elementary and George Washington Middle Schools, advocated for Alexandria's public schools and implored the City Council to full fund the ACPS budget but to understand the critical needs. She spoke to the addition of 3,100 students since 2006. She said the per student budget allotment is \$17,025, and if the budget is approved with an additional 2.8 percent to ACPS, the student budget would be reduced by \$400 per student. She said that without pay raises and support for the teachers, they will not be able to retain them. Many schools need renovations and they cannot continue to defer the renovations. Ms. Randall said she would support a one percent increase in taxes that would go to the schools.

11. Ruth Heitin, 725 N. Alfred Street, said thanks to those members of Council who met with her in person over the past couple of months to talk about the budget. She spoke of the police salary issue, which has been addressed in the 2016 budget. Ms. Heitin shared with Council multiple charts of how police salaries fell behind that of the surrounding jurisdictions, a breakdown of the personnel expenditures, and data on the numbers of police officers who have left Alexandria and their years of service, and found that the City was not retaining officers as it should. She spoke of her analysis of the personnel budget proposals and the actual personnel counts by department.

12. Annabelle Fisher, 5001 Seminary Road, spoke of the \$66 million debt facing Alexandria taxpayers and ideas to find \$1 million to get the City out of the red. She said thanks for increasing the salary of the police department. She said AEDP is a non-profit organization that is being funded by taxpayers, and she said it is time to make the AEDP an independent group. She said AEDP should be eliminated from the taxes, saving \$1.6 million. Ms. Fisher spoke of the \$14 million loan to ADHC and asked if they had started to pay it back. She said on affordable housing, they are talking about people making at least \$50,000, so are they subsidizing those people earning \$50,000, or are they looking to subsidize Section 8 and public housing. Ms. Fisher spoke of a four page pamphlet put out by the ACPS and how much it cost them.

13. Jenny Hansen Ware, 459 Argyle Drive, requested more funding for Alexandria Public Schools. She said she did not feel comfortable sending her two daughters to Cora Kelly, and they since bought a home in Beverly Hills and their children attend George Mason Elementary. Ms. Ware said many people are choosing not to live in Alexandria and the City loses another family. She said without full ACPS funding, current issues at the schools will be much harder to resolve. One classroom did not have heat for several days, and reading specialists did not assess kindergarteners. She asked Council to consider the value of Alexandria's children and families when considering the budget.

14. Ann Parham, 407 Cambridge Road, chair, Public Records Advisory Commission, spoke of the CIP budget allocation for the PRAC to renovate the vacant print shop to provide public access and suitable research and workspace for the Archives and Records Center. Ms. Parham said the environmentally controlled room for mandated public records is almost full, and the archives is over capacity, so other records are stored outside the state required controlled environment and in commercial space off-site. Ms. Parham said renovation of the space will help alleviate critical shortfalls in records processing space, allow control of public

access and will provide a secure space for public research, and they urge approval of the FY2016 CIP budget request of \$150,000.

15. Susan Newell, 101 W. Linden Street, chair, Social Services Advisory Board, said they appreciate the enormous amount of time and effort Council dedicates to and for the community. Ms. Newell said the Board last testified about who they are and what they are called to do and their purpose is to aid in advancing the well-being of all Alexandrians. She spoke of the needs of the Department of Community and Human Services, noting that the Department supports the most vulnerable in the midst. She said that when budget cuts are necessary, it remains imperative that the basic safety nets for the most vulnerable remains intact. Ms. Newell asked that for those who face challenges with food insecurities, homelessness, abuse, neglect and more that they all continue to work together to see how they can stretch their dollars further to help more people learn to help themselves.

16. Katy Matthews, 707 N. Paxton Street, president, James K. Polk PTA, spoke of the enrollment and population of the school, noting that 65 percent of the student body are eligible for free or reduced cost meals. She urged Council to fully fund the Schools budget, which represents an overall increase of 2.8 percent with a 3.7 percent projected growth next year. She said ACPS teachers deserve a full step increase. She asked Council to remember their kids when adopting the budget.

17. Jim Durham, 622 Ft. Williams Parkway, chair of the Alexandria Bicycle and Pedestrian Advisory Committee, spoke of the concern in the cuts for transportation, which will impede the City's ability to attract visitors and businesses. He said the Transportation Improvement Program (TIP) will provide investment in new infrastructure, and the budget would use the TIP funding to pay most of the \$4 million WMATA bill. He asked Council to rebalance the TIP funds and invest in three projects: extension of the Capital Bikeshare, and for capital projects for the old Cameron Run Trail and the Backlick Run Trail.

18. Michael Menchel, 3704 Pinebrook Road, said he is a board member and volunteer for the Boys and Girls Club in Alexandria, and asked Council to extend the bike trail from Old Town out to Eisenhower. He said 6-17 kids bike in that area and it is not a safe area.

19. Bruce Dwyer, 915 Bernard Street, spoke as an advocate of non-motorized transportation in Alexandria and spoke in favor of the restoration of funds for the Cameron Run trail project, noting that there used to be a safe way to get through the Alexandria Renew Enterprises property, but that no longer exists. He said the trail will provide a viable transportation and recreation source.

20. Randy Dingwell, 418 Ferdinand Day Drive, urged Council to continue to include funding for the Backlick Trail extension in the budget, noting that the extension would begin at Boothe Park and extend to the City boundary. He said the CIP has pushed the completion to 2019 and puts the project in jeopardy. Mr. Dingwell said that he uses the trail regularly for recreation, walking between parks or to shopping and uses it almost daily three seasons, noting that it is the safest bike route into south Old Town. Mr. Dingwell urged Council to maintain the \$1.1 million funding for the Backlick Trail extension.

21. Rawley Vaughan, 1237 Madison Street, spoke in favor of restoring the City's share of the expansion of Capital Bikeshare, noting that he signed up for Bikeshare when it expanded into Alexandria in 2012. Mr. Vaughan said he uses it to commute to work and for a much faster way to go home at lunch. He said the tens of thousands of dollars is a small price to pay for converting thousands of would-be car trips into bike trips. He said it is critical to

expand Bikeshare into where people are moving, such as Potomac Yard and the north end and south end of Old Town.

22. Dale Medearis, 108 E. Walnut Street, said he has three children in the Alexandria School System, and he said he's been part of the Maury School Initiative since 2012, and the successful rehabilitation of Maury's school yard is personal to him, his family and his neighbors. He spoke to the problematic issue of stormwater, and he said the Maury School Initiative has raised over \$200,000 in the past two years, but the support depends on the investment and financial support by the City.

23. Kyle Lynch, 230 W. Oak Street, said he and his wife have two children who attend Maury Elementary School, and he said their family spends a considerable amount of unstructured time at the Maury School yard on nights and weekends. He spoke in support of the renovation of the school yard project and for those who have dipped into their own pockets for the renovation of the yard. Mr. Lynch said the School Board proposed \$500,000 in the CIP for the project, and he said that if the City can provide \$250,000 for stormwater management, the project could break ground this year.

24. Sean Casey, 119 S. Iris Street, president, Alexandria Committee of Police, Local 5, representing the rank and file officers of the Alexandria Police Department, spoke about their concerns of police officers' salaries being below market average and how it negatively affected the ability to recruit and retain officers. Mr. Casey said this helped shape the recommended budget that addressed many of their concerns, which includes merit increases and career ladders, and the funding of adjustments to the police department pay scale to bring the salaries to market comparability.

25. Diana Barrett, 3600 Wheeler Avenue, president, Alexandria Chapter of the Southern States Benevolent Association, one of the labor organizations that represent Alexandria police officers, said the proposed budget will greatly increase their ability to attract highly qualified candidates and keep the current officers, as the increase in starting salary and across the board increase will help retain the officers. She asked for support throughout the budget process.

26. Tom Williamson, 205 Tennessee Avenue, president, Warwick Village Citizens Association, spoke about the Warwick pool, noting that the City Manager has said they didn't close any City facility, but they did and there is no money for pool operations in the coming fiscal year, and they accept the rationale for not funding it and are encouraged that the CIP has money in FY2017 to replace or renovate the pool. He asked that the monies be moved to FY 2016 to demonstrate that they are serious about renovating the pool. He spoke of the water to the pool house being shut off because of a leak, noting that they have offered to City staff to pay for the plumbing repair so that they can continue to use the pool house.

27. Mary Parker, 920 S. Alfred Street, speaking as a citizen, a member of the Commission on Aging and the Commission on Persons with Disabilities, spoke in favor of the CIP budget to implement Americans with Disabilities Act accessibility requirements for outdoor parks and recreation areas, and she supported the letters by the Commission on Aging and Commission on Persons with Disabilities in support of the CIP budget, as well as the statement by Bob Eiffert. Ms. Parker spoke of linking funds for maintenance of sidewalk and safe street requirements to enhance access to parks, recreation areas and open space, noting that maintenance of a five-foot wide flat sidewalk surface, audible signal lights at crossings, and perpendicular curb cuts, as well as restroom facilities that are conveniently placed and have

access doors meeting ADA standards, benches, parking lots with handicapped spaces, and road crossings that provide adequate space between speed bumps.

28. Cindy Martinez, 2706 Holly Street, president, Alexandria Council of Parent Teacher Associations, spoke about how critical every penny of the ACPS school budget is this year and how it will affect the students, schools and neighborhoods. She spoke of the projected increase in student enrollment this year of 500 students and how the per student spending will be reduced by \$400. She said the school buildings and playgrounds are old and need extensive upkeep and renovation. She said 60 percent of the student population will qualify for free and reduced lunch, as compared to 28.8 percent in Fairfax County. She said to retain the most talented teachers, they need to remain competitive with surrounding jurisdictions. Ms. Martinez said she supports a one percent increase in property tax to allow the City to fully fund the ACPS budget.

29. Dan Sweeney, Jr., 22 E. Oak Street, representing the Friends of the Alexandria Mental Health Center, an all-volunteer non-profit, spoke with gratitude about the allocation to the Community Services Board not being reduced. He noted that many served by the CSB are among the most vulnerable residents. Mr. Sweeney said he hoped the maintenance of the CSB's funding level signals a return to the City's ability and commitment to fund the programs that serve the disadvantaged. He spoke to replacing the funds that had been cut in the past.

30. Eric Wagner, 18 W. Uhler Avenue, spoke in support of continued funding for infrastructure for citizens who walk and bike around the City. He said he has been a user of Capital Bikeshare since 2010 and has observed increasing usability of the system. He said using Capital Bikeshare is more than twice as efficient as using DASH for cost recovery. Mr. Wagner said the 16 additional stations proposed for expansion are important, and he spoke in support of the expansion and existing City priorities to restore the required funding and operating budget.

31. Lonnie Phillips, 487 Mandys Way, Front Royal, president, Alexandria Medics Association, spoke in support of the merit increases for employees and for funding the fire department expanded career ladder, and the \$2.1 million increase in APD funding, as public safety is underfunded. Mr. Phillips encouraged Council to keep the items in the budget. He asked for increased funding for AFD pay issues to \$750,000, not just for career ladder but also for other issues, noting that they are at least five to eleven percent below the average. Mr. Phillips also spoke to the EMS service delivery model change that is being implemented for the cross training of EMS personnel and requested open dialogue on the issue.

32. Susana Carey, 1411 Russell Road, president, Charles Barrett Elementary PTA, said she has two students in City schools, and she asked for support for the ACPS budget request, noting that several major areas require the needs of funds, such as \$4.6 million for full step implementation for salaries for all employees, and \$3.5 million for teachers and instructional support personnel because of increased enrollment. She said growing enrollment places more demands on the aging facilities, requiring significant investment to maintain and improve. Ms. Carey said that as parents and PTA members, they support the schools and stand ready to offer help.

33. Roy Shannon, 302 E. Raymond Avenue, chair, Community Services Board, said thank you, as for the past eight years the CSB budget has been reduced but this year it has not been. He said he wished to speak about emergency services, wait list and accessibility. Mr. Shannon said there is a huge increase in emergency services calls. There are 44 people

on the wait lists on the Behavioral Health Center for Children and Families. He said on accessibility, they try to reach out to libraries and for people to use the website so they know they are there to help.

34. David Kaplan, 418 Queen Street, spoke about the development turning Potomac Yard into an urban village, hopefully to be supported by Metro and smart growth surrounding Braddock Road Metro where empty warehouses give way to new housing. He said the neighborhoods succeed because current and prior City Council's funded a transportation network that get people where they need to go without overburdening the roads. He said the Transportation Improvement Program (TIP) was created to ensure the City could invest in the right mix of transportation choices to support the growth coming and to connect more the residents, workers and visitors to Metro. He spoke of the expansion of Capital Bikeshare and said he and his wife use it. He spoke in support of the expansion of Capital Bikeshare and for the TIP money.

35. Joy Cameron, 1001 Virginia Avenue, said she has a child at George Mason Elementary School, and said they should increase the property taxes by one percent to off-set the need and total budget asked for by ACPS. Ms. Cameron said that when she selected where she was to live, she selected it based on what school her son would go to. She said they need to support their buildings, their teachers and the students.

36. Jerry King, 400 E. Howell Avenue, vice chair, Alexandria Transportation Commission, said the Commission is concerned about the reduction in funding to high priority projects within the Transportation Improvement Program and the CIP. He said the Transportation Commission voted to prioritize six transportation projects under consideration for reduction or deferral. They included DASH service and fleet expansion, Capital Bikeshare expansion and Van Dorn Metrorail Station area improvements. Mr. King said they realize that the cost of the City's increased contribution to WMATA is a burden and hope the amount is lowered. If that contribution is lowered, they request that the funds be returned to the TIP and can be restated to fund expansion of DASH and Capital Bikeshare.

37. Don Buch, 389 Livermore Lane, said that in 2008, City Council authorized fire station 210, and seven years later the station is now complete, except there is no personnel or equipment, and last year were told that it would be put in place this year, but that is not the case. He said they have now been told that they might be able to afford personnel next year or two years from now, and the equipment is in use elsewhere. He asked if it made any sense to rehab other fire stations but not be able to find the money to open the new station. He asked why the proposed 2016 budget not provide for staffing or equipping fire station 210. He said the government is responsible for public safety, and the response times in the West End remain unacceptable, and the fire station needs to be open, staffed and fully equipped now and not in another couple of years.

* * * * *

6:00 - City Council took a 30 minute break.

* * * * *

38. Sharon Annear, 1118 N. Howard Street, spoke in support of the increase for police, saying that they cannot keep funding the training of officers only to have them hired away by Fairfax County. Ms. Annear said thanks for the amount set aside for the library system for matching funds for materials. She said she has concerns about the funding plan for

the Chesapeake Bay Clean Up and for solving the combined sewer system problem. They need between \$150 and \$300 million over the next 20 years and it needs to be clarified exactly how it will be funded so they can plan for something that is viable. She said she is concerned about funding additional firefighters and to get them trained for the new fire stations. Ms. Annear said she hoped Council would have staff explore the ideas put forward and address them.

39. Elizabeth Jones, 608 S. View Terrace, speaking on behalf of the MacArthur Elementary School, said that about 12-14 years ago, Council was faced with an aging infrastructure where not enough maintenance had been done and it had to figure out how to update all the CIP needs, a process that is continuing today. She said the School Board is now in the same predicament, trying to prioritize improvements to the schools, ranging from Code requirements and ADA requirements, to capacity issues in crumbling buildings. She said that almost every school has structural, mechanical or capacity issues. At MacArthur, they are appreciative of Council approving the learning cottage so the band and orchestra students don't have to have class in a closet. Ms. Jones said they have four classes in rooms with no windows and only one door, and they have two adult bathrooms in the school with a staff of over 100, and a health unit that has no bathroom. She asked Council to make the schools a priority.

* * * * *

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council adjourned the special public hearing meeting of March 16, 2015 at 6:38 p.m. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg, and Councilman Wilson; Opposed, None.

APPROVED BY:

WILLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson
City Clerk and Clerk of Council

**City of Alexandria
Meeting Minutes
Tuesday, March 24, 2015
6:00 P.M.
Council Chambers**

Present: Mayor William D. Euille, Vice Mayor Allison Silberberg, and Members of Council John Taylor Chapman, Timothy B. Lovain, Redella S. Pepper, Paul C. Smedberg and Justin M. Wilson.

Absent: None.

Also Present: Mr. Jinks, Acting City Manager; Mr. Banks, City Attorney; Ms. Collins, Deputy City Manager; Mr. Mackay, Director, Court Services; Mr. Moritz, Director, Planning and Zoning; Ms. Eddy, Planning and Zoning; Mr. Lawrence, Planning and Zoning; Ms. Mohan, Planning and Zoning; Ms. Marks, Deputy Director, Transportation and Environmental Services; Mr. Skrabak, Deputy Director, Transportation and Environmental Services; Mr. Keeler, Office of Housing; Police Captain Wemple; Ms. Bryan, Information Technology; and Mr. Lloyd.

Recorded by: Jacqueline M. Henderson, City Clerk and Clerk of Council

6:00 P.M. to 6:15 P.M.: Work Session with DASH and the Annual Meeting of the Stockholders of the Alexandria Transit Company.

City Council held the work session with the DASH Board and held the Annual Meeting of the Stockholders of the Alexandria Transit Company.

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. Closed Meeting.

6:15 P.M. to 7:00 P.M. - Consideration of Convening a Closed Meeting to Discuss a Personnel Matter and for Consultation with Legal Counsel for Legal Advice.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously, at 6:27 p.m., City Council convened in closed meeting to discuss the appointment and/or process for appointing a specific public officer, and to consult with staff and legal counsel regarding threatened or pending litigation, and to consult with legal counsel regarding specific legal matters, specifically the process for recruiting, selecting and appointing a specific appointee of the City Council, and litigation and/or settlement of a certain pending legal matter involving a City employee, pursuant to Section 2.2-3711(a)(1) and (7) of the *Code of Virginia*. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg and Councilman Wilson; Opposed, none.

3. Moment of Silence and Pledge of Allegiance.

City Council observed a moment of silence and recited the Pledge of Allegiance.

4. Reading and Acting Upon the Minutes of the Following Meetings of City Council:

The Regular Meeting Minutes of March 10, 2015;
The Public Hearing Meeting Minutes of March 14, 2015; and
The Special Meeting Minutes of March 17, 2015.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously, City Council approved the regular meeting minutes of March 10, 2015, the public hearing meeting minutes of March 14, 2015, and the special meeting minutes of March 17, 2015. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg and Councilman Wilson; Opposed, none.

ORAL REPORTS FROM CITY COUNCIL ON BOARDS, COMMISSIONS AND COMMITTEES

*** Mayor's Campaign to End Bullying (Mayor Euille)**

Mayor Euille said this initiative is in response to the U.S. Conference of Mayor's National Campaign that he signed onto in May 2014.

Mr. Mike Mackay, Director, Court Services, a member of the committee, made a presentation of the report on the Mayor's Campaign to End Bullying and he responded to questions of City Council.

*** Mayor's Workgroup on the Uninsured (Mayor Euille)**

Mr. Dan Hawkins, chair of the Mayor's Workgroup on the Uninsured, made a presentation of the group's report and he responded to questions of City Council.

*** Quality of Life Committee (Councilman Wilson and Mayor Euille)**

Mayor Euille spoke of the spring pothole campaign, noting that three to four crews are working on potholes Citywide and each crew is filling about 50+ potholes per day, and as of last Friday, they had 550 open service requests as of last Friday. It is an on-going campaign and effort. Paving will be done once the temperatures rise to a correct level.

*** City/Schools Subcommittee (Councilman Wilson and Mayor Euille)**

Councilman Wilson said the City/Schools meeting occurred yesterday and they are still doing follow-up from the first joint work session with the School Board regarding early childhood education, and they will be sending a joint contingent to Alleghany, Pennsylvania to look at things they have done and bring back some ideas. They are working toward the June 18 joint work session with the School Board regarding after-school and out of school and to make sure they tee up the central policy questions for the two bodies. The general registrar was there to talk about how they can break down barriers and increase the accessibility for

election day in the school buildings.

Mayor Euille said that as a follow-up to the joint work session with the Schools last week on the operating and CIP budgets, there was a meeting between himself, the City Manager, the Budget Director, School Board Superintendent, School Board chair and the School's CFO at the Superintendent's Office, and they reinforced the challenges faced for revenues and expenses and encouraging the Schools to take another look at their budget to try and narrow the gap.

In response to a question from Council regarding when it will come to Council for discussion, Mr. Jinks, Acting City Manager, said that as soon as they reach or have an agreement with the Schools, it will be brought back to Council.

*** Transportation Planning Board (Councilmember Lovain)**

Councilmember Lovain said that at the meeting last week, the annual Streetsmart Campaign starts tomorrow and while automobile deaths are going down, deaths from accidents between automobiles and pedestrians and bicyclists are going up. It had a discussion about COG's latest cooperative forecasting process and COG is projecting that in the next 25 years they will add 1.3 million people in the region, 1.2 million jobs, Alexandria will add about 43,000, and the largest single increase of any jurisdiction will be Fairfax County and second to that is D.C. Councilmember Lovain said he has been asked to be on News Channel 8 tomorrow morning to talk about the forecast and transportation and land use policies. It also spoke about the Tiger Grant for the TPB's regional priority bus project, as the region, in the stimulus bill got \$58 million for that and Alexandria got its fair share. In addition, they got money that is designated for Van Dorn/Pentagon rapid bus project and for bus improvements on Route 7 to include transit signal priority. Councilmember Lovain said he has been asked to chair the Commuter Connections selection committee and will be pleased to give awards to employers who have done the most to encourage their employees to telecommute, van pool, car pool, and use transit. He said Commuter Connections just celebrated its 40th anniversary.

*** Alexandria Gang Task Force (Vice Mayor Silberberg)**

Vice Mayor Silberberg spoke of the meeting this past week and said it is incredible how many people are involved in the effort with regard to gang prevention. She said that in 2007, there were 20 incidents and this year there have been zero incidents to date. She said one of the things it talked about is it is something that has to be talked about, as they have to keep working at it, otherwise there is a huge number. She said they spoke about Project Safeplace, which is part of a national program where a child can call or text for help and they will be handing out bracelets. They can call the number and someone will come to them and it is amazingly proactive and helps protect the children.

Councilman Chapman said it is a compliment to the work they are trying to do to have the type of conversations and collaborations they have from the police, schools, non-profits, the City. It is giving them what they need to address it holistically.

*** Library Board (Vice Mayor Silberberg)**

Vice Mayor Silberberg said Michael Graves, the well-known American architect and the architect for the Beatley Library passed away on March 12. The Library sent out a press

release and they have an exhibit on display at the Beatley Library to honor Mr. Graves. Vice Mayor Silberberg said the large meeting room at the Beatley Library has recently been renovated and the upgrades include a new screen, a blue-tooth enabled projector and assisted listening components, and funding for the project was a collaboration between the Alexandria Library Foundation and the Friends of the Beatley Library. She said that as a reminder of the book sales, they are always collecting books.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

CONSENT CALENDAR (5-7)

(Reports and Recommendations of the City Manager)

5. Consideration of Appointment of Alternates to the City of Alexandria's Supplemental Retirement Board.

(A copy of the City Manager's memorandum dated March 18, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 3/24/15, and is incorporated as part of this record by reference.)

6. Consideration of the Appointment of a Management Representative and Alternate to the City of Alexandria Supplemental Retirement Board and Firefighters and Police Officers Pension Board.

(A copy of the City Manager's memorandum dated March 18, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 3/24/15, and is incorporated as part of this record by reference.)

7. Consideration of a Grant Application to the United States Department of Justice for \$362,561 to Fund a Strategic Prosecution Initiative in Alexandria.

(A copy of the City Manager's memorandum dated March 18, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 3/24/15, and is incorporated as part of this record by reference.)

END OF CONSENT CALENDAR

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilman Wilson and carried unanimously, City Council adopted the consent calendar, as follows:

5. City Council appointed the following individual to the City of Alexandria's Supplemental Retirement Plan Board: Charles Curia as a Medic/Fire Marshal alternate.

6. City Council replaced the following management representative on the City of Alexandria Firefighters and Police Officers Pension Board and the Supplemental Retirement Board: Tom Gates, former Deputy City Manager, with Jack Browand, Division Chief of Public Relations, Special events and Waterfront Operations for Recreation, Parks and Cultural Activities; and City Council appointed the following individual to the newly vacant management alternate representative on the City of Alexandria Firefighters and Police Officers Pension Board and the Supplemental Retirement Board: Tatania Cross, Deputy Director, Planning,

Construction and Facilities, Department of General Services.

7. City Council: 1. approved the submission of the \$362,561 grant application due March 26, 2015 for the funding of a Strategic Prosecution Initiative in Alexandria; and 2. authorized the City Manager to execute the necessary documents that may be required.

WORK SESSION

8. Work Session: Eisenhower West Small Area Plan Including Discussion of the Industrial Study.

(A copy of the powerpoint presentation, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 3/24/15, and is incorporated as part of this record by reference.)

City Council held the work session on the Eisenhower West Small Area Plan, hearing a report from the following staff: Mr. Moritz, Director, Planning and Zoning, Ms. Mohan, Principal Planner, Planning and Zoning, Mr. Lawrence, Principal Planner, Planning and Zoning, Ms. Eddy, Deputy Director, Planning and Zoning, and Ms. Lyle, Commissioner, Planning Commission and chair of the Steering Committee for the Eisenhower West Plan, and Ms. Marks, Deputy Director, Transportation and Environmental Services.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER FOR DISCUSSION

None.

ORAL REPORTS AND ORAL PRESENTATIONS BY MEMBERS OF CITY COUNCIL

1. Mayor Euille said the budget process is underway and last week, Council set the advertised tax rate of a zero rate increase to the current tax rate and that is good news. He said they have challenges to maintain a balanced budget and to find ways to narrow the gap between the City Manager's draft budget and the request of the Schools plus to address fire station 210 and other items.

2. Mayor Euille said that at a recent public hearing, several speakers spoke of the need to encourage and find a way for barging for the Robinson South terminal as opposed to trucking, and it was a reaction to a public relations campaign on the part of EYA development firm. He said he called one of the principal partners of the company Friday night to alert him to the concerns, and had a follow-up phone call with another partner of EYA and encouraged him to attend the Waterfront Monitoring Group meeting on Tuesday night. As a result of that, apologies were made on behalf of the EYA firm and they had meetings with staff and there should be news relative to a solution for dealing with the work at Robinson Terminal South and the hauling.

3. Mayor Euille said Council was apprised at a meeting last week that a letter from Norfolk Southern indicated that they will be making some changes to their operations at the transloading facility on Eisenhower Avenue and as a result for concerns relative to safety and quality of life, a letter went out today to the chairman of the board expressing and stressing the City's concerns and asking for a meeting. He said he also placed a call yesterday to the chairman of the board at Norfolk Southern and he received return call and Norfolk Southern

was very receptive to having a meeting so they can have an understanding of the needs, why they are doing what they are doing and hopefully encourage them to back down. Letters have also gone to the Governor and the Congressional Delegation seeking support as well.

4. Mayor Euille said they had talked about the draft EIS of Potomac Yard timetable and Council would like to make that decision late April and no later than May 12. They received news from the Federal Transit Administration, and the matter is before the WMATA Board this Thursday evening.

5. Mayor Euille said Prince Charles was in the area recently and he extended an invitation to the British Embassy to invite him to Alexandria, but he was unable to visit, as the schedule was very tight.

ORAL REPORT FROM THE CITY MANAGER

None.

OTHER

9. Consideration of the City Council Schedule.

(A copy of the City Manager's memorandum dated March 18, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 3/24/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously, City Council: 1. received the revised Council calendar, which includes: a second budget work session with the School Board on Thursday, April 16 at 7:00 p.m. at the School Board meeting room, 1340 Braddock Place. Preceding the work session at 6:00 p.m., there will be a plaque unveiling and reception in recognition that the Alexandria Public School Systems headquarters office building is now located on the site of the former Parker Gray High School; to postpone the Council work session on Ft. Ward Park, which was scheduled for Tuesday, April 28 at 5:30 p.m., to a date in May or June, with staff to come back with a new date; and the dedication of the Ruth Lodato Park at the Nannie J. Lee Recreation Center is tentatively scheduled for Saturday, June 13, 2015 at 8:30 a.m.; and 2. approved the calendar. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg and Councilman Wilson; Opposed, none.

Closed Meeting Continued

10. Consideration of Convening a Closed Meeting to Discuss a Personnel Matter and for Consultation with Legal Counsel for Legal Advice.

At 9:45 p.m., City Council reconvened in closed meeting to discuss the appointment and/or process for appointing a specific public officer, and to consult with staff and legal counsel regarding threatened or pending litigation, and to consult with legal counsel regarding specific legal matters, specifically the process for recruiting, selecting and appointing a specific appointee of the City Council, and litigation and/or settlement of a certain pending legal matter involving a City employee, pursuant to Section 2.2-3711(a)(1) and (7) of the Code of Virginia.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously, at 10:29, City Council reconvened in open session. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg and Councilman Wilson; Opposed, none.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously by roll-call vote, City Council adopted the resolution previously circulated to Council. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg and Councilman Wilson; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 2668

WHEREAS, the Alexandria City Council has this 24th day of March 2015, recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

* * * * *

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Wilson, seconded by Councilman Chapman and carried unanimously, City Council adjourned the regular meeting of March 24, 2015, at 10:30 p.m. The voting was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper, Councilman Smedberg, and Councilman Wilson; Opposed, None.

APPROVED BY:

WILLIAM D. EUILLE MAYOR

ATTEST:

Jacqueline M. Henderson
City Clerk and Clerk of Council



Legislation Details (With Text)

File #:	14-3830	Name:	Proclamation for Earth Day and Arbor Day Proclamation
Type:	Proclamation	Status:	Agenda Ready
File created:	3/10/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Presentation of a Proclamation Declaring April 25, 2015 as Earth Day and Arbor Day in the City of Alexandria.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3830 Proclamation		

Date	Ver.	Action By	Action	Result
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Presentation of a Proclamation Declaring April 25, 2015 as Earth Day and Arbor Day in the City of Alexandria.

P R O C L A M A T I O N

WHEREAS, the City of Alexandria recognizes its natural environment is irreplaceable and fragile, and must be preserved for future generations; and

WHEREAS, Earth Day is a national event to increase people's understanding of their environment and mobilize support for its protection and was first celebrated 45 years ago, namely March 1970; and

WHEREAS, the Environmental Policy Commission was formed 45 years ago, namely January 1970, to advise the City Council on all matters environmental; and

WHEREAS, the National Arbor Day Foundation has recognized the City of Alexandria as a Tree City USA every year since 1983 and by planting a tree every year on Alexandria Earth Day, the City demonstrates the importance of trees as the backbone of our urban habitat and its commitment to the natural environment; and

WHEREAS, the Alexandria Earth Day Planning Committee, in partnership with the Environmental Policy Commission, the Department of Recreation, Parks and Cultural Activities, and the Department of Transportation and Environmental Services, sponsors the twenty second annual Earth Day Celebration at Ben Brenman Park; and

WHEREAS, Alexandria City Public Schools has appointed an Environmental Steward for every school and has been an integral part of and active contributor to the Alexandria Earth Day celebration; and

WHEREAS, because of the generous support of Alexandria's business community, non-profit organizations, and our civic leaders' commitment to the values of environmental stewardship, Earth Day has become Alexandria's premier environmental celebration; and

WHEREAS, the City of Alexandria, in partnership with the Environmental Policy Commission and Virginia Tech Alexandria Campus, adopted in June 2008 the Eco-City Charter and, in June 2009, the Environmental Action Plan 2030 to lead the city toward sustainability, and

WHEREAS, the City of Alexandria recognizes the important role and contribution that each Alexandria resident can do on a daily basis to make the City an Eco-City, so this year's Earth Day theme will be "It's Your Turn to Lead"

NOW, THEREFORE, I, WILLIAM D. EUILLE, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, do hereby proclaim April 25th, 2015, as:

"ALEXANDRIA EARTH DAY AND ARBOR DAY"

in the City of Alexandria and hereby commend all persons who are committed to and work towards preserving our environment.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 14th day of April, 2015.

WILLIAM D. EUILLE MAYOR

On behalf of the City Council
of Alexandria, Virginia

ATTEST:

Jacqueline M. Henderson, MMC City Clerk



Legislation Details (With Text)

File #:	14-3884	Name:	Proclamation for Post Office Food Drive
Type:	Proclamation	Status:	Agenda Ready
File created:	3/20/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Presentation of a Proclamation Declaring Saturday, May 9, 2015, as Letter Carriers Food Drive Day in the City of Alexandria.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3884 Proclamation		

Date	Ver.	Action By	Action	Result
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Presentation of a Proclamation Declaring Saturday, May 9, 2015, as Letter Carriers Food Drive Day in the City of Alexandria.

PROCLAMATION

WHEREAS, every year on the second Saturday in May, letter carriers across the country collect non-perishable food as part of the nation's largest one-day food drive, distributing the donations to local food banks; and

WHEREAS, the Letter Carriers' Stamp Out Hunger Food Drive is just one example of how letter carriers work to make a difference in the lives of those they serve. Since the pilot drive was held in 1991, more than a billion pounds of food have been collected; and

WHEREAS, the City of Alexandria would like to recognize all letter carriers for their hard work and their commitment to their communities. All of the food collected in our community stays in our community and we support carriers' efforts to help those in need in our community.

NOW, THEREFORE, I, WILLIAM D. EUILLE, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, do hereby proclaim Saturday, May 9, 2015, as:

“LETTER CARRIERS’ FOOD DRIVE DAY”

in the City of Alexandria and encourage the citizens of our City to support the food drive by placing non-perishable food items in or near their mailboxes on food drive day, when the letter carrier will pick it up while delivering the mail – and together, we can all help those in need.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 14th day of April, 2015.

WILLIAM D. EUILLE MAYOR

*On behalf of the City Council
of Alexandria, Virginia*

ATTEST:

Jacqueline M. Henderson, MMC City Clerk



Legislation Details (With Text)

File #: 14-3894 **Name:** Proclamation for Earl Lloyd
Type: Proclamation **Status:** Agenda Ready
File created: 3/24/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Presentation of a Proclamation Recognizing Earl Lloyd.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3894 Proclamation](#)

Date	Ver.	Action By	Action	Result
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Presentation of a Proclamation Recognizing Earl Lloyd.

PROCLAMATION

WHEREAS, Earl Lloyd was born on April 3, 1928, in the City Alexandria, the youngest of three sons to Theodore Benjamin Lloyd and Daisy Mitchell Lloyd and was raised on Montgomery Street in Alexandria; and

WHEREAS, Earl Lloyd graduated from Parker-Gray High School in 1946 and was known throughout his school days as a standout athlete at both Lyles-Crouch Elementary School and Parker-Gray High School and was named to the All-South Atlantic Conference three times and the All-State Virginia Interscholastic Conference twice; and

WHEREAS, Mr. Lloyd attended West Virginia State College, where he was named All-Conference three times and was All-American twice, where he also received his B.S. Degree in physical education in 1950; and

WHEREAS, in 1955, Earl Lloyd made history as the first African-American to play in the NBA when he was drafted to play for the Washington Capitals, and where, after seven games, he was drafted into the Army during the Korean War; and

WHEREAS, Earl Lloyd returned to basketball in 1952 with the Syracuse Nationals and with the nickname “Big Cat,” on October 31, 1955 in Rochester, New York, he became the first African-American to play on an NBA championship team with the Syracuse Nationals. In 1960, he became the first black assistant coach with the Detroit Pistons and would later be hired as the league’s first African-American bench coach, and in 1971, Mr. Lloyd became the NBA’s fourth black head coach; and

WHEREAS, Earl Lloyd was inducted into the Virginia Sports Hall of Fame in 1993, the CIAA Hall of Fame in 1998, was enshrined in the Basketball Hall of Fame in 2003, and the new basketball court at T.C. Williams High School was name in his honor in 2007; and

WHEREAS, on February 25, 2015, Earl Francis Lloyd died at his home in Crossville, Tennessee at the age of 86; and

WHEREAS, Mr. Lloyd is survived by his wife Charlita, sons Kevin, Kenneth and David, four grandchildren and several nieces and nephews.

NOW, THEREFORE, I, WILLIAM D. EUILLE, Mayor of the City of Alexandria, Virginia, and on behalf of the Alexandria City Council, do hereby send sincere condolences to the family of Earl Lloyd.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria to be affixed this 14th day of April, 2015.

WILLIAM D. EUILLE MAYOR

*On behalf of the City Council
of Alexandria, Virginia*

ATTEST:

Jacqueline M. Henderson, MMC City Clerk



Legislation Details (With Text)

File #: 14-3895 **Name:** Proclamation for Fair Pay Day
Type: Proclamation **Status:** Agenda Ready
File created: 3/24/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Presentation of a Proclamation Recognizing Tuesday, April 14 as Equal Pay Day in the City of Alexandria.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3895 Proclamation](#)

Date	Ver.	Action By	Action	Result
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Presentation of a Proclamation Recognizing Tuesday, April 14 as Equal Pay Day in the City of Alexandria.

PROCLAMATION

WHEREAS, more than 50 years after the passage of the Equal Pay Act, women, especially minority women, continue to suffer the consequences of unequal pay, and according to the U.S. Census Bureau, the median earnings for Virginia women working full time, year-round in 2013 were on the average 79 percent of the median earnings of their male counterparts, ranking Virginia 23rd among the states in providing pay equity for women; and

WHEREAS, women in Virginia's 8th Congressional District, which includes the City of Alexandria, earn the highest median earnings of women working full time in any Congressional District in the Commonwealth, there still remains a pay gap between them and their male counterparts; and

WHEREAS, according to Graduating to a Pay Gap, a 2012 research report by the American Association of University Women (AAUW), the gender pay gap is evident one year after college graduation, even after controlling for factors known to affect earnings, such as occupation, hours worked, and college major; and

WHEREAS, even though in 2009 the Lilly Ledbetter Fair Pay Act was signed into law, which gives back to employees their day in court to challenge a pay gap, we still must pass the Paycheck Fairness Act, which would amend the Equal Pay Act by closing loopholes and improving the law's effectiveness; and

WHEREAS, according to one estimate, college-educated women working full time earn more than a half million dollars less than their male peers do over the course of a lifetime, and nearly four in 10 mothers are primary breadwinners in their households, and nearly two-thirds are primary or significant earners, making pay equity critical to families' economic security; and

WHEREAS, a lifetime of lower pay means women have less income to save for retirement and less income counted in a Social Security or pension benefit formula; and

WHEREAS, fair pay equity policies can be implemented simply and without undue costs or hardship in both the public and private sectors, and fair pay strengthens the security of families today and eases future retirement costs while enhancing the American economy; and

WHEREAS, Tuesday, April 14, symbolizes the time in 2015 when the wages paid to American women catch up to the wages paid to men from the previous year.

NOW, THEREFORE, I, WILLIAM D. EUILLE, Mayor of the City of Alexandria, and on behalf of the Alexandria City Council, do hereby proclaim Tuesday, April 14, 2015, as:

“EQUAL PAY DAY”

in the City of Alexandria and urge citizens to recognize the full value of women's skills and significant contributions to the labor force and further encourage businesses to take appropriate actions to address the wage gap between women and men.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Alexandria, Virginia, to be affixed this 14th day of April, 2015.

WILLIAM D. EUILLE MAYOR
On behalf of the City Council
of Alexandria, Virginia

ATTEST:

Jacqueline M. Henderson, MMC City Clerk



Legislation Details (With Text)

File #: 14-3919 **Name:** Resignations from Boards and Commissions
Type: Appointment **Status:** Agenda Ready
File created: 3/30/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Receipt of the Following Resignations from Members of Boards, Commissions and Committees:

(a) Citizen Corps Council
Jason Bruder

(b) Commission for the Arts
Sydney-Chanele Dawkins

(c) Commission on Employment
Kendra Gillespie

(d) Law Library Board
Sarah Backer
David Cahmowitz
Patricia Evans

(e) Waterfront Commission
Art Fox
Mari Lou Livingood

Sponsors:

Indexes:

Code sections:

Attachments: [14-3919 Board Resignations](#)

Date	Ver.	Action By	Action	Result
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Receipt of the Following Resignations from Members of Boards, Commissions and Committees:

(a) Citizen Corps Council
Jason Bruder

(b) Commission for the Arts
Sydney-Chanele Dawkins

(c) Commission on Employment
Kendra Gillespie

(d) Law Library Board
Sarah Backer
David Cahmowitz
Patricia Evans

(e) Waterfront Commission
Art Fox
Mari Lou Livingood

March 26, 2015

Receipt of the following resignations from Members of Boards, Commissions and Committees:

- (a) Citizen Corps Council
Jason Bruder (*effective March 24, 2015*)
- (b) Commission for the Arts
Sydney-Chanele Dawkins (*effective March 18, 2015*)
- (c) Commission on Employment
Kendra Gillespie (*effective March 10, 2015*)
- (d) Law Library Board
Sarah Becker (*effective March 19, 2015*)
David Chamowitz (*effective March 19, 2015*)
Patricia Evans (*effective March 19, 2015*)
- (e) Waterfront Commission
Art Fox (*effective March 16, 2015*)
Mari Lou Livingood (*effective March 31, 2015*)

These resignations are for information only.



Legislation Details (With Text)

File #:	14-3926	Name:	Uncontested Appointments to Boards and Commissions
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Uncontested Appointments to Boards, Commissions and Committees:		

- (a) Alexandria-Gyumri Sister City Committee
2 Citizen Members
- (b) Alexandria Transportation Commission
1 Member From the Environmental Policy Commission, Nominated by the Commission
- (c) Convention and Visitors Association Board of Governors
1 City Manager or Designee
- (d) Economic Opportunities Commission
[109]Representative for Councilwoman Pepper
- (e) George Washington Birthday Celebration Committee
1 Member Nominated by the Gadsby's Tavern Museum Society
- (f) Health Systems Agency of Northern Virginia
1 Provider Member
- (g) Human Rights Commission
1 Landlord-Tenant Relations Board Representative
- (h) Potomac Yard Design Advisory Committee
1 Member Representing the Potomac East Area
- (i) Sister Cities Committee
2 Citizen Members
- (j) Social Services Advisory Board
1 Citizen Member
- (k) Urban Design Advisory Committee
1 Representative of the Old Town North Business Community
1 Representative of the Old Town North Residential Community

Sponsors:**Indexes:****Code sections:****Attachments:** [14-3926_board uncontested appoints april 14 2015.pdf](#)

Date	Ver.	Action By	Action	Result
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Uncontested Appointments to Boards, Commissions and Committees:

- (a) Alexandria-Gyumri Sister City Committee
2 Citizen Members
- (b) Alexandria Transportation Commission
1 Member From the Environmental Policy Commission, Nominated by the Commission
- (c) Convention and Visitors Association Board of Governors
1 City Manager or Designee
- (d) Economic Opportunities Commission
1 Representative for Councilwoman Pepper
- (e) George Washington Birthday Celebration Committee
1 Member Nominated by the Gadsby's Tavern Museum Society
- (f) Health Systems Agency of Northern Virginia
1 Provider Member
- (g) Human Rights Commission
1 Landlord-Tenant Relations Board Representative
- (h) Potomac Yard Design Advisory Committee
1 Member Representing the Potomac East Area
- (i) Sister Cities Committee
2 Citizen Members
- (j) Social Services Advisory Board
1 Citizen Member
- (k) Urban Design Advisory Committee
1 Representative of the Old Town North Business Community
1 Representative of the Old Town North Residential Community

Name of Council Member

Endorsement

UNCONTESTED APPOINTMENTS

Alexandria-Gyumri Sister City Committee

(2-year term)

2 citizen members

_____ Jeffry Urban

_____ Narek Zohrabyan

Alexandria Transportation Commission

(3-year term)

1 member from the Environmental Policy Commission, nominated by the Commission

_____ Annika Moman

Jim Kapsis, chair, Environmental
Policy Commission

Convention and Visitors Association Board of Governors

(2-year term)

1 City Manager or designee

_____ Emily Baker

Mark Jinks, Acting City Manager

Economic Opportunities Commission

(2-year term)

1 representative for Councilwoman Pepper

_____ Seena Foster

Councilwoman Pepper

George Washington Birthday Celebration Committee

(2-year term)

1 member nominated by the Gadsby's Tavern Museum Society

_____ Samantha Dorsey

Terry Zerwick, president, Gadsby's
Tavern Museum Society
Gretchen Bulova, director,
Gadsby's Tavern Museum and
Stabler-Leadbeater Apothecary
Museum

* incumbent

Name of Council Member

Endorsement

UNCONTESTED APPOINTMENTS

Health Systems Agency of Northern Virginia

(3-year term)

1 provider member

_____ Kamila Lipowska-Torrez *

Historical Restoration and Preservation Commission

(4-year term)

1 citizen member

_____ Melinda Barnes

Human Rights Commission

(3-year term)

1 Landlord-Tenant Relations Board representative

_____ Jordan Costen

Melodie Seau, Landlord-Tenant
Relations Board

Potomac Yard Design Advisory Committee

(2-year term)

1 member representing the Potomac East Area

_____ Anthony Istrico

Sister Cities Committee

(2-year term)

2 citizen members

_____ Barbara Draughon

_____ Maureen Dugan *

Social Services Advisory Board

(3-year term)

1 citizen member

_____ Dustin Smith

Susan Newell, chair, Social
Services Advisory Board

* incumbent

Name of Council Member

Endorsement

UNCONTESTED APPOINTMENTS

Urban Design Advisory Committee

(2-year term)

1 representative of the Old Town North business community

_____ Bruce Machanic *

(residency waiver required)

(Originally appointed on 3/7/2005, this will be his final term under the 10-year term limit rule)

1 representative of the Old Town North residential community

_____ Marie Tavernini *

* incumbent



Legislation Details (With Text)

File #: 14-3836 **Name:** Public Hearing to Consider the Draft Fiscal Year 2016-2020 Consolidated Plan and the Fiscal Year 2016 Action Plan for Housing and Community Development

Type: **Status:** Agenda Ready

File created: 3/11/2015 **In control:** City Council Legislative Meeting

On agenda: 4/14/2015 **Final action:**

Title: Introduction of the Draft Fiscal Year (FY) 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan for Housing and Community Development and Request for Public Hearing.

Sponsors:

Indexes:

Code sections:

Attachments: [14-3836 Citizen Summary for Draft FY 2016-2020 Consolidated Plan and Draft FY 20....pdf](#)
[14-3836 CDBG and HOME Expenditure Tables.pdf](#)
[14-3836 Analysis of Impediments to Fair Housing 2015.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:

Introduction of the Draft Fiscal Year (FY) 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan for Housing and Community Development and Request for Public Hearing.

ISSUE: Introduction of the Draft Fiscal Year (FY) 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan for Housing and Community Development and Request for Public Hearing.

RECOMMENDATION: That City Council:

1. Receive the Draft FY 2016-2020 Five-Year Consolidated Plan for Housing and Community

Development (Citizen Summary of this Plan is Attachment 1), which includes the Draft One-Year Action Plan containing the City's application for City Fiscal Year 2016 funding for \$742,789 in Community Development Block Grant (CDBG) monies and \$357,258 in Home Investment Partnerships Program (HOME) monies (Attachment 2 reflects planned CDBG and HOME expenditures which are consistent with the City's proposed FY 2016 budget); and

2. Docket the Draft FY 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan for Public Hearing on April 18, 2015 and final Council action on May 12, 2015.

DISCUSSION: The City of Alexandria's Draft Consolidated Plan for Housing and Community Development has been prepared in accordance with regulations set forth by the U. S. Department of Housing and Urban Development (HUD). These regulations require that participants in certain HUD programs including, but not limited to, the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs, develop and submit a five-year strategic plan for housing and community development.

The Draft Consolidated Plan examines the City's overall needs for affordable housing, shelters and services for the homeless, housing for persons with special needs, and community and economic development. The Plan describes the City's proposed strategy for addressing these needs during Fiscal Years 2016-2020 and includes a One-Year Action Plan with specific objectives to be undertaken or accomplished during the City's Fiscal Year 2016, and is consistent with ongoing program activities as well as core services included in the City Manager's Proposed FY 2016 Budget.

BACKGROUND: The Office of Housing prepares the information included in the Consolidated Plan in consultation with the Department of Community and Human Services (DCHS), the City Finance Department, including Real Estate Assessments, the Planning Department, the Alexandria Redevelopment and Housing Authority (ARHA), and numerous area agencies and nonprofit organizations that provide services for very low, low and moderate income persons. HUD provides the underlying data upon which the City reports from census data it compiles and aggregates. These data may vary slightly from information the City tracks from the census.

For the first time, in 2015 submission of the Consolidated Plan and the Action Plan will be fully online as part of HUD's efforts to better monitor and track local use of federal funds to meet various national objectives. The Citizen Summary has been prepared to provide highlights of planned federally funded program activities, as well as to demonstrate the City's anticipated initiatives to leverage local, state, federal and private resources to support programs that serve and empower target populations, including very low, low and moderate income persons in the Alexandria community, as reported in the Plans to be submitted online to HUD by mid-May 2015. As reported in the Summary, a number of Plans adopted by City Council (e.g., Housing Master Plan, ARHA Strategic Plan, Aging Plan, Child and Youth Master Plan) since the last Five Year Consolidated Plan submission, provide an excellent roadmap of the activities, services and resources the City will be dedicating for various objectives of interest to HUD.

As required by HUD, the Draft Plan was released on April 1 for a 30-day public comment period, which will end on May 1. The Draft One-Year Action Plan also contains the City's applications for \$742,789 in CDBG funds and \$357,258 in HOME Program funds. The majority of CDBG funds (\$458,141) are proposed for the use of the Home Rehabilitation Loan Program and the majority of HOME funds (\$319,845) are proposed for the use of the Housing Opportunities Fund program. The remaining use of the CDBG and HOME funds is described on page 7 of the Citizen Summary and Attachment 2, which reflects planned CDBG and HOME expenditures.

Release of Alexandria's Draft Plans are announced by notices placed in local and national media. The Draft Citizen Summary of the Consolidated Plan was distributed to a host of interested parties on April 1 via email and mail. This document is a concise summary of the objectives and outcomes in the FY 2016-2020 Consolidated Plan for Housing and Community Development. Both the Draft Citizen Summary and the complete Draft Consolidated Plan are posted on the City's website at www.alexandria.gov/Housing, and hard copies are being distributed upon request to the Office of Housing. Comments from the public are being solicited at two public hearings: one to be held as part of the Affordable Housing Advisory Committee's April 6 meeting, and another proposed to be held as part of City Council's public hearing on April 18. Comments may also be submitted directly, or online, to the Office of Housing. After the close of the public comment period at the end of April, this proposed consolidated plan will be docketed for Council action on May 12, and then filed with HUD on or before HUD's deadline of May 15.

HUD also requires that an Analysis of Impediments (AI) that may affect the City's ability to Affirmatively Further Fair Housing accompany the Five Year Plan. The AI, prepared by Housing's Landlord Tenant Division, is attached for Council's information (Attachment 3).

FISCAL IMPACT: Upon its approval of the Consolidated Plan for Housing and Community Development, HUD will appropriate a total of \$1,100,047 in new federal funding to the City for FY 2016, including \$742,789 in CDBG funds and \$319,845 in HOME Program funds. These dollar amounts and proposed uses are consistent with the City Manager's FY 2016 proposed budget. If Council makes changes to the Housing elements of the FY 2016 proposed budget, then the Draft Consolidated Plan can be amended at Council's May 12 Legislative Meeting.

ATTACHMENTS:

- Attachment 1 - Citizen Summary of the Draft FY 2016-2020 Five-Year Consolidated Plan for Housing and Community Development and Draft FY 2016 One-Year Action Plan
- Attachment 2 - Proposed CDBG and HOME Budget Expenditures
- Attachment 3 - Analysis of Impediments (information item)

STAFF:

Helen McIlvaine, Acting Director, Office of Housing
Eric Keeler, Program Administration Division Chief, Office of Housing
Melodie Seau, Landlord Tenant Division Chief, Office of Housing
Lucinda Metcalf, Housing Analyst, Office of Housing



CITIZEN SUMMARY

Draft FY2016-2020 Consolidated Plan and Draft FY 2016 Action Plan For Housing and Community Development

City of Alexandria, VA, Office of Housing, 421 King Street, Suite 200, Alexandria, VA, 22314; Tel: 703.746.4990; Web: alexandriava.gov/Housing

This document provides a snap shot of the Draft FY 2016 to FY 2020 Consolidated Plan and provides a summary of the Draft FY 2016 Action Plan objectives and outcomes, which will be funded with federal entitlement funds along with other federal, state, local and private resources.



INSIDE THIS ISSUE:

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What is the Consolidated Plan?

The Consolidated Plan is a comprehensive planning document that identifies the housing and community development needs of Alexandria's extremely low- to moderate-income, homeless, and special needs populations, as well as of certain target areas identified by the City. The Plan is mandated by the U.S. Department of Housing and Urban Development (HUD) since Alexandria receives a direct allocation of federal grant funds. It outlines the City's strategies to address the needs of these groups and designated areas over the mid-term, from July 1, 2016 through June 30, 2020, using federal, as well as local, state and private resources leveraged by the City. The specific activities to be undertaken in each year of the Consolidated Plan period are spelled out in One-Year Action Plans and are submitted to HUD prior to the beginning of each City fiscal year. The City's annual performance is tracked in a Consolidated Annual Performance Evaluation Report (CAPER) that is submitted at the close of the fiscal year.

The City is an entitlement grantee of federal Community Development Block Grant (CDBG), and Home Investment Partnerships (HOME) funds. It receives Emergency Solutions Grant (ESG) support through a HUD allocation to the state, and HOPWA (Housing Opportunities for Persons with AIDS) monies via a HUD allocation to the entire Washington, DC metropolitan area. In the current Consolidated Plan, the City has provided the required housing market analysis, inventory of facilities and services, needs assessment, and strategic planning information in five general categories established by HUD: 1) Renters, Homebuyers, and Homeowners; 2) Homeless Persons and Persons who are at Risk of Homelessness; 3) Persons with Special Needs; 4) Non-Housing Community Development; and 5) Other Issues of Concern to HUD.

As required by HUD, the 2016 One-Year Action Plan details activities to be undertaken in the first year of this Consolidated Plan Period (CFY 2016). The Action Plan will also serve as the City's

application for Federal Fiscal Year (FFY) 2015 allocations of CDBG and HOME funds. To have greater oversight regarding the use of federal funds, HUD has moved to an electronic reporting system. This summary provides highlights of Alexandria's Consolidated Plan and its 2016 Action Plan which will be submitted online. It has been prepared by the Office of Housing in collaboration with multiple City and nonprofit agencies, as well as the Alexandria Redevelopment and Housing Authority, all of which use federal funds to assist Alexandria's most vulnerable residents.

2013 ALEXANDRIA HOUSING MASTER PLAN

"Developing a Housing Master Plan acknowledges that in Alexandria's desirable real estate market, housing for all, will not occur without government intervention."

Alexandria's Vision for Housing and Community Development

Alexandria's Housing Master Plan (HMP), adopted in 2013, offers principles, goals, strategies, and tools to meet the City's anticipated affordable housing needs through 2025. However, what the City can hope to achieve during this period is inextricably bound to the availability of funding resources. While the gap during the Plan period is estimated to be 14,000 units, based on the current level of resources for affordable housing, including federal, state, local and/or private funds, Alexandria City Council set a goal to achieve the preservation or creation of 2,000 long-term affordable housing units by 2025. The number of units the City expects to achieve yearly will be noted in its annual Action Plans.

The HMP has a number of principles and goals that are consistent with, and complement, goals of other City plans. For example, **ARHA's 2012-2025 Strategic Plan** identifies guiding principles for affordable housing, as well as for increased resident self-sufficiency and quality of life, community economic development, community relationships, and agency viability. ARHA is the primary provider of affordable housing for very low income households and is recognized as a fundamental partner in implementation of the City's HMP. Key to the attainment of ARHA's goals is an ambitious redevelopment program through which ARHA is seeking development partners to help it redevelop several of its aging and/or obsolescent housing sites into mixed-income developments. ARHA has successfully done this already

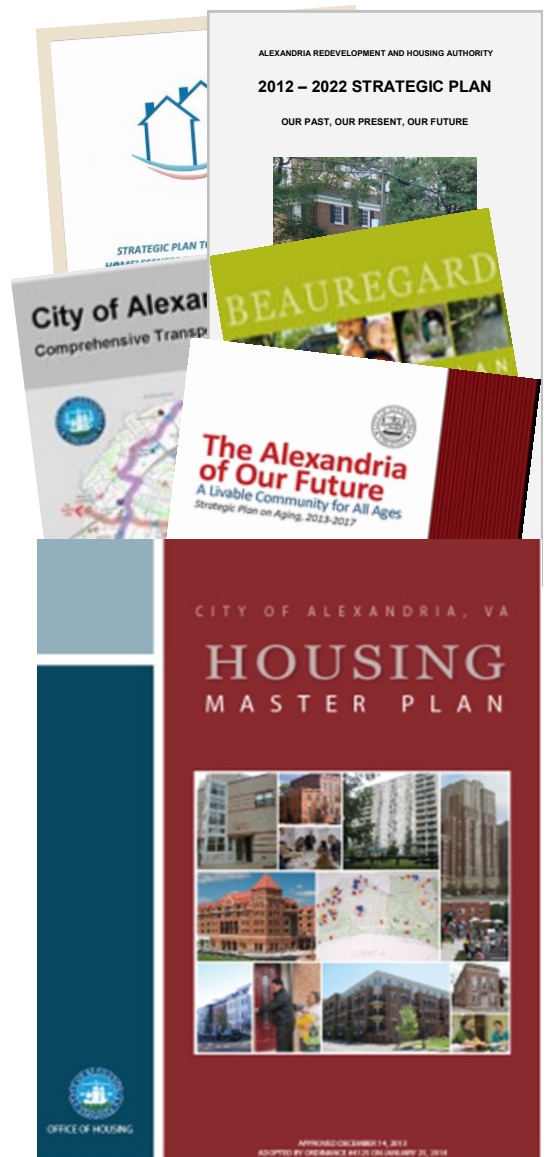
with four other public housing communities. An April 1982 joint resolution with the City ensures that all existing public housing will be replaced on a 1:1 basis. By acquiring multifamily properties for relocation and/or maximizing density on some of its transit-oriented properties, ARHA aspires to increase the City's stock of affordable rental housing.

Housing Master Plan principles and goals are also consistent with goals of the **2013-2017 Alexandria of Our Future: A Livable Community for All Ages Strategic Plan on Aging**. The Plan on Aging cites various housing goals. Two of the goals include 1) public/private collaboration to provide a mixed-income affordable assisted living facility that would be available to Alexandrians of low and moderate income., and 2) a significantly increased number of new or refurbished units that support independent living that would be available to Alexandrians of low and moderate incomes.

The HMP is also consistent with the **FY 2014– 2020 Strategic Plan to Prevent and End Homelessness**, which notes that one of the main strategies in the fight against homelessness is providing a stock of independent housing units that are deeply subsidized to be affordable to households with incomes at the lowest income levels.

Other City Plans, such as the **Transportation Master Plan**, which encourages location-efficient distribution of affordable housing within areas that have access to retail, services, jobs and public

transportation, and which makes specific reference to the benefits of locating affordable housing in three high capacity transit corridors, as well as the **Beauregard Area Plan**, in which the City has pledged to provide 800 long term committed affordable units (including 400 affordable to households with incomes at or below 40% AMI) to replace market affordable garden apartments as they are redeveloped were also instrumental in developing the City's FY 2016-2020 Consolidated Plan.



Housing Needs

Renters, Homeowners, and Homebuyers



The Consolidated Plan uses data provided by HUD in assessing and addressing housing and community development needs. According to 2011 HUD Comprehensive Housing Affordability Strategy (CHAS) data, Alexandria has a population of 136,968, an increase of 7 percent since 2000, and is comprised of 64,217 households. About 28% of these households (approximately 18,280) are in a category described by HUD as having incomes that are 0 to 80% of the area median income (AMI). The income subgroups in this category include extremely-low (0-30% AMI); low (>30-50% AMI), and moderate (>50-80% AMI). Of these, an estimated 38% of the households have extremely low incomes followed by 32% with low incomes, and 30% with moderate incomes. HUD defines middle income households as households whose incomes exceed 80% but are no greater than 120% of AMI.

Renters. According to HUD CHAS data, renter households in all income groups, including those with middle incomes, may experience overcrowding, housing cost burden (paying more than 30% of their income on housing cost), and severe housing cost burden (paying more than 50% of their income on housing cost). When comparing all income groups, a greater number of moderate-income renter households

experience housing cost burden while a greater number of extremely low-income renter households experience severe housing cost burden. Extremely low-renter households also show the greatest overcrowding as housing resources are shared to meet high rental and utility costs.

Homeowners. According to HUD CHAS data, homeowner households in all income groups, including those with middle incomes, experience overcrowding as well as housing cost burden and severe housing cost burden. However, extremely low-income homeowner households show the greatest severe housing cost burden need, followed by those with low incomes. Middle income homeowner households actually show the greatest housing cost burden need, followed by those with moderate incomes. When comparing all income groups for substandard housing need (lacking complete kitchen facilities or plumbing), extremely low-income homeowner households show the greatest need. It is important to note that while substandard housing conditions do exist in the City, the incidence is not statistically significant.

Homebuyers. The City's Housing Master Plan notes that the current housing market in the City provides few homeownership opportunities for residents with low- and moderate-

incomes without purchase subsidy. Assisting City residents and workers of low- and moderate-incomes to become homeowners helps create economic diversity, resulting in strong, resilient neighborhoods. Homeownership programs contribute to the economic sustainability of the City as they provide employees and young professionals on the lower end of the pay scales with a path to homeownership. Homeownership assistance allows Alexandria residents and workers to remain in the City and potentially live where they work.

Having a range of housing affordability will be a key factor in Alexandria's ability to compete in future regional economic growth. With job growth anticipated to be stagnant in the federal government and contracting sectors, Alexandria will need to be able to offer housing choices affordable to workers with jobs for which there is demand, in the hospitality, healthcare and professional services sectors.

HUD PERFORMANCE MEASURE

**Affordability for the
purpose of providing
and preserving decent
affordable housing**

Non-Homeless Persons with Special Needs

Non-homeless persons with special needs are those who are elderly and frail elderly; who have physical, intellectual, and mental/developmental disabilities, and/or who have HIV/AIDS.

Elderly and Frail Elderly. According to HUD's 2007-2011 CHAS data, approximately 4,083 extremely low- to moderate-income renter and homeowner households experience housing cost burden or severe housing cost burden. The HMP notes that this population is expected to increase as the baby boom generation grows older. While many elderly persons will be able to live in their current place of residence with minimum assistance, others will require a change in living arrangements that will accommodate their fixed incomes and diminished physical abilities.

Physical, Intellectual and Mental

Disabilities Persons. The HMP notes that approximately 4,000 Alexandria households with an intellectual, physical or developmentally disabled family member face affordable housing barriers.

The Alexandria Community Services Board (ACSB) has individuals in the residential program who are disabled but no longer need supportive services. These individuals are unable to move into their own residences due to the lack of affordable housing available for very low income individuals. This lack of affordable housing potentially places vulnerable individuals with disabilities at risk for



homelessness and this in turn affects treatment when individuals are not steadily housed. At the end of 2014 about 88% of ACSB's clients reported incomes of less than \$15,000 per year.

Of the total Alexandria renter households (5,385 at the time of the assessment) that make less than 30% of the AMI, approximately 20% of those households have at least one family member with a disability.

Persons with HIV/AIDS. While approximately 16% of the region's Persons Living with HIV/AIDS (PLWHA) are Alexandrians, the most difficult resource to obtain for this population is decent, safe and sanitary housing. As the local demand for affordable housing continues to grow and as the cost of housing continues to increase, HIV clients in



Alexandria are at a greater risk of homelessness because of their illness and their inability to sustain consistent income and meet high rent requirements in the City. The majority of persons living with HIV/AIDS are at or below the very low-income level for the region (less than \$40,000 per year for an area with a median income of over \$100,000 per year).



HUD PERFORMANCE MEASURE

Accessibility and affordability for the purpose of providing and preserving decent affordable housing

Persons who are Homeless or at Risk of Homelessness

Every winter, Alexandria participates in the one-night national “Point in Time” (PiT) count of persons experiencing homelessness within the City. The January 2014 PiT counted a total of 267 persons experiencing homelessness, including 128 single men, 51 single women, and 88 persons in families, including 36 adults and 52 children. 91% of households without children were sheltered, while 9% were unsheltered, i.e., living on the street or in places deemed unfit for human habitation. One hundred percent of households with adults and children were sheltered, with 37.5% in emergency shelters and 62.5% residing in transitional housing programs.

The City’s battered women’s shelter housed 61 women and 43 children in 2014, providing 4,144 total nights of emergency shelter. It is estimated that approximately 10% of these individuals are in need of affordable long-term housing assistance to escape the violence.

Households at lower incomes are most vulnerable: not surprisingly, the majority of households at imminent risk for homelessness are at or below 50% of the AMI and are paying well over 50% of their income on rent. Households living in doubled up and/or overcrowded housing situations, households that include a person with special needs such as mental illness, substance use disorders, HIV/AIDS, and those persons or households who have experienced homelessness in the past are more likely to be economically unstable and have an increased risk of experiencing homelessness.

City of Alexandria 2014 Winter Point-in-Time Count					
Population	Number of Persons Experiencing Homeless on a Given Night (2014 PiT)		Number of Persons Experiencing Homeless Yearly	Number of Persons Exiting Homelessness Each Year	Number of Days Persons Experience Homelessness
	Sheltered	Unsheltered			
Persons in Households with Adults and Children	88	0	317	147	178
Persons in Households with Only Children	0	0	0	0	0
Persons in Households with Only Adults	156	23	619	227	74
Chronically Homeless Individuals	45	18	116	41	365
Chronically Homeless Families	0	0	4	2	365
Veterans	16	2	32	30	74
Unaccompanied Youth	7	0	25	21	74
Persons with HIV	3	1	16	4	74



According to the City’s 2014 Point-in-Time Count, 91% of households without children were sheltered, while 9% were unsheltered on the street or in places unfit for human habitation. One hundred percent of households with adults and children were sheltered (37.5% in emergency shelters and 62.5% in transitional housing programs).

Non-Housing Community Development Needs



persons with special needs and/or person in predominantly low and moderate-income areas of the City. Traditionally Alexandria has programmed the majority of its CDBG monies for housing and housing-related activities and has supported non-housing community development projects with funds from other sources including developer contributions, City General Fund, CIP funds, bond financing and tax revenues.



Public Improvement, Public Facilities, and Public Service Needs

Strategies to fund and implement public improvements, public facilities and public service needs are found in various City Small Area Plans and Master Plans that focus on specific elements like Transportation, Recreation, Parks and Cultural Activities and Sewer Infrastructure. These Plans are incorporated into Alexandria's Comprehensive Master Plan and act to update that Plan on an ongoing basis. In the past decade, in consultation with the community, the City has adopted or continues to implement the Beaugard Plan, the Landmark Van Dorn Corridor Plan, the Arlandria Neighborhood Plan, the Eisenhower East Plan, the Braddock Metro and Braddock East Plans, the Potomac and North Potomac Yard Plans, the

Transportation Master Plan, and the Recreation, Parks and Cultural Activities Plan and the Waterfront Plan. Currently, the City is working on a Plan for the Eisenhower West Area of the City and or a planning study of the Oakville Triangle/Route 1 Area. Next year it is expected to undertake a planning effort focused on the North Old Town Area, including a now-closed power.

As required by HUD, the Consolidated Plan includes a section that addresses some priority non-housing community development needs and objectives which could be eligible for Community Development Block Grant (CDBG) assistance even though there are no current plans for the City to use CDBG funds for such purposes. Activities to support non-housing community development objectives are expected to serve persons with incomes at or below HUD's moderate-income limits,

HUD PERFORMANCE MEASURE

Sustainability for the purpose of creating a suitable living environment



ECDC Enterprise Development Group, Creating and Retaining Jobs

Job Training and Economic Development Services Needs

There is an ongoing need to provide job training and economic development services in the City. With a median income close to \$110,000, and many high-skilled workers competing for jobs and other resources, including housing, in the region, it is more challenging than ever for lower income households to achieve and maintain economic self-sufficiency. As rents have continued to rise faster than incomes, more low-income households share housing, potentially resulting in overcrowded conditions and/or are housing cost burdened, meaning they spend far more than 30% of their income on housing and associated expenses.

To address this, Alexandria has continued to invest in programs that ensure that low- and moderate-income persons have access to job training and to employment opportunities that may

increase income and improve quality of life. These programs are also necessary to develop a local workforce with a range of skills that can help the City attract businesses that will support the creation of more jobs and help Alexandria compete for future regional economic development and growth opportunities.

Among other activities, the Alexandria Economic Development Partnership (AEDP) works with small businesses in Arlandria, one of the City's target areas, to develop and implement strategies that will revitalize retail activities to increase sales and services-related income and create opportunities for job growth.

Job training and employment placement services to enable low-income individuals and families to achieve financial independence are currently offered through the JobLink program which is anticipated to serve more than 1,708 City residents in 2016.

Using a CDBG -funded loan from the City, ECDC Enterprise Development Group projects that it will provide 45

microenterprise loans to small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas. ECDC estimates that the loans will help create 95 jobs and maintain 95 jobs during FY 2016.

The City's economic development efforts are directed toward building a stable economy and a diversified business sector capable of supporting job growth, commercial development, professional and retail trades and tourism activities that contribute to an expanded tax base.

HUD PERFORMANCE MEASURE

**Accessibility for the
purpose of creating
economic
opportunities**

Meeting the Needs

Renters



ST. JAMES PLAZA—THE FILLMORE (AHC, INC.)

Alexandria Redevelopment and Housing Authority (ARHA)



OLD TOWN COMMONS (ARHA)

The Alexandria Redevelopment and Housing Authority (ARHA) owns and operates 1,150 Public Housing/Replacement units for extremely low-to moderate- income City households. Through their joint Resolution 830, the City and ARHA have pledged to maintain this supply of units, as ARHA redevelops its portfolio.

ARHA also administers the Housing Choice Voucher program in Alexandria and currently has an allocation of 1,926 vouchers to serve low-to moderate- income households. Because the vouchers subsidize the difference between rents in the private market and what the voucher household can afford to pay based on its income, the funds available through the allocation now cover only 1,500 vouchers. The number of vouchers currently in use is 1,476

There are currently 2,566 privately-owned rental units with project-based assistance for low-to moderate-income households. The City's five-year objective involving these units is to preserve and maintain these units, and to achieve a net increase in this number of units through investment of local funds and/or non-monetary tools and strategies. However, during the upcoming Consolidated Plan period, affordability may be lost in 995 of these units as the private entities that own and operate these units can opt out of subsidy contracts that are due to expire. If this occurs, these units could be lost from the City's assisted rental housing stock. The City is working proactively with owners to preserve these units: through the use of current resources, the City projects it can preserve 30 rental housing units during FY 2016.

Developing or Preserving Affordable Rental Housing with Nonprofits

The City also uses federal HOME and CDBG funds to help nonprofits develop or preserve affordable housing. In recent years, it has provided funds to assist Community Lodgings, Inc. (CLI), Wesley Housing, the Alexandria Housing

Development Corporation (AHDC), and AHC, Inc. preserve or create a total of 216 affordable rental units.



LACY COURT (AHDC)



612 NOTABENE (CLI)

HUD PERFORMANCE MEASURE

Affordability for the purpose of providing and preserving decent affordable housing

Meeting the Needs

Homeowners and Homebuyers

The City will continue to provide assistance to Alexandria homebuyers and homeowners with incomes at or below HUD's moderate-income limits. The following programs will be provided during FY 2016:

Flexible Homeownership Assistance Program (FHAP) — Provides deferred-payment second trust loans of up to \$50,000 for down payment and closing cost assistance to income qualified first-time homebuyer households, specifically for resale of previously assisted resale restricted units and special projects. Participants in ARHA's Family Self-Sufficiency program are among those successfully served in recent years.

Home Rehabilitation Loan Program— Provides no-interest, deferred payment loans to low-and moderate-income homeowners for home rehabilitation activities that include accessibility modifications, correction of code and safety violations, and energy efficiency improvements.

Alexandria Neighborhood Stabilization Program (ANSP) — A successor to the City's successful NSP collaboration through which 10 foreclosed homes were rehabilitated and sold to income eligible first time buyers, ANSP provides funding to Rebuilding Together Alexandria (RTA) to acquire, rehabilitate and sell housing units. Funding is also provided to assist first-time, low-to moderate-income homebuyers affordably purchase these units.

HUD PERFORMANCE MEASURE

Affordability for the purpose of providing and preserving decent affordable housing



Before and After Home Rehabilitation



Meeting the Needs

Non-Homeless Persons with Special Needs

The City promotes housing affordability and stability for lower-income elderly and frail elderly persons, as well as disabled renters and homeowners. Alexandria offers the following targeted programs to meet these needs:

Rent Relief Program— Provides rent assistance to income eligible elderly and/or disabled renters who are not already paying income-based rents under a federal or state assistance program.

Rental Accessibility Modification Program (RAMP) - Using federal and state grant funds, accessibility modifications are offered to disabled renter households with incomes at or below HUD's moderate-income limits who are living in privately-owned rental properties. Grants may total \$50,000 per project.



**Before and After
RAMP Modification**

Property Tax Relief Program- Provides forgiveness or deferral of real property taxes for income-eligible elderly homeowners who are over age 65 and/or who are permanently disabled, and whose

homes are valued at less than \$500,000. Other guidelines may apply.

Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria

The Alexandria Community Services Board (ACSB) and Sheltered Homes of Alexandria operate transitional and permanent supportive housing programs for eligible persons in 9 group homes and 33 supervised apartments with a combined capacity of 132 beds. Another 33 transitional and permanent supportive housing beds are available through programs that specifically target homeless persons in 19 supervised apartments, along with 3 units for families experiencing homelessness. In addition, there are 12 beds designated for chronically homeless persons in the Safe Haven program. Through a contract with the City, New Hope Housing provides permanent shelter and comprehensive services to 13 chronically homeless single women and men with mental illness and substance use disorders.

Carpenter's Shelter administers a winter shelter program in which \$20,000 of CDBG funds are provided to assist in its operation.



**Green Housing Condominiums,
City of Alexandria, VA**

Northern Virginia Family Services (NVFS)

Northern Virginia Family Services (NVFS), under the HOPWA program, offers long-term Tenant-Based Rental Assistance (TBRA) to persons living with HIV/AIDS. This program provides vouchers to eligible households living in the City. NVFS also offers short-term housing assistance and other housing services such as housing and financial counseling and emergency utility assistance, which are provided on a regional basis and are available to Alexandrians living with HIV/AIDS.

HUD PERFORMANCE MEASURE

**Accessibility and
affordability for the
purpose of providing
and preserving decent
affordable housing**

Meeting the Needs

Persons who are Homeless or at risk of Homelessness

The City's public and private homeless service providers offer a comprehensive array of services and operate facilities to house those experiencing homelessness through a continuum of care (CoC) system. The system is designed to address the diverse needs of persons in the City who are homeless or threatened with homelessness. Through case management, education and training, and a range of other supportive services, the goal of their programs is to promote successful placement in permanent, affordable housing without recurring episodes of homelessness.

Each year, City and nonprofit service agencies that comprise Alexandria's Partnership to Prevent and End Homelessness participate in a HUD-sponsored CoC competition to obtain federal grant funding for projects that provide housing and services to individuals and families experiencing or at-risk of homelessness. The grant program requires CoC groups to submit collaborative applications for the funding of programs that fit within specific HUD-mandated eligibility guidelines. The Commonwealth of Virginia has also adopted this collaborative process for all homeless services funding. Through this model, Alexandria has created a system that avoids duplication of services and allows resources to be allocated efficiently among providers to maximize opportunities for leverage and impact.



HUD PERFORMANCE MEASURE

Accessibility and availability for the purpose of providing and preserving decent affordable housing

Other Issues of Concern to HUD

Lead Based Paint

During the Consolidated Plan period, the City will continue to ensure that applicable programs are operated in accordance with HUD's Title X regulations regarding lead-based paint. Flexible Homeownership Assistance (FHAP) and Neighborhood Stabilization (NSP) homebuyers who receive federally-funded home purchase loans will be provided with the Environmental Protection Agency's pamphlet, "Protect Your Family from Lead in Your Home" as well as a disclosure form from the seller noting any known presence of lead-based paint. Prior to closing, units identified for purchase will be visually inspected for scaling, cracked, peeling or chipped paint by a certified risk assessor or Housing Uniform Physical Condition Standards (UPCS) inspector trained in visual assessment. For federally-funded cases in which deteriorated paint surfaces are identified, the City will continue to require that surfaces are stabilized before the homebuyer moves into the home.

As part of any CDBG funded Home Rehabilitation loan project, lead paint issues are addressed as part of the scope.

Barriers to Affordable Housing

The City will continue to work toward eliminating barriers to affordable housing development. In Virginia, one of the greatest regulatory barriers to the development of affordable housing is a regulation which prohibits the City from requiring mandatory contributions to affordable housing in new developments. Currently, with the exception of units or monetary contributions in exchange for bonus density, all other affordable housing contributions are voluntary. During the HMP process, the City in consultation with housing stakeholders and representatives of the development community, was able to establish higher voluntary per square foot contribution levels that will be adjusted annually to reflect increases in the CPI-U; it created flexibility for negotiations between the City and developers when bonus density is granted (onsite units, equivalent value offsite units and/or money) to best meet the City's housing needs and includes a statement that when additional density is provided through a Consolidated Development District (CDD) or a re-zoning, creating value to yield a variety of community benefits, "affordable housing is one of the City's highest priorities." In addition, Small Area Plans may increase the allowable limit of bonus density as a vehicle to help create affordable housing. The City is currently studying a general increase of the standard 20% bonus density limit, where permissible, to increase affordable housing. The City will continue to explore planning and zoning and other non-financial tools and strategies to reduce barriers to affordable housing development during the Consolidated Plan period. In CFY 2016, the Interdepartmental Work Program includes potentially establishing a development fee relief program and a study to maximize the use of public land for affordable housing.

CITY OF ALEXANDRIA'S FY 2016 ACTION PLAN OBJECTIVES AND OUTCOMES

(All Subject to Available Resources)

RENTERS

1. Preserve and maintain the existing supply of 1,150 public housing and replacement units in the City;
2. Preserve and maintain the current supply of approximately 2,566 privately-owned rental units with project-based assistance available to households at or below HUD's moderate-income limits;
3. Proved 1,500 Tenant-based Rental (TBRA) Housing Choice Vouchers to households that are at or below HUD's moderate-income limits; and;
4. Develop or preserve 30 rental units through acquisition, rehabilitation, or new construction for households at or below 60% AMI.

HOMEOWNERS AND HOMEBUYERS

1. Assist up to 7 households meeting income and other eligibility criteria to secure ownership housing under the Flexible Homeownership Program (FHAP);
2. Complete 8 construction projects and provide 11 in-interest rehabilitation loans to households with incomes at or below HUD's moderate-income limits under the Home Rehabilitation Loan Program;
3. In collaboration with private agencies, provide modest, free repairs or renovations to 10 owner-occupied housing units for households at or below HUD's moderate-income limits under the Rebuilding Together Alexandria Home Rehabilitation program; and
4. Assist 4 first-time, low-to moderate-income homebuyers with the purchase of a home rehabilitated under the Alexandria Neighborhood Stabilization Program or previously assisted resale-restricted unit.

NON-HOMELESS PERSONS WITH SPECIAL NEEDS

ELDERLY AND FRAIL ELDERLY PERSONS, AND PERSONS WITH PHYSICAL AND SENSORY DISABILITIES

1. Relieve the housing cost burden for 1,337 income-eligible and/or disabled homeowners, and 30 disabled veterans homeowners under the Real Property Tax Relief Program;
2. Relieve the housing cost burden for 27 elderly, 40 disabled and 13 elderly, disabled persons under the Rent Relief program; and
3. Provide modifications to 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

PERSONS WITH MENTAL ILLNESS, INTELLECTUAL DISABILITIES AND SUBSTANCE USE DISORDERS

1. Relieve the housing cost burden for 1,337 income-eligible and/or disabled homeowners, and 30 disabled veterans homeowners under the Real Property Tax Relief Program;
2. Relieve the housing cost burden for 27 elderly, 40 disabled and 13 elderly, disabled persons under the Rent Relief program; and
3. Provide modifications to 3 privately-owned rental housing units occupied by disabled renters with incomes at or below HUD's moderate-income limits.

CITY OF ALEXANDRIA'S FY 2016 ACTION PLAN OBJECTIVES AND OUTCOMES

(All Subject to Available Resources)

HOMELESS PERSONS AND PERSONS AT RISK OF HOMELESSNESS

1. Provide 125 beds for emergency shelter;
2. Relieve the housing cost burden for 80 households under the Rent Relief program;
3. Provide 19 units in facility-based permanent housing along with 3 units for families;
4. Provide 12 Safe Haven beds for single men and women;
5. Provide 13 permanent supportive housing beds for chronically-homeless households without children; and
6. Provide security deposit and rental assistance to 45 at-risk homeless households under the Transitional Assistance Program (TAP).

PERSONS WITH HIV/AIDS

1. Maintain Tenant-Based Rental Assistance (TBRA) Housing Choice Vouchers to provide rent subsidies to income eligible persons living with HIV/AIDS and their families.
2. Specifically provide TBRA vouchers to 11 Alexandria households, and short-term security deposit assistance to 4 Alexandria households.

Non-HOUSING COMMUNITY DEVELOPMENT

1. Provide job training to 1,708 residents, including persons with incomes at or below HUD's moderate-income limits; and
2. Provide Microenterprise loans to 9 small businesses owned by low-and moderate income, minority and women entrepreneurs located in underserved areas.

CDBG AND HOME FUNDED PROGRAMS

Program	Proposed FY 2016 Federal Funding	FY 2016 Performance Measure
Housing Opportunities fund (HOF)	\$319,845 (New HOME)	30 Housing Units
Home Rehabilitation Loan Program	\$943,145 (CDBG—\$458,141; CDBG Carryover - \$360,000; CDBG Program Income – \$125,000)	8 Households
Flexible Homeownership Assistance Program (FHAP)	\$90,000 (CDBG Program Income— \$50,000; HOME Program Income—\$40,000)	7 Households
Alexandria Neighborhood Stabilization Program (ANSP)	<i>HOME funding revolves within the program.</i>	4 Households
Rental Accessibility Modification Program (RAMP)	\$57,500 (New CDBG)	3 Households
Eviction Assistance and Furniture Storage Program	\$5,800 (CDBG Carryover)	21 Households
Transitional Assistance Program	\$50,000 (New CDBG)	45 Households
Winter Shelter	\$20,000 (New CDBG)	300 Households
Fair Housing Testing	\$21,306 (New CDBG—\$21,306)	One Round of Testing
Program Administration	\$167,255 (New CDBG-\$129,842; New HOME - \$37,413)	n/a

OTHER MAJOR FEDERALLY FUNDED HOUSING

Program	Projected FY 2016 Federal Funding	FY 2016 Performance Measure
Public and Replacement Housing	\$4.8 Million	1,150 Units
Housing Choice Voucher Program	\$19.1 Million	1,500, <i>from voucher allocation of 1,926</i>
Privately Owned Subsidized Rental Units	LIHTC, Tax-Exempt Bonds, Section 8 Project Based	2,566 Units
Emergency Solutions	\$142,695	65 Beds
Continuum of Care (COC)	\$616,107	48 Households
HOPWA (Long-term Tenant Based)	\$77,104	9 Vouchers
Ryan White Comprehensive AIDS Response Emergency (CARE)	\$4.9M (Includes Alexandria)	300 Persons

Public Notice of the Draft Plan

The Draft FY 2016-2020 Consolidated Plan and Draft FY 2016 Action Plan is made available for public comment from Friday, April 1, 2015 through Friday, May 1, 2015. A public hearing will be held Monday, April 6 at the Affordable Housing Advisory Committee (AHAC) meeting, Room 3008, beginning at 7 p.m., Alexandria City Hall, and before City Council on Saturday, April 18, City Council Chambers, second floor, beginning at 9:30 a.m., Alexandria City Hall, 301 King Street, Alexandria, Virginia. Copies of the Draft Plan and Draft Action Plan are available at the Office of Housing, 421 King Street, Suite 200, from 8 a.m. to 5 p.m., Monday through Friday or on the City's website at alexandriava.gov/Housing, and at the following City libraries:

BEATLEY CENTRAL LIBRARY: 5005 Duke Street, Alexandria

BARRETT BRANCH LIBRARY: 717 Queen Street, Alexandria

BURKE BRANCH LIBRARY: 4701 Seminary Road, Alexandria

DUNCAN BRANCH LIBRARY: 2501 Commonwealth Avenue, Alexandria

The Draft Plan and Draft Action Plan is in a format accessible to persons with disabilities, upon request. For more information about the Plans or housing programs, email Cindy Metcalf at cindy.metcalf@alexandriava.gov or call 703-746-4990.

CDBG and HOME Geographic Distribution

The geographic area to be served by programs supported with CDBG and HOME funds during City FY 2016-2020 will be the entire city, which includes areas of minority concentration.



HUD 2015 Income Limits

(Effective March 6, 2015)

Income Category	Number of Persons							
	1	2	3	4	5	6	7	8
Extremely Low (30% of median)	\$22,950	\$26,200	\$29,500	\$32,750	\$35,400	\$38,000	\$40,650	\$43,250
Low (Section 8 very low income limits; 50% of median)	\$38,250	\$43,700	\$49,150	\$54,600	\$59,000	\$63,350	\$67,750	\$72,100
Tax Credit (60% of median)	\$45,900	\$52,440	\$58,980	\$65,520	\$70,800	\$76,020	\$81,300	\$86,520
Moderate (Section 8 low income limits)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
Flexible Homeownership Assistance Program Limits Only (Mathematical 80% AMI) ¹	\$61,200	\$69,920	\$78,640	\$87,360	\$94,400	\$101,360	\$108,400	\$115,360
100% Area Median Income	\$76,500	\$87,400	\$98,300	\$109,200	\$118,000	\$126,700	\$135,500	\$144,200

2015 Median Family Income (for a 4-person household), Washington, D.C. Metropolitan Statistical Area (MSA): \$109,200

¹HUD gave jurisdictions in the Washington Metropolitan area the option of increasing the eligibility limits for the CDBG and HOME programs from 80% of area median to the mathematical 80% of the median

Table B
Community Development Block Grant (CDBG) 41th Year Proposed Budget

PROGRAM	Projected 41st Year Grant	Projected Carryover Funds	Anticipated Unbudgeted Program Income*	Total Estimated Funds Available	Percent of Budget
CDBG Program Administration (OH)	\$129,842			\$129,842	10.1%
Submissions & Applications for Federal Program/Public Information (OH)	\$6,000			\$6,000	0.5%
Fair Housing Testing (OH)	\$21,306			\$21,306	1.7%
Flexible Homeownership Assistance Program** (OH)			\$50,000	\$50,000	3.9%
Home Rehabilitation Loan Program** (OH)	\$458,141	\$360,000	\$125,000	\$943,141	73.5%
Rental Accessibility Modification Program** (OH)	\$57,500			\$57,500	4.5%
Eviction Assistance & Furniture Storage** (DCHS)		\$5,800		\$5,800	0.5%
Transitional Assistance Program** (DCHS)	\$50,000			\$50,000	3.9%
Winter Shelter** (DCHS)	\$20,000			\$20,000	1.6%
TOTALS	\$742,789	\$365,800	\$175,000	\$1,283,589	100.0%

These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

** These programs benefit low- and moderate-income persons. Funds for these programs constitute 100% of the non-administrative program budget. General administrative costs are presumed to benefit low- and moderate-income persons in the same proportion.

OH-Office of Housing; DCHS – Depart of Community and Human Services

Table C
Federal FY 2015 Home Investment Partnerships (HOME) Program Proposed Budget
July 1, 2015 – June 30, 2016

PROGRAM	Projected FFY 2015 Grant	Projected Carryover Funds	City General Fund Match	Housing Trust Fund Match	Anticipated Unbudgeted Program Income*	Total Estimated Available Budget	Percent of Budget
HOME Administration	\$37,413					\$37,413	7.8%
HOME Homeownership					\$40,000	\$40,000	8.4%
HOME Housing Opportunities Fund	\$319,845		\$26,800	\$53,161		\$399,806	83.8%
TOTAL	\$357,258	\$0	\$26,800	\$53,161	\$40,000	\$477,219	100.0%

*These monies are unscheduled and cannot be predicted with certainty. They are not included in City's budget until they are received.

Analysis of Impediments to Fair Housing (AI)

APRIL 2015

Introduction:

The U.S. Department of Housing and Urban Development (HUD) requires that recipients of federal housing funding conduct, submit and update an Analysis of Impediments to Fair Housing Choice (AI). In addition, HUD's Consolidated Plan regulations (24 CFR 91) require participating states and localities to annually certify that the governing body is affirmatively furthering fair housing. Pursuant to these regulations, states and localities must (1) conduct an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of impediments identified through that analysis; (3) maintain records reflecting the analysis and actions; and (4) review and update the AI in preparation of the Consolidated Plan to validate the certification of affirmatively furthering fair housing choice.

Fair housing choice is the ability of persons of similar income levels to have the same housing choices available to them regardless of race, color, religion, sex, handicap, familial status, or national origin. In Alexandria, the City's Human Rights Ordinance adds marital status, sexual preference and elderliness as protected classes.

The AI is an assessment of how a government's laws, policies, practices and conditions impact housing choice in a state or locality through the availability and accessibility of its housing. The AI serves to identify and correct any negative impacts on availability or accessibility which are under the control of the government through the analysis of impediments and barriers to fair housing choice. HUD Guidance prescribes review and identification of impediments and barriers in both public and private sector practices.

An impediment to fair housing choice is any action, omission, or decision which is intended to or has the effect of restricting a person's choice of housing on the basis of race, color, religion, sex, disability, familial status or national origin. Such a limitation to fair housing choice constitutes housing discrimination.

Barriers to housing choice are factors that limit a person's choice of housing, such as housing supply and location, or physical accessibility of housing. Barriers can also include limiting factors like a home seeker's source of income, ability to access financing, or limited English proficiency.

The AI Process:

AI Review and Update – An Ongoing Process:

The preparation of the 2015 AI included a review and evaluation of current conditions. This draft includes available information and data, and after release to the public, will incorporate public comment, resulting changes and responses. To enhance the evaluation, staff will maximize collaboration and public input by coordinating the analysis with studies and efforts currently in progress including the preparation of the City's Consolidated Plan.

Demographic Profile

The City of Alexandria is a diverse community and its citizens value that diversity. Data from the U.S. Census Bureau, 2011-2013 American Community Survey indicate that the percentage of minority households exceeds national averages, as illustrated in the table below.

Race Alone or in Combination with One or More Other Races 2011-2013 American Community Survey				
	U.S.	Percent	Alexandria	Percent
Total population	313,861,723	100%	146,690	100%
White	239,546,245	76.3%	99,458	67.8%
Black or African American	43,041,630	13.7%	34,022	23.2%
American Indian and Alaska Native	5,208,962	1.7%	1,573	1.1%
Asian	18,377,067	5.9%	11,905	8.1%
Native Hawaiian and Other Pacific Islander	1,232,100	0.4%	157	0.1%
Some other race	16,364,531	5.2%	5,691	3.9%
Hispanic or Latino (of any race)	52,952,497	16.9%	24,445	16.7%

Source: U. S Census 2013 American Community Survey

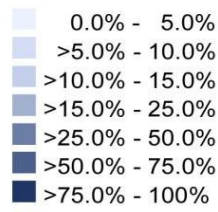
Dispersal of Minority Households

A February 2015 report prepared by the City's Department of Planning and Zoning, "Alexandria's Racial and Ethnic Groups and Foreign-Born Population – A Brief Look at Diversity," analyzes the City's minority populations and the migration of minority households throughout the City as indicated by the 2010 and prior annual US Census reports. The report details the changes in concentrations of Black or African Americans from 1960 to 2010, and the dispersal of the population over time.

As the report explains, in 1960, the Black and African American population constituted 11.4% of Alexandria's total population, most of which was concentrated in a few Census tracts. By 1980, the population had grown to 22.3% and Census Tract 16 had become over 90% Black and African American. However, there was a much wider distribution of this population through the rest of Alexandria.

In 2010, the Black or African American population was 21.8% and the Black population in Tract 16 declined to 31.4% of the tract total. In 2010 a number of tracts had 25% or more Black population. The report attributes this to a combination of dispersal of the previous Black residents throughout the region and an influx of African immigrants and new young Black families.

These patterns are illustrated by maps on the following page.



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Source: Department of Planning and Zoning

Location of Affordable Housing

A map of public and privately owned assisted housing is included at Appendix II. These properties are generally dispersed throughout the City, but with concentrations around the City's perimeter.

Waiting Lists

ARHA opened its wait list for public housing and the Housing Choice Voucher program from August 15 through August 18, 2011. ARHA is currently in the process of purging the list, but in August 2013 there were 7840 applicants on the Housing Choice Voucher list and 6952 on the Public Housing waiting list.

Complaint Data

In addition to the federally protected classes, the City's Human Rights Ordinance adds marital status, age and sexual orientation. The City's ordinance provides a range of fair housing protections and enforcement options. Although the City's Human Rights Ordinance has not been recognized by HUD as being substantially equivalent to the Federal law, staff is exploring the possibility of seeking a HUD designation of the ordinance as substantially equivalent.

A person who believes he or she is a victim of housing discrimination can file a fair housing complaint with HUD, the Virginia Fair Housing Office, and the Alexandria Human Rights Office. Human Rights Office staff estimate that housing questions and complaints comprise about 10% of all contacts and inquiries made to the Alexandria Human Rights Office, and between 5% and 10% of the formal complaints filed under the Human Rights Code.

However, staff notes that many complaints are related to public housing waiting lists or alleged lease violations, and it is often difficult to tie those to protected status. Staff responds to many inquiries concerning accessibility that do not result in formal complaints. Human Rights staff estimates that approximately 2500 contacts are tracked during each City fiscal year.

Human Rights complaints are tracked by federal fiscal year to use the same case management system for EEOC employment cases. The number of housing complaints verified by the City's Office of Human Rights are indicated below.

FFY 2012

7 Housing Complaints

FFY2013

10 Housing Complaints

FFY 2014

7 Housing Complaints

IMPEDIMENTS AND BARRIERS TO HOUSING CHOICE

Location, supply and accessibility of affordable housing in Alexandria constitute the greatest barriers to housing choice.

Impediment: High Cost of Housing

One of the greatest challenges to Alexandria in affirmatively furthering fair housing choice is its highly desirable location and the high cost of land. The City's proximity to Washington, DC, job opportunities, public transportation, and excellent government services, has created high demand for housing and an extremely strong housing market.

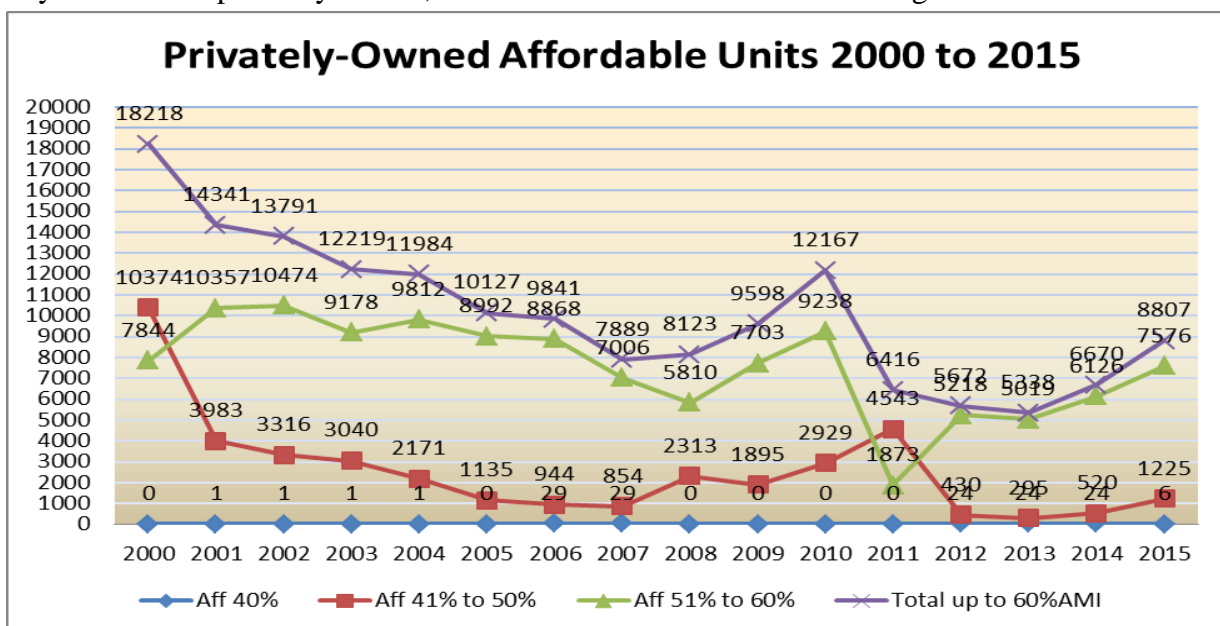
Apartment vacancy fluctuates, but remains very low in Alexandria and regionally in the Washington D.C. area rental market. Alexandria's rental apartment conditions are extremely strong when compared to national trends. "U.S. Census Bureau News," reported that the national vacancy rate for rental housing was 7 percent in the fourth quarter of 2014. Vacancy in Alexandria in January 2015 was 3.19% according to a survey conducted by the City's Office of Housing.

The City's annual apartment survey conducted in January 2015 indicated that City-wide average rents increased 4.7% from January 2014 to January 2015. From 2005 to 2015, average rents increased 28.8% Citywide.

Impediment: Diminishing Supply of Affordable Housing

There are great disparities between salary levels and the number of affordable housing opportunities for people living in our city; for example, over 40% of Alexandria jobs provide salaries within 60% of the area median income but less than 15% of our market rate rental stock is affordable to residents at this income level. The City's commitment to producing and preserving affordable housing is challenged by a dwindling pool of available resources at the federal, state and local levels.

Of the 3,722 publicly-assisted units in the City, only 1,150 are protected by a preservation/replacement policy (Resolution 830). As indicated in the following chart, from 2000 to 2015, Alexandria lost nearly 10 thousand privately owned, non-assisted affordable rental housing units because of increases



in rents or, to a limited extent (109 units), conversion to condominium ownership.

Tenant-based subsidies (Housing Choice Vouchers) are hamstrung by federal funding and rising rents. The ARHA-administered housing choice voucher program suffers from inadequate HUD funding, and because of a decline in the available affordable rentals in Alexandria, voucher recipients at times experience increased difficulty using vouchers within the city. In many cases, housing choice vouchers are used in some publicly-assisted units to make units affordable to households that cannot afford rent levels targeted to households at 50% or 60% of median, resulting in an overall net loss of affordable housing choice.

In March 2015, the Alexandria Council of Human Service Organizations (ACHSO) released a report, “Meeting Needs Today: A Needs Assessment of the Alexandria Human Services System - Volume 2,” which provides a snapshot update of impressions regarding the state of Alexandria’s human services system – services, service gaps and service improvements – since the group’s prior needs assessment in 2008. Formal focus groups and a broadly disseminated survey were used to engage stakeholders to discuss access to services and information, barriers to progress since the previous study, and recommendations for future activity in the city of Alexandria. The report concluded that “the need for affordable housing was identified as the highest community priority affecting all areas of the City’s human service system.”

Impediment: Regulatory Constraints in Producing Affordable Housing

In Virginia, local control of land use is constrained by the doctrine of limited authority for local governments commonly called the Dillon Rule, which limits municipalities’ powers to those specifically conferred, those necessarily or fairly implied from a specific grant of authority, or those essential and indispensable to the purpose of government. Because of the Dillon Rule, municipal governments in Virginia have only those powers which the state legislature explicitly conveys or reserves to them. In Alexandria’s case, the City has a Charter which gives it some greater/lesser powers than those granted to other localities through the Code of Virginia. In general though, the City does not have the autonomy of municipalities in “home rule” states where city and town governments may adopt laws and regulations on almost any topic that is not expressly prohibited in the state constitution. As a result, state legislative authority must be secured for innovations to address housing needs that go beyond what is currently allowed under state law or the City Charter.

While Alexandria has some authority to require the construction of affordable units through the bonus density provision, and has achieved construction of affordable units through a policy of voluntary developer contributions (these contributions and other funds comprise the Housing Opportunities Fund from which the City makes loans and grants to nonprofit and private organizations working to produce and/or preserve affordable housing), the City has no authority to require preservation of existing market affordable units. If the market warrants redevelopment of an existing multifamily project, a property owner cannot be legally obligated to preserve any proportion of the affordable units. In Alexandria and around the DC Metro region, the loss of existing market affordable units is virtually impossible to recapture as the cost of replacing lost units in new development is out of reach. The difficult position that Virginia jurisdictions must work within in order to achieve affordable housing is aptly characterized in a 2011 article in the *Journal of Local Government Law*, which states, “... in the absence of expressed enabling authority, affordable housing can be attained only through properly enabled incentive mechanisms and voluntary contributions, in kind or cash, that risk being characterized, rightly or wrongly, as coercive exactions.”¹

¹ MacIsaac, Stephen A., *Journal of Local Government Law*, Winter 2011, p. 6

Impediment: Inadequate Supply of Housing for Extremely Low-Income Households with Special Needs

The limited number of affordable housing units for extremely low-income households creates a barrier to housing choice for households with special needs by limiting opportunities for movement through shelter and supported housing programs.

The Alexandria Community Services Board (ACSB) Needs Assessment reports that individuals with a mental illness or co-occurring disorder are disproportionately represented in the homeless population. The shortage of affordable housing places individuals with a mental illness or substance abuse disorder at higher risk of homelessness and seriously undermines the effectiveness of any treatment or rehabilitation services that are provided. People with disabilities are often very poor or have very low incomes. In addition to low income, stigma of having a mental illness and income has been found to be a major barrier to affordable housing for individuals with a mental illness

Most ACSB consumers are disabled and have very low incomes. While we know that stable housing and effective community integration are associated with individuals having housing choice, Board consumers simply do not have choice available to them due to non-affordability. Despite the long wait lists at ARHA, the MHSA residential program has had access to a supply of Housing Choice Vouchers through an ARHA set aside for individuals with a disability. However, individuals with substance use disorders are not eligible for these Vouchers, which further limits access to affordable housing alternatives for this population.

In addition, when individuals and families in transitional and supported residential housing are stabilized and able to move on, there are few deeply subsidized units available to them given the financial limitations of these households. This creates an impasse, causing delayed access for households waiting for supportive and transitional housing that could otherwise be served.

EFFORTS TO AFFIRMATIVELY FURTHER FAIR HOUSING CHOICE AND ELIMINATE DISCRIMINATION IN ALEXANDRIA

Fair Housing Testing

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices in the rental housing, real estate sales and mortgage lending markets. The program is monitored by the City Council-appointed Fair Housing Testing Program Advisory Committee. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to conciliate the case between the Fair Housing Testing Program and the respondent. The City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

Since the Fair Housing Testing Program started in 1990, the Office of Housing has conducted a series of tests to identify discriminatory housing practices in real estate sales, lending, and rental housing based on race, national origin, familial status, disability, and sexual orientation. A summary of the test results of all categories tested since the program was initiated in 1990 follows below. These data allow for comparison of the test results to measure progress in industry compliance with fair housing laws. This information is also helpful in evaluating the effectiveness of City programs, including

testing, fair housing education, outreach, and enforcement activities on local industry practices: results illustrate a significant reduction in potentially discriminatory practices over the 25 years tracked.

Fair Housing Education

The Alexandria Office of Housing provides on-going fair housing training through seminars for industry professionals and on-site fair housing training for individual companies. The Alexandria Office of Housing and the Landlord-Tenant Relations Board host an annual seminar for Apartment Managers, and this training includes fair housing training. On-site training is provided to real estate offices, lending firms, and property managers or owners of rental housing upon request. Fair Housing training is provided as part of remedial action responses in cases where problems occur in fair housing tests.

In addition, Landlord-Tenant Relations Division staff is available to answer questions from the public and housing industry professionals regarding fair housing and housing discrimination. Staff also responds to inquiries from homeseekers who believe they have experienced discrimination, and frequently from property managers seeking to avoid actions that could be considered discriminatory.

Voluntary Rent Guidelines

Since 1950, the Code of Virginia has prohibited localities from enacting rent control. However, for over 20 years, the City has encouraged landlords to limit rent increases in accordance with the City's Voluntary Rent Guidelines. The City's Voluntary Rent Guidelines are suggested maximum rent increases for existing tenants, but they provide no authority to the City to enforce the guidelines against landlords who fail to comply with them. Under current Virginia law, the City's rent guidelines must remain voluntary, as the City has no authority to mandate that rent increases be held to any recommended percentage.

The Landlord-Tenant Relations Board reviews the City's Voluntary Rent Guidelines and makes annual recommendations to City Council regarding the adequacy of the Voluntary Rent Guidelines. In preparing its recommendations, the Board considers rent data, market forecasts and vacancy surveys by Delta Associates, a national real estate consulting firm. The Board also considers market rent and vacancy data prepared by the Office of Housing in its annual apartment survey, as well as data compiled by Real Estate Assessments. In reviewing these data, the Landlord-Tenant Relations Board attempts to set the guidelines at a level that will account for inflation and property owners' increases in cost, without unduly burdening tenants. The 2014 resolution adopted by City Council recommended increases of no more than 5% if the tenant pays utilities and no more than 7% if the landlord pays utilities.

Rental Accessibility Modification Program (RAMP)

To assist low- and moderate income tenants with physical disabilities in completing accessibility modifications to their residences, the City provides grants and technical assistance. RAMP targets physically disabled renters meeting the federal section 8 Low Income limits. The City provides grants of up to \$50,000 for primary residence modifications necessary to accommodate the particular circumstances of the disabled member of the household. The program also provides "mini-grants" to assist households needing limited modifications of up to \$1,500. Landlords are encouraged to designate modifications to be permanent improvements to the rehabilitated rental property.

The Housing Master Plan

On January 25, 2014, the Alexandria City Council adopted the Housing Master Plan. As noted in the Housing Master Plan, “Alexandria’s largely built environment makes new development and/or redevelopment both challenging and expensive, and may limit the total potential supply of housing. The City’s unique character and its proximity to federal government, defense, technology and contracting jobs continue to make it one of the hottest real estate markets in the United States. Given this, Alexandria’s challenge as a community, if it is to remain socially and economically diverse, is to be able to offer a range of housing affordability for all, including types and tenures designed and financed to accommodate households of different sizes, abilities, ages and incomes. To this end, the City has established a target of providing, preserving, or assisting 2,000 units from FY 2014 through FY 2025 through the implementation of the goals, strategies, and tools contained in this Housing Master Plan.”

RECOMMENDATIONS

Continue to employ strategic testing identifying current issues and potentially discriminatory trends in the housing market.

Continue administration of the Rental Accessibility Modification Program.

Continue and enhance current efforts to affirmatively further fair housing.

Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.

Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.

Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers.

Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities

Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities



Legislation Details (With Text)

File #: 14-3848 **Name:**
Type: **Status:** Agenda Ready
File created: 3/13/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Consideration of a Community Development Block Grant (CDBG) Funds Transfer from the Home Rehabilitation Loan Program to the Housing Opportunities Fund to Assist Community Lodgings, Inc. (CLI) with Rehabilitation of Affordable Housing at 607 Notabene Drive.

Sponsors:

Indexes:

Code sections:

Attachments: [14-3848 City Loan Funding for CLI's Properties.pdf](#)
[14-3848 Letter and Budget for the Housing Opportunities Fund Loan Application from Community](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:

Consideration of a Community Development Block Grant (CDBG) Funds Transfer from the Home Rehabilitation Loan Program to the Housing Opportunities Fund to Assist Community Lodgings, Inc. (CLI) with Rehabilitation of Affordable Housing at 607 Notabene Drive.

ISSUE: Funding request for up to \$300,000 in gap financing to renovate 607 Notabene Drive.

RECOMMENDATION: That City Council:

1. Approve up to a \$300,000 in gap financing from the Housing Opportunities Fund (HOF) to Community Lodgings Inc,;
2. Approve a budget transfer of \$300,000 in Community Development Block Grant (CDBG) funds from

the Home Rehabilitation Loan Program to the Housing Opportunities Fund; and

3. Authorize the Acting City Manager to execute all necessary documents.

BACKGROUND: Community Lodgings, Inc. (CLI) is a local non-profit organization, established in 1987, to preserve affordable housing, provide transitional housing for the homeless, and to help families become self-sufficient through counseling and supportive services programs. CLI owns and operates a 28-unit rental property in the three buildings located at 3908, 3912 and 3916 Elbert Avenue, as well as two rental properties at 607 (6 units) and 612 Notabene Drive (10 units). Four residential units at 607 Notabene Drive were converted in 2006 for use as a Learning Center. All of CLI's properties are older, garden-style apartments, built in the early 1940s and are located in the Arlandria section of the City. CLI currently operates 14 units of transitional shelter for the homeless and 30 units of affordable housing.

The City has previously provided funds in the form of loans and grants to assist with CLI's initial purchase and rehabilitation of these properties, most recently in 2012. CLI has an excellent history of financial management: four loans have been repaid; the remaining two loans are current on their payments. City loan funding for CLI's properties is summarized in Attachment 1.

DISCUSSION: In its current request, CLI is asking that the City provide gap financing of up to \$300,000 for the substantial renovation of 607 Notabene Drive. As it did with the successful 2012 renovation of 612 Notabene, CLI is again working with HomeAid Northern Virginia which builds and renovates homeless shelters, transitional houses, food banks, medical clinics, counseling centers, and other facilities that help homeless people gain stability and "a roof over their heads". HomeAid leverages the resources of the homebuilding community and its corporate partners to conduct major renovations to shelters and homes to provide safe, stable and new living arrangements for previously homeless persons. HomeAid's partners and resources help to significantly reduce the construction costs to care provider organizations, thereby allowing them redirect those dollars back into programs and services for these homeless families and individuals. As in 2012, it is anticipated that through HomeAid's donated labor, supervision and materials and through ongoing fundraising and private financing initiatives, CLI will be able to leverage the City's investment by 2:1 or greater.

The renovation plan for the 607 building (which is comprised of 6 units, including two 1-bedroom, two 2-bedroom, and two 3-bedroom apartments) includes new windows, doors, an HVAC system replacement, an electrical and plumbing upgrade, a new roof, unit modernization with bathroom and kitchen upgrades (including new appliances, fixtures, and cabinets), common area updates, and new flooring. The project schedule shows CLI starting rehabilitation in August 2015, with construction completed in November 2015. This timeline will allow CLI to relocate current residents temporarily into other units it owns. The projected per unit cost for the renovation is \$139,167 in hard and soft costs, of which the requested City investment will be \$50,000 per unit.

The preliminary estimated total cost of the rehabilitation is \$835,000 for construction and demolition costs, architectural fees, and insurance with \$250,000 being donated. At this time, the sources for the project include \$250,000 in cost savings from HomeAid (due to donated labor and materials), \$250,000 in financing from private sources (TD Bank, Bank of America, and JP Morgan), \$35,000 in CLI Operating Reserves, and the proposed \$300,000 loan from the City. CLI anticipates the private financing will be replaced with grant funding (applications are pending).

CLI's equity position in the property will still be very strong. The 2015 assessed value of the Notabene property is \$1,193,374, so even with debt from the existing mortgage of \$104,102.30, additional loans totaling

\$250,000 from TD Bank, Bank of America, and JP Morgan, and the proposed \$300,000 City loan, the LTV (loan to value) ratio will be just 55%.

As a condition of grant funding in 2006 for window replacement at the Elbert Avenue Apartments, the City required CLI to conduct a third party capital needs assessment. All of the work items that were identified in that assessment are being addressed in this renovation, replacement of the roof and the HVAC system with a more energy efficient building system. Another long-term goal of the City-mandated assessment process was to review CLI's viability and its capacity to address ongoing funding needs to maintain its properties. Over the past few years, CLI has built up reserves for these properties to cover ongoing maintenance and repair needs and has also established a replacement policy at turnover of units. It is noted that the Fifer Learning Center, which is located in 607's first level and was built out by HomeAid in 2006, does not require renovation at this time. It is not part of the planned residential rehabilitation.

With the nature of CLI's programs targeting very low income households, the constrained revenue stream that can be achieved at the Notabene Drive properties limits cash flow available for major repairs and renovations. CLI has developed partnerships with various community groups and businesses which over the years have provided volunteers to perform improvements and minor renovations at its properties and will continue this practice, as needed.

Staff is proposing that federal Community Development Block Grant (CDBG) funds be transferred to the HOF to be allocated for this project. The City typically uses CDBG to fund its home rehabilitation loan program and homeownership assistance. Currently there is an excess of federal funds (which need to be "spent down" in the near term) due to recent, unanticipated repayments of some mature rehabilitation loans. Since rehabilitation of multifamily rental property serving low- to moderate-income households is an eligible use of these federal funds, the CLI project provides a fortuitous opportunity to deploy the excess CDBG balance. Given 607's small number of units, and its future limited cash flow because of the population served, staff did consider recommending that the CDBG funds be provided as a grant, however, the advantages to making the investment as a loan, on favorable terms as described below, prevailed.

Staff recommends that up to \$300,000 in gap financing be provided in the form of a no-interest loan to CLI. The new gap financing loan is not a typical interest bearing loan with a set repayment schedule, but will have a term of repayment if the property at 607 Notabene Drive ceases to operate as affordable housing; under those circumstances, the City will retain the right of first refusal to purchase the property. Since the City HOF monies identified for this project are federal CDBG monies, CLI will need to comply with federal regulations including affordability restrictions, rent and occupancy requirements, tenant income eligibility requirements, and property standards inspections. Additionally, all units at 607 Notabene Drive will be affordable to persons at or below 50% of AMI. In 2015, this equates to no more than \$54,600 for a family of four.

FISCAL IMPACT: Up to \$300,000 in CDBG monies will be allocated from the Housing Opportunities Fund. \$300,000 in CDBG funds will first be transferred from the Home Rehabilitation Loan Program from excess program income received during FY 2015 to the Housing Opportunity Fund.

ATTACHMENTS:

Attachment 1. City Loan Funding for CLI's Properties

Attachment 2. Letter and Budget for the Housing Opportunities Fund Loan Application from Community Lodgings, Incorporated

STAFF:

Emily Baker, Acting Deputy City Manager
Helen S. McIlvaine, Acting Director, Office of Housing
Eric Keeler, Division Chief for Program Administration
Tamara Jovovic, Housing Analyst

City Loan Funding for CLI's Properties

Property	Purpose	Original Amount	Source	Current Balance	Final Payment
607 Notabene	Acquisition	\$100,000	HTF	\$0	Paid
612 Notabene	Acquisition	\$100,000	HTF	\$0	Paid
607-12 Notabene	Rehabilitation	\$ 25,000	Low/Mod Housing	\$0	Paid
Elbert Avenue	Acquisition	\$300,000	HTF	\$0	Paid
Elbert Avenue	Rehabilitation	\$46,512	HOF/HOME	\$42,264	11/2024
612 Notabene	Rehabilitation	\$325,000	HOF/HOME	\$338,130	9/2052
Total Amount		\$896,512		\$380,394	



Community Lodgings

"Celebrating 25 Years of Opening Doors to Independence"

Helen S. McIlvaine
Acting Director
Office of Housing
421 King Street, Suite 200
Alexandria, VA 22311

Dear Helen,

On behalf of Community Lodgings I am requesting a loan up to \$300,000 from the City of Alexandria to renovate 607 Notabene Drive, Alexandria, Virginia 22305. We have engaged HomeAid in assisting with underwriting some of the renovation cost. In addition to HomeAid we will be applying for a grant with Bank of American and TD Bank to support the additional renovation cost.

We would like to begin renovation late summer, we have deferred some needed repairs on the building pending renovation. This target date is contingent on funding.

We look forward to working with you on another successful project. As always, we are grateful for your assistance.

If you have any questions or need any additional information please don't hesitate to contact me at (703) 549-4407.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lynn Thomas", is written over the word "Sincerely,".

Lynn Thomas
Executive Director

Project Description

Community Lodgings seeks a loan up to \$300,000 from the City of Alexandria to fund the rehabilitation of 607 Notabene Drive, a building of six Affordable Housing apartments and a Family Learning Center. The project would include a full renovation of the 10,446 square foot building, which was built in 1940. Since it was initially constructed, periodic updates and improvements have been made to keep the building up to code, but to continue serving families in this community, it is necessary to complete a full renovation of the deteriorating residences, beginning as soon as funding is secured. This building is across the street from the building that houses Community Lodgings' transitional housing families, which was rehabbed in 2012 – 2013. It is also located two blocks from another three affordable housing buildings, at which the administrative offices are located. The renovation plan for the six building units include: new windows, door. HVAC system replacement, electrical and plumbing upgrade, new roof, bathroom and kitchen upgrades (including new appliances, fixtures, cabinets and new flooring.

From 2000 to 2010, Alexandria had a decrease of approximately 6,051 market affordable rental units because of increases in rents. This project will address the critical need to rehabilitate six units to preserve Affordable Housing for an underserved population in Alexandria, many who have fled domestic violence or are chronically homeless. Community Lodgings will continue to provide decent housing options to these low-income families, who are vital to Alexandria's economic sustainability as many are employed in local businesses.

To fulfill our mission, Community Lodgings operates 44 affordable housing units, of which six are dedicated to homeless families. In addition to transitional and affordable housing, we operate three Family Learning Centers. The centers are key resources for families and children in the community. Our comprehensive services for at-risk families and children are under one roof, and are directed at assisting individuals who are often affected by instability and low-income.

According to Alexandria Housing Development Corporation, "Alexandria has lost over more than half of its affordable units in the past ten years". While the area median income (as determined annually by HUD) rose from \$82,800 to \$103,500 (a total of 25%) between 2000 and 2010, within the City monthly fair market rental housing costs for a two bedroom apartment grew from \$1,034 to \$1,624 (a total of 57%) during the same period, while the average assessed value of a residential condominium (including cooperatives) Introduction 3 increased from \$106,875 in 2000 to \$269,695 on 2010 (152%), after peaking in 2006 at \$364,286.

In a October 2011 study produced by George Mason University's Center for Regional Analysis, more than 1 million new jobs will be created in the Washington, DC area during the Plan period. For Alexandria to be competitive in participating in the regional economic growth anticipated, the City must dramatically increase the housing supply it has available. At least half of the jobs will be filled by a workforce with incomes in the 60% AMI range. Community Lodgings has and will work hard to continue to provide affordable housing to citizen of Alexandria.

The average household size in Alexandria is just over 2 persons, the supply of housing available locally (much of which was built post WWII to accommodate a growing but transient workforce) has perhaps shaped the city's demographic profile and limited options: of approximately 31,000 multifamily rental units, 47% have 1 bedroom, 36% have 2 bedrooms, efficiencies comprise 10%, and 3 or more bedroom units are 7%. Across all income levels, Alexandria lacks a sufficient supply of 3 or more bedroom units, a net need of nearly 5,000 3 bedroom units has been identified. Households with incomes at or below 30% AMI are underserved in all rental unit sizes; for households at 50, 60 or 80% AMI, there is unmet need in varying housing sizes, depending on income level.

Site Control/Land Use/Zoning

Community Lodgings as the owner of the building has 100% site control. The building is located in an area which is zoned for housing. Rehabilitating the building will have a positive impact on the community.

Project Target Population

According to the Partnership to Prevent and End Homelessness in the City of Alexandria the availability of affordable housing has long been recognized as a significant problem for low-income families, the working poor, and the homeless population in the community.

This project will address the critical need to rehabilitate six units to preserve Affordable Housing for an underserved population in Alexandria, many have fled domestic violence or have experienced homelessness. Community Lodgings will continue to provide decent housing options to low-income families, who are vital to Alexandria's economic sustainability as many are employed in local businesses.

To qualify for the affordable housing, individuals or families must be identified as low-income, which Community Lodgings defines as 60% of the area median income. A majority of the families participate in Medicaid and the Food Stamp program.

Project Budget

See Attached

Project Schedule

The project is proposed to start August 2015 - November 2015. During the renovation current tenants will be offered the opportunity to relocate to The New Brookside Apartments which is less than a .25 for their current residence. Relocation of the current residents will be done in accordance with the City of Alexandria.

Development Experience/Project Team

Community Lodgings has been a leading nonprofit in Alexandria since 1987, providing housing and supportive services to homeless families transitioning to self-sufficiency and low-income families living in affordable housing units.

In fall 2012, Community Lodgings broke ground on rehabilitation of ten units that provides transitional housing for homeless families. The renovations lasted through spring 2013, a project that was fully administered by Community Lodgings' staff.

Lynn Thomas, Executive Director, has over 27 years of experience managing housing programs for nonprofit, for-profit (private) and governmental organizations. Ms. Thomas will work closely with the contractor and construction team to ensure that the renovation project is in full compliance with all applicable state and county building code regulations and completed within the project timeline and budget.

Erika Orozco, Property Manager, has 20 years of work experience, the past two which have been at Community Lodgings, managing the 42 units. She qualifies tenants, checks references, enforces regulations for the tenants and ensures all maintenance requests are fulfilled and the buildings comply with building regulations. She will serve as an advisor to the project with knowledge of the property and building codes.

Karina Wiggs, Director of Operations, is a senior level finance professional with over 14 years of experience in all aspects of financial control and operations.

Erik Lopez, Building Engineer, has 10 years of experience specializing in home maintenance and repair, working on projects including plumbing, painting and light renovations and construction. He knows Community Lodgings' properties after many years with the organization so will advise on questions about the building during the project.

Barry Roman, Board Member, has over 35 years of experience specializing in commercial modular structures in remote locations. Will provide project oversight and guidance.

Organizational Structure and Capacity

In 1987 Community Lodgings was founded by eight Alexandria churches and subsequently purchased five apartment buildings in the Arlandria community of Alexandria, where we provide affordable housing for 34 low-income families and serve up to 12 homeless families a year in Transition in Place Housing.

To further support our mission to empower families to self-sufficiency, we opened the Fifer Family Learning Center in 1998. It was expanded in 2002 to include a Youth Education Program, which provides afterschool services for at-risk children both in our transitional housing

and throughout our community. Intensive, individualized academic and behavioral support is provided four days a week along with workshops and support to the parents.

In fall 2013, Community Lodgings is expanding its educational program into two new sites, The New Brookside Apartments and Brent Place Apartments. Each location will provide space for our programs and the opportunity to educate, counsel, and support the most vulnerable families and their children in Alexandria. All program components are targeted to eliminating the cycle of poverty, but our philosophy is that education is the ‘ticket out’. This expansion will allow us to serve more families in need and help their children succeed in school. With trusted bilingual staff, and increased variety of growing programs and services, Community Lodgings is Alexandria’s best resource for self-help and life improvement. Through our Transitional and Family Learning Center Programs – all within walking distance of the community – we will touch over 200 lives per week.

Our philosophy is that education is the ticket out of poverty; therefore our programs educate both adults and children in an effort to break the cycle of poverty.

**Community Lodgings
607 Notabene Drive
Rehab_Project_Budget**

Revenue Sources	Amt	Remarks
City of Alexandria	\$300,000	Pending
Home-Aid	\$250,000	Pending
TD Bank	\$100,000	Pending
Bank of America	\$100,000	Pending
JP Morgan	\$50,000	Pending
Community Lodgings Operating Reserve	\$35,000	Pending
Total Revenue	\$835,000	

Expenses	Amt	Remarks
Pre-Development Cost	\$47,000	
Relocation Cost	\$50,000	
Demolition	\$90,000	
Concrete	\$7,000	
Brick	\$9,000	
Brick Flashing	\$15,000	
Rough Lumber	\$4,000	
Rough Carpentry	\$8,500	
Roofing	\$22,000	
Exterior Trim/Gutters	\$9,000	
Exterior Doors	\$16,000	Estimate
Windows	\$35,000	Estimate
Stair Rail	\$7,000	
Plumbing	\$45,000	
HVAC	\$60,000	
Electric	\$50,000	Estimate
Electric Fixtures	\$7,500	
Insulation	\$4,000	
Drywall	\$20,000	
Paint Exterior	\$10,000	
Paint Interior	\$15,000	
Hardwood Floor	\$35,000	Hardwood in BR's and LR's
Ceramic Tile	\$15,000	Tile in Kitchens and Baths
Cabinets	\$16,000	Pending Final Cabinet Selection
Countertops	\$21,600	Countertops; granite
Interior Doors and Trim	\$35,000	
Hardware	\$5,500	
Appliances	\$12,000	Whirpool Black
Construction Cleaning	\$4,000	Progress cleaning and final cleaning
Landscaping	\$7,000	TBD Based on Final Design
Dumpsters	\$25,000	Estimate based on \$350/pull
Contingency	\$29,000	
GC Management Cost	\$98,900	12% Management Fee
Total Expenses	\$835,000	

Subject Photographs



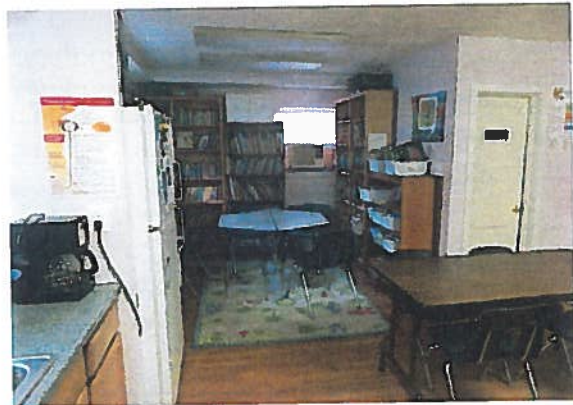
Front View



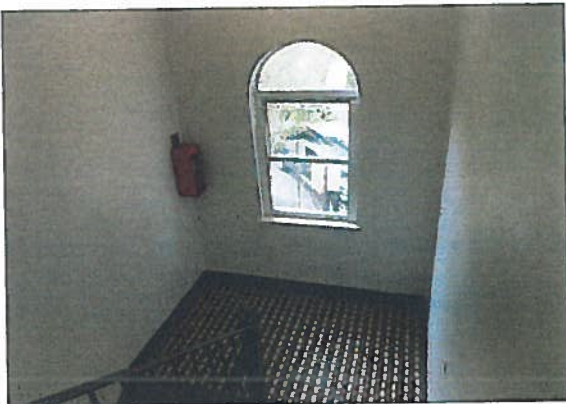
Common Area - First Floor



Community Center - First Floor



Community Center - First Floor



Stairwell



Typical Kitchen



Typical Bathroom



Typical Living Area



Legislation Details (With Text)

File #: 14-3902 **Name:** Consideration of a License Agreement with Lighttower Fiber Networks, II, LLC to authorize the installation of fiber optic cable in the public rights-of-way.

Type: **Status:** Agenda Ready

File created: 3/25/2015 **In control:** City Council Legislative Meeting

On agenda: 4/14/2015 **Final action:**

Title: Consideration of a License Agreement with Lighttower Fiber Networks, II, LLC to Authorize the Installation of Fiber Optic Cable in the Public Rights-of-way.

Sponsors:

Indexes:

Code sections:

Attachments: [14-3902 LightTower License Agreement](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES L. BANKS, JR.
CITY ATTORNEY

KAREN S. SNOW
ASSISTANT CITY ATTORNEY

DOCKET TITLE:

Consideration of a License Agreement with Lighttower Fiber Networks, II, LLC to Authorize the Installation of Fiber Optic Cable in the Public Rights-of-way.

ISSUE: Whether to approve a five-year license agreement with Lighttower Fiber Networks II, LLC. ("Lighttower"), to authorize the installation of fiber optic cable in the City of Alexandria's ("City") public rights-of-way.

RECOMMENDATION: That City Council approve the attached five year license agreement with Lighttower,

and authorize the City manager to execute the license agreement and to take any other actions that are necessary to implement the Agreement.

DISCUSSION: Lighttower Fiber Networks II, LLC. is a privately held New York limited liability company with corporate headquarters at 80 Central Street Boxborough, Massachusetts and they maintain an office at 196 Van Buren Street in Herndon, Virginia.

Lighttower seeks this license to install or pull less than 250 feet of fiber cable through conduits in the City's rights of ways to serve Goodwin House located at 4800 Fillmore Avenue.

As shown on the map attached to the proposed license agreement as Exhibit 1, the installation begins at an existing Fiberlight Communications hand-hole on the west side of North Beauregard Street, approximately 450 feet south of Fillmore Avenue, they will place 10 feet of (2) 1.5 inch conduits and place (1) - 2 by 3 foot Lighttower hand-hole, then proceed to place 105 feet of (2) 1.5 inch conduits east under North Beauregard Street, then proceed south along the east side of North Beauregard Street with 90 feet of (2) 1.5 inch conduits, then place (1) 2 by 3 foot Lighttower hand-hole and proceed east for 17 feet with (1) 2 inch conduit to the west property line of 4800 Fillmore Avenue (Goodwin House).

The significant provisions of the proposed Agreement are summarized below.

The term of the agreement is for five years and runs from May 1, 2015 through April 30 2020. There is one automatic five (5) year renewal if Lighttower is not in default.

Second, the agreement requires Lighttower to submit an Annual Operations Plan to the Department of Transportation and Environmental Services ("T&ES") for each of the five years covered by the Agreement. The operations plan requires that Lighttower describe all the activities it plans to undertake to install fiber optic cable in the public rights-of-way during the twelve month period covered by the plan, the sites where any activity in the public right-of-way will occur and a tentative timetable. The director of T&ES must review the plan and determine whether the public rights-of-way upon which the construction is planned are appropriate sites for the proposed activity. These operations plans are intended to enable T&ES to coordinate Lighttower's activities, if any, with other planned construction in the City streets and public rights-of-way, thereby minimizing the disruption and inconvenience attendant to such work.

Third, the Agreement requires Lighttower prior to undertaking any specific project within the right-of-way to submit to T&ES, a plan which, among other things, will (i) identify the location of the project, (ii) describe the equipment to be installed and the techniques to be used, (iii) state the start and end dates, (iv) propose a traffic control plan and (v) verify that Lighttower has or will obtain all necessary approvals from other governmental entities including departments or agencies of the City.

Fourth, the Agreement provides that the City can require Lighttower to remove or relocate, at Lighttower's expense to the extent permitted by law, any conduits, cables or other equipment when City staff has determined that the equipment interferes with or disturbs the operation, improvement, repair or maintenance of the right-of-way or of other utility services.

Fifth, the Agreement requires Lighttower to obtain permits from the City for any maintenance work and to repair all damages resulting from the work.

Sixth, the Agreement provides that, upon its termination or non-renewal, Lighttower will remove all of its conduits, cable and other equipment from the City's rights-of-way.

Finally, the Agreement provides that Lightower must maintain adequate insurance to protect the City and any residents against claims arising from the system or the company's work on the system.

We will be pleased to answer any questions that you may have about this matter.

ATTACHMENTS:

License Agreement with Lightower Fiber Networks, II, LLC

STAFF:

Mark Jinks

Acting City Manager

Yon Lambert, Director

Transportation and Environmental Services

Kimberley Merritt, Civil Engineer I

Transportation and Environmental Services

LICENSE AGREEMENT
CITY OF ALEXANDRIA
AND
LIGHTOWER FIBER NETWORKS II, LLC.

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LICENSE AGREEMENT

THIS AGREEMENT is made this _____ day of _____ 2015, by the City of Alexandria ("Licensor"), a municipal corporation of Virginia, and Lightower Fiber Networks II, LLC. ("Licensee"), a New York limited liability company.

WHEREAS, Licensee desires to use Licensor's streets in connection with its operation of a telecommunications system and delivery of telecommunications services; and

WHEREAS, Licensor is willing to permit Licensee to use its public rights-of-ways in connection with the provision of telecommunications services in accordance with the terms and conditions set forth below;

NOW, THEREFORE, in consideration of the premises, the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Definitions.

(a) "Access Lines" shall include residence and business telephone lines and other switched common lines connecting a customer's premises to an end office switch. "Access Lines" does not include local, state and federal government lines, interstate and intrastate WATS lines, special access lines, off premises extensions, official lines used by providers of telecommunications service for administrative, testing, intercept and verification purposes, and commercial mobile radio service lines.

(b) "Affiliate" shall mean any Person controlling, controlled by or under common control with another Person.

(c) "Construction" shall mean the installation, construction and material

expansion of any Facilities within a Public Way.

(d) "Director" shall mean any director of the Alexandria Department of Transportation and Environmental Services, or the Director's designee

(e) "Facilities" shall mean any and all cables, lines, wires, conduit, access manholes, switches, pedestals, boxes and other similar equipment and devices in the City owned by Licensee and used in the delivery of telecommunication or on which Licensee performs Repair, Maintenance, Relocation or Removal in such a way as to require access to the Public Ways.

(f) "Maintenance" shall mean the maintenance, repair, replacement (including upgrading and non-material expansion), and Removal of the Facilities.

(g) "Person" shall mean a natural person or an association, partnership, corporation or other legally recognized entity.

(h) "Public Ways" shall mean the surface, the areas below the surface, and the air space above the surface of any and all of the following rights-of-way owned by or dedicated to the City of Alexandria which, during the term of this Agreement, are located within the corporate limits of the City of Alexandria: highways, roads, streets, lanes, alleys, curbs, sidewalks, bridges, overpasses, underpasses, and other similar rights-of-way.

2. Grant and Term of License.

(a) In exchange for the consideration described herein, Licensor grants to Licensee permission to use Licensor's Public Ways, in accordance with the provisions, terms and conditions in this Agreement and solely in order to provide telecommunications, and for the Construction, Maintenance and Removal of Facilities. The permission granted by this subsection is non-exclusive, and nothing in this Agreement shall affect the right of Licensor to permit other

Persons to use the Public Ways. The proposed location of the Facilities is set forth on Exhibit 1 to this Agreement.

(b) This Agreement and the permission granted by subsection (a) shall be subject to the police power of the City of Alexandria, and to all ordinances heretofore or hereafter enacted by the Alexandria City Council, to all regulations promulgated by Alexandria City officials, and to other applicable laws and regulations established by the Commonwealth of Virginia or the United States.

(c) The term of this license shall be from May 1, 2015, through April 30, 2020, ("Initial Term"). If the Licensee is not in default at the end of the Initial Term, this License shall automatically be renewed for an additional term of five years upon the same terms and conditions as set forth in the License, unless either party gives the other party written notice of its intent not to renew the License. When used in this Agreement, the term "year" shall mean the period from May 1 of a year through April 30 of the following year.

3. License Fee.

(a) As compensation for this license, Licensee shall pay to Licensor, for each of the five years of this Agreement, a license fee as defined in this Section 3(a). The license fee shall be calculated pursuant to § 5-2-160 *et seq.*, of The Code of the City of Alexandria, 1981, as amended (the "City Code"); provided, that should the City of Alexandria's authority to impose the license fee provided for § 5-2-160 *et seq.* of the City Code be rescinded by the Virginia General Assembly or modified in a manner which would result in a lower fee being imposed upon Licensee, Licensee shall continue to pay, for the remainder of the term of this Agreement, the fee as defined in § 5-2-160 *et seq.* of the City Code immediately prior to such rescission or modification, so long as the fee is applied to all similar users of the Public Ways

on a nondiscriminatory basis.

(b) The license fee shall be paid on a quarterly basis within two months after the end of the quarter for which the amount is due. Licensee acknowledges that the per-month fee defined in § 5-2-161 of the City Code may, at any time during the term of this Agreement, be increased by the Virginia Department of Transportation pursuant to § 56-462 of the Code of Virginia (1950), as amended. To the extent that fee is applicable under Section 3(a) hereof, Licensee agrees to pay any such increases in the per-month fee so long as the fee is applied to all similar users of the Public Ways on a non-discriminatory basis.

(c) A penalty, equal to 8 percent of the due and owing quarterly installment, shall be assessed against Licensee whenever it fails to pay a quarterly license fee installment on or before the date required by this section. In addition, interest, at 10 percent per annum on the due and owing quarterly license fee installment, shall be assessed against Licensee whenever it fails to pay the quarterly license fee installment on or before the date required by this section. Said interest shall start to run the day after the day that the quarterly license fee installment was due. Licensee shall furnish to the Licensor with each quarterly license fee installment payment a statement, executed by an authorized representative of Licensee or his or her designee, showing the basis for the payment (number of Access Lines or linear footage) and the calculation that derives the payment from that basis.

(d) Licensee shall furnish to the Licensor with each quarterly license fee installment payment a statement, executed by an authorized representative of Licensee or his or her designee, showing the basis for the payment (number of Access Lines or linear footage) and the calculation that derives the payment from that basis.

(e) If Licensee discovers that it has failed to make the entire or correct amount

of the quarterly license fee payment due, it shall pay to Licensor the additional amount due (including a penalty of 8 percent of such amount and interest calculated under subsection (c) above) within 30 days of its discovery of the underpayment. Any overpayment of the quarterly license fee by Licensee through error or otherwise shall be called to the attention of Licensor which, if satisfied that an overpayment was made, shall offset the amount of the overpayment, with interest at 10 percent per annum from the date paid, against the next quarterly license fee installment payment due from Licensee.

(f) Acceptance by the Licensor of any payment due under this section shall not be deemed to be a waiver by the Licensor of any breach of this license occurring prior thereto; nor shall the acceptance by the Licensor of any such payment preclude the Licensor from later establishing that a larger amount was actually due, or from collecting any balance due to the Licensor.

(g) The License Fee shall be paid in addition to, not instead of, any other amounts Licensee is required to pay Licensor by contract or under Licensor's taxing authority.

(h) On or before (i) May 1, 2016, (ii) May 1 of each subsequent year during the Initial Term of this Agreement, and (iii) on April 30, 2020, and during the Extended Term of May 1, 2020 through and including April 30, 2025, Licensee shall furnish Licensor with a statement, executed by an authorized representative of Licensee or his or her designee, certifying that the total license fee paid by Licensee for the immediately preceding year was the correct amount required under this agreement.

(i) By agreeing to pay the license fee described in Section 3(a)(i) hereof, on the terms and conditions herein contained, Licensee does not waive its ability to take the

position that such fees are not lawfully imposed under federal or Commonwealth of Virginia law. However, Licensee shall take no legal action against the City on that basis unless and until a court or agency of competent jurisdiction issues a decision that a compensation scheme of the type described in Section 3(a)(i) hereof is unlawful under federal or Commonwealth of Virginia law, in which case Licensor agrees to meet with Licensee, at Licensee's request, and renegotiate the compensation arrangements in this Agreement. In the event that Licensee and Licensor cannot agree on the terms of the compensation arrangements within 60 days of Licensee's request to renegotiate, Licensee reserves all rights to challenge in any forum with competent jurisdiction the lawfulness of all license fee payments required and made under this Agreement and to seek injunctive relief against the prospective payment of such fees.

4. Licensee's Books of Account and Records; Reports.

(a) Licensee shall keep accurate books of account for the purpose of determining the license fee due to the Licensor. Licensee shall, within five business days after a written request by Licensor, forward to Licensee's address as set forth in paragraph 20 herein, copies of the books of account to the extent necessary to confirm the accuracy of payments due the Licensor, which Licensor may inspect at any time during regular business hours. Licensor may audit the books from time to time at Licensor's sole expense, but in each case only to the extent necessary to confirm the accuracy of payments due the Licensor. Notwithstanding any other provision of this Agreement, all information reviewed or otherwise accessible to Licensor in exercising its rights under this Section 4(a) shall be deemed confidential and proprietary to Licensee, and shall be held in confidence, to the maximum extent permitted by law.

(b) Upon reasonable request by Licensor, Licensee shall promptly transmit, mail or deliver, in accordance with sections 3 and 20 herein, copies of its financial records that will enable Licensor to determine the accuracy of any license fee payments made by Licensee.

(c) Licensor agrees to hold in confidence, to the maximum extent permitted by law, any information it receives from Licensee which, at the time that it is submitted to Licensor, is marked "proprietary information confidential."

5. Operations Under License Agreement.

(a) Any Construction, Maintenance, or other activities in the Public Ways by the Licensee shall be subject to the City's general permit requirements.

(b) Annual Operations Plans

(i) Within thirty days after the effective date of this Agreement, and at least thirty days prior to each subsequent 12-month period, or partial period, occurring during the term of this Agreement, Licensee shall prepare and submit to the Director an initial Annual Operations Plan which shall describe or otherwise show each of the Public Ways in which Licensee intends to construct Facilities during the 12 months following the plan's submission, the type of Facilities Licensee intends to construct in each such Public Way, and the approximate date on which Licensee intends to begin construction in each Public Way. Such Annual Operations Plans shall be non-binding, but shall represent a reasonable projection by the Licensee of the activities it anticipates undertaking over the subsequent year. Licensor agrees to hold in confidence, to the maximum extent permitted by law, any information it receives from Licensee under its Annual Operations Plans which, at the time that it is submitted to Licensor, is marked "proprietary information confidential."

(ii) The Licensee shall within a reasonable time period review any comments submitted, and shall respond within a reasonable time period to any questions posed, by the Director with respect to an Annual Operations Plan. In the event that, during a 12-month period covered by an Annual Operations Plan, Licensee makes significant changes in its anticipated routes, Licensee shall promptly submit to the Director an amendment to the Annual Operations Plan covering such changes.

(iii) Licensee shall, at the time it applies for a construction permit, submit to the Director accompanying information which (a) shall indicate how the proposed construction is related to the Annual Operations Plan, (b) shall identify the specific location within each Public Way in which the proposed construction is to take place, (c) shall describe the Facilities to be installed in each Public Way and the construction techniques to be used in accomplishing the installation, (d) shall provide a traffic control plan that shall be reviewed and approved by the Director, (e) shall state, as to each Public Way, the dates on which the proposed construction is to commence and on which the proposed construction is anticipated to be completed, (f) shall verify that Licensee has obtained, or will obtain prior to commencing the Construction, approval of the placement of the Facilities and any required permits from any other entity (including departments or agencies of the City of Alexandria) whose approval is required by law, and (g) shall provide whatever other information the Director reasonably requests. The Director shall have the discretion, which is to be reasonably exercised, to determine the timing of the proposed Construction, taking into account both the dates requested by Licensee and other planned or on-going construction work in the affected Public Ways. Licensee agrees that Construction of Facilities in Public Ways shall be done in such locations and in such manner so as not to unreasonably interfere with existing water, gas, sewer pipe, traffic

signal, street light and other utilities and conduits in the Public Ways, or with the public's use of the Public Ways, and shall, to the maximum degree feasible, be coordinated (including through the sharing of Facilities and other equipment and devices) with any construction being simultaneously undertaken at the same location by another provider of telecommunications or of cable service or by a provider of utilities.

(c) Licensee shall, in connection with any Construction, Maintenance, or other activities in the Public Ways, comply with all applicable laws and regulations, including all permits required by the City.

(d) Maintenance. Licensee may perform Maintenance on the Facilities from time to time without prior approval of the Director as long as neither the component of the Facilities being worked on, nor any of the equipment or workers involved in such Maintenance are located on the travel, parking, curb or sidewalk portion of a Public Way, or any other portion of a Public Way. At least 30 days prior to performing Maintenance on any Facilities while located on the travel, parking, curb or sidewalk portion of a Public Way, or any other portion of a Public Way, Licensee (i) shall inform the Director in writing of the location at which it intends to perform such Maintenance, (ii) shall provide whatever other information the Director requests, and (iii) shall obtain either a verbal or a written approval of the Maintenance from the Director. In performing Maintenance, Licensee shall comply with all requirements established by the Director. In addition to and notwithstanding the provisions of this subsection (b), Licensee shall maintain in good and safe condition all Facilities it places within Public Ways, and shall, in connection with any Maintenance activity it undertakes, comply with all applicable laws and regulations.

(e) Removal. Licensee may, at any time, in the exercise of its sole and absolute

discretion, effect the Removal of any or all of the Facilities from the Public Ways. When performing any aspect of Removal where the Facilities being worked on or any of the equipment or workers involved in the Removal is located on the travel, parking, curb or sidewalk portion of a street, or any other portion of a Public Way, Licensee shall comply with all procedures applicable to Maintenance, as set forth above in subsection (d). In addition to and notwithstanding the provisions of this subsection (e), Licensee shall, in connection with any Removal activity, comply with all applicable laws and regulations.

(f) Undergrounding. Chapter 3 of title 5 of the City Code contains undergrounding requirements that apply, *inter alia*, to the installation, repair and replacement of "customer utility services" and "transmission and distribution lines." Licensee acknowledges that it is subject to these requirements and, consequently, that it will be required to install its Facilities underground. Nothing herein shall limit Licensee's ability to seek a waiver of the undergrounding requirement for subsequent builds pursuant to the procedures set forth under Chapter 3 of title 5, Section 27 of the City Code.

(g) Relocation. Licensee shall remove from or relocate within a Public Way, at its own expense and within 60 days of written notice provided by Licensor, or any such longer time as reasonably requested by the Licensee and consented to by the Licensor, any of the Facilities identified by Licensor in said written notice, whenever Licensor, in its sole discretion, determines that (i) the Facilities interfere, disturb or conflict with the operation, relocation, improvement, repair, construction or maintenance of present or future streets, alleys or other Public Ways, public grounds, storm drainage systems, sewer systems, water mains, other public facilities or private utility systems which were in operation at the time the facilities were constructed, or (ii) the Facilities interfere, disturb or conflict with any public communications system or equipment

(including but not limited to AM/FM radio, shortwave radio and two-way radio systems), or with any private communications system which was in operation at the time the facilities were constructed. Any relocation of Facilities shall be subject to all the provisions, terms and conditions of this Agreement, and to all applicable laws and regulations. Notwithstanding the foregoing, the Licensor shall reimburse the Licensee for any such relocation expense if such reimbursement is required by Section 56-468.2 of the Code of Virginia (1950), as amended, or any other applicable law.

(h) When engaged in Construction of Facilities pursuant to this Agreement, Licensee shall not cause any inconvenience to the general public or the Licensor's work forces, except as authorized by the Director. When performing Maintenance or Removal of Facilities, Licensee shall not hinder or impede the flow of traffic to any greater extent than is reasonably necessary. Licensee shall strictly abide by any requirements imposed by the Director, including requirements relating to time limitations and the submission of a traffic control plan.

6. Damage to Public Ways and Other Property by Licensee.

(a) If, in the course of Construction, Maintenance, Removal or otherwise dealing with any of the Facilities including the City Conduit and Ancillary facilities, Licensee damages any pavement, street, alley, sidewalk, sewer, water or other pipe, in the City's public ground or any other public property, real or personal, belonging or dedicated to Licensor, Licensee shall promptly repair the same at its own cost and expense. If Licensee shall default in this obligation, Licensor may cure the default itself, and may charge to Licensee the reasonable cost it incurs in curing the default; provided, that prior to performing any work to cure a default, Licensor shall give Licensee written notice of the default and a period of five business days from the date of the notice in which to initiate action to cure the default and a period of 30 days in which to complete the cure; provided further, that these 5-day

and 30-day periods will be extended by the Director for a reasonable amount of time if a cure of the default cannot reasonably be commenced, or the default cannot reasonably be cured, within such periods respectively, and Licensee has diligently pursued commencement of, or completion of, a cure during the period, as applicable. Notwithstanding the provisions of subsection (a), if the Director determines, in his sole discretion consistent with applicable law, that damage, as described in subsection (a), threatens the public health or safety, Licensor may commence the repair of the damage and assess its costs upon Licensee, as provided in subsection (a); provided, that, prior to commencing such repair work, Licensor shall make a reasonable effort to provide Licensee with telephonic notice and an opportunity to immediately repair the damage itself. In the event Licensee is unable to, or otherwise fails to, immediately repair the damage and Licensor performs the repair work, Licensor shall, immediately upon completion of the work, provide Licensee with written notice of the work it has performed, and also shall, reasonably soon after the completion of the work, provide Licensee with a statement of the reasonable cost Licensor incurred in performing the work.

(b) Licensee shall repave or resurface the Public Ways in accordance with the then current standards set forth by the Director if there are any street cuts or other disturbances of the surface of the Public Ways as a result of any installation by Licensee of Facilities under this Agreement.

(c) Any costs assessed upon Licensee under this, section shall be paid to Licensor within 30 days of the assessment.

7. Unauthorized Use. In the event of any use by Licensee of a Public Way or any other property owned by or dedicated to Licensor that is not authorized by this Agreement, Licensee shall, immediately upon notice by Licensor, cease the use and remove all Facilities associated with the use. In addition, Licensee shall pay to Licensor a sum of five hundred

dollars (\$500) for each day that the unauthorized use occurs.

8. Insurance. Licensee shall obtain and maintain throughout the term of this Agreement the following insurance coverages:

(a) commercial general liability insurance in an amount not less than \$1,000,000 combined single limit coverage with \$1,000,000 general aggregate coverage, covering all premises and operations and including personal injury, completed operations, contractual liability, independent contractors and products liability; and

(b) Virginia statutory workers compensation coverage, including Virginia benefits and employers' liability with limits of \$100,000/\$100,000/\$500,000. The general aggregate limits shall apply to all Facilities and activities under this Agreement. Licensor shall be named an additional insured on the liability policy. Prior to the start of any Construction, Licensee shall provide to the Director a certificate of insurance that demonstrates, to the satisfaction of the Director, that Licensee has in force the coverages required above, including contractual liability coverage, and that Licensor is an additional insured for purposes of the commercial general liability coverage.

9. Indemnification.

(a) Licensee shall indemnify and hold harmless Licensor and all of its officers, employees and agents from and against all third party suits, actions, causes of action, damages, claims, liability and expenses (including court costs and attorney's fees) resulting from or arising out of any bodily injury, death or property damage (including injury, death or damage, or other losses, sustained by Licensor or any of its officials, employees and agents) caused, in whole or in part, by any act or omission of the Licensee or its employees, officers, contractors, agents or servants relating to or involving the Construction, Maintenance or Removal of Facilities, or

otherwise under this Agreement, or by any other act or omission by such persons under this Agreement, except to the extent that such bodily injury, death or property damage, or losses, are caused by the negligence or willful misconduct of Licensor or any of its officers, employees and agents.

(b) If a suit or action for which Licensor and its officers, employees and agents are entitled to be indemnified and held harmless under subsection (a) shall be brought against the Licensor or one or more of its officers, employees or agents, either individually or jointly with Licensee, Licensee shall defend, indemnify and hold harmless the Licensor and the sued officers, employees and agents at the sole cost and expense of Licensee. The Licensor shall promptly provide the Licensee with written notice of the commencement of any such suit or action. The Licensee shall conduct the defense of such suit or action, subject to the Licensor's approval, which shall not be unreasonably withheld or delayed. The Licensor may also participate in this defense directly, at its own expense.

(c) If a final judgment is obtained against Licensor or one or more of its officers, employees or agents from a suit or action, either independently or jointly with Licensee, for which Licensor and its officers, employees and agents are entitled to be indemnified and held harmless under this section, Licensee shall pay every judgment, including all costs and attorneys' fees, entered against Licensor and any of its officers, employees and agents.

(d) The Licensee shall be entitled to settle a claim brought in a suit or action for which Licensor and its officers, employees and agents are entitled to be indemnified and held harmless under subsection (a), provided that the Licensee must obtain the prior written approval of Licensor for any settlement of such claims against the Licensor, which approval shall not be unreasonably withheld or unreasonably delayed.

(e) The indemnities in this section shall survive the expiration or earlier termination of this Agreement for a period of five years.

10. Consequential Damages. Notwithstanding any other provision contained in this Agreement, in no event shall either party be liable for any special, incidental, consequential, indirect, or exemplary damages.

11. Termination and Expiration.

(a) This Agreement may be terminated by Licensee, at its election and without cause, by delivering written notice of termination to the Director at least 60 days prior to the effective date of such termination.

(b) In the event that Licensee violates any material term or condition of this Agreement, Licensee shall be considered in default. If such default continues for 30 days after Licensee has received written notice of the default from Licensor, Licensor may terminate the Agreement, effective immediately; provided, however, that such 30-day period will be extended for an additional period of time as is reasonable under the circumstances if Licensee's violation cannot reasonably be cured within the initial 30-day period and if Licensee has commenced a cure within such period and continues to diligently pursue such cure. If this Agreement is terminated, Licensee shall, at its sole expense, remove all Facilities from, and shall vacate, all Public Ways within 180 days of the effective date of the termination, or within such later time as may be prescribed by the Director.

(c) Licensee, at its sole expense, shall remove its Facilities, exclusive of the City Conduit, from all Public Ways within 180 days after the expiration of this Agreement, or within such later time as may be prescribed by the Director, unless a new agreement shall have been entered into before such expiration date under which Licensee may continue to maintain its Facilities in the City.

(d) If Licensee fails to remove any of its Facilities as required by subsections (b) or (c), (i) Licensor may remove or cause the removal of the Facilities, and Licensee shall pay to Licensor its reasonable costs in effecting such removal within 30 days of Licensor's provision of written notice of the costs, or (ii) the Facilities shall be considered to have been conveyed to Licensor by Licensee, in which case they shall be thereafter become the property of Licensor.

12. Assignment.

(a) This license may not be assigned by Licensee without the written consent of Licensor, which consent may or may not be given at the sole discretion of Licensor and may require action by the Alexandria City Council. However, Licensee may assign its rights, without the consent of the Licensor, to any Affiliate of Licensee, or to any successor-in-interest acquiring fifty-one percent (51%) or more of Licensee's stock, provided the Licensor is given notice of the assignment before it becomes effective. Any successor of Licensee shall be bound by all of the provisions, terms and conditions of this Agreement and shall be subject to all the obligations, stipulations and penalties herein prescribed.

(b) In addition, nothing in this Agreement shall be construed to require Licensee to obtain approval from Licensor in order to (i) lease any Facilities or any portion thereof owned by the Licensee in, on, or above the Public Ways, or (ii) grant an indefeasible

right of use ("IRU") in the Facilities owned by the Licensee, or any portion thereof, to any entity or person, as long as (1) such lease or grant does not require or permit any entity other than the Licensee to place Facilities or conduct activities within the Public Ways; and (2) the Licensee remains responsible, for all Facilities, and all activities, within the Public Ways under such lease or grant.

13. Condemnation. Nothing in this Agreement is intended to or shall affect Licensors authority to acquire Facilities located in Public Ways pursuant to condemnation proceedings or otherwise pursuant to law.

14. Effective Date. This Agreement and the rights and privileges hereby conferred shall not become effective until Licensee files with the Director (a) a copy of the Agreement executed by an authorized officer, and (b) a \$25,000 surety bond, with a good and sufficient surety reasonably acceptable to the Alexandria City Attorney, which guarantees the performance of Licensee under this Agreement, including without limitation that Licensee will maintain in good and safe condition all Facilities it places in Public Ways throughout the term of the Agreement, will remove said Facilities from the Public Ways in accordance with section 11 of the Agreement, and will comply with the provisions, terms and conditions of this Agreement in all respects.

15. Representations. By the signature below of its authorized legal representative, Licensee accepts this Agreement and the license it provides.

(a) This Agreement constitutes the entire agreement between the Licensors and Licensee, and it supersedes any prior agreements (if any) between the parties. Licensors and Licensee represent that no representation by either party or its officials or employees has induced the other party to execute this agreement. The parties agree that there are no

representations inducements, promises or agreements, oral or otherwise, between them which are not embodied in this Agreement, which are of any force. No amendment of this Agreement shall be binding on either party unless set forth in a written document duly executed by authorized representatives of both parties.

16. Applicable Law. This Agreement was accepted in the Commonwealth of Virginia, and shall be interpreted and construed under Virginia law and any applicable federal law, which law shall prevail in any conflict of laws.

17. Waivers.

(a) Subject to the foregoing, any waiver of this Agreement or any of its provisions shall be effective and binding upon the parties only if it is made in writing and duly signed by the parties.

(b) If either party fails to enforce any right or remedy available under this Agreement, that failure shall not be construed as a waiver of any right or remedy with respect to any breach or failure by the other party. Nothing herein shall be construed as a waiver of any rights, privileges or obligations of the Licensor or Licensee, nor constitute a waiver of any remedies available at equity or at law.

18. Severability. The Licensee and Licensor shall comply with any applicable federal law regarding the use of the Public Ways. If any term, condition, or provision of this Agreement shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, such provision shall thereupon return to full force and effect without further action by the parties and shall thereafter be binding on the Licensee and the Licensor. If the terms of this Agreement are materially altered due to changes in

governing law, then the parties shall negotiate in good faith to reconstitute this Agreement in a way consistent with then applicable law in a form that, to the maximum extent possible, is consistent with the original intent of the parties and preserves the benefits bargained for by each party.

19. *Force Majeure.* Neither the Licensee nor the Licensor shall be liable for any delay or failure in performance of any party of this Agreement from any cause beyond its control and without its fault or negligence, which may include, without limitation, acts of civil or military authority, government regulations, embargoes, epidemics, terrorist acts, riots, insurrections, fires, explosions, earthquakes, nuclear accidents, floods, power blackouts, volcanic action, other major environmental disturbances, or unusually severe weather conditions.

20. *Notice.* All notices or other communications which are required or permitted herein shall be in writing and sufficient if (i) delivered personally, (ii) sent by facsimile transmission followed by written confirmation of receipt, (iii) sent by overnight commercial air courier (such as Federal Express), (iv) or sent by registered or certified mail, postage prepaid, return receipt requested, to the party at its addresses or facsimile number set forth below or to such other address or party in writing in accordance herewith. Any such communication shall be deemed to have been given when delivered, if delivered personally, on the same day as a facsimile transmission (or the first business day thereafter if faxed on a Saturday, Sunday or legal holiday), on the first business day after dispatch if sent by overnight commercial air courier, or on the fifth business day after posting if sent by mail.

To Licensee: Lighttower Fiber Networks
80 Central Street
Boxborough, MA 01719
Attention: Chief Operating Officer
Fax Number: (978) 264-6093

With a copy to: Lighttower Fiber Networks
80 Central Street
Boxborough, MA 01719
Attention: General Counsel
Fax Number: (978) 264-6093

To Licensor: Director
Department of Transportation and Environmental Services
301 King Street
Suite 4100
Alexandria, Virginia 22314

With copy to: City Attorney
301 King Street
Suite 1300
Alexandria, Virginia 22314

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

CITY OF ALEXANDRIA, a municipal LIGHTTOWER FIBER NETWORKS II, LLC.

By: _____
Mark B. Jinks, Jr
Acting City Manager

By: _____

Print Name: _____

Title: _____

Dated: _____

Dated: _____

Approved as to form:

Assistant City Attorney





Legislation Details (With Text)

File #: 14-3152 **Name:** Monthly Financial Report
Type: Resolution **Status:** Agenda Ready
File created: 9/10/2014 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Consideration of the Monthly Financial Report for the Period Ending February 28, 2015.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3152 Feb 15 Monthly Financial Report.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:
Consideration of the Monthly Financial Report for the Period Ending February 28, 2015.

ISSUE: Receipt of the Monthly Financial Report for the Period Ending February 28, 2015.

RECOMMENDATION: That City Council receive the Monthly Financial Report (Attachment 1).

BACKGROUND: The following discussion is a summary of the Monthly Financial Report for this period.
The complete report is attached.

As previously reported through this monthly financial report and the FY 2016 budget development process, slow revenue growth due to the regional economic slowdown continues to be a concern that staff is monitoring carefully. As of receipts through February, City General Fund revenues are still projected to come in below the amount budgeted, however staff has also been carefully monitoring expenditures and it appears at this point in the fiscal year that the amount of expenditure savings currently projected for year-end will be sufficient to keep expenditures within projected revenues.

Through February 2015, year-to-date General Fund revenues collected are 2.0% lower than the four-year average, while General Fund expenditures are tracking within 1.0% of the four-year average of budget spent. City staff have been working to refine year-end revenue and expenditure projections as well as manage expenditures, to ensure that actual expenditures are both under budget and in balance with revenues received. A projection of year-end revenues based on collections through February 2015 is has been added to the Comparative Statement of Revenues (Attachment 1 on page 6) in the projected revenue column. On the expenditure side, departments report year-end projections to the Office of Management and Budget on a monthly basis so that expenditures are closely monitored and adjusted if needed. Based on current projections, the City estimates that expenditures may still be higher than current revenues by the end of the year as had been budgeted for FY 2015, but the revenue picture has improved slightly.

As of February 2015, General Fund revenues totaled \$351.9 million, or 54.3% of the budgeted revenue. Through the first eight months of the fiscal year, the City is 2.0% below the four-year average rate of budgeted revenue received. Revenue collections through February 2015 provide the City with the complete picture of the holiday season because sales tax revenues remitted from the State in February reflect December sales tax collected in the City. During December 2014, the City collected \$2.3 million in local sales tax revenue, which is the second highest amount collected in the month of December in the past 5 years and is slightly greater than the average amount for the past five years. However, while the holiday receipts have improved over recent years, revenues for the entire year-to-date continue to grow slower than budgeted. Through the first eight months of FY 2015 (which is revenue collected over the first six months of FY 2015, due to a 2-month lag on revenue the State remits to the City), the City has collected 47.9% of the budgeted amount for sales tax, which is 2.4% below the average collection rate for the same time period over the past four years. Transient lodging tax revenues continue to compare favorably to the collection rate for the past four years. Business license gross tax receipts will be discussed in next month's report, as they were due after the close of this reporting period.

As of February 28, 2015, General Fund expenditures totaled \$382.3 million, or 59.0% of budgeted expenditures. Compared to the historical four-year average, the City spent has spent 0.6% more of its budget in FY 2015, but has spent 0.2% less than last year. Personnel expenditures are 3.0% less than the four-year average percent of budget spent to date, whereas non-personnel expenditures are 2.5% more than average. Most of the variance is attributable to the timing of transfers to the Capital Improvement Program (CIP) and other funds.

The economic indicator highlighted in this month's report is Transient Lodging. Additional economic, revenue, and expenditure charts are also available on the City of Alexandria website at: alexandriava.gov/FinancialReports. Attached are General Fund revenue and expenditure tables produced by the Finance Department.

ATTACHMENTS:

Attachment 1: Monthly Financial Report for the Period Ending February 28, 2015

STAFF:

Laura Triggs, Deputy City Manager
Nelsie L. Birch, Director, Office of Management and Budget (OMB)
Morgan Routt, Assistant Director, OMB
Kendel Taylor, Acting Director, Finance Department
Martina Alexander, Budget/Management Analyst, OMB
Alyssa Ha, Budget/Management Analyst, OMB
Berenice Harris, Acting Comptroller, Finance Department



Legislation Details (With Text)

File #: 14-3849 **Name:**
Type: Ordinance **Status:** Agenda Ready
File created: 3/16/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Introduction and First Reading. Consideration. Passage on First Reading of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2015.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3849 Attachment 1 - Ordinance Cover Sheet April 2015](#)
[14-3849 Attachment 2 Ordinance April 2015](#)
[14-3849 Attachment 3 - Spring grant attachment](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:

Introduction and First Reading. Consideration. Passage on First Reading of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2015.

ISSUE: Consideration of a Supplemental Appropriation Ordinance for the support of the City government for FY 2015.

RECOMMENDATION: That City Council pass this proposed Ordinance (Attachment 2) on first reading and schedule it for public hearing, second reading, and final passage on Saturday, April 18, 2015.

DISCUSSION: This Ordinance includes the appropriation of City Grants and Capital Funds; the transfer of General Fund appropriations between various departments and the appropriation of Other Special Revenue Funds and Donations.

(1) Appropriation of grant revenues authorized and adjusted but not appropriated in Fiscal Year 2015. The

appropriation of \$1,679,490 of grant revenue accepted or adjusted by the City in FY 2015, for specific programs, but not yet appropriated. Specific grant details are included in Attachment 3.

- (2) Transfer of budget authority between various departments. This appropriation includes the transfer of \$300,000 from the Finance Department to the City Manager's Office to reflect the transfer of the funding for two positions that were reallocated at the beginning of the fiscal year to the City Manager's Office where the positions have been working.
- (3) Appropriation of General Fund Balance for Unbudgeted Costs of Winter Events. This total appropriation of \$1.0 million includes \$0.9 million to the Non-Departmental account for snow response. The budgeted amount in FY 2015 is approximately \$0.8 million. Through March 2015 the City has incurred costs of approximately \$1.7 million. An additional \$0.1 million is being appropriated to General Services to cover costs incurred this winter at Gadsby's Tavern when the extreme cold in January resulted in a burst pipe and major water damage on the property.
- (4) Appropriation of Other Special Revenues. This appropriation of \$77,900 includes other special revenues received but not appropriated in the FY 2015 Operating Budget. Included in this appropriation is \$52,000 in private contributions to support Capital Bikeshare and \$5,000 of sales revenue to reinvest in additional merchandise for the Gadsby's Tavern Museum Shop and \$900 in accrued revenue for the Alexandria Black History Museum. The remaining \$20,000 of this appropriation will provide budget authority to the Clerk of the Courts from revenue received from the Commonwealth of Virginia for system maintenance and enhancements and software purchases to provide secured remote access to court records.
- (5) Appropriation of Other Special Revenues. This appropriation of \$50,183 provides budget authority for the Commonwealth's Attorney's Office from federal seized assets that will be used to purchase furniture and computer equipment.
- (6) Appropriation of Donations. This appropriation establishes \$26,500 in budget authority for various donation accounts in which the city has received funds for a specific purpose and the amount received is either greater than the amount in the current approved budget or it was not included. In the Office of Historic Alexandria donations are being appropriated in the amount of \$25,000 to purchase supplies and shop merchandise for the Apothecary and \$1,500 to purchase merchandise for the Alexandria Black History Museum shop.

FISCAL IMPACT: The seven sections of the ordinance appropriate a total of \$2,849,073 as follows:

Section 1	Appropriation of grant revenues authorized and adjusted but not appropriated in Fiscal Year 2015	\$1,679,490
Section 2	Transfer of budget authority between various departments.	\$0
Section 3	Appropriation of General Fund Balance for previously unbudgeted expenditures	\$1,015,000
Section 4	Appropriation of Other Special Revenue - Developer Contribution and Fees	\$77,900
Section 5	Appropriation of Other Special Revenue - Seized Assets	\$50,183

Section 7 Appropriation of Donations Received \$26,500

ATTACHMENT:

Attachment 1 - FY 2015 Supplemental Appropriation Ordinance Cover Sheet

Attachment 2 - FY 2015 Supplemental Appropriation Ordinance

Attachment 3 - Section 1 Grant Detail attachment

STAFF:

Kendel Taylor, Acting Finance Director

Morgan Routt, Acting Budget Director

1 Introduction and first reading: 04/14/15
2 Public hearing: 04/18/15
3 Second reading and enactment: 04/18/15
4
5

6 INFORMATION ON PROPOSED ORDINANCE
7

8 Title
9

10 AN ORDINANCE making supplemental appropriations for the support of the government of the
11 City of Alexandria, Virginia, for fiscal year 2015.
12

13 Summary
14

15 The proposed ordinance accomplishes the adoption of supplemental appropriations for the
16 operation of the city government in fiscal year 2015.
17

18 Sponsor
19

20 Kendel Taylor, Acting Finance Director
21

22 Staff
23

24 Kendel Taylor, Acting Finance Director
25 Christina Zechman Brown, Assistant City Attorney
26 Morgan Routt, Acting Director, Management and Budget
27

28 Authority
29

30 § 2.02(c), Alexandria City Charter
31

32 Estimated Costs of Implementation
33

34 None
35

36 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
37

38 None
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40
41
42
43
44
45
46

ORDINANCE NO. _____

AN ORDINANCE making provision for the support of the government of the City of Alexandria, Virginia for fiscal year 2015

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for fiscal year 2015 the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2014 but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for fiscal year 2015, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Housing	1,204,834
Community and Human Services	<u>474,656</u>
Total Estimated Revenue	<u>\$ 1,679,490</u>

SPECIAL REVENUE FUND

APPROPRIATION:

Housing	1,204,834
Community and Human Services	<u>474,656</u>
Total Estimated Revenue	<u>\$ 1,679,490</u>

Section 2. That the Council of the City of Alexandria, Virginia, does hereby make provision for and transfer appropriations in the General Fund in the amounts hereafter stated that are required to defray certain expenditures and liabilities, as follows:

GENERAL FUND

APPROPRIATION:

Finance	\$ (300,000)
City Manager's Office	<u>300,000</u>
Total Appropriation	<u>\$ 0</u>

1 Section 3. That the Council of the City of Alexandria, Virginia, does hereby make
2 provision for and appropriate to the fund hereafter stated the amount hereafter stated that is
3 required to defray certain expenditures of the city for fiscal year 2015 the source of such amount
4 being undesignated General Fund Balance, and further that the Council does hereby allot the
5 amount so appropriated to the several city departments, as follows:

6
7 GENERAL FUND

8
9 ESTIMATED REVENUE:

10
11 Spendable General Fund Balance \$ 1,015,000
12 Total Estimated Revenue \$ 1,015,000

13
14 APPROPRIATION:

15
16 Non-Departmental \$ 915,000
17 General Services \$ 100,000
18 Total Appropriation \$ 1,015,000
19
20

21 Section 4. That the Council of the City of Alexandria, Virginia, does hereby make
22 provision for and appropriate to the fund hereafter named the amount hereafter stated that is
23 required to defray certain expenditures and liabilities of the city in fiscal year 2015 the source of
24 such amount being other special revenues, and further that the council does hereby allot the
25 amount so appropriated to the several city departments for fiscal year 2015, as follows:

26
27 SPECIAL REVENUE FUND

28
29 ESTIMATED REVENUE:

30
31 Transportation and Environmental Services \$ 52,000
32 Clerk of the Circuit Court 20,000
33 Historic Alexandria 5,900
34 Total Estimated Revenue \$ 77,900
35

36 SPECIAL REVENUE FUND

37
38 APPROPRIATION:

39
40 Transportation and Environmental Services \$ 52,000
41 Clerk of the Circuit Court 20,000
42 Historic Alexandria 5,900
43 Total Appropriation \$ 77,900

Section 5. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city in fiscal year 2015 the source of such amount being other special revenues, specifically seized assets, and further that the council does hereby allot the amount so appropriated to the several city departments for fiscal year 2015, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Commonwealth's Attorney	\$ 50,183
Total Estimated Revenue	<u>\$ 50,183</u>

SPECIAL REVENUE FUND

APPROPRIATION:

Commonwealth's Attorney	\$ 50,183
Total Estimated Revenue	<u>\$ 50,183</u>

Section 6. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city in fiscal year 2015 the source of such amount being donations and other activities, and further that the council does hereby allot the amount so appropriated to the several city departments for fiscal year 2015, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Historic Alexandria	\$ 26,500
Total Estimated Revenue	<u>\$ 26,500</u>

SPECIAL REVENUE FUND

APPROPRIATION:

Historic Alexandria	\$ 26,500
Total Estimated Revenue	<u>\$ 26,500</u>

1
2
3 Section 7. That this ordinance shall be effective upon the date and at the time of its final
4 passage.

5
6 WILLIAM D. EUILLE
7 Mayor
8

9 Introduction:
10 First Reading:
11 Publication:
12 Public Hearing:
13 Second Reading:
14 Final Passage:

Supplemental Appropriations Ordinance
 Listing of Fiscal Year 2015 City of Alexandria Grant Adjustments
 April 2015

<u>TITLE/DESCRIPTION</u>	<u>GRANTOR AGENCY</u>	<u>COMMENTS</u>	<u>FEDERAL</u>	<u>STATE</u>	<u>NON- CITY LOCAL</u>	<u>CITY MATCH</u>	<u>TOTAL AMOUNT</u>
<u>Community and Human Services</u>							
Workforce Investment Board - Incentive Funds (Culinary Program)	Arlington is the grantor agency partnering with Alexandria	The funding will provide culinary training to economically disadvantaged Alexandria residents, therefore meeting their needs for sustainable employment, and provide local employers in need of good hires with specialized skill sets and certificates. Workforce Investment Board funds for a variety of programs and initiatives are included in the FY 2015 approved operating budget. The funding period is between November 2014 and April 2016, and no General Funds are needed.	\$ 49,514	\$ -	\$ -	\$ -	\$ 49,514
Mid-Year Domestic Violence 15	Virginia Department of Social Services - Office of Family Violence	The Mid-Year Domestic Violence grant funds will be used to develop and implement housing relocation services for victims of intimate partner violence who are residing in the city's Domestic Violence Shelter. City Council approved this grant application in October 2014. The grant period is January 1, 2015 through June 30, 2015.	\$ 28,375	\$ -	\$ -	\$ -	\$ 28,375

Supplemental Appropriations Ordinance
 Listing of Fiscal Year 2015 City of Alexandria Grant Adjustments
 April 2015

<u>TITLE/DESCRIPTION</u>	<u>GRANTOR AGENCY</u>	<u>COMMENTS</u>	<u>FEDERAL</u>	<u>STATE</u>	<u>NON- CITY LOCAL</u>	<u>CITY MATCH</u>	<u>TOTAL AMOUNT</u>
Sexual Violence Primary Prevention Community Education Programming	Virginia Department of Health - Office of Family Health Services	The award amount for Sexual Violence Primary Prevention Community Education Programming grant is \$37,084. The grant period is from March 27, 2015 to January 31, 2016 with four (4) optional one year renewals. The grant application was approved by City Council on January 13, 2015.	\$ 37,084	\$ -	\$ -	\$ -	\$ 37,084
Sexual Assault Services Program	Virginia Department of	The Sexual Assault Services Program Formula Grant was awarded to supplement the existing Sexual Assault grant. No matching funds are required. City Council approved the grant application on November 12, 2013. This award is continuation funding of that grant award. The grant period for these funds is January 1, 2015 - December 31, 2015.	\$ 10,321	\$ -	\$ -	\$ -	\$ 10,321
Telepsychiatry	Virginia Department of Behavioral Health and Developmental Services	The first year of funding will be used to purchase computer equipment and software to implement telepsychiatry. There are no match requirements. City Council approved this grant application on February 24, 2015.	\$ -	\$ 21,240	\$ -	\$ -	\$ 21,240

Supplemental Appropriations Ordinance
 Listing of Fiscal Year 2015 City of Alexandria Grant Adjustments
 April 2015

<u>TITLE/DESCRIPTION</u>	<u>GRANTOR AGENCY</u>	<u>COMMENTS</u>	<u>FEDERAL</u>	<u>STATE</u>	<u>NON- CITY LOCAL</u>	<u>CITY MATCH</u>	<u>TOTAL AMOUNT</u>
Young Adult Transition	Virginia Department of Behavioral Health and Developmental Services	This grant award will provide funding to develop and expand services for young adults, ages 16 to 25, experiencing serious behavioral health conditions. This amount reflects partial year funding for the first year of the grant award. The ongoing award is expected to be \$699,986 per year and no city match is required. City Council approved the grant application September 9, 2014.	\$ 48,873	\$ 258,416	\$ -	\$ -	\$ 307,289
Virginia Insurance Counseling and Assistance Program (VICAP)	Virginia Department of Aging and Rehabilitative Services, Virginia Division of Aging	The Virginia Insurance Counseling and Assistance Program (VICAP) grant was awarded to provide services for local one-on-one counseling and assistance to people with Medicare and their families. The grant award is \$20,833 and the grant period is April 2015 to March 2016.	\$ 20,833	\$ -	\$ -	\$ -	\$ 20,833
	Subtotal Community and Human Services		\$ 195,000	\$ 279,656	\$ -	\$ -	\$ 474,656
<u>Office of Housing</u>							
CDBG HAP Loans-861252	US Department of Housing and Urban Development	Actual unbudgeted program income received from loan repayments.	\$ 1,063	\$ -	\$ -	\$ -	\$ 1,063
CDBG Rehabilitation 0% - 861401	US Department of Housing and Urban Development	Actual unbudgeted program income received from loan repayments. The additional program income will be used for home rehabilitation loans.	\$ 259,229	\$ -	\$ -	\$ -	\$ 259,229

Supplemental Appropriations Ordinance
Listing of Fiscal Year 2015 City of Alexandria Grant Adjustments
April 2015

<u>TITLE/DESCRIPTION</u>	<u>GRANTOR AGENCY</u>	<u>COMMENTS</u>	<u>FEDERAL</u>	<u>STATE</u>	<u>NON- CITY LOCAL</u>	<u>CITY MATCH</u>	<u>TOTAL AMOUNT</u>
HOME HAP Loans - 861062	US Department of Housing and Urban Development	Actual unbudgeted program income received from loan repayments. The additional program income will be used for homeownership assistance loans.	\$ 107,497	\$ -	\$ -	\$ -	\$ 107,497
Moderate Income Homeownership - 773309	Program Income	Actual unbudgeted program income received. The additional program income will be used for homeownership loans. The source of the funding is the Housing Trust Fund.	\$ -	\$ -	\$132,014	\$ -	\$ 132,014
Employee Homeownership Incentive Program - 775064	Program Income	Actual unbudgeted program income received. The additional program income will be used for homeownership loans. The source of the funding is the Housing Trust Fund.	\$ -	\$ -	\$ 17,116	\$ -	\$ 17,116
Housing Trust Fund - 773432	Program Income	The program income in the next column reflects actual developer contributions and interest received. Funds will be used for Housing Trust Fund programs. The source of the funding is the Housing Trust Fund.	\$ -	\$ -	\$687,915	\$ -	\$ 687,915
	Subtotal Housing		\$ 367,789	\$ -	\$837,045	\$ -	\$ 1,204,834
	Total Supplemental Appropriation Ordinance		\$ 562,789	\$ 279,656	\$837,045	\$ -	\$ 1,679,490



Legislation Details (With Text)

File #:	14-3861	Name:	Ordinance for Oronoco Street
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance Authorizing the Owners of the Property Located at 511, 513 and 515 Oronoco Street to Construct and Maintain an Encroachment for Window Wells, Stoops, Bay Windows and Roofline Architectural Elements Along Oronoco Street and Pitt Street at that Location as Part of the Project Known as the Redevelopment of the City of Alexandria Health Department Approved by the City Council as DSUP 2013-0006 on February 22, 2014.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3861 Information Sheet 14-3861 Ordinance 14-3861 Exhibit A		

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance Authorizing the Owners of the Property Located at 511, 513 and 515 Oronoco Street to Construct and Maintain an Encroachment for Window Wells, Stoops, Bay Windows and Roofline Architectural Elements Along Oronoco Street and Pitt Street at that Location as Part of the Project Known as the Redevelopment of the City of Alexandria Health Department Approved by the City Council as DSUP 2013-0006 on February 22, 2014.

1 Introduction and first reading: April 14, 2015
2 Public hearing: April 18, 2015
3 Second reading and enactment: April 18, 2015
4

5 INFORMATION ON PROPOSED ORDINANCE
6

7 Title
8

9 AN ORDINANCE authorizing the owners of the property located at 511, 513 and 515
10 Oronoco Street to construct and maintain an encroachment for window wells, stoops, bay
11 windows and roofline architectural elements along Oronoco Street and Pitt Street at that
12 location as part of the project known as the redevelopment of the City of Alexandria
13 Health Department approved by the City Council as DSUP 2013-0006 on February 22,
14 2014.
15

16 Summary
17

18 The proposed ordinance permits the new construction approved with the
19 redevelopment of the City of Alexandria Health Department located at 511, 513 and
20 515 Oronoco Street to include stoops, bay windows, window wells and roofline
21 architectural features to encroachment into the right of way as shown in the approved
22 DSUP 2013-0016 approved by the City Council on February 22, 2014.
23

24 Sponsor
25
26

27 Staff
28

29 Karl Moritz, Director, Planning & Zoning
30 James L. Banks, Jr., City Attorney
31 Joanna C. Anderson, Assistant City Attorney
32

33 Authority
34

35 §2.04(e), Alexandria City Charter
36

37 Estimated Costs of Implementation
38

39 None
40

41 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
42

43 None
44
45
46

ORDINANCE NO. _____

AN ORDINANCE authorizing the owners of the property located at 511, 513 and 515 Oronoco Street to construct and maintain an encroachment for window wells, stoops, bay windows and roofline architectural elements along Oronoco Street and Pitt Street at that location as part of the project known as the redevelopment of the City of Alexandria Health Department approved by the City Council as DSUP 2013-0006 on February 22, 2014.

WHEREAS, OHD Partners, LLC is the Owner ("Owner") of the property located at 511, 513 and 515 Oronoco Street in the City of Alexandria, Virginia; and

WHEREAS, Owner desire to establish and maintain window wells, stoops, bay windows and roofline architectural features which will encroach into the public right-of-way at that location; and

WHEREAS, the public right-of-way at that location will not be significantly impaired by this encroachment; and

WHEREAS, in Encroachment No. 2014-0001, the Planning Commission of the City of Alexandria recommended approval to the City Council subject to certain conditions at one of its regular meetings held on February 4, 2014 which recommendation was approved by the City Council at its public hearing on February 22, 2014 and

WHEREAS, it has been determined by the Council of the City of Alexandria that this encroachment is not detrimental to the public interest; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Owner be, and the same hereby is, authorized to establish and maintain an encroachment into the public right-of-way at 511, 513 and 515 Oronoco Street in the City of Alexandria, as shown in Exhibit A titled Encroachment Exhibit Redevelopment of 509 Saint Asaph St and 511, 513 and 515 Oronoco St prepared by Walter Phillips, Inc dated January 14, 2014 attached hereto and made a part hereof by this reference, said encroachment consisting of window wells, stoops, bay windows and roofline architectural elements, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owner of liability for any negligence on their part on account of or in connection with the encroachment and shall be subject to the provisions set forth below.

Section 2. That the authorization hereby granted to establish and maintain said encroachment shall be subject to and conditioned upon Owner maintaining, at all times and at their own expense, liability insurance, covering both bodily injury and property damage, with a company authorized to transact business in the Commonwealth of Virginia and with minimum limits as follows:

1
2 Bodily Injury: \$1,000,000 each occurrence
3 \$1,000,000 aggregate
4

5
6 Property Damage: \$1,000,000 each occurrence
7 \$1,000,000 aggregate
8

9 This liability insurance policy shall identify the City of Alexandria and Owner as named insureds
10 and shall provide for the indemnification of the City of Alexandria and Owner against any and
11 all loss occasioned by the establishment, construction, placement, existence, use or maintenance
12 of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city
13 attorney's office. Any other provision herein to the contrary notwithstanding, in the event this
14 policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and
15 effect, the authorization herein granted to establish and maintain the encroachment shall, at the
16 option of the city, forthwith and without notice or demand by the city, terminate. In that event,
17 Owner shall, upon notice from the city, remove the encroachment from the public right-of-way,
18 or the city, at its option, may remove the encroachment at the expense and risk of Owner.
19 Nothing in this section shall relieve Owner of their obligations and undertakings required under
20 this ordinance.
21

22 Section 3. That the authorization hereby granted to establish and maintain said
23 encroachment shall in addition be subject to and conditioned upon the following terms:
24

- 25 (a) Neither the City nor any Private utility company will be held responsible for damage
26 to the private improvements in the public right-of-way during repair, maintenance or
27 replacement of any utilities that may be located within the area of the proposed
28 encroachment.
29
30 (b) The Owner shall be responsible for replacement and repairs to the adjacent City
31 right-of-way, including any areas damaged during construction activity.
32
33 (c) In the event the City shall, in the future, have need for the area of the proposed
34 encroachment, the Owners or Tenant shall remove any structure that encroached into
35 the public right-of-way, within 60 days, upon notification by the City.
36

37 Section 4. That by accepting the authorization hereby granted to establish and
38 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner
39 shall be deemed to have promised and agreed to save harmless the City of
40 Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by
41 reason of the establishment, construction, placement, existence, use or maintenance of the
42 encroachment.
43

Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owner maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

Section 6. That nothing in this ordinance is intended to constitute, or shall be deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any of its officers or employees.

Section 7. That the authorization herein granted to establish and maintain the encroachment shall be terminated whenever the City of Alexandria desires to use the affected public right-of-way for any purpose whatsoever and, by written notification, demands from Owner the removal of the encroachment. Said removal shall be completed by the date specified in the notice and shall be accomplished by Owner without cost to the city. If Owner cannot be found, or shall fail or neglect to remove the encroachment within the time specified, the city shall have the right to remove the encroachment, at the expense of Owner, and shall not be liable to Owner for any loss or damage to the structure of the encroachment or personal property within the encroachment area, caused by the removal.

Section 8. The terms “Owner shall be deemed to include Owner and its respective successors in interest.

Section 9. That this ordinance shall be effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Attachment: Encroachment plat

Introduction: April 14, 2015

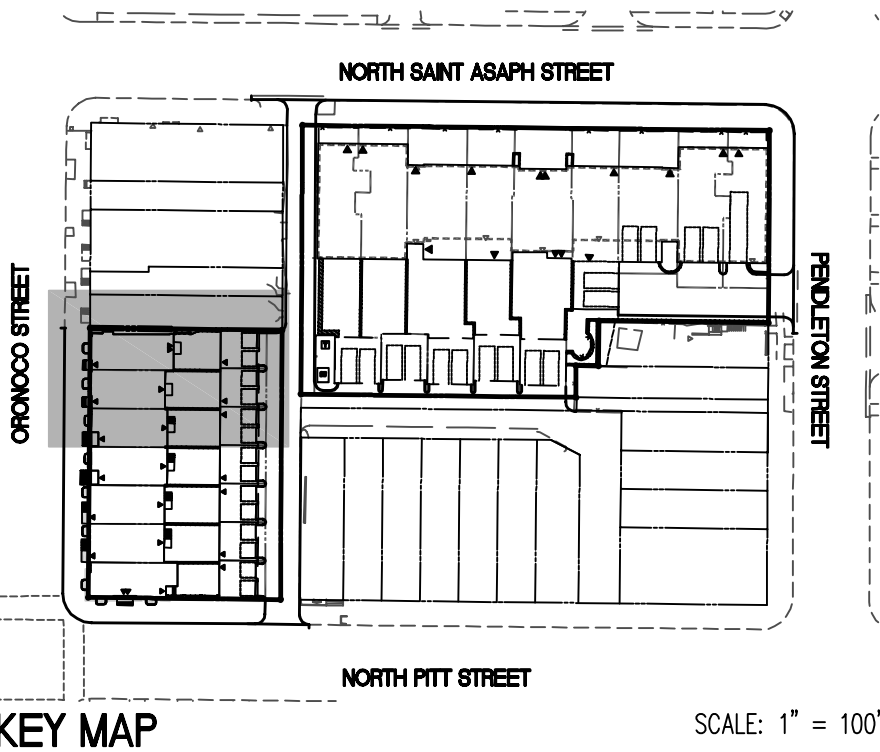
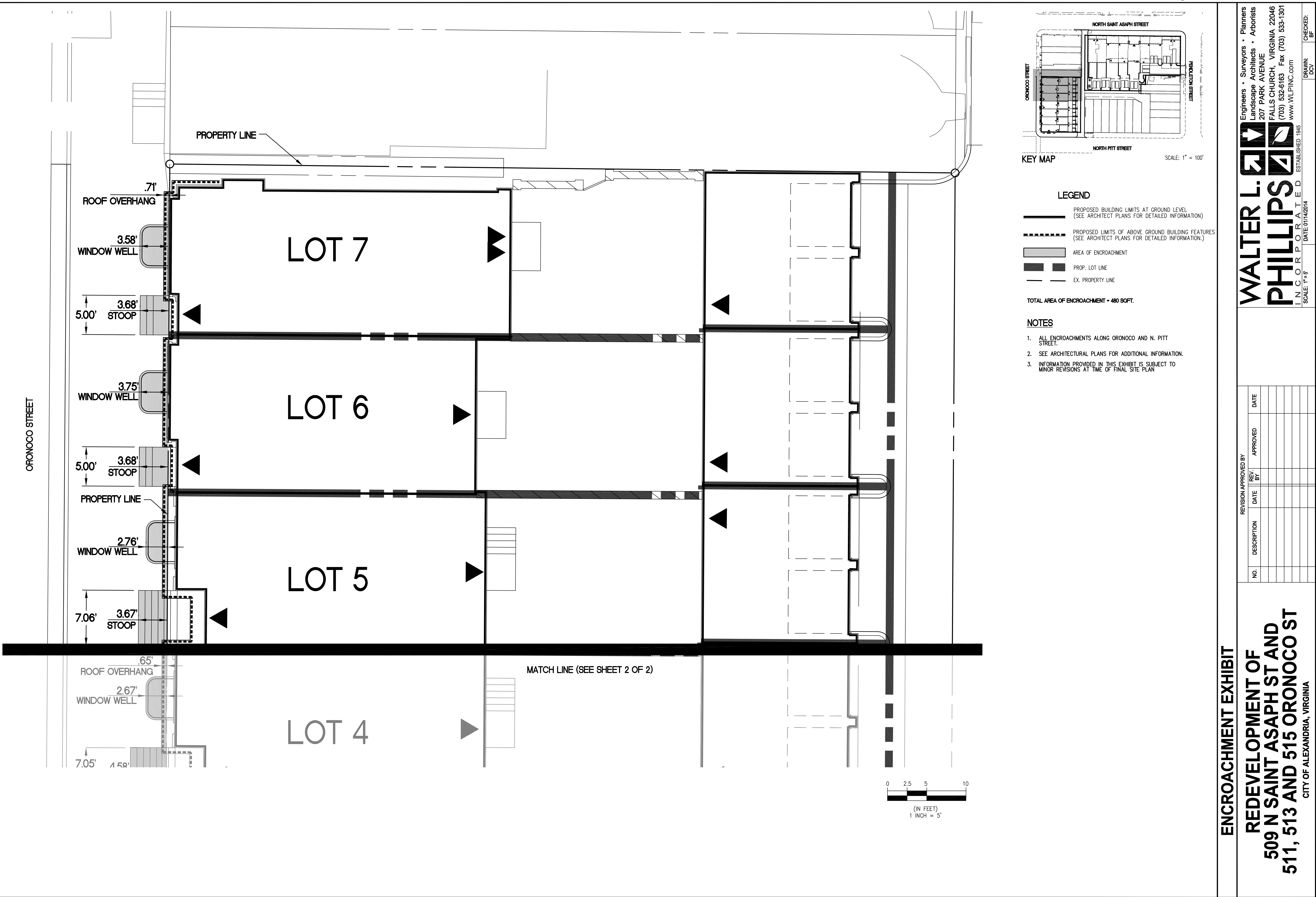
First Reading: April 14, 2015

Publication:

Public Hearing: April 18, 2015

Second Reading: April 18, 2015

Final Passage: April 18, 2015



- LEGEND**
- PROPOSED BUILDING LIMITS AT GROUND LEVEL
(SEE ARCHITECT PLANS FOR DETAILED INFORMATION)
 - PROPOSED LIMITS OF ABOVE GROUND BUILDING FEATURES
(SEE ARCHITECT PLANS FOR DETAILED INFORMATION.)
 - AREA OF ENCROACHMENT
 - PROP. LOT LINE
 - EX. PROPERTY LINE
- TOTAL AREA OF ENCROACHMENT = 480 SQFT.

- NOTES**
- ALL ENCROACHMENTS ALONG ORONOCO AND N. PITT STREET.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - INFORMATION PROVIDED IN THIS EXHIBIT IS SUBJECT TO MINOR REVISIONS AT TIME OF FINAL SITE PLAN

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

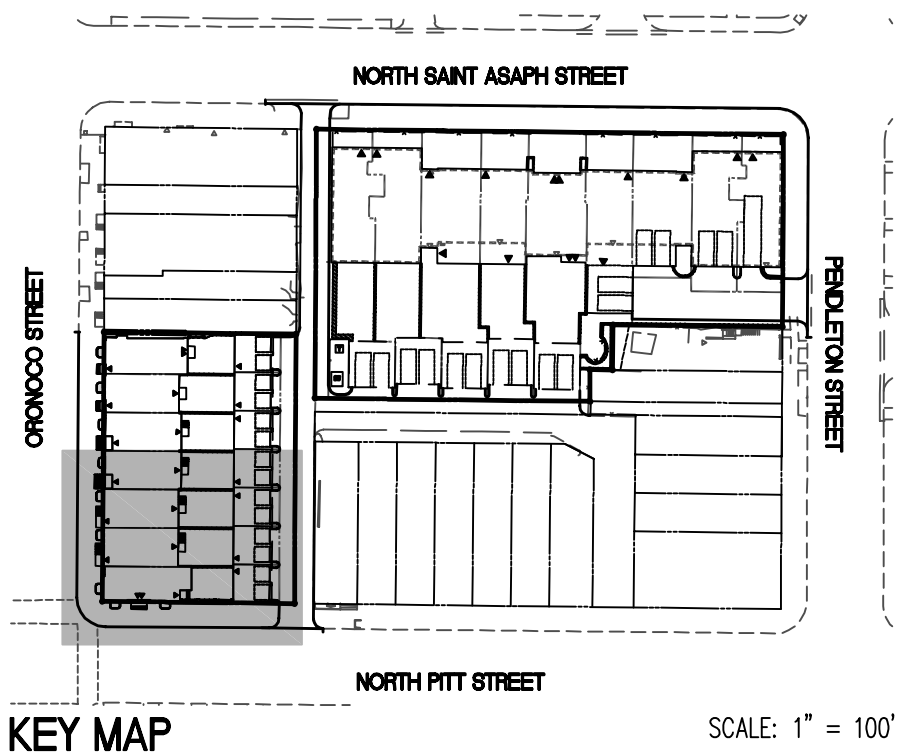
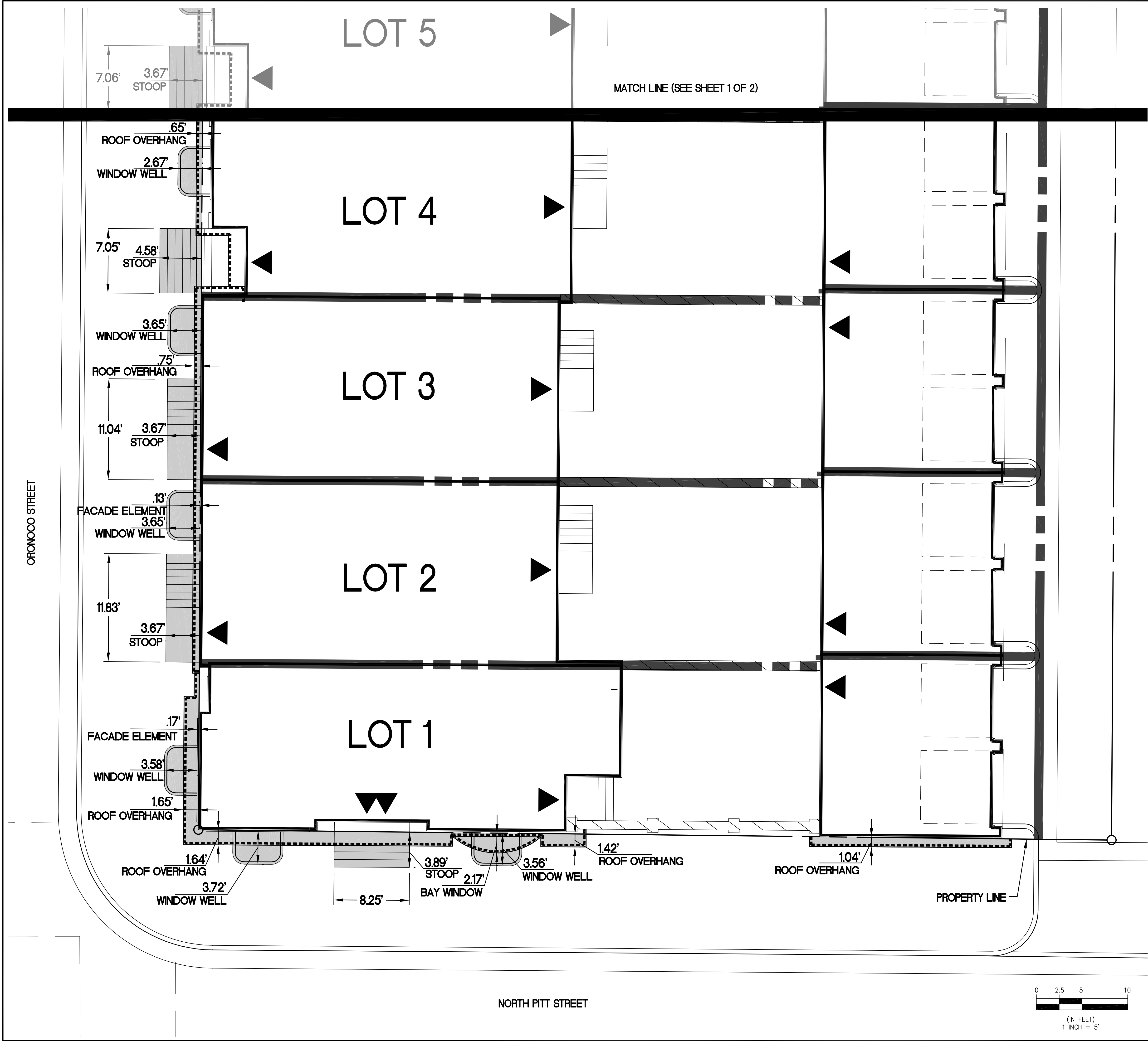
WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945

DRAWN: DCV
CHECKED: BF

ENCROACHMENT EXHIBIT

REDEVELOPMENT OF
509 N SAINT ASAPH ST AND
511, 513 AND 515 ORONOCO ST
CITY OF ALEXANDRIA, VIRGINIA

REVISION APPROVED BY				NO.	DESCRIPTION	DATE			APPROVED	DATE
DATE	REV.	BY	DATE							



- LEGEND**
- PROPOSED BUILDING LIMITS AT GROUND LEVEL (SEE ARCHITECT PLANS FOR DETAILED INFORMATION)
 - PROPOSED LIMITS OF ABOVE GROUND BUILDING FEATURES (SEE ARCHITECT PLANS FOR DETAILED INFORMATION.)
 - AREA OF ENCROACHMENT
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- TOTAL AREA OF ENCROACHMENT = 480 SQFT.

- NOTES**
- ALL ENCROACHMENTS ALONG ORONOCO AND N. PITT STREET.
 - SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - INFORMATION PROVIDED IN THIS EXHIBIT IS SUBJECT TO MINOR REVISIONS AT TIME OF FINAL SITE PLAN

ENCROACHMENT EXHIBIT

REDEVELOPMENT OF
509 N SAINT ASAPH ST AND
511, 513 AND 515 ORONOCO ST
CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
SCALE: 1"=5'

DATE: 01/17/2014

DATE
REV. BY
APPROVED

NO. DESCRIPTION

REVISION APPROVED BY

NO. DESCRIPTION DATE REV. BY APPROVED

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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CHECKED: BF
DRAWN: DCV



Legislation Details (With Text)

File #:	14-3863	Name:	Ordinance to Rezone portions of King Street
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 052.02 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 2805, 2807, 2807A and 2809 King Street from R-8/Single Family Zone to RB/Townhouse Zone with Proffers in Accordance with the Said Zoning Map Amendment Heretofore Approved By City Council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the Map Amendment Related to the Alexandria Memory Care Project)		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3863 Information Sheet](#)
[14-3863 Ordinance](#)
[14-3863 Ordinance Attachment](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 052.02 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 2805, 2807, 2807A and 2809 King Street from R-8/Single Family Zone to RB/Townhouse Zone with Proffers in Accordance with the Said Zoning Map Amendment Heretofore Approved By City Council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the Map Amendment Related to the Alexandria Memory Care Project)

Introduction and first reading: April 14, 2015
Public hearing: April 18, 2015
Second reading and enactment: April 18, 2015

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 052.02 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 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the map amendment related to the Alexandria Memory Care Project)

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2014-0009 to rezone the property at 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffer related to the Alexandria Memory Care Project.

Sponsor

Department of Planning and Zoning

Staff

Karl Moritz, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 052.02 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 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the map amendment related to the Alexandria Memory Care Project)

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2014-0009, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 3, 2015 of a rezoning of the property at 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers, which recommendation was approved by the City Council at public hearing on February 21, 2015;

2. The said rezoning is in conformity with the Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 052.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 2805 King Street, Tax Map # 052.02-06-53
2807 King Street, Tax Map # 052.02-06-52
2807A King Street, Tax Map # 052.02-06-51
2809 King Street, Tax Map # 052.02-06-50

From: R-8/Single Family Zone
To: RB/Townhouse Zone with the Proffers made in the written proffer statement dated January 9, 2015 labeled as Attachment 1 to the Ordinance, attached hereto and made a part hereof.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

1 Section 3. That Sheet No. 052.02 of the "Official Zoning Map, Alexandria,
2 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
3 Alexandria Zoning Ordinance.
4

5 Section 4. That this ordinance shall become effective on the date and at the time of
6 its final passage.
7

8 WILLIAM D. EUILLE
9 Mayor
10

11
12 Introduction: April 14, 2015
13 First Reading: April 14, 2015
14 Publication:
15 Public Hearing: April 18, 2015
16 Second Reading: April 18, 2015
17 Final Passage: April 18, 2015
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PROFFER STATEMENT FOR
2805, 2807, 2807A AND 2809 KING STREET

Pursuant to Section 11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), I, 2811 King Street LLC, the owner of the property known as 2805, 2807, 2807A and 2809 King Street, Alexandria, Virginia 22302, also identified in the City of Alexandria Real Estate records as Tax Map parcels 052.02-06-53, 052.02-06-52, 052.02-06-51, and 052.02-06-50 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-8/Residential zone to the RB/Townhouse zone do hereby proffer the following:

1. The building will be used as a memory care facility, which is a "nursing home" use pursuant to Section 2-179 of the Zoning Ordinance; and
2. The development of the Property shall occur in substantial conformance with the final approved development plan proposed as DSUP 2012-00015.

In the event that the rezoning (REZ 2014-0009) and associated approval DSUP 2012-00015 are not approved, these proffers shall be null and void.

2811 King Street LLC


By: Graham L. Adelman

Its: President

Date: January 9, 2015



Legislation Details (With Text)

File #: 14-3864 **Name:** Ordinance to Vacate ROW
Type: Ordinance **Status:** Agenda Ready
File created: 3/17/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Vacate a Portion of the Public Right-of-way Known as West Uhler Avenue Immediately Adjacent to 2500 Sanford Street (VAC No. 2014-0005 Approved by the City Council on January 24, 2015)
Sponsors:
Indexes:
Code sections:
Attachments: [14-3864 Information Sheet](#)
[14-3864 Ordinance](#)
[14-3864 attachment 1 vacation plat](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Vacate a Portion of the Public Right-of-way Known as West Uhler Avenue Immediately Adjacent to 2500 Sanford Street (VAC No. 2014-0005 Approved by the City Council on January 24, 2015)

1 Introduction and first reading: April 14, 2015
2 Public hearing: April 18, 2015
3 Second reading and enactment: April 18, 2015
4

5 INFORMATION ON PROPOSED ORDINANCE
6

7 Title
8

9 AN ORDINANCE to vacate a portion of the public right-of-way known as West Uhler Avenue
10 immediately adjacent to 2500 Sanford Street (VAC No. 2014-0005 approved by the City Council
11 on January 24, 2015)
12
13

14 Summary
15

16 The proposed ordinance vacates the portion of West Uhler Avenue located immediately
17 adjacent to 2500 Sanford Street.
18

19 Sponsor
20

21 Staff
22

23 Karl Moritz, Director, Planning and Zoning
24 James L. Banks, Jr., City Attorney
25 Joanna C. Anderson, Assistant City Attorney
26

27 Authority
28

29 § 2.03, Alexandria City Charter
30 §15.2-2008, Code of Virginia (1950), as amended
31

32 Estimated Costs of Implementation
33

34 None
35

36 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
37

38 None
39
40
41

1
2 2. Easements shall be reserved for all existing public and private utilities within the area
3 vacated including the storm sewer. The Owner shall show all easements on the plat of
4 consolidation.
5

6 3. The Owner may not construct any buildings, or improvements, including driveways and
7 parking spaces, on the vacated area and may not use the vacated land area to derive any increased
8 development rights for the lands adjacent to the vacated area, including increased floor area,
9 subdivision rights or additional dwelling units. This restriction shall appear as part of the deed of
10 vacation and shall also appear as a note on the consolidated plat, both of which shall be approved
11 by the Director of Planning and Zoning prior to recordation.
12

13 4. Owners shall pay the sum of \$13,400 to the City for the vacated land.
14

15 Section 3. The term "Owner" shall be deemed to include the Joe Salama, Laurie
16 Salama and their respective successors in interest.
17

18 Section 4. That the city manager be, and hereby is, authorized to do on behalf of the
19 City of Alexandria all things necessary or desirable to carry into effect this vacation, including
20 the execution of documents.
21

22 Section 5. That the city clerk be, and hereby is, authorized to attest the execution by
23 the city manager of all documents necessary or desirable to carry into effect this vacation, and to
24 affix thereon the official seal of the City of Alexandria, Virginia.
25

26 Section 6. That this ordinance shall be effective upon the date and at the time of its
27 final passage; provided, however, that no recordation of this ordinance shall have any force or
28 effect unless and to the extent annexed to a deed, executed by the city manager and attested by
29 the city clerk, conveying the property vacated to Owner. The execution of such deed shall
30 constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed
31 shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as
32 grantee, and such recordation shall be done by the grantee at his or her own expense. In the event
33 no such deed is recorded within 18 months of the effective date, this ordinance shall be void and
34 of no effect.
35

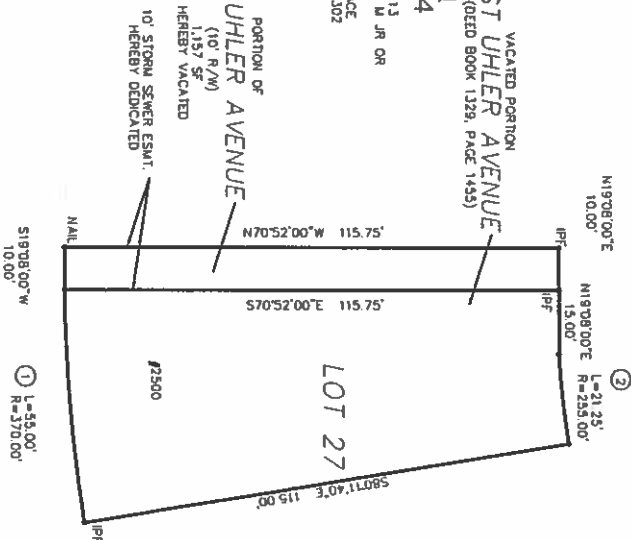
36 WILLIAM D. EUILLE
37 Mayor

38 Adopted:
39
40
41
42
43
44



**LOT 500
BLOCK 13**
TJ# 024-03-08-11
LAWINGTON SUSAN C OR
WEATHER MICHAEL S
101 UHLER TERR
ALEXANDRIA VA 22301

VACATED PORTION
WEST UHLER AVENUE
(DEED BOOK 1329, PAGE 1455)
**LOT 501
BLOCK 14**
TJ# 024-03-12-13
RHODES CHRISTOPHER M JR OR
JANE L
2409 PAGE TERRACE
ALEXANDRIA VA 22302



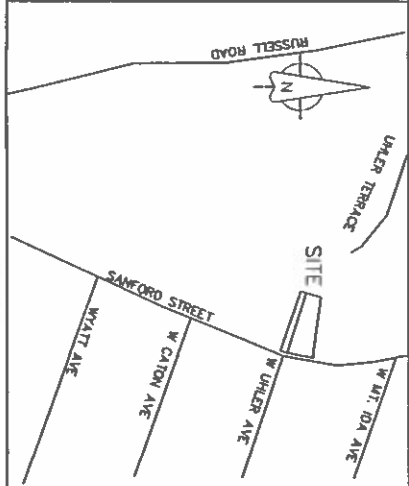
SANFORD STREET
(40' R/W)

LOT 26
TJ# 024-03-09-08
CHARBETEE TONNIE E
2502 SANFORD ST
ALEXANDRIA VA 22301

AREA TABULATION

EXISTING LOT AREA = 5,252 SF OR 0.1206 ACRES
MINIMUM LOT AREA REQUIRED (R-8) = 8,000 SF
EX LOT 27 & VACATED PORTION OF UHLER AVE.
= 5,252 SF
PORTION OF UHLER AVENUE TO BE VACATED
= 1,157 SF
NEW LOT 27 & VACATED PORTIONS OF UHLER AVE.
= 6,409 SF

(THE SITE CURRENTLY CONTAINS ONE EXISTING LOT AND A VACATED PORTION OF A RIGHT-OF-WAY WITH A SINGLE-FAMILY DWELLING. THE PLAT IS PROPOSING TO VACATE AN ADDITIONAL PORTION OF THE RIGHT-OF-WAY AND CONSOLIDATE IT WITH THE EXISTING ADJACENT LOT AND PREVIOUSLY VACATED RIGHT-OF-WAY. THERE IS NO INCREASE IN THE NUMBER OF LOTS ON-SITE PROPOSED WITH THIS PLAT.)



VICINITY MAP
1"=200'
OWNER / APPLICANT
JOE M. OR LAURIE M. SALAMA
2500 SANFORD STREET
ALEXANDRIA VA 22301

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 024-03-09-10.
3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPARISON OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
4. THE PROPERTY SHOWN HEREON ARE ZONED R-8. SETBACKS: FRONT=30', SIDE=11.2' OF HT. (MIN. 8'), REAR=11' OF HT. (MIN. 25'). MAXIMUM F.A.R. = 0.35. MAXIMUM HEIGHT = 35 FEET (RESIDENTIAL). (PLAT PROPOSES NO CHANGE TO EXISTING F.A.R. HEIGHTS OR MINIMUM SETBACKS) MINIMUM LOT FRONTAGE = 40 FEET. MINIMUM LOT WIDTH = 85 FEET (MT.), 80 FEET (CORNER) MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET (PLAT PROPOSES NO CHANGE TO EXISTING F.A.R. HEIGHTS OR MINIMUM SETBACKS)
5. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" PER FEMA PANEL #01531800296 DATED JUNE 16, 2011. (USGS DATUM NAVD83)
6. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOE M. OR LAURIE M. SALAMA, RECORDED IN INSTR. #130022795 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
7. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
8. THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, FLYASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
9. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
10. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
11. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
12. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
13. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY. THERE IS NO STORM SEWER WITHIN 100 FEET OF THIS SITE.
14. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
15. THIS SITE DOES CONTAIN ANY RESOURCE PROTECTION AREAS (RPAS) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREAS MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENT THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
16. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND COVERED BY BRIAN D. OR AMANDA C. WEAVER TO JOE M. OR LAURIE M. SALAMA BY DEED DATED 09/26/13 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #130022795 AND IS WITHIN THE BOUNDARIES AND ADJACENT AREAS SHOWN ON THE MAP. THESE BOUNDARIES AND ADJACENT AREAS HAVE BEEN INDICATED EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

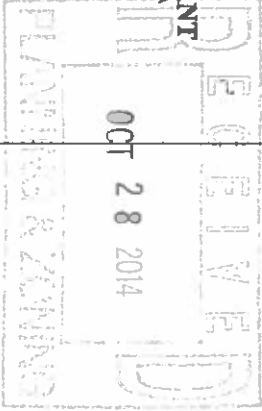


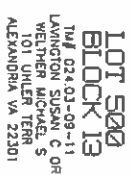
CHANCE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	570.00'	55.00'	54.95'	S 14°20'44" W	08°31'03"
C2	235.00'	21.25'	21.25'	S 17°32'31" W	04°46'32"

APPROVED	
CITY PLANNING COMMISSION ALEXANDRIA, VA	
DATE _____	CHAIRMAN _____
DATE _____	DIRECTOR OF PLANNING _____
PUBLIC IMPROVEMENT BONDS APPROVED	
DATE _____	DIRECTOR, P.U.D. _____

SHEET 1 OF 1
VACATION PLAT
SHOWING VACATION OF A PORTION OF
WEST UHLER AVENUE
ADJACENT TO
LOT 27, BLOCK 13, MT. IDA
& A VACATED PORTION OF
WEST UHLER AVENUE
CITY OF ALEXANDRIA, VIRGINIA
SCALE = AS NOTED DATE: 09-15-14

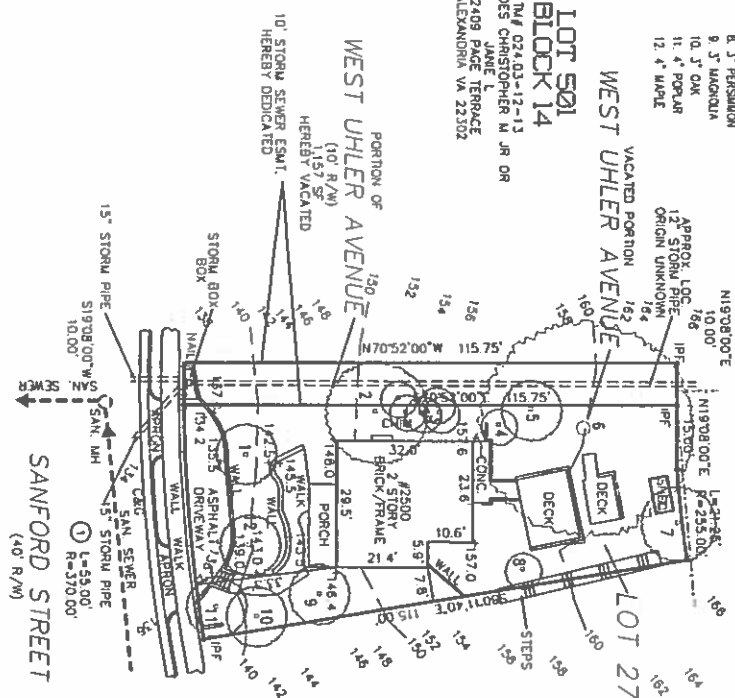
MERESTONE LAND SURVEYING PLLC
LAND SURVEYING & G.P.S. SERVICES
1229 CARRISVILLE ROAD #105, STAFFORD, VA, 22356
OFFICE (540)752-8187 FAX (540)752-8198





LOT 500
BLOCK 13
TM# 024.03-09-11
LAVINGTON SUSAN C OR
WEITHER MICHAEL S
101 UNLER TERR
ALEXANDRIA VA 22301

VACATED PORTION 162
WEST UHLER AVENUE 160



LOT 26
TN# 024.03-09-09
CHAMBLEE TONNIE C
2502 SANFORD ST
ALEXANDRIA VA 22301

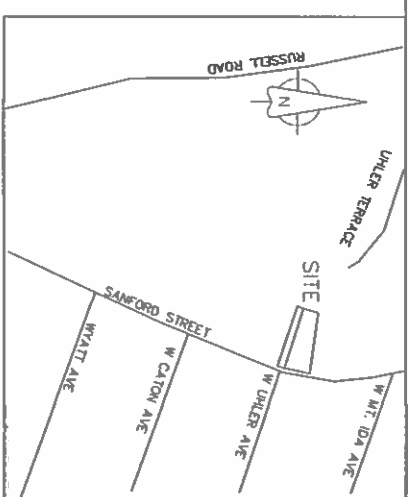
NEW LOT 27 & VACATED PORTIONS OF UHLER AVE.
= 6,409 SF

(THE SITE CURRENTLY CONTAINS ONE EXISTING LOT AND A VACATED PORTION OF A RIGHT-OF-WAY WITH A SINGLE-FAMILY DWELLING. THE PLAT IS PROPOSING TO VACATE AN ADDITIONAL PORTION OF THE RIGHT-OF-WAY AND CONSOLIDATE IT WITH THE EXISTING ADJACENT LOT AND PREVIOUSLY VACATED RIGHT-OF-WAY. THERE IS NO INCREASE IN THE NUMBER OF LOTS ON-SITE PROPOSED WITH THIS PLAT.)

1. NO TITLE REPORT FURNISHED.
2. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 024.03-09-10.
3. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF DEEDS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.

8. THE PROPERTY SHOWN HEREON ARE ZONED R-8, SETBACKS: FRONT=20', SIDE=12' OF HT. (MIN. 8'), REAR=11' OF HT. (MIN. 25'), MAXIMUM F.A.R. = 0.25, MAXIMUM HEIGHT = 35 FEET (RESIDENTIAL).
9. (PLAT PROPOSES NO CHANGE TO EXISTING F.A.R., HEIGHTS OR MINIMUM SETBACKS).
10. MINIMUM LOT FRONTAGE = 40 FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER).
11. MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET.
12. (PLAT PROPOSES NO CHANGE TO EXISTING F.A.R., HEIGHTS OR MINIMUM SETBACKS).
13. THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" PER FEMA PANEL #0131910028E DATED JUNE 16, 2011. (USGS DATA SOURCE).
14. B. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JOE W. OR LAURIE W. SALAMA, RECORDED IN INSTR. #130022795 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
15. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH OF VIRGINIA.
16. THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM PRODUCTS, PCB PESTICIDES, TYPASH, OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
17. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
18. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP, OR DISPOSAL AREA.
19. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE GASES.
20. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
21. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE PUBLIC RIGHT-OF-WAY. THERE IS NO STORM SEWER WITHIN 100 FEET OF THIS SITE.
22. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
23. THIS SITE DOES CONTAIN ANY RESOURCE PROTECTION AREAS (RPAS) AS PER THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT STREAMS OR RPA COMPONENT THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
24. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	310.00'	55.00'	54.95'	S 14°20'44" W	08°31'03"
C2	255.00'	21.25'	21.25'	S 12°52'31" W	04°46'32"



OWNER / APPLICANT

JOE M. OR LAURIE M. SALAMA
2500 SANFORD STREET
ALEXANDRIA VA 22301

OCT 28 2014

CITY PLANNING COMMISSION
ALEXANDRIA, VA


DATE	CHAIRMAN
DATE	DIRECTOR OF PLANNING
DATE	PUBLIC EMPLOYMENT BOARD APPROVED
DATE	DIRECTOR T.A.S.

PRELIMINARY VACATION PLAT
SHOWING VACATION OF A PORTION OF
WEST UHLER AVENUE

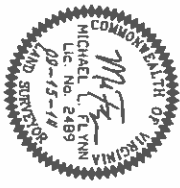
ADJACENT TO
LOT 27, BLOCK 13, MT. IDA
& A VACATED PORTION OF
WEST UHLER AVENUE

CITY OF ALEXANDRIA, VIRGINIA
SCALE = AS NOTED DATE: 02-06-14

VERESTONE LAND SURVEYING PLC

 **LAND SURVEYING & C.P.S. SERVICES**
1229 GARRISONVILLE ROAD #105, STAFFORD, VA, 22556
OFFICE (540) 752-9197 FAX (540) 752-9198

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN, AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY BRYAN DE LO ALMONDO, C. WEAVER TO ME, JR. OR ALMONDO, M. SALAZAR BY DEED OF THE CITY OF ALABAMA IN INSTR. #150022725 AND IS WITHIN THOSE BOUNDARIES; AND THAT ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED WHERE INDICATED; EXCEPT THOSE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.





Legislation Details (With Text)

File #:	14-3865	Name:	Ordinance for Washington Street (The Mill)
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, by Adopting and Incorporating Therein the Amendment to Map #11 of the Old Town North Chapter of Such Master Plan Heretofore Approved by City Council on February 21, 2015 as Master Plan Amendment No. 2014-0010 and No Other Amendments, and to Repeal All Provisions of the said Master Plan as may be Inconsistent with Such Amendment. (513 North Washington Street, The Mill)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3865 Information Sheet 14-3865 Ordinance		

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, by Adopting and Incorporating Therein the Amendment to Map #11 of the Old Town North Chapter of Such Master Plan Heretofore Approved by City Council on February 21, 2015 as Master Plan Amendment No. 2014-0010 and No Other Amendments, and to Repeal All Provisions of the said Master Plan as may be Inconsistent with Such Amendment. (513 North Washington Street, The Mill)

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment to Map #11 of the Old Town North chapter of such master plan heretofore approved by city council on February 21, 2015 as Master Plan Amendment No. 2014-0010 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (513 North Washington Street, The Mill)

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2014-0010 the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 3, 2015 of an amendment to the Old Town North Chapter of the Master Plan of the City of Alexandria to modify the land use designation for 513 and 515 North Washington Street from RM/Residential Medium to OC/Office Commercial, which recommendation was approved by the City Council at public hearing on February 21, 2015;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Old Town North Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending the land use designation for 513 North Washington and 515 North Washington Street on Map #11 from RM/Residential Medium to OC/Office Commercial.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Introduction: April 14, 2015
First Reading: April 14, 2015
Publication:
Public Hearing: April 18, 2015
Second Reading: April 18, 2015
Final Passage: April 18, 2015



Legislation Details (With Text)

File #:	14-3866	Name:	Ordinance to rezone 513 and 515 N. Washington Street for the Mill project
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 064.02 of the "Official Zoning Map, Alexandria, Virginia," Adopted by Section 1-300 (Official Zone Map and District Boundaries), of the City of Alexandria Zoning Ordinance, By Rezoning the Property at 513 North Washington Street From RM/Townhouse Zone With Proffers to OC/Office Commercial Zone With Proffers and 515 North Washington Street from OC/Office Commercial Zone With Proffers to OC/Office Commercial Zone With Amended Proffers in Accordance With the Said Zoning Map Amendment Heretofore Approved by City Council on February 21, 2015 as Rezoning No. 2014-0010.		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3866 Information Sheet](#)
[14-3866 Ordinance](#)
[14-3866 Attachment 1 Proffer Statement](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 064.02 of the "Official Zoning Map, Alexandria, Virginia," Adopted by Section 1-300 (Official Zone Map and District Boundaries), of the City of Alexandria Zoning Ordinance, By Rezoning the Property at 513 North Washington Street From RM/Townhouse Zone With Proffers to OC/Office Commercial Zone With Proffers and 515 North Washington Street from OC/Office Commercial Zone With Proffers to OC/Office Commercial Zone With Amended Proffers in Accordance With the Said Zoning Map Amendment Heretofore Approved by City Council on February 21, 2015 as Rezoning No. 2014-0010.

Introduction and first reading: April 14, 2015
Public hearing: April 18, 2015
Second reading and enactment: April 18, 2015

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 064.02 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 513 North Washington Street from, RM/Townhouse Zone with proffers to OC/Office Commercial Zone with proffers and 515 North Washington Street from OC/Office Commercial Zone with proffers to OC/Office Commercial Zone with amended proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0010.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2014-0010 to rezone the property at 513 North Washington Street from, RM/Townhouse Zone with proffers to OC/Office Commercial Zone with proffers and 515 North Washington Street from OC/Office Commercial Zone with proffers to OC/Office Commercial Zone with amended proffers for the project known as The Mill.

Sponsor

Department of Planning and Zoning

Staff

Karl Moritz, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 064.02 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 513 North Washington Street from, RM/Townhouse Zone with proffers to OC/Office Commercial Zone with proffers and 515 North Washington Street from OC/Office Commercial Zone with proffers to OC/Office Commercial Zone with amended proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0010.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2014-0010, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 3, 2015 of a rezoning of the property at 513 North Washington Street from RM/Townhouse Zone with proffer to OC/Office Commercial zone with proffers and 515 North Washington Street from OC/Office Commercial Zone with amended proffers which recommendation was approved by the City Council at public hearing on February 21, 2015;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 064.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 513 North Washington Street,
Tax Map #064.02-04-06

From: RM/Townhouse Zone with proffers
To: OC/Office Commercial Zone with the proffers made in the written proffer statement dated January 27, 2015, labeled as Attachment 1 to the Ordinance, attached hereto and made a part hereof by this reference.

LAND DESCRIPTION: 515 North Washington Street,
Tax Map #064.02-04-01

1 From: OC/Office Commercial Zone with proffers
2 To: OC/Office Commercial Zone with the amended proffers made in the written
3 proffer statement dated January 27, 2015, labeled as Attachment 1 to the
4 Ordinance, attached hereto and made a part hereof by this reference.
5

6 Section 2. That the director of planning and zoning be, and hereby is, directed to
7 record the foregoing amendment on the said map.
8

9 Section 3. That Sheet No. 064.02 of the "Official Zoning Map, Alexandria,
10 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
11 Alexandria Zoning Ordinance.
12

13 Section 4. That this ordinance shall become effective on the date and at the time of
14 its final passage.
15

16 WILLIAM D. EUILLE
17 Mayor
18
19

20 Introduction: April 14, 2015
21 First Reading: April 14, 2105
22 Publication:
23 Public Hearing: April 18, 2015
24 Second Reading: April 18, 2015
25 Final Passage: April 18, 2015
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**PROFFER STATEMENT
PROPOSED DEVELOPMENT CONDITION
RZ 2014-0010**

Pursuant to the provision of §11-804 of the Alexandria Zoning Ordinance, 1992, as amended (the “**Ordinance**”), J. River 513-515 N. Washington Street, LLC, a Virginia limited liability company (“**J. River**”), the owner of the property known as 513-515 N. Washington Street, Alexandria, Virginia, also known as City of Alexandria Tax Parcel Map 064.02 Block 04 Lot 06 and 01 (the “**Property**”) and the applicant requesting a map amendment rezoning of the Property to remove existing proffered conditions contained in Ordinance 2624 and to proffer amended conditions does hereby proffer in writing the provision of reasonable conditions to be applied to and be part of the rezoning.

J. River voluntarily and in writing prior to the scheduled public hearing proffers:

1. The proffered conditions in Section One of Ordinance No. 2624 are amended as follows:


- (1) Any above-ground parking structure shall be located behind the rear line of the main building, all motor vehicle access to such parking shall be limited to Pendleton Street.
- (2) The buildings shall be limited to residential and office uses.
- (3) The maximum floor area ratio shall be 1.5.
- (4) No building shall be allowed or located south of a line extending from Washington Street along the south side of the main building as it presently exists to the east property line; provided, however, that the portion of the property located south of this line may be used for surface parking. If the Bryant property located at 501 North Washington Street is rezoned to a use other than residential, then restriction shall be null and void as of the effective date of the rezoning.
- (5) The residential condominium conversion relocation assistance program for this property, approved by City Council on February 24, 1981, shall remain in effect for any reuse or conversion of the building.

2. These proffers are submitted in accord with §11-804 of the Ordinance and shall be governed and construed in accordance with §11-804 of the Ordinance.

3. Kevin R. Riegler, its Member Manager, represents that he is authorized to execute and deliver this Proffer and this Proffer is voluntarily entered into by J. River.

These proffers are the only proffers on this Zoning Map Amendment. In the event the rezoning is not approved and associated approvals MPA 2014-0010, DSUP 2013-0023, TMP SUP 2014-0105 and Encroachment 2014-0007, these proffers shall be of no binding effect.

J. River 513-515 N. Washington Street, LLC
a Virginia limited liability company

By: 
Kevin R. Riegler, its Member Manager
January ~~21~~ 2015



Legislation Details (With Text)

File #:	14-3867	Name:	Ordinance to implement the 100 year old building designation for the Goodman House
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to List and Designate the Charles M. Goodman House, Located at 510 North Quaker Lane, for Preservation and Protection in Accordance with the Provisions of Section 10-300 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and Historic Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance, and to Provide for the Listing of this Ordinance in Section 10-315 of the City of Alexandria Zoning Ordinance.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3867 Information Sheet 14-3867 Ordinance 14-3867 Exhibit A to Ordinance		

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to List and Designate the Charles M. Goodman House, Located at 510 North Quaker Lane, for Preservation and Protection in Accordance with the Provisions of Section 10-300 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and Historic Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance, and to Provide for the Listing of this Ordinance in Section 10-315 of the City of Alexandria Zoning Ordinance.

1 Introduction and first reading: April 14, 2015
2 Public hearing: April 18, 2015
3 Second reading and enactment: April 18, 2015
4
5

6 INFORMATION ON PROPOSED ORDINANCE
7

8 Title
9

10 AN ORDINANCE to list and designate the Charles M. Goodman House, located at 510 North
11 Quaker Lane, for preservation and protection in accordance with the provisions of Section 10-300
12 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and Historic
13 Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of
14 the City of Alexandria Zoning Ordinance, and to provide for the listing of this ordinance in Section
15 10-315 of the City of Alexandria Zoning Ordinance.

16 Summary
17

18 The proposed ordinance accomplishes the final adoption of Rezoning No. 2014-0012 and Text
19 Amendment No. 2014-0009 to designate the Charles M. Goodman House, located at 510 North
20 Quaker Lane, for preservation and protection at a 100 year old building in accordance with the
21 provisions of Section 10-300 of the Zoning Ordinance and to list this ordinance in the list of
22 100 year old building designations in the Zoning Ordinance.
23

24 Sponsor
25

26 Department of Planning and Zoning
27

28 Staff
29

30 Karl Moritz, Director of Planning and Zoning
31 James L. Banks, Jr., City Attorney
32 Joanna C. Anderson, Assistant City Attorney
33

34 Authority
35

36 §§ 2.04(w), 9.12, Alexandria City Charter
37 § 11-800, City of Alexandria Zoning Ordinance
38
39

40 Estimated Costs of Implementation
41

42 None
43

44 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
45

46 None
47

ORDINANCE NO. _____

AN ORDINANCE to list and designate the Charles M. Goodman House, located at 510 North Quaker Lane, for preservation and protection in accordance with the provisions of Section 10-300 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and Historic Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance, and to provide for the listing of this ordinance in Section 10-315 of the City of Alexandria Zoning Ordinance.

WHEREAS, Section 10-300 of the City of Alexandria Zoning Ordinance provides for the preservation of certain buildings and structures over 100 years old outside of the Old and Historic Alexandria District and the Parker-Gray District; and

WHEREAS, the Charles M. Goodman House has been nominated for inclusion on the list of buildings and structures protected under Section 10-300 of the City of Alexandria Zoning Ordinance, and the nomination has been approved by the planning commission and city council at their respective duly advertised public hearings; and

WHEREAS, the city council has determined that the Charles M. Goodman House is over 100 years old and is of significant historical, cultural and architectural interest; and

WHEREAS, in Rezoning No. 2014-0009 and Text Amendment No. 2014-0009, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 3, 2015 of a rezoning of the property at 510 North Quaker Lane from R-20/Single Family Zone to R-20/Single Family Zone with the 100 year old building designation pursuant to Section 10-300 and a text amendment to add this ordinance to the listing of 100 year old building designation ordinances in Section 10-315 of the zoning ordinance, which recommendation was approved by the City Council at public hearing on February 21, 2015; and

WHEREAS, the city council has determined that it is in the best interest of the city to adopt an ordinance to preserve and protect the Goodman House; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Charles M. Goodman House described in Exhibit A, attached hereto and made a part hereof, be, and the same hereby is, listed as a structure in the city outside of the Old and Historic Alexandria District and the Parker-Gray District which is over 100 years old and is of historical, cultural and architectural interest.

Section 2. That the Charles M. Goodman House be, and the same hereby is, designated for preservation and protection in accordance with the provisions of Section 10-300 of the City of Alexandria Zoning Ordinance.

Section 3. That Sheet No. 051.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is,

1 amended by changing, in the manner set forth below, the zoning classification of the property
2 hereinafter described:

3
4 LAND DESCRIPTION: 510 North Quaker Lane
5 Tax Map #051.01-01-33
6

7 From: R-20/Single Family Zone
8 To: R-20/Single Family Zone with 100 Year Old Building Designation pursuant
9 to Section 10-300 of the Zoning Ordinance.

10
11 Section 4. That this ordinance be listed in Section 10-315 of the City of Alexandria
12 Zoning Ordinance.

13
14 Section 5. That the director of planning and zoning be, and hereby is, directed to
15 record the foregoing amendment on the said map.

16
17 Section 6. That Sheet No. 051.01 of the "Official Zoning Map, Alexandria,
18 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria
19 Zoning Ordinance.

20
21 Section 7. That the city clerk shall transmit a certified copy of this ordinance to the
22 Clerk of the Circuit Court of the City of Alexandria for recordation among the land records.

23
24 Section 8. That this ordinance shall become effective upon the date at the time of its
25 final passage, and shall apply to all applications for land use, land development or subdivision
26 approval provided for under the City of Alexandria Zoning Ordinance which are on such date
27 pending before any city department, agency or board, or before city council, or on judicial review;
28 shall apply to all such applications which may be filed after such date, and shall apply to all other
29 facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance,
30 except as may be provided in Article XII of the Zoning Ordinance.

31
32
33 WILLIAM D. EUILLE
34 Mayor
35

36 Attachment: Exhibit A: Charles M. Goodman House Nomination
37

38
39 Introduction: April 14, 2015
40 First Reading: April 14, 2015
41 Publication:
42 Public Hearing: April 18, 2015
43 Second Reading: April 18, 2015
44 Final Passage: April 18, 2015
45

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

LISTED:

VLR
03/21/2013
NRHP
05/28/2013

1. Name of Property

Historic name: Goodman, Charles M., House

Other names/site number: VDHR file #100-5265

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 510 North Quaker Lane

City or town: Alexandria State: Virginia County: Independent City

Not For Publication: N/A

Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide local

Applicable National Register Criteria:

 A X B X C D

M. Catherine Kussner, Deputy Director

Signature of certifying official/Title:

4/4/2013

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>3</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

BRICK; WOOD; GLASS; ASPHALT; STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Charles M. Goodman house, located in a suburban neighborhood of Alexandria, Virginia, is an 1870s Victorian-era farmhouse with an unusual International Style addition designed by architect Charles M. Goodman in 1954. The original two-story farmhouse, constructed between 1873 and 1879 by an unknown builder and architect, on a seven-acre site was double-pile in plan with a side hall entryway in a relatively square footprint. The farmhouse's façade originally faced east. The house has balloon frame construction on a spread footing foundation with brick piers. Two chimneys ran throughout the house's two stories and their stacks were symmetrically placed on the deck-on-hip roof. Noted Modernist architect Charles M. Goodman purchased the property in 1946 and made significant alterations and an addition to the front and side of the farmhouse (to the east and the north, respectively) in 1954. Goodman preserved much of the Victorian farmhouse interior—largely retaining the historic integrity of the 1870s farmhouse—while making significant exterior alterations, including rearranging the fenestration pattern and applying Textured 1-11 (T 1-11) plywood panels in a dramatic black stain on the principal elevations. To contrast with the dark and solid form of the farmhouse, Goodman constructed an International Style one-story, flat roof pavilion with pre-fabricated panels featuring floor-to-ceiling glazing. The 3,839 square foot house retains its historic integrity in both its 1870s building and its 1950s addition. Secondary resources on the property include a stone-lined well, ca. 1870s, a wooden fence, 1954, and discontinuous low stone walls, 1954, all of which are

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contributing resources; a wooden fence, constructed ca. 2012, is a non-contributing structure because it postdates the period of significance.

Narrative Description

DWELLING, 1870S AND 1954, CONTRIBUTING BUILDING

FARMHOUSE EXTERIOR

The exterior of the original farmhouse, constructed between 1873 and 1879, had weatherboard siding and two-over-two, double-hung-sash, wood windows with cylinder glass, and shutters. It is undetermined whether the original weatherboard siding is extant under the exterior plywood panels applied in the 1950s. The original fenestration pattern on the façade included a window and door on the ground floor and three windows on the second floor. The exterior details were minimal; there were no brackets under the eaves, for example, although the eaves were deep. The house can be described as a Victorian farmhouse insofar as it was constructed in the Victorian period (lasting the reign of Queen Victoria in the United Kingdom from 1837 to 1901). However, there is no evidence of more ornate details that might identify it as something more specific in the eclectic Victorian period, such as an Italianate structure.¹ Longtime neighbor Elizabeth Hooft described the Goodman farmhouse as “just a plain house.”² A black and white photograph from the 1930s shows an exterior paint color scheme of a darker hue for the body of the house with white-toned trim details.

The earliest known photograph of the house also shows a porch that wrapped around at least two sides of the house, including the eastern entrance elevation which faced North Quaker Lane. The raised porch was reached by a short flight of stairs. Simple posts with a turned detail supported the porch’s standing-seam metal roof. The porch fulfilled its social function: in a 1998 remembrance, neighbor Cooper Dawson recalled “dances on that old porch in his youth.”³ Another undated photograph and drawing of the façade (possibly by Charles Goodman) confirmed the exterior details but showed the removal of the porch structure except for the raised porch floor. In his renovation of the house, Goodman removed the porch completely.

FARMHOUSE INTERIOR

The farmhouse, whose façade was originally oriented to the east, was double-pile in plan with a side hall entryway. On the first floor, the side entry hall was to the north; to the south were two connecting parlor rooms. It is unclear how many bedrooms were originally included in the second floor. At some time in the late nineteenth or early twentieth century, a two-story hyphen to the west or rear of the farmhouse connected the side hall and parlor rooms to a larger western room (possibly the original kitchen) on the first floor and an additional room (most likely bedroom) on the second floor. In the 1950s, Goodman altered the circulation pattern of the house. With a one-story addition to the east and north of the Victorian farmhouse, Goodman moved the entrance from the eastern façade of the original farmhouse to the northern elevation of his Modernist addition. The farmhouse was now reached after moving through the glazed living room and moving up a short flight of stairs. The Goodman addition included a new living room, kitchen, and outdoor terrace, while the westernmost room on the ground floor of the farmhouse

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became the Goodman dining room. Goodman installed new bathrooms on the first and second floors of the hyphen and created a master bedroom suite upstairs as well. A plan of the ground floor published in 1954 gives the clearest articulation of the arrangement of the original Victorian rooms and the Modernist addition.

Interior details of the original farmhouse are known from intact materials. The first floor of the farmhouse appears to have been little altered by Charles Goodman, except for a reorientation and reconstruction of the stair in the side hall. The two rooms in the original house formed a double parlor with each room measuring approximately 15 feet square. The one-inch-by-four-inch, tongue-and-groove wood flooring in the double parlor on the first floor is original, though Goodman replaced the flooring in the side hall. Goodman reused some of the original two-over-two, double-hung sash windows with cylinder glass while installing some new larger windows during the 1950s renovation. The two-over-two windows are framed in their original Victorian moldings. The same Victorian molding profile is also evident surrounding the doors on both the first and second floors of the original house, though Goodman did change the trim profile to a flat, modern profile on the side hall side of the doorways on the ground floor. The doors themselves—Victorian four-panel wood doors with mortise-and-tenon construction—appear to be original to the house. While Charles Goodman did replace the door knobs to a uniform silver tone set (also used on the new doors Goodman installed, as in the door between the original farmhouse and the glass pavilion), some doors still have their mortise locks. Additionally, double-knuckle hinges also appear to be original. In the front parlor on the ground floors, the original brick hearth remains in place, though Goodman replaced the woodwork framing the fireplace, painted out the tile surround, and installed a large mirror above the fireplace. The second fireplace in the back parlor, which has since become a flue for the boiler, may have been open to the room, though the character of its surround, if any, is unknown. While now a double door communicates between the two rooms on the first floor of the original house, most likely pocket doors divided the rooms and may still be extant within the walls.

The stair hall and second floor of the original farmhouse is less intact. Goodman reconfigured the original stairs in the generously sized side hall, though he cut, reused, and rehung the wooden banister for his stair to the second floor and for a short stair connecting the original farmhouse to the glass pavilion addition. The exact configuration of the original stair is unknown. Given the curve of the banister and the generous size of the side hall, the stair most likely had a landing. Upstairs includes original doors to the house (one has louvered opening on the two bottom panels) and some original windows with Victorian moldings. The original plan of the second floor and the original number of bedrooms is unclear. The flooring has since been changed, and Goodman later added bathrooms which have since been altered.

PRE-GOODMAN FARMHOUSE ADDITIONS

Between its construction in the 1870s and Goodman's major renovation in the 1950s, the original house obtained additions off of the west elevation. Ultimately, a larger space was connected to the original farmhouse by a hyphen, both of which were two-story spaces by the time of the Goodman intervention. The dates and sequences of these spaces are undetermined. However, it is possible that the original farmhouse had a dependency with a kitchen and upstairs living space,

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and that this space was linked to the main house by a narrower hyphen. Framing members in the basement suggest these additions were from the late Victorian era, meaning either late nineteenth or early twentieth century. In contrast to the deck-on-hip roof, the most western addition has a gabled roof. Additionally, this portion of the enlarged house does not have mitered soffit corners, suggesting that it may have been constructed as a minor or secondary building. The hyphen soffit also simply abuts the original farmhouse soffit, implying the two in fact were not originally tied together. On the interior of this addition in the current master bedroom, there are two-over-two windows with cylinder glass, but the trim detail is different than the original farmhouse. Here, there is a bead-molding detail that Goodman used elsewhere, suggesting that these windows were reinstalled during the 1950s.

PRE-GOODMAN OUTBUILDINGS

The property also had several outbuildings prior to ownership by Charles Goodman. Neighbor Cooper Dawson remembered, in his own words, “a well, the windmill and barn in the back of the house.”⁴ Some of these wooden structures, most likely the barn, are visible in a 1930s photograph of the house, and the footprint of three structures is evident on the 1946 property survey. The well is extant on the western side of the property close to the western additions to the original house and is a contributing structure. The windmill and barn are no longer extant. Goodman razed these structures between 1946 and 1954. In place of the barn, Goodman constructed a “utility building” with a garage. This building was torn down in the late 1990s or early 2000s with the subdivision of the property.

CHARLES M. GOODMAN RENOVATION AND ADDITIONS

When Charles Goodman and his wife purchased the property in 1946, they obtained a 1870s farmhouse with additions and several outbuildings on a seven-acre site. Goodman would live in the house for five to six years before undertaking a renovation of the farmhouse and the additions of a kitchen, glass living room, covered terrace, service building, and shed. While different accounts give varying dates for Goodman’s addition, Goodman’s completed house was published in *The New York Times Magazine* in November 1954, putting his construction timeline more closely between 1953 and 1954.⁵ The completed house measured 3,839 square feet.

Charles Goodman worked within the footprint of the original Victorian farmhouse and both preserved and reused many original materials, including original wood flooring, Victorian-era trim, four-paneled doors, two-over-two cylinder glass windows, and the wooden banister.⁶ Goodman did not significantly alter the original floor plan, particularly on the first floor of the original farmhouse. Some changes he made were minimal but effective. For example, Goodman built in a large rectangular mirror extending from the mantel to the ceiling in the front parlor—which Goodman renamed his library – in order to reflect more light throughout the space. In walking through the original farmhouse, one gets the feeling that Goodman respected the house for what it was and did not attempt to remake it into something radically different.

While Goodman preserved much of the original house fabric in the interior, he made some dramatic alterations to the exterior. In addition to removing the porch, Goodman altered the

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fenestration pattern and added new exterior cladding to create a dramatic effect. For the siding, Goodman installed Textured 1-11 (T 1-11) prefabricated plywood siding—grooved plywood panels that sought to mimic tongue-and-groove wood—in what may have been one of the first uses of the product.⁷ The panels were stained a dramatic black and trimmed in contrasting white, making a strong geometric, Mondrian-like grid on the facades in equal parts. Importantly, not all the exterior was a uniform black or even T 1-11 panels. In some places, such as in the exterior courtyard, he used horizontal wood paneling that may have been left in its natural state. The cladding in the hyphen included vertical wooden siding of either natural wood or a lighter, non-black stain. On the eastern elevation of the original farmhouse, not all of the panels were stained black: on the ground floor at the center, two of the panels were in a lighter shade.

Goodman rearranged the windows so that the pattern was two windows over two windows on the east and south elevations of the original farmhouse. The primary entrance to the house was moved to the new glass pavilion. He also replaced two of the windows with large scale floor-to-ceiling glass on the ground floor of the eastern elevation, in what became the guest room in the Goodman plan on a western elevation, and in the dining room. The window replacements were accomplished employing his system of prefabrication where the walls were constructed in the workshop and shipped to the site fully glazed. Goodman noted the ease of the system even in working within a nineteenth-century house: “Opening up the wall and closing it again with the glass panels took only a few hours. This was in the middle of winter, and while we were actually living in the old house.”⁸ Importantly, Goodman did retain the hipped-and-gabled roofline of the original house rather than making it a flat roof.

In the interior of the original house, Goodman made some alterations while keeping much of the character of the Victorian period. In the front or eastern ground floor parlor, renamed in the Goodman plan as the library, he remade the fireplace surround, added a larger mirror above the mantel, and installed glass shelves and built-in drawers. In place of pocket doors, he installed swinging doors to communicate between the front and back parlors. In the side hall, he installed new random-width wood flooring with pegs imitating mortise-and-tenon construction throughout the length of the original side hall to the dining room. Under these floors was radiant heating, which he also installed on the ceiling of what became the dining room (most likely to heat the master bedroom). Goodman put in a new bathroom in the hyphen, the tiles and fixtures of which are still intact. He transformed the western wall of the dining room on the first floor into a wall of glass, allowing expansive views to a lawn. He changed the orientation of the stair, while reusing the banister, and added both wood paneling and large windows in the stairway.

On the second floor, Goodman added built-in cabinets to the bedrooms and installed two new bathrooms. In the master bedroom, he added trim molding along the edges that mirrored the trim detail on the exterior. The type of flooring Goodman either preserved or installed on the second floor is now unclear. The flooring now extant on the second floor is wood, carpet, and tile.

KITCHEN ADDITION

To the east and north of the farmhouse—to its front and side—Goodman made a large, one-story, square addition with a flat roof that included a new kitchen, living room, open air

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courtyard, and covered terrace.⁹ In the kitchen addition, which was tucked along the northern side of the hyphen of the old farmhouse, Goodman created a thoroughly modern space made from prefabricated industrial materials. Goodman selected white steel St. Charles cabinets that ran along three of the kitchen walls with simple metal pulls, stainless steel countertops, and a mirrored backsplash, in the words of Goodman himself, “to make the kitchen surfaces look bigger and to help light them up.”¹⁰ An island contained the cooktop, and overhead were two large industrial exhaust fans. Goodman continued his experimentation with wood paneling in the kitchen, here using wide 1-by-10 v-joint paneling on the ceiling.

To communicate with the dining room, Goodman opened up a wall between the kitchen addition and the dining room in the old farmhouse, placing a low built-in counter with chairs as an informal eating area. Goodman also included mechanisms to close off the kitchen from the dining room. He placed tracks above and below this opening on the dining room side where panels could be closed, keeping the kitchen and its services hidden from formal dining. Originally, a swinging door communicated between the dining room and kitchen, though the door is no longer in place. In keeping with the original farmhouse feel, Goodman installed at the western end of the kitchen a modern Dutch door, split in half so that the top portion could be opened for air circulation while the bottom could remain closed.

THE GLASS PAVILION

The most striking part of Goodman’s addition was the 34-foot-by-20-foot enclosed glass pavilion, which housed the living room, foyer, and entrance in an L shape. The glass pavilion addition was formed by 21 panels of 8-foot-by-10-foot prefabricated sections, some composed of fixed glass, some with movable glass panels, and some with wooden panels. A cantilevered concrete fireplace anchored to a massive stone chimney dominated the room and helped to distinguish the foyer from the living room. The rich wood paneled ceiling, heated flagstone floors, stone chimney, and expansive floor-to-ceiling glazing made this addition feel earthy and deeply connected to the surrounding landscape. The pavilion blurred the line between exterior and interior, shelter and exposure. Juxtaposed against the 1870s structure, it was everything the farmhouse was not: transparent, light, and permeable. It was an ethereal addition in the strongest possible contrast to the opaque form of the Victorian farmhouse.

The L-shape glass room addition showcased Goodman’s beliefs in how a space should be unveiled as one moves through the house. For Goodman, Modernism did not necessarily mean the crafting of one large empty space: “An open plan isn’t just an empty plan—it has to be handled in a very subtle way to keep it from being boring and obvious.” Goodman rearranged his plans with an architectural *parti* (the basic arrangement of a building’s plan) that guides the visitor from one sightline to the next. As Goodman stated, “The house unfolds before you gradually, not all at once.”¹¹ This unfolding begins with Goodman’s non-obvious placement of the front door. Goodman moved the entry to the house from its original location on the eastern façade of the original farmhouse to the northern elevation of his glass addition. This change fundamentally altered the experience of the house, so that the visitor first entered the house through the Modernist addition and later moved through the Victorian farmhouse. From the driveway of the Goodman house, the visitor approached the addition and was confronted with a

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stone wall, which obscured the view of the courtyard beyond. Confronting this stone wall also meant the position of the front door was not obvious to the first-time visitor. Goodman placed the door to the left, perpendicular to the walkway and stone wall. Once inside the door, the large stone fireplace Goodman included within the addition shielded the view of the living room from the entry vestibule. The living room was revealed only after the visitor moved through the short foyer and turned to the right or south, where new sightlines were revealed. Directly ahead was the view of a short flight of stairs to the original farmhouse and a glimpse of a Victorian-era four-paneled door leading to the back parlor (what Goodman renamed the guest room in the 1954 published plan), creating a visual as well as physical connection between the new and old. As one was drawn along this axis to the older portion of the home, the floor to ceiling glazing drew the eye to the outdoor landscape. To the left or east was a small terrace; to the right or west, an open air courtyard and covered terrace. Goodman furnished the terrace as another living room, enticing the visitor to move toward this outdoor space.

At the culmination of the procession through the living room, Goodman treated the connection between his Modernist addition and the original farmhouse so that there was both distinction between the spaces as a well as continuity. The transition from new to old is marked by physical and sensory cues. To move from the addition to the original farmhouse, the visitor must ascend a short flight of stairs. The effect of this change in level is substantial. In the addition, the visitor is on literal ground level; this inclusion on the ground level, combined with the stone floor of the living room and the transparency of the glass walls, makes the visitor feel at one with nature. In moving up the stairs, that sense is broken. The visitor ascends from a light-filled, ethereal, and transparent room filled with images of nature to a darkened and relatively opaque transition point, ultimately facing the wall of the original side entry hall that is elevated above nature and with no view to it. Once at the top of the stairs, the visitor inhabits a small vestibule, giving pause to appreciate the change from a sense of exterior (if enclosed) space to a sense of interior space. However, Goodman included natural materials within this transition point to tie the spaces together and honor the traditional materials of the farmhouse. The wooden banister at the side of the stair literally connects the visitor to a natural material and more importantly directly connects to the original farmhouse's history, as this banister was reworked from the original. Also, Goodman clad the walls and the ceiling of this vestibule with wood paneling, further establishing the connection to nature and the materials used in the farmhouse. Notably, Goodman included a door at the top of the stair in the transition to the Victorian farmhouse, allowing for a physical division between the old and the new if desired.

For comfort in the glass-enclosed living room, Goodman included radiant floor heating in addition to the fireplace. Goodman largely used single-pane glass instead of insulated glass, which was not widely available until the 1950s. Goodman was reported to have said that a sweater was the solution to a chilly glass room.¹² For privacy, Goodman did include curtains.

In the L-shaped covered terrace that formed the other half of the addition, Goodman emphasized his structure and his architectural references. The exposed wooden H-beam columns visually mimicked the steel I-beams famously used by Mies van der Rohe in his buildings. Goodman's use of wood as opposed to steel was intentional. As architectural historian Richard Guy Wilson argued, "Goodman would later be influenced by the elementary simplicity of Mies, but he could

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never accept the steel frame for housing. As a result, his houses always retained a Wrightian [as in Frank Lloyd Wright] feel for the site and an affinity for contact with Nature.”¹³ This point is important, as Goodman consciously rejected industrial steel in residential settings as a material inappropriate for family life.

GOODMAN-ERA OUTBUILDINGS

Goodman made another sizable addition to the north and west of the property with a service building, shed, and a possible carport, all of which are no longer extant but visible in photographs and Goodman’s own architectural plans. Goodman most likely constructed these buildings on the site of the aforementioned nineteenth-century barn and windmill, which were razed. A site plan published in 1956 shows the Goodman-era outbuildings (though a marked “guest house” was not realized as such), and drawings from 1979 also document these structures.¹⁴

While Goodman had the freedom to design these new outbuildings in a completely Modernist aesthetic, close examination of photographs and drawings reveals that he consciously included design elements to tie the new outbuildings to the Victorian-era farmhouse. Goodman designed a one-and-a-half story service building (named “service building” on drawings) with two intersecting gables as opposed to a flat roof; six-over-six windows as opposed to single-pane plate glass windows; and diagonal corner braces in the garage opening as a reference to nineteenth-century vernacular architecture associated with rural structures.

While it is known that the service building included a garage, it is unclear if it also ever included an architecture studio. The service building included a small vestibule to the west with a stair leading to an upper floor. Drawings from 1979—near the time Goodman closed his studio in Washington, D.C., and moved his office to Alexandria, Virginia—as well as undated drawings show Goodman working out schemes to finish out the upper and lower spaces of the service building with cabinets and drafting tables to create a studio.¹⁵ Any documentation of this studio actually being realized remains unknown.¹⁶ Goodman’s office would eventually move to 801 North Fairfax Street in Old Town Alexandria.

To the west of the service building was a one-story building with a flat roof. While a 1956 published site plan indicated this building as a “guest house,” a photograph shows it as a mostly open structure functioning as a shed. It is likely that Goodman may have planned for a guest house but never completed it as such. Goodman used the same Textured 1-11 panels used for the main farmhouse façade for this structure, further unifying the buildings.

A set of undated drawings shows that Goodman planned a “new carport” with a flat “dolomite chip” roof adjoining the service building to the east. These drawings also indicate Goodman imagined closing in the garage and again using Textured 1-11 panels. It is likely that Goodman imagined enclosing the garage to create studio space, which then necessitated the need for a new carport. It is not known if this carport was realized.

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SECONDARY RESOURCES

Well, ca. 1870s, Contributing Structure

A stone-lined well, ca. 1870s, is extant on the western edge of the property near the rear of the original farmhouse. The well, whose dimensions are approximately 9 feet, 5 inches by 9 feet, appears to be concrete with random sized square cut flagstone pieces covering it.

Fence, 1954, Contributing Structure

A remaining portion of the Goodman-designed fence is extant on the northern property boundary. The fence ranges from 4 feet, 10 inches to 5 feet in height and is composed of T 1-11 plywood panels stained black with a simple white wooden cap.

Stone Walls, 1954, Contributing Structure

Charles Goodman designed and had constructed a series of low stone walls around the house by 1954. The low stone walls on the property range from about 20 inches to 24 inches in height and are random fieldstone with square cut flagstone caps. The low stone walls are discontinuous but are located in the following areas: north of the Goodman addition separating the gravel parking area from the landscaping; on the east adjacent to the farmhouse block; on the south, the stone wall is approximately 3 feet, 5 inches and is adjacent to a stone terrace off the south of the house; and on the west adjacent to the well and separating an at-grade terrace from the well.

Fence, 2012, Non-contributing Structure

In 2012, a six-foot tall board fence stained black with new stone piers at the driveway was constructed along the eastern property line.

THE HOUSE AND ITS LANDSCAPE

For Charles Goodman, the landscape was an essential component of the house and additions. Goodman most likely chose to purchase the farmhouse because of its more rural site, well outside dense Old Town Alexandria where he had previously lived. The original seven-acre property with open lawns and mature elm trees was similar to other sites in which Goodman built, including the residential development of Hollin Hills in Fairfax County, Virginia.

The same principles that informed the arrangement of the house's interior informed the landscape as well. In Goodman's desire to create spaces that unfolded as the visitor moved through them, he used "a lot of elements: fences, pools, retaining walls, paved areas, and so on" in the landscape to craft complex and interesting sightlines.¹⁷ The large plate glass panels in the house allowed views to expansive lawns. The hardscapes had bluestone for pathways. The courtyard originally included a small pool, and another larger pool to the west of the house was indicated in a site plan published in 1956 (though it is unclear if this was constructed). The landscape today includes just over .5 acre and retains the house setting while including the low and high stone walls which remain intact and still screen views and echo the stone used in the

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chimney in the Goodman addition. The fence constructed by Goodman with T 1-11 plywood panels continues to line the northern boundary of the property.

It is unclear if any of the Goodman-era plantings are extant today, and there is little appearance of a formal landscape program.¹⁸ However, the site remains a moderately wooded with mature elm trees and Japanese maples, low ground cover is also widespread, and an open lawn area exists on the south side of the house in keeping with Goodman's vision of open space.

POST-GOODMAN HOUSE HISTORY

Alterations, some substantial, have been made to Goodman's designs for the house. The service building and shed were demolished around 2000, when Goodman's second wife, Dorothy, sold off a western portion of the seven acres. This land was then developed to include six large Colonial Revival-style house—which given their size, architectural detailing, and close siting would be called, derisively, “McMansions”—along a new road named Malvern Court. Goodman (or at least his firm) had imagined this development, though in slightly different configuration and with 10 houses.¹⁹ The sale of the land and subsequent development have affected the original views from the dining room and glass pavilion. Also sold from the original Goodman seven-acre lot was a portion of land fronting North Quaker Lane. In 2007, a large house in a combined “Tudor Revival and French Eclectic” style was proposed for that site.²⁰ Ultimately, that proposed house was not constructed and today that portion of land remains wooded. Only part of the original Goodman black-stained fence with white trim exists along the northern edge of the property. A new fence, sympathetic to the design of the Goodman-designed fence, was added to the eastern boundary of the portion in 2012 and is a non-contributing structure. After Dorothy Goodman sold the house in 2006, the black Textured 1-11 panels on the body of the farmhouse were painted a khaki color in one of the most visible exterior alterations. It is likely that during this painting the exposed wood paneling on the exterior was also painted.

Changes to the interior of the house since Goodman's era have been minimal. The kitchen's St. Charles steel cabinets were painted black; granite countertops and a tile backsplash in place of the mirror were installed; the cooking island cabinets were replaced; and a new tiled kitchen floor was also installed. A doorway was added from the kitchen to communicate with the glass living room, prompting the removal of some of the upper and lower St. Charles steel cabinets on the kitchen's eastern wall. A nearby floor-to-ceiling cabinet in the pavilion was also removed. The second floor of the farmhouse has had changes to the flooring and finishes, and the bathrooms were reconfigured. However, these changes have not made a negative impact on the house.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

OTHER: Charles M. Goodman

ARCHITECTURE

Period of Significance

1946-circa 1960

Significant Dates

1946

1954

Significant Person

(Complete only if Criterion B is marked above.)

Goodman, Charles Morton

Cultural Affiliation

N/A

Architect/Builder

Goodman, Charles Morton

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Charles M. Goodman house in Alexandria, Virginia, was the personal home of noted Washington, D.C.-area architect Charles Morton Goodman (1906-1992). Goodman's principal career achievement was to make Modern houses—houses that privileged openness in plan, natural textures and materials, and a strong visual connection to nature through extensive use of glass—available to the middle class. Goodman brought Modernism to the wider marketplace in the 1940s through the 1960s with his designs for more than 450 houses in Hollin Hills (1946-1961) in Fairfax County, Virginia, and other Washington, D.C.-area suburban developments; prefabricated plans for National Home Corporation that informed 100,000 homes; and his 1957 Aluminum Company of America (ALCOA) Care-Free Home. By the time Goodman renovated and added onto his own dwelling in the early 1950s, when he was in his 40s, more than 32,500 houses of his design had been constructed.²¹ Because of Charles Goodman's significant role in introducing the Modernist aesthetic to American domestic architecture, and because his own house, which is an unusual and striking example of an International Style addition to a preserved Victorian-era farmhouse in which he resided during his career, the Charles M. Goodman House fits within both Criteria B and C for his significance as an architect at a statewide level. The period of significance for this house begins in 1946, the year Goodman purchased the farmhouse, and ends in ca. 1960, which captures the productive years of Goodman when his designs were at their height. Secondary resources on the property include a stone-lined well, ca. 1870s, a wooden fence, 1954, and low stone walls, 1954, which are all contributing structures; a wooden fence, constructed in 2012, is a non-contributing structure.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

THE GOODMAN HOUSE IN THE CONTEXT OF GOODMAN'S CAREER

Charles Goodman came of age in an era of architectural education that privileged Modernism. Goodman, who was born in New York City to Polish immigrant parents, lived also in California before settling in Chicago. There, he attended high school and entered the architecture program at the Armour Institute of Technology in 1928 and graduated in 1931. In Chicago, Goodman would be exposed to the architecture of Louis Sullivan and Frank Lloyd Wright, architects who had a significant impact on American and modern architecture particularly in their integration of nature in design. While Goodman left the Armour Institute of Technology well before it became the Illinois Institute of Technology (I.I.T.) and before famed German-born architect Ludwig Mies van der Rohe took over its architecture school in 1938, it is clear Mies also influenced Goodman, as was recounted by people who worked with him. Goodman reportedly said he was from the "Mies van der Rohe School," implying that he closely identified with Mies's frank revelation of structure, minimalist palette of materials, and stark forms.²² Goodman married Charlotte Dodge in 1934. By 1936, Goodman and Charlotte moved to the Washington, D.C., area, where Goodman continued in a job as an architect with the United States Treasury.²³

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While Goodman produced significant buildings in the 1930s, including designs for the Washington National Airport (which was not realized as Goodman envisioned it) in 1939 and the United States Federal Building Court at the 1939 New York World's Fair, Goodman left government employment and focused on housing design in his private practice in the 1940s. It was in the domestic architecture—both custom and commercial—that Goodman made his mark. He worked with developer Robert Davenport on Hollin Hills in 1946, which would not be completed until 1971 and ultimately produced 463 houses, only eight of which were not of Goodman's design. Another housing development in Fairfax County, Virginia, was Oak Forest, whose houses Goodman designed between 1953 and 1954 just as he was remodeling and adding on to his own home. Additionally, Goodman designed homes in developments called Hammond Hill (1949-50) and Wheatoncrest (1951) in Maryland. Further proving his belief in standardization and prefabrication, Goodman designed house plans for the National Homes Corporation in 1953, which led to 100,000 houses being built, and also the ALCOA Care-free Home in 1957.

Goodman's addition to his farmhouse in Alexandria was not unlike his designs for the houses he produced for the mass market. In these designs, Goodman used prefabricated materials, flat roofs (and many slightly pitched roofs), and large expanses of plate glass. His designs for the ALCOA Care-Free Home also included wood paneling juxtaposed next to floor-to-ceiling glass. His personal dwelling, however, remains the one example of Goodman's version of Modernism confronting historical architecture so directly.

Goodman's work on his own residence came at the height of his career while he was in his 40s. He continued with high profile commissions through the 1960s, including the Unitarian Universalist Church of Arlington in 1964, designs for the development of Reston in 1965, and the River Park Cooperative in southwest Washington, D.C., sponsored by the Reynolds Corporation. Goodman would design his last buildings in the 1980s. He died from lung cancer in 1992.

THE GOODMAN HOUSE IN THE CONTEXT OF MODERN ARCHITECTURE

Goodman's modernist houses were striking, but they were not out of context for what was occurring in architecture in the post-World War II period. Modernism at this time took a strong hold in the United States, particularly with the immigration of major European modernists like Ludwig Mies van der Rohe, Walter Gropius, and Marcel Breuer. Goodman's designs for Hollin Hills and Hammond Hills compared closely to the Joseph Eichler houses constructed between 1950 and 1974 in the Bay Area and Los Angeles in California and to the Case Study House Program (1945-1966) in Southern California. Following World War II, there was a large push for mass produced houses in the United States, and Modernism was seen as an appropriate expression for this new era in American consumerism and optimism.

The Charles M. Goodman house has two close contemporaries that share its aesthetics: Philip Johnson's Glass House (1949) and Ludwig Mies van der Rohe's house for Dr. Edith Farnsworth (1945-1951) in Plano, Illinois. Both are landmarks of Modernism, challenging conceptions of privacy and livability in domestic architecture. Like Goodman's glass addition, both houses

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maximized the connection to their idyllic sites through vast expanses of floor to ceiling glazing. They expressed their structure, though both houses used steel (Mies's painted white, Johnson's left dark) in contrast to Goodman's use of wood. While Goodman admired Mies, his glass pavilion has more in common with Philip Johnson's Glass House. (Notably, Johnson knew of Mies's designs for the Farnsworth House, which much informed his Glass House.) Like the Glass House, Goodman's pavilion was not raised from the ground but rather connected to it. Like the Glass House, Goodman's addition included multiple operable windows to allow for air circulation (by contrast, Mies's house only included two). Like the Glass House, Goodman used an earthy flooring material to continue the connection with the exterior landscape. In some ways, Goodman surpassed Mies and Johnson. His plan was more revealing in terms of sightlines. Most significantly, Goodman's addition stands well apart from Mies and Johnson in its respect for and connection to an historic structure.

CONTEMPORARY RECEPTION OF THE GOODMAN HOUSE

The Goodman house was published in national journals and newspapers and recognized early as a significant Modernist house by a significant architect. In 1954, a short feature on the house appeared in *The New York Times Magazine*. The house was showcased in an eight-page spread in the journal *House & Home* in 1956. The American Institute of Architects Washington Metropolitan chapter included the house in its publication, *Washington Architecture, 1791-1957*.²⁴ The house was also included in *Architecture in Virginia: An Official Guide to Four Centuries of Building in the Old Dominion* (1968), which selected a particular building for its "architectural excellence" as well as "architectural significance beyond its immediate locale, either on the State or the national level."²⁵ This book also recognized Goodman's houses at Hollin Hills and Reston in Virginia. These publications demonstrate that Goodman's house was held up as an important house of a significant American architect from an early date.

GOODMAN'S PHILOSOPHY OF ARCHITECTURAL ECONOMY

That Charles Goodman chose to rework the 1870s farmhouse and add a Modernist addition instead of demolishing the historic structure entirely is remarkable because it went against prevailing Modernist architectural practices. Architectural Modernism, whose praise of the machine and industry was rooted in German Bauhaus teaching and production in the early twentieth century, purposefully avoided overt historical references in the service of finding a new architectural vocabulary to express modern life. Modernism in this period was not kind to historic preservation. The destruction of a large, vibrant African American neighborhood in south side Chicago to make way for Ludwig Mies van der Rohe's new campus for the Illinois Institute of Technology in the 1940s and 1950s is an often cited example of how Modern architects preferred a tabula rasa over historic preservation. It was in this period that the federal government supported large scale urban renewal projects that demolished older properties in the name of removing "blight." At this time too such architectural landmarks as McKim, Mead & White's Pennsylvania Station in New York City (1910, demolished 1963) were torn down for redevelopment. By the 1960s, the movement to respect historic fabric and work within

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historically layered and diverse environments coalesced in the National Historic Preservation Act of 1966.

In domestic architecture, when Modernist architects constructed houses similar to Goodman's, they typically constructed anew. Mies' Farnsworth House, Philip Johnson's Glass House, and Walter Gropius's house share Goodman's Modern aesthetic. Yet unlike Mies, Johnson, and Gropius, Goodman conceived of his glass box in conjunction with a Victorian-era house. (One motivation for the preservation of the house may have come from Goodman's wife Charlotte, who was reported to have been "fond" of the farmhouse.)²⁶ Goodman was highly unusual among his Modernist colleagues in working with an older property instead of starting from a blank slate. In this sense, Goodman was ahead of the historic preservation movement. This fact makes the Charles M. Goodman house a unique and contrarian example of the Modernist period, particularly among Modernist architects' own homes.

Yet Goodman's desire to rework and reuse older materials stemmed from a desire for economy and thrift rather than a larger philosophical principle about the value of preserving history. Understanding that Goodman ultimately desired economy of materials in all of his projects—old and new—resolves any dissonance between an 1870s farmhouse and 1950s Modernist glass box. For Goodman, the focus was ultimately on creating affordable good design through a philosophy of economy and thrift.

Goodman had a history of reusing historic materials in the name of economy. In 1946, *Architectural Record* published an article on a Goodman-renovated Colonial-period house in Virginia. From the house, which had sustained significant damage in a fire, Goodman saved the bricks from the demolished second story which were reused in the outdoor terrace; salvaged porch tile was incorporated in the bath and nursery; and slate from the roof was used as tile in the hearth. As the article noted, "Thrift, in a leading role, cut several other corners, ingeniously incorporating considerable leftover material in the new design." Goodman used "the remainder of the shell...for economy's sake" but reworked the plan to create a modern family house.²⁷ In another house in Alexandria, Virginia, published in 1947, Goodman incorporated reclaimed bricks from an eighteenth-century feed store located on the property.²⁸

Goodman also advocated saving money and time by using prefabricated construction, a position he detailed in an extensive article on his home published in 1956 in *House & Home*. His criticism of traditional house building was that the house was constructed twice, needlessly increasing cost. As Goodman described the inefficient process:

Well, when you build a traditional house, you really build two houses. First, rough carpenters, who are fast and inaccurate, put up the framing. Then you call in the finish men. They are slow, expensive, and accurate, and in effect they build a second house around the rough framing.²⁹

To conserve time, effort, and money, Goodman believed that components should be constructed off site in workshops where carpenters had access to power tools. The components could then be shipped to the construction site and assembled quickly and efficiently. Goodman prescribed,

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“When you have precision work to be done, do it under cover where your skilled men can work best and take the most advantage of power tools and jigs. And then let the assembly of the finished parts of your house be done by rough carpenters on the site, with no chance of error and no waste of time.”³⁰ The fact that Modernist designs exposed the structure rather than concealed it also meant that additional work was not required, and the modular conception of the design also increased the speed of construction. Goodman noted that in the addition to his own house three carpenters were able to put up the addition in just two days. Prefabricated components also eliminated waste. The prefabricated wall panels, which when placed together formed a wooden H-column, provided the structure itself. “In our house,” Goodman said, “we use every stick of wood and we use it well. We don’t waste any of it.”³¹

Goodman’s philosophy of architectural economy extended to using readily available commercial materials rather than ordering custom pieces. In Goodman’s words, he used “old materials in new ways.”³² For his own house, he applied wood intended for floors as horizontal and vertical siding and on the ceiling because he liked “the color and texture of wood, its acoustic qualities, its ease of maintenance.” Examination of the house reveals more than five different types of wood paneling placed both vertically and horizontally on the walls and ceilings, evidence of Goodman’s experimentation. The use of a mirror as a kitchen backsplash was also using a common material in an unconventional way, this time to open up the view. The kitchen fans were “roof ventilators generally used in factories.” Goodman proclaimed, “We haven’t even begun to exhaust the materials and gadgets available to us today.”³³ Goodman’s approach of using common, everyday materials in inventive ways is a hallmark of his Modernist vernacular.

THE CHARLES M. GOODMAN HOUSE: MODERN MEETS VERNACULAR

Goodman’s strong identification with the Modernist movement makes the architecture of his own home all the more surprising. While its striking juxtaposition of old and new appears jarring at first, Goodman’s renovation of the nineteenth-century farmhouse and Modernist addition in prefabricated parts were rooted in his belief in the value of vernacular—or everyday—landscape and materials. Historians have positioned Goodman’s work as a new Modernist vernacular. Elizabeth Jo Lampl argued that Goodman sought to make “tomorrow’s vernacular” in creating commercially available modern design for a middle class consumer.³⁴ Richard Guy Wilson asserted that Goodman’s designs “formed the basis of the generic Modern American house and school, widely imitated in every part of the country.”³⁵

In Goodman’s own house, the vernacular of tomorrow collided with the vernacular of yesterday. The original 1870s farmhouse was itself vernacular architecture—modest in size and detail, of a common plan, constructed with common methods and materials, with no known architect or builder. By preserving the farmhouse’s structure, interior plan, and many original materials even while altering aspects of the house, Goodman honored the history of the property in an atypical act of historic preservation in the mid-twentieth century. Goodman’s new addition to the house promoted a forward looking twentieth-century vernacular in its prefabricated parts and common materials used in new ways. In both the old and the new, Goodman advocated an economical approach to design, reusing historic fabric and saving time and money in prefabrication. The

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Charles M. Goodman house is an unusual Modernist melding of old and new and a cohesive expression of what Goodman believed could be common, everyday, vernacular design.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Archival Sources

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Local History and Special Collections, City of Alexandria Library, Barrett Branch, Alexandria,
Virginia. Vertical Files, "Historic Property—Quaker Lane"

Robert C. Lautman Photography Collection, National Building Museum, Washington, D.C.

Virginia Room, City of Fairfax Regional Library, Fairfax, Virginia

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Jirikowic, Christine, Gwen J. Hurst, and Tammy Bryant. "Phase 1 Archaeological Investigations at 1400 Janney's Lane (44AX191)." May 2004., <<http://alexandriava.gov/uploadedFiles/historic/info/archaeology/ARSiteReportJanney'sLaneAX191.pdf>>, accessed September 7, 2012.

Lampl, Elizabeth Jo. "Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland." National Register of Historic Places Multiple Property Nomination, January 2004 <http://www.montgomeryplanning.org/historic/montgomery_modern/documents/Part2Goodman.pdf> accessed September 19, 2012.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☒ Federal agency
☒ Local government
☐ University
☒ Other

Name of repository: Virginia Department of Historic Resources, Richmond, Virginia;
Library of Congress, Washington, D.C.; Alexandria Archeology, Alexandria, Virginia;
Circuit Court, City of Alexandria, Alexandria, Virginia; City of Alexandria Library, Barrett
Branch, Alexandria, Virginia; City of Fairfax Regional Library, Fairfax, Virginia; Fairfax
County Courthouse, Fairfax, Virginia; National Building Museum, Washington, D.C.

Historic Resources Survey Number (if assigned): VDHR File No. 100-5265

10. Geographical Data

Acreage of Property 0.613 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.814218 | Longitude: -77.090067 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Charles M. Goodman House, City of Alexandria, is shown on the accompanying map and is denoted as tax parcel #051.01-01-33.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Charles M. Goodman House, City of Alexandria, encompasses 0.163 acre and is historically associated with the property. It includes the 1870s historic farmhouse with the 1954 addition and secondary resources associated with the period of significance.

11. Form Prepared By

name/title: Margaret M. Grubiak, Ph.D.

organization: Villanova University

street & number: 804 Mount Vernon Avenue

city or town: Alexandria state: Virginia zip code: 22301

e-mail: margaret.grubiak@gmail.com

telephone: 202-714-5254

date: November 30, 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Charles M. Goodman House

City or Vicinity: City of Alexandria

County: none **State:** Virginia

Photographer: Catherine Kahl Miliaras

Date Photographed: November 14, 2012

Digital Images stored: Virginia Department of Historic Resources, Richmond, Virginia.

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0001

View: Interior, looking west toward front door

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0002

View: Interior, looking southwest into living room

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0003

View: Interior, looking west into kitchen

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0004

View: Interior, looking east through dining room to hall, original portion of house

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0005

View: Interior, looking northeast at stair

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0006

View: Interior, looking southeast into parlor, original portion of house

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0007

View: Exterior, looking south from driveway

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0008

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View: Exterior, looking west into Goodman addition

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0009

View: Exterior, looking west at original block

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0010

View: Exterior, looking north at original block

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0011

View: Exterior, looking northeast

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0012

View: Exterior, cistern, west of house

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0013

View: Exterior, looking east through courtyard

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0014

View: Exterior, example of stone wall found throughout property

Photo: 100-5265_CityOfAlexandria_CharlesMGoodmanHouse_0015

View: Exterior, property boundary fence on north property line, T-111 board, painted black

Supplemental Materials Log

1 of 11: The Charles M. Goodman House, ca. 1954, showing the eastern façade. The original farmhouse (left) was constructed between 1873 and 1879. Goodman remodeled the house and added a glass pavilion (right) to the house between 1953 and 1954. From the Robert C. Lautman Photography Collection, box 33, courtesy of the National Building Museum, Washington, D.C.

2 of 11: Detail of June 17, 1946 deed between John A. McCrary and Mary E. McCrary (sellers) and Charles M. Goodman and Charlotte D. Goodman (buyers). This survey dated June 4, 1946 shows the farmhouse with outbuildings on a 6.6203 acre plot. From Deed Book 494, page 543, Historical Records, Fairfax County Courthouse, Fairfax, Virginia.

3 of 11: First floor plan of the Goodman farmhouse (shaded in gray) with the Charles Goodman addition (right). The plan is oriented with north at the right. From the Robert Lautman Photographic Archive, box 33, courtesy National Building Museum, Washington, D.C. Also published in Betty Pepis, "Old Frame, New View" *New York Times Magazine* (November 21, 1954): 50.

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4 of 11: Photograph of the eastern façade of the farmhouse, possibly showing the child Peter McCrary (born January 30, 1934) and his aunt, Montgomery McCrary, ca. 1935-36.

Photograph courtesy of Peter McCrary, Michael Wayne and Karen Ongley.

5 of 11. Comparison between a photograph of the eastern façade of farmhouse, published in 1954 (left), and an eastern elevation drawing of the farmhouse (right) published in 1956.

Note the left image has been flipped horizontally to correct its orientation. Left image from Betty Pepis, "Old Frame, New View" *New York Times Magazine* (November 21, 1954): 50. Right image from "A Top Builders' House Architect Tries a New for Tomorrow," *House & Home* 9 (January 1956): 132.

6 of 11: Photograph of southern façade of farmhouse post Goodman renovation, ca. 1954, showing the original farmhouse (right) and the additions of the hyphen (center) and gabled structure (left). From the Robert C. Lautman Photography Collection, box 33, courtesy of the National Building Museum, Washington, D.C.

7 of 11: View of dining room looking west through the plate glass to a large lawn, ca. 1954. This image shows rails to the right which allowed panels to be closed across the pass through to the kitchen. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

8 of 11: View of kitchen with white St. Charles steel cabinets, simple metal pulls, mirrored back splash, stainless steel countertops, and wide plank wood paneling on the ceiling with industrial fans over the cooktop, ca. 1954. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

9 of 11: The glass enclosed living room of the Goodman addition, ca. 1954. Visible here are the cantilevered concrete fireplace, stone chimney, wood paneled ceiling, and flagstone floors with radiant heating. While most of the prefabricated panels were filled with plate glass, some like the panel above were filled with wood paneling. The bench is a Jens Risom piece. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

10 of 11: View of the Goodman addition from the entry courtyard, ca. 1954. The path to the house is at the right. The visitor is confronted first with a stone wall, obscuring the open courtyard beyond, and the entry door is hidden to the left. From the Robert C. Lautman Photography Collection, box 34, courtesy of the National Building Museum, Washington, D.C.

11 of 11. Photograph of the living room as one turns from the foyer, ca. 1954. Goodman created a circulation plan where the visitor is drawn through the living room toward the short stair that connects the new addition to the older farmhouse. Through the doorway, the Victorian-era four paneled door can be glimpsed, making a strong visual connection between the new and the old. Visible here also is a floor to ceiling cabinet at right, which has since been removed. The chairs around the table were designed by George Nelson. Note that this

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photograph has been flipped horizontally to correct its orientation. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ENDNOTES

¹ One description of the property erroneously described that the house had “Italianate details.” See BAR CASE #2006-0108, 508 N. Quaker Lane, February 21, 2007, “Historic Property—Quaker Lane” vertical file, Local History and Special Collections, City of Alexandria Library, Barrett Branch, Alexandria, Virginia.

² Interview with Elizabeth Hooff, January 17, 2006, Oral History Program, City of Alexandria, <<http://alexandriava.gov/uploadedFiles/historic/info/history/OHAOralHistoryHooff.pdf>> accessed September 7, 2012.

³ Patricia Dane Rogers, “Turning to Modernism,” *The Washington Post*, Home Section (5 February 1998): 8.

⁴ As quoted in *ibid*.

⁵ See Betty Pepis, “Old Frame, New View,” *New York Times Magazine* (November 21, 1954): 50-1.

⁶ Some sources specifically note that Goodman reused wood from the porch ceiling. See, for example, Richard Guy Wilson, ed., *Buildings of Virginia, Tidewater and Piedmont* (New York: Oxford University Press, 2002), 92 and Patricia Dane Rogers, “Turning to Modernism,” *The Washington Post*, Home Section (5 February 1998): 8. Examination of the house itself, however, does not necessarily support this contention. It is possible Goodman used some of the porch wood as siding on the south elevation of the house.

⁷ Wilson, *Buildings of Virginia, Tidewater and Piedmont*, 92.

⁸ As quoted in “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 132.

⁹ The flat roof on the Goodman glass pavilion currently has a thermoplastic polyolefin (TPO) roofing membrane, which will be replaced with a living green roof in 2013.

¹⁰ As quoted in “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 133.

¹¹ As quoted in “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 134.

¹² Elizabeth Jo Lampl, “Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” National Register of Historic Places Multiple Property Nomination, January 2004, page 55 <

Charles M. Goodman House
Name of Property

City of Alexandria, VA
County and State

http://www.montgomeryplanning.org/historic/montgomery_modern/documents/Part2Goodman.pdf> accessed September 19, 2012.

¹³ Charles E. Brownell, Calder Loth, William M.S. Rasmussen, and Richard Guy Wilson, *The Making of Virginia Architecture* (Charlottesville: University Press of Virginia, 1992), 394.

¹⁴ The drawings for the “service building” and other alterations are included in the Charles M. Goodman Archive, Prints and Photographs Division, Library of Congress, Washington, D.C.

¹⁵ A number of schemes for this studio space are included in the Charles M. Goodman Archive at the Library of Congress. In some of these drawings, Goodman also experimented with altering the roofline to the service building to create more space. See specifically the Charles M. Goodman Archive, folder “CMG Studio,” Prints and Photographs Division, Library of Congress, Washington, D.C.

¹⁶ Elizabeth Jo Lampl notes that Goodman moved his office from 814 18th Street, NW in Washington, D.C. to Alexandria, Virginia in the 1970s. (Lampl, “Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” 9.) It is possible these schemes were created at the time this move was made.

¹⁷ “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 134.

¹⁸ It is possible, though unconfirmed, that landscape architect Dan Kiley worked with Charles Goodman in developing the landscape plan for the Goodman residence. Certainly, Goodman had a working relationship with Kiley at the time Goodman was adding on to his own home. Kiley, who had studied at the Harvard Graduate School of Design, had begun designing landscapes for the Hollin Hills development in 1953. Kiley notes that he developed a landscape plan for Charles Goodman also in 1953, yet he listed this property in Washington, D.C., rather than Alexandria, Virginia, so it is unclear if this plan was specifically for the Goodman house. (See Dan Kiley and Jane Amidon, *Dan Kiley: The Complete Works of America’s Master Landscape Architect* (Boston: Little, Brown and Company, 1999), 206-7.) Kiley would go on to work with Eero Saarinen on landscape plans for Dulles Airport and the Jefferson Memorial Arch competition in St. Louis as well as the Air Force Academy in Colorado Springs, Colorado, with Skidmore, Owings and Merrill, confirming his career as a major modernist landscape architect. Even if Kiley never formally developed a plan for Goodman’s own residence, it is reasonable to conclude that Kiley influenced the Goodman house landscape through Goodman’s working relationship with the landscape architect. Drawings of a landscape plan for the Goodman residence, either by Goodman or Kiley, are unknown.

¹⁹ This drawing is located in the Charles M. Goodman Archive, folder “CMG Studio,” Prints and Photographs Division, Library of Congress, Washington, D.C.

²⁰ See BAR CASE #2006-0108, 508 N. Quaker Lane, February 21, 2007, “Historic Property—Quaker Lane” vertical file, Local History and Special Collections, City of Alexandria Library, Barrett Branch, Alexandria, Virginia.

²¹ “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 129.

²² As quoted in Lampl, “Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” 2-3.

²³ Elizabeth Jo Lampl provides a detailed and well written account of Charles Goodman’s biography and influences on his architecture. See especially Lampl, “Subdivisions and

Charles M. Goodman House

Name of Property

City of Alexandria, VA

County and State

Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” 1-7.

²⁴ Washington-Metropolitan Chapter, American Institute of Architects, *Washington Architecture, 1791-1957* (New York: Reinhold, 1957).

²⁵ William Bainter O'Neal, *Architecture in Virginia: An Official Guide to Four Centuries of Building in the Old Dominion* (New York: Walker & Company, Inc., 1968), 5, 137.

²⁶ David Morton, “Heart of Glass: Charles Goodman’s modernist houses are prized period pieces. They were supposed to be the future,” *Washington City Paper* (September 5-11, 2003) <<http://www.washingtoncitypaper.com/articles/27042/heart-of-glass>> accessed September 23, 2012. Morton does not include a source of this information.

²⁷ “House in Virginia,” *The Architectural Forum*, 85 (December 1946): 96.

²⁸ This house was published in “Hillside house, formerly a country store, built to a split level plan,” *The Architectural Forum* 87 (October 1947): 111-13, cited in Lampl, “Subdivisions and Architecture Planned and Designed by Charles M. Goodman Associates in Montgomery County, Maryland,” 10.

²⁹ “Top builders’ house architect tries a new house for tomorrow,” *House & Home* 9 (January 1956): 130.

³⁰ Ibid., 132.

³¹ Ibid., 131.

³² Ibid., 133.

³³ Ibid., 133.

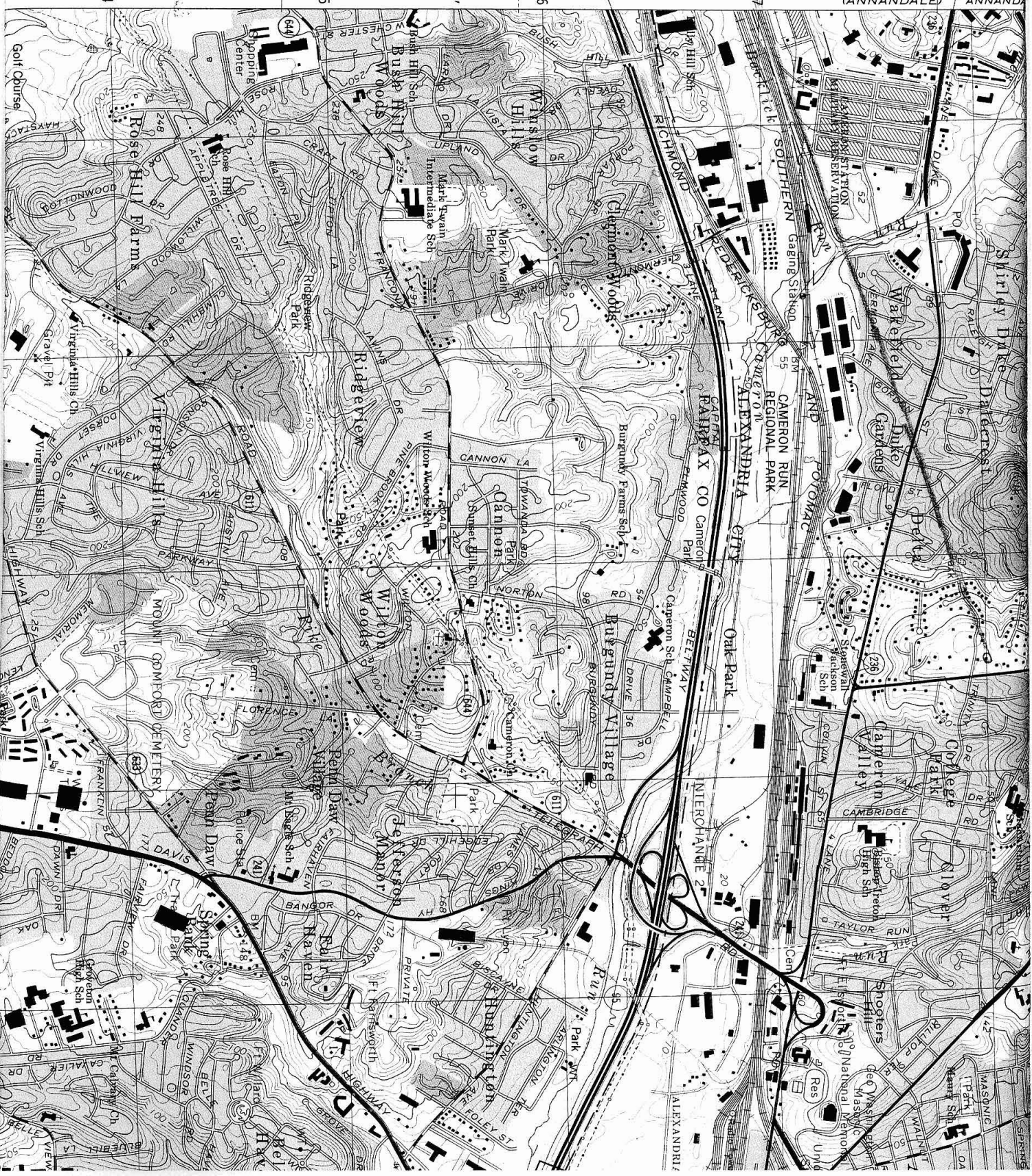
³⁴ Elizabeth Jo Lampl, “Charles M. Goodman and ‘Tomorrow’s Vernacular’” in Richard Longstreth, ed., *Housing Washington: Two Centuries of Residential Development and Planning in the National Capitol Area* (Chicago: University of Chicago Press, 2010), 230.

³⁵ Brownell et al., *The Making of Virginia Architecture*, 394.

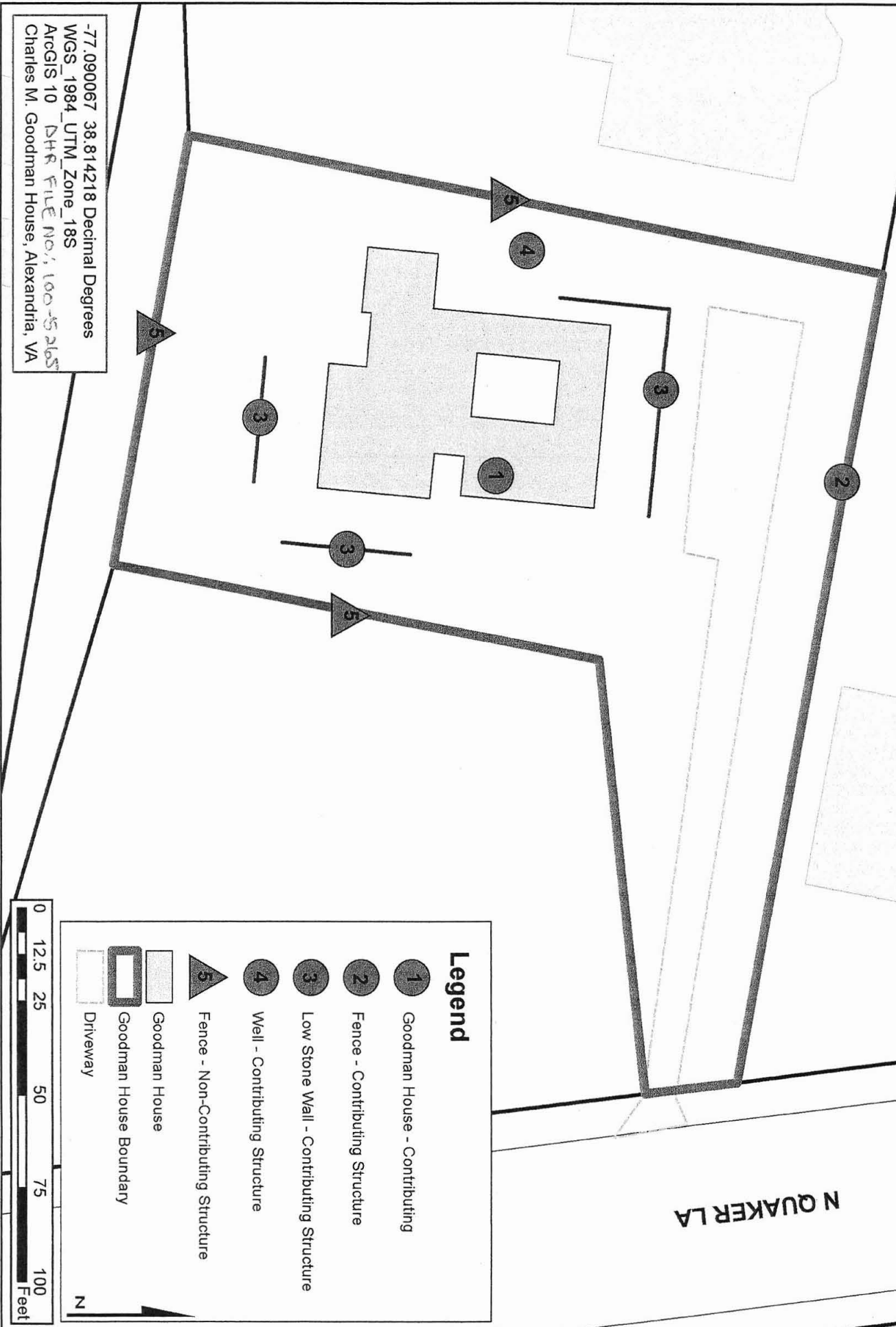
Charles M. Goodman
House
CITY OF ALEXANDRIA, VA
VDHR # 100-5265
Alexandria Quadrangle
NAD 1983
Zone 18S
Easting: 318536
Northing: 4298235
4730"

INTERCHANGE 4 (INTERSTATE 395) 2.9 MI

5561 SW (ANNANDALE) FAIRFAX ANNANDALE



Charles M. Goodman House Sketch Map for Individual Resources



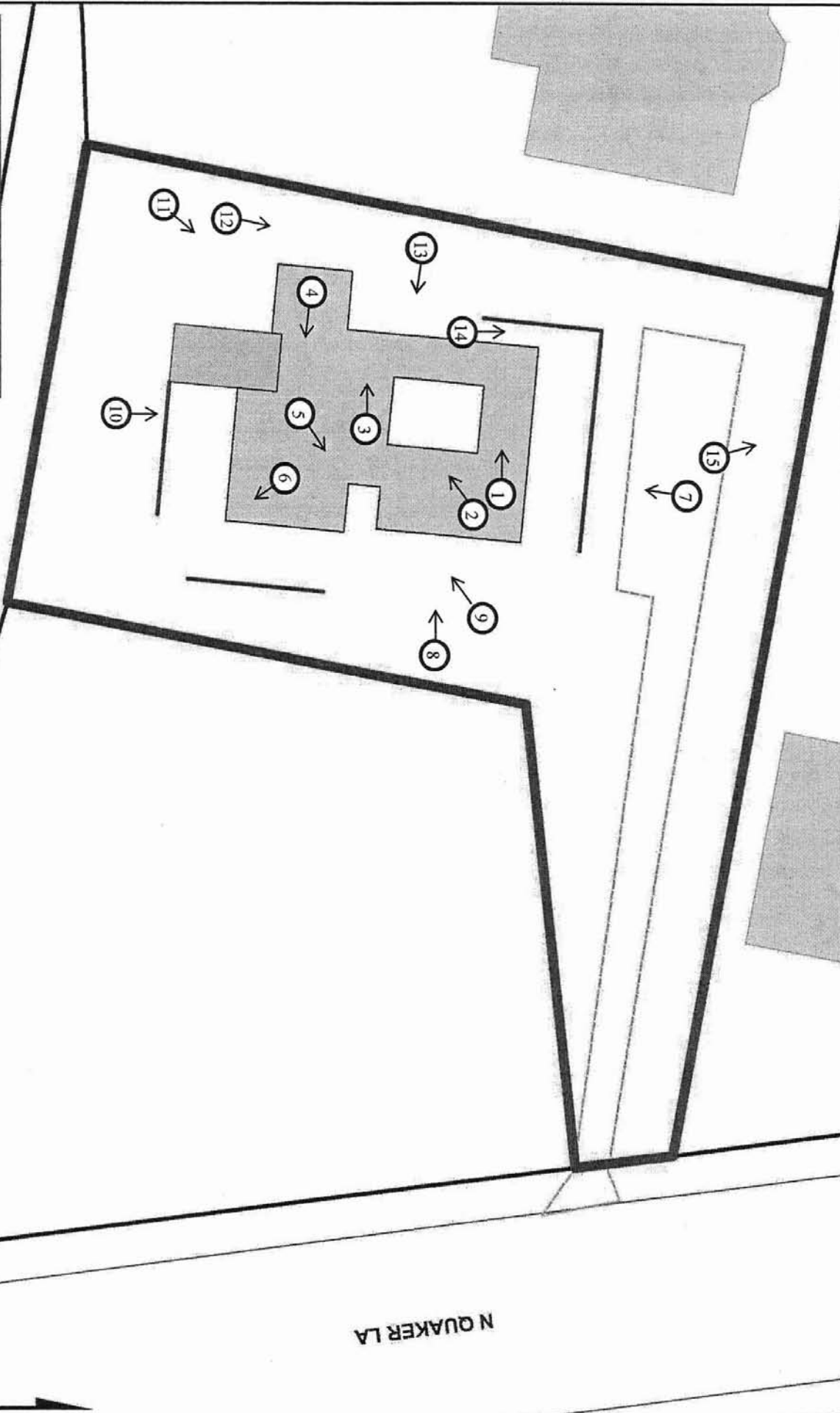
Legend

- 1 Goodman House - Contributing
- 2 Fence - Contributing Structure
- 3 Low Stone Wall - Contributing Structure
- 4 Well - Contributing Structure
- 5 Fence - Non-Contributing Structure
- Goodman House
- Goodman House Boundary
- Driveway

0 12.5 25 50 75 100 Feet

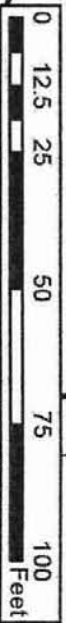
-77.090067 38.814218 Decimal Degrees
WGS_1984_UTM_Zone_18S
ArcGIS 10 DHR FILE NO.: 100-5265
Charles M. Goodman House, Alexandria, VA

Charles M. Goodman House
Photo Log Key Map



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-77.090067 38.814218 Decimal Degrees
WGS_1984_UTM_Zone_18S
ArcGIS 10 DATA FILE NO. 100-5265
Charles M. Goodman House, Alexandria, VA

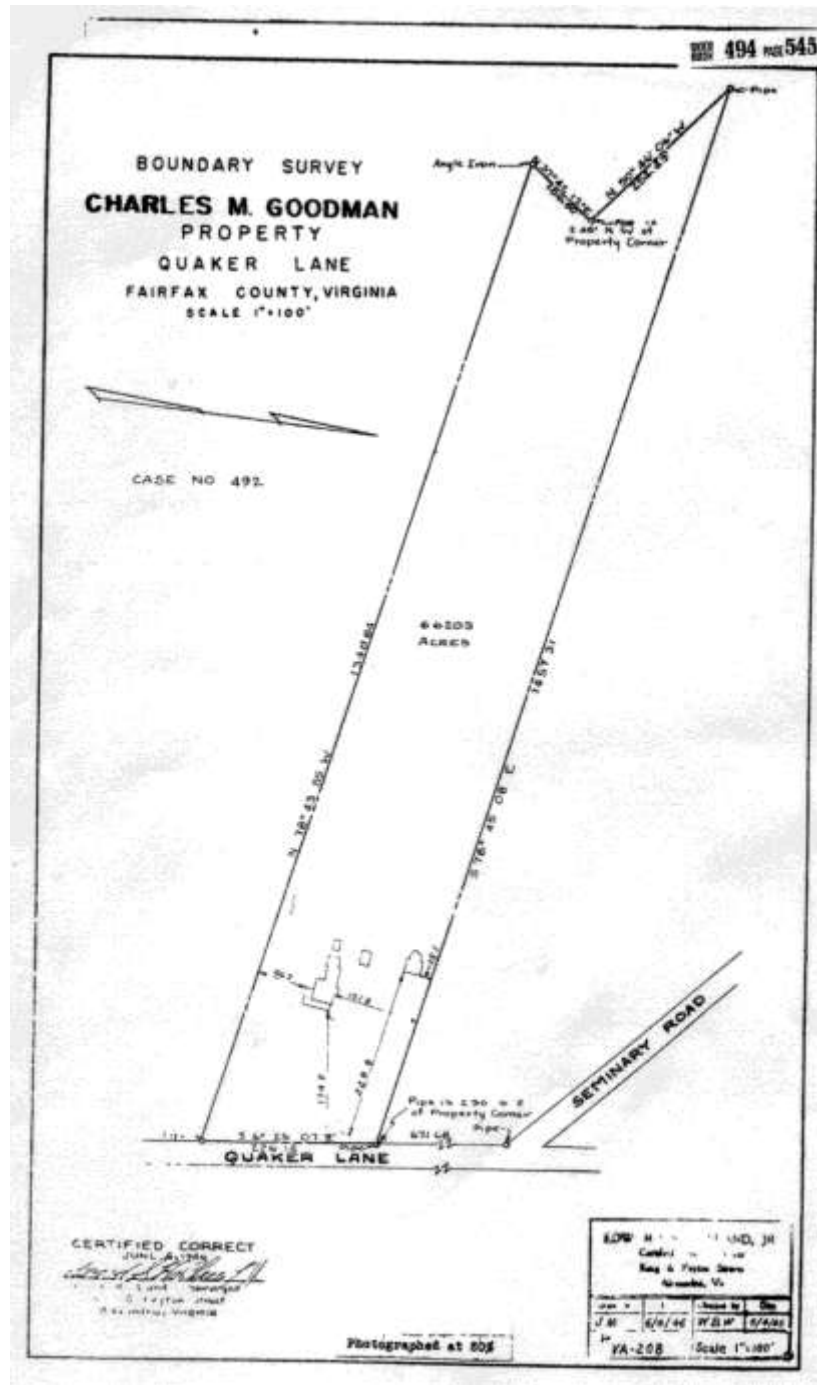


Charles M. Goodman House
Alexandria, VA
VDHR File # 100-5265



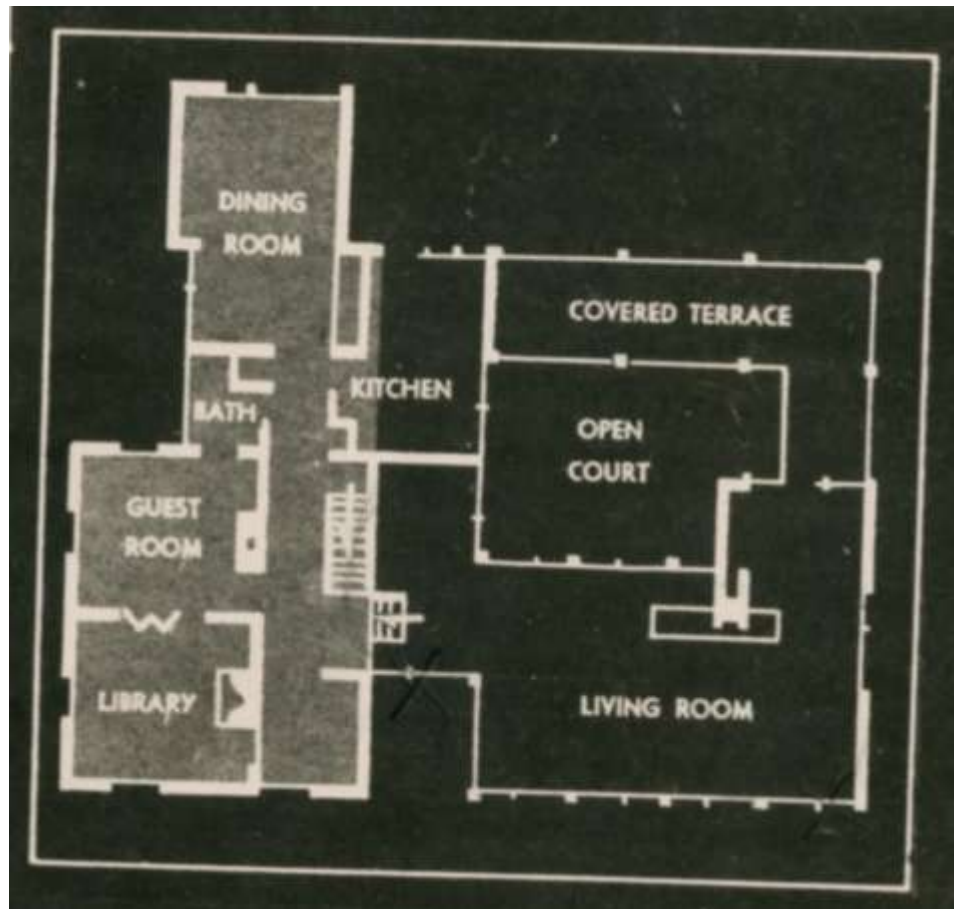
1 of 11: The Charles M. Goodman House, ca. 1954, showing the eastern façade. The original farmhouse (left) was constructed between 1873 and 1879. Goodman remodeled the house and added a glass pavilion (right) to the house between 1953 and 1954. From the Robert C. Lautman Photography Collection, box 33, courtesy of the National Building Museum, Washington, D.C.

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2 of 11: Detail of June 17, 1946 deed between John A. McCrary and Mary E. McCrary (sellers) and Charles M. Goodman and Charlotte D. Goodman (buyers). This survey dated June 4, 1946 shows the farmhouse with outbuildings on a 6.6203 acre plot. From Deed Book 494, page 543, Historical Records, Fairfax County Courthouse, Fairfax, Virginia.

Charles M. Goodman House
Alexandria, VA
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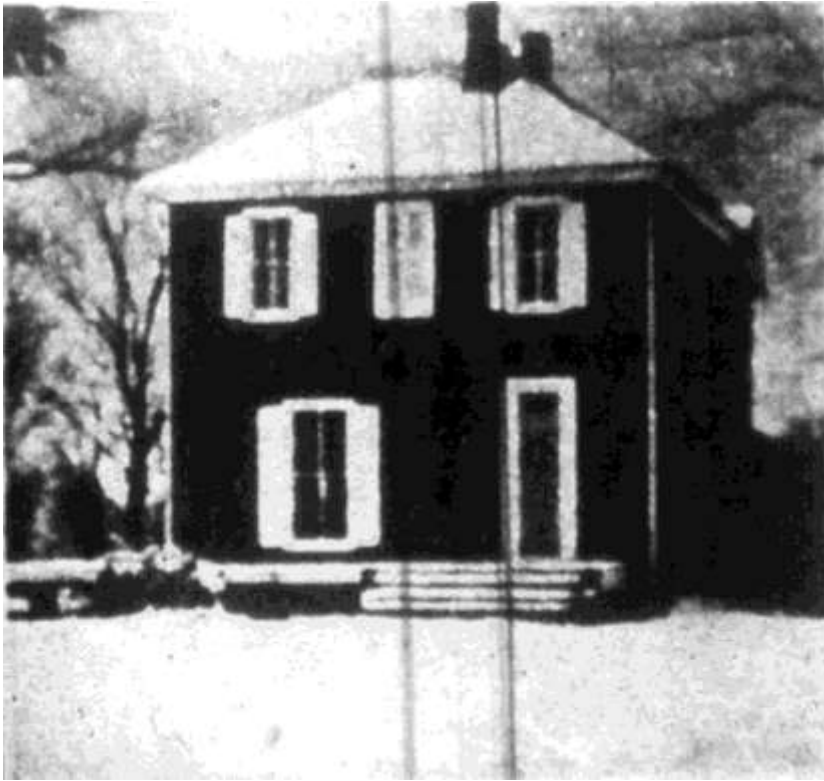
3 of 11: First floor plan of the Goodman farmhouse (shaded in gray) with the Charles Goodman addition (right). The plan is oriented with north at the right. From the Robert Lautman Photographic Archive, box 33, courtesy National Building Museum, Washington, D.C. Also published in Betty Pepis, "Old Frame, New View" *New York Times Magazine* (November 21, 1954): 50.

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4 of 11: Photograph of the eastern façade of the farmhouse, possibly showing the child Peter McCrary (born January 30, 1934) and his aunt, Montgomery McCrary, ca. 1935-36. Photograph courtesy of Peter McCrary, Michael Wayne and Karen Ongley.

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5 of 11. Comparison between a photograph of the eastern façade of farmhouse, published in 1954 (left), and an eastern elevation drawing of the farmhouse (right) published in 1956. Note the left image has been flipped horizontally to correct its orientation. Left image from Betty Pepis, "Old Frame, New View" *New York Times Magazine* (November 21, 1954): 50. Right image from "A Top Builders' House Architect Tries a New for Tomorrow," *House & Home* 9 (January 1956): 132.

Charles M. Goodman House
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6 of 11: Photograph of southern façade of farmhouse post Goodman renovation, ca. 1954, showing the original farmhouse (right) and the additions of the hyphen (center) and gabled structure (left). From the Robert C. Lautman Photography Collection, box 33, courtesy of the National Building Museum, Washington, D.C.

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7 of 11: View of dining room looking west through the plate glass to a large lawn, ca. 1954.

This image shows rails to the right which allowed panels to be closed across the pass through to the kitchen. The dining table is by Jens Risom and the dining chairs are by Hans Wegner. Note that additional furniture was later placed in this room, as visible in figure 21. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

Charles M. Goodman House
Alexandria, VA
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8 of 11: View of kitchen with white St. Charles steel cabinets, simple metal pulls, mirrored back splash, stainless steel countertops, and wide plank wood paneling on the ceiling with industrial fans over the cooktop, ca. 1954. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

Charles M. Goodman House
Alexandria, VA
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9 of 11: The glass enclosed living room of the Goodman addition, ca. 1954. Visible here are the cantilevered concrete fireplace, stone chimney, wood paneled ceiling, and flagstone floors with radiant heating. While most of the prefabricated panels were filled with plate glass, some like the panel above were filled with wood paneling. The bench is a Jens Risom piece. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.

Charles M. Goodman House
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10 of 11: View of the Goodman addition from the entry courtyard, ca. 1954. The path to the house is at the right. The visitor is confronted first with a stone wall, obscuring the open courtyard beyond, and the entry door is hidden to the left. From the Robert C. Lautman Photography Collection, box 34, courtesy of the National Building Museum, Washington, D.C.

Charles M. Goodman House
Alexandria, VA
VDHR File # 100-5265



11 of 11. Photograph of the living room as one turns from the foyer, ca. 1954. Goodman created a circulation plan where the visitor is drawn through the living room toward the short stair that connects the new addition to the older farmhouse. Through the doorway, the Victorian-era four paneled door can be glimpsed, making a strong visual connection between the new and the old. Visible here also is a floor to ceiling cabinet at right, which has since been removed. The chairs around the table were designed by George Nelson. Note that this photograph has been flipped horizontally to correct its orientation. From the Robert C. Lautman Photography Collection, box 35, courtesy of the National Building Museum, Washington, D.C.



Legislation Details (With Text)

File #:	14-3870	Name:	Ordinance to Implement the rezoning for the ODBC clubhouse
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 Recorded in the Land Records for the City of Alexandria as Instrument #140046494) From W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone With Proffer in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse Project.		

Sponsors:**Indexes:****Code sections:**

Attachments: [14-3870 Information Sheet](#)
[14-3870 Ordinance](#)
[14-3870 Attachment to Ordinance](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 Recorded in the Land Records for the City of Alexandria as Instrument #140046494) From W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone With Proffer in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse Project.

Introduction and first reading: April 14, 2015
Public hearing: April 14, 2015
Second reading and enactment: April 18, 2015

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 recorded in the Land Records for the City of Alexandria as Instrument #140046494) from W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone with proffer in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse project.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2014-0013 to rezone the property at 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 recorded in the Land Records for the City of Alexandria as Instrument #140046494) from W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone with proffer.

Sponsor

Department of Planning and Zoning

Staff

Karl Moritz, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 recorded in the Land Records for the City of Alexandria as Instrument #140046494) from W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone with proffer in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse project.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No 2014-0013, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on March 3, 2015 of a rezoning of the property at 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 recorded in the Land Records for the City of Alexandria as Instrument #140046494) from W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone with proffer, which recommendation was approved by the City Council at public hearing on March 14, 2015;

2. The said rezoning is in conformity with the Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 075.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 200 Strand Street, Tax Map #075.03-03-18, also known as Lot 600 of the Subdivision dated November 12, 2014 and recorded in the land records for the City of Alexandria as Instrument #140046494

From: W-1/Waterfront Mixed Use Zone
To: WPR/Waterfront Parks and Recreation Zone with the proffer as stated in the Proffer Statement dated February 25, 2015 attached hereto and made a part hereof by this reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to

1 record the foregoing amendment on the said map.

2
3 Section 3. That Sheet No. 075.03 of the "Official Zoning Map, Alexandria,
4 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
5 Alexandria Zoning Ordinance.

6
7 Section 4. That this ordinance shall become effective on the date and at the time of
8 its final passage.

9
10 WILLIAM D. EUILLE
11 Mayor
12

13 Attachment 1 to Ordinance: Proffer Statement
14
15

16 Introduction: April 14, 2015

17 First Reading: April 14, 2015

18 Publication:

19 Public Hearing: April 18, 2015

20 Second Reading: April 18, 2015

21 Final Passage: April 18, 2015
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PROFFER STATEMENT FOR ZERO PRINCE, 200 STRAND

AND PORTION OF 204 STRAND

Pursuant to Section 11-804 of the Zoning Ordinance, 1992, as amended, ("The Ordinance"), we, the City of Alexandria as Owner and the Old Dominion Boat Club, as Contract Purchaser, of the property previously known as a portion of Zero Prince, 200 Strand Street and 204 Strand Street, and currently known as Lot 600 pursuant to Deed of Subdivision dated November 12, 2014 and recorded in the Land Records for the City of Alexandria as Instrument #140016494, ("the Property"), as part of the request for a map amendment to rezone the Property from the W-1/Waterfront Mixed Use zone to the WPR/Waterfront Park and Recreation zone, do hereby proffer the following:

1. Development on the property shall be subject to the particular development plan submitted for the construction of a clubhouse and related parking lot for a boat club use pursuant to DSUP 2014-0026, if approved by City Council.

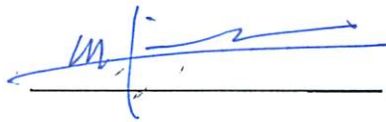
In the event that the rezoning (REZ13-013) and associated approvals DSUP 2014-0026 and ENC14-006 are not approved, these proffers shall be null and void.



Richard Banchoff, President

Old Dominion Boat Club

Date: 2-25-15



Mark Jinks, Acting City Manager

City of Alexandria

Date: 2-25-15



Legislation Details (With Text)

File #:	14-3871	Name:	Ordinance to implement rezoning for Douglas MacArthur School project
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 051.02 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 1101 Janney's Lane From R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a Portion of the Property at 1099 Francis Hammond Parkway From POS/Public Open Space to R-8/Single Family Zone in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School.		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3871 Information Sheet](#)
[14-3871 Ordinance](#)
[14-3871 Attachment 1 to Ordinance](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sheet No. 051.02 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 1101 Janney's Lane From R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a Portion of the Property at 1099 Francis Hammond Parkway From POS/Public Open Space to R-8/Single Family Zone in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School.

Introduction and first reading: April 14, 2015
Public hearing: April 18, 2015
Second reading and enactment: April 18, 2015

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Sheet No. 051.02 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 1101 Janney's Lane from R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a portion of the property at 1099 Francis Hammond Parkway from POS/Public Open Space to R-8/Single Family Zone in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School.

Summary

The proposed ordinance accomplishes the final adoption of Rezoning No. 2014-0014 to rezone the property at 1101 Janney's Lane from R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a portion of the property at 1099 Francis Hammond Parkway from POS/Public Open Space to R-8/Single Family Zone for the Douglas MacArthur School project.

Sponsor

Department of Planning and Zoning

Staff

Karl Moritz, Director of Planning and Zoning
James L. Banks, Jr., City Attorney
Joanna C. Anderson, Assistant City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Sheet No. 051.02 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 1101 Janney's Lane from R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a portion of the property at 1099 Francis Hammond Parkway from POS/Public Open Space to R-8/Single Family Zone in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2014-0014, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on March 3, 2015 of a rezoning of the property at 1101 Janney's Lane from R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a portion of the property at 1099 Francis Hammond Parkway from POS/Public Open Space to R-8/Single Family Zone, which recommendation was approved by the City Council at public hearing on March 14, 2015;

2. The said rezoning is in conformity with the Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 051.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 1101 Janney's Lane, Tax Map #051.02-03-16

From: R-12/Single Family Zone
To: R-8/Single Family Zone in the location shown with a "1" and POS/Public Open Space zone in the location shown with a "2" on the attached plat labeled Attachment 1, incorporated herein and made a part hereof by this reference.

LAND DESCRIPTION: the portion of 1099 Francis Hammond Py, Tax Map #051.02-03-15 shown with a "3" on the attached plat labeled Attachment 1, incorporated herein and made a part hereof by this reference.

1
2 From: POS/Public Open Space
3 To: R-8/Single Family Zone
4
5

6 Section 2. That the director of planning and zoning be, and hereby is, directed to
7 record the foregoing amendment on the said map.
8

9 Section 3. That Sheet No. 051.02 of the "Official Zoning Map, Alexandria,
10 Virginia," as so amended, be, and the same hereby is, reordained as part of the City of
11 Alexandria Zoning Ordinance.
12

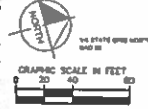
13 Section 4. That this ordinance shall become effective on the date and at the time of
14 its final passage.
15

16 WILLIAM D. EUILLE
17 Mayor
18
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20 Attachment: Attachment 1 to Ordinance
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22 Introduction: April 14, 2015
23 First Reading: April 14, 2015
24 Publication:
25 Public Hearing: April 18, 2015
26 Second Reading: April 18, 2015
27 Final Passage: April 18, 2015
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Legislation Details (With Text)

File #:	14-3872	Name:	Ordinance to implement zoning text amendment on substations
Type:	Ordinance	Status:	Agenda Ready
File created:	3/17/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 4-1300 (UT/Utilities and Transportation) of Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved By City Council on March 14, 2015 as Text Amendment No. 2015-0001 Regarding Substations in the UT Zone.		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3872 Information Sheet](#)
[14-3872 ordinance](#)

Date	Ver.	Action By	Action	Result
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Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 4-1300 (UT/Utilities and Transportation) of Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved By City Council on March 14, 2015 as Text Amendment No. 2015-0001 Regarding Substations in the UT Zone.

1 Introduction and first reading:

2 Public hearing:

3 Second reading and enactment:

4
5 INFORMATION ON PROPOSED ORDINANCE

6
7 Title

8
9 AN ORDINANCE to amend and reordain Section 4-1300 (UT/Utilities and Transportation) of
10 Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance,
11 in accordance with the text amendment heretofore approved by city council on March 14, 2015 as
12 Text Amendment No. 2015-0001 regarding substations in the UT Zone.
13

14 Summary

15
16 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2015-0001 to
17 require a special use permit for substations 10,000 s.f. and larger and to address substations that
18 become non complying as a result of this change approved by City Council on March 14, 2015.
19

20 Sponsor

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22 Department of Planning and Zoning
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24 Staff

25
26 Karl Moritz, Director of Planning and Zoning
27 James L. Banks, Jr., City Attorney
28 Joanna C. Anderson, Assistant City Attorney
29

30 Authority

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32 §§ 2.04(w), 9.12, Alexandria City Charter
33 § 11-800, City of Alexandria Zoning Ordinance
34

35 Estimated Costs of Implementation

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37 None
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39 Attachments in Addition to Proposed Ordinance and its Attachments (if any)

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41 None
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ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 4-1300 (UT/Utilities and Transportation) of Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council on March 14, 2015 as Text Amendment No. 2015-0001 regarding substations in the UT Zone.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2015-0001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on March 3, 2015 of a text amendment to the Zoning Ordinance to require a special use permit for substations 10,000 square feet and larger and to address substations that become non complying because of the change, which recommendation was approved by the City Council at public hearing on March 14, 2015;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 4-1300 of the Zoning Ordinance be, and the same hereby is, amended by deleting the current section in its entirety and inserting new language, as shown:

Sec. 4-1300 - UT/Utilities and transportation.

4-1301 - Purpose.

The UT zone is established to provide land areas in the city for utility and transportation uses.

4-1302 - Permitted uses.

The following uses are permitted in the UT zone:

- (A) Electrical substation and/or switching stations that covers a land area of less than 10,000 square feet including all land enclosed by fence, wall, or other structure;
- (B) Railroad, bus and rail transit passenger stations;
- (C) Railroad switching yard;
- (D) Railroad tracks;
- (E) Telephone company dial center;
- (F) Utilities, as permitted by section 7-1200

- (G) Utility company office;
- (H) Washington Metropolitan Area Transportation Authority stations and associated facilities and operations;
- (I) Water pumping station, tower and reservoir;
- (J) Accessory uses, as permitted by section 7-100

4-1303 - Special uses.

The following uses may be allowed in the UT zone pursuant to a special use permit:

- (A) Bus shelter on private property;
- (B) Electrical power generating plant;
- (B-1) Electrical substation and/or switching station that covers a land area of 10,000 square feet or more including all land enclosed by fence, wall, or other structure;*
- (C) Helistop;
- (D) Public utility service yard;
- (E) Railroad, bus and rail transit maintenance, repair and operating facilities;
- (F) Railroad car assembly operations;
- (G) Railroad engine service operations;
- (H) Railroad repair yards;
- (I) Utility and transportation equipment and outdoor storage yards.

4-1304 - Prohibited uses.

Any use which is not a permitted, special or accessory use pursuant to this section 4-1300 is prohibited.

4-1305 - Area and bulk regulations.

- (A) *Yards.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 and the zone transition requirements of section 7-900
- (B) *Floor area ratio.* The maximum permitted floor area ratio is .25, except that the floor area ratio may be increased to an amount not to exceed .5 with a special use permit.
- (C) *Height.* The maximum permitted height of a building is 35 feet, except that the height may be increased to an amount not to exceed 50 feet with a special use permit.

4-1306 - Use limitations.

- (A) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.

1 (B) All uses and operations shall take place within a completely enclosed structure or an
2 area enclosed on all sides with screening or buffering adequate and reasonable to protect
3 adjacent nearby uses, as determined by the director.
4

5 **4-1307 – Noncomplying Use.**

6 Notwithstanding the language of section 12-301 regarding the definition of noncomplying
7 uses, Electrical substation and switching stations that cover a land area of 10,000 square feet
8 or more including all land enclosed by fence, wall, or other structure that legally existed
9 immediately before April 18, 2015 shall be deemed a noncomplying use and allowed to
10 continue subject to the rules for noncomplying uses in section 12-302 of this ordinance.
11

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13 Section 2. That the director of planning and zoning be, and hereby is, directed to
14 record the foregoing text amendment.
15

16 Section 3. That Section 4-1300 as amended pursuant to Section 1 of this ordinance,
17 be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.
18

19 Section 4. That this ordinance shall become effective on the date and at the time of
20 its final passage, and shall apply to all applications for land use, land development or subdivision
21 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
22 such date, and shall apply to all other facts and circumstances subject to the provisions of the
23 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
24 Ordinance.
25

26 WILLIAM D. EUILLE
27 Mayor
28

29 Introduction: April 14, 2015
30 First Reading: April 14, 2015
31 Publication:
32 Public Hearing: April 18, 2015
33 Second Reading: April 18, 2015
34 Final Passage: April 18, 2015



Legislation Details (With Text)

File #: 14-3938 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 4/3/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Industrial Development Authority of the City of Alexandria for Goodwin House Incorporated [ROLL-CALL VOTE]
Sponsors:
Indexes:
Code sections:
Attachments: [14-3938 Attachment 1 - Goodwin House Resolution](#)
[14-3938 Attachment 2 - IDA Resolution](#)
[14-3938 Attachment 3 - Certificate and Notice of Public Hearing](#)
[14-3938 Attachment 4 - Fiscal Impact Statement](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:

Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Industrial Development Authority of the City of Alexandria for Goodwin House Incorporated [ROLL-CALL VOTE]

ISSUE: Resolution authorizing the issuance of revenue bonds by the Alexandria Industrial Development Authority (AIDA) in an amount not to exceed \$75,000,000 to assist Goodwin House, Inc., a not-for-profit 501 (c)(3) corporation in financing the costs of improvements and additions to its facility at Goodwin House Alexandria, including, without limitation, (a) constructing and equipping a new five-story nursing and memory care facility, along with auditorium and community meeting spaces, (b) renovating the first and second floors of the existing nursing and memory care facility to create additional residential apartments and assisted living apartments, (c) expanding and upgrading common areas and amenities, principally dining and other functional spaces, and (d) financing routine capital improvements and equipment (collectively, the “Project”).

RECOMMENDATION: That City Council adopt the attached Resolution (Attachment 1) as recommended by the AIDA.

DISCUSSION: On April 7, 2015, the AIDA passed a resolution (Attachment 2) authorizing the issuance of AIDA revenue bonds in an amount not to exceed \$75,000,000 for the purpose of assisting Goodwin House, Inc., to finance or refinance certain costs of (1) of improvements and additions to its facility at Goodwin House Alexandria, including, without limitation, items listed above as (a) - (d); (2) the refunding of all or a portion of the outstanding \$53,290,000 Variable Rate Demand Revenue Refunding Bonds (Goodwin House), Series 2005 (the "Series 2005 Bonds"), issued by the Authority, including the payment of costs incurred with respect to the termination of a swap entered into in connection with the Series 2005 Bonds; (3) the payment of certain costs of issuance incurred in connection with the Project and the issuance of the Bonds, funded interest on the Bonds, and the cost of credit enhancement for the Bonds; and (4) the funding of reserves, including a debt service reserve fund, for all or part of the Bonds (collectively, the "Plan of Finance").

Goodwin Housing Alexandria is a continuing care retirement community owned and operated by Goodwin House. The physical facilities of Goodwin House Alexandria include a 9-story original building constructed in 1967 and a 15-story residential tower build in 1996. The original building houses a Health Care Unit consisting of 80 licensed skilled nursing beds (2nd floor) and a memory care unit consisting of 12 beds (1st floor). The new Health and Wellness Building will provide 80 private, single occupancy, skilled nursing care rooms, as well as 10 memory-support rooms. A new auditorium will be housed on the 1st floor of the new building, which is referred to as the Center of Excellence (COE).

The COE will represent a departure from more traditional methods of caring for residents who require skilled nursing and memory support services by introducing a small house model for care. The design of each resident floor will consist of two side-by-side, 10-room small houses serving 20 residents. Each small house will include a living room, dining room, kitchen and a private resident bedroom and bath, a model that seeks to replicate the home environment while improving sight lines of staff so that they can see and interact with residents from any place in the house.

Upon completion and occupancy of the COE, the existing 2nd floor skilled nursing area will be converted to residential living, enabling the creation of an additional 11 assisted living apartments and 8 residential living apartments. Additionally, the existing 1st floor memory support area will be converted to 6 residential living apartments.

The project will also include upgrading and expanding certain common areas and amenities at the Alexandria campus, principally dining and other functional spaces, and the expansion and improvement of "back of the house" functions including service elevators, loading docks and food storage capacities.

The mission of Goodwin House Incorporated is to support, honor and uplift the lives of older adults and the people who care for them through a faith-based, nonprofit organization affiliated with the Episcopal Church. Goodwin House, Inc. owns and operates two continuing care retirement communities - Goodwin House Alexandria and Goodwin House Bailey's Crossroads, includes Goodwin House Foundation, and is management agent for The Lewinsville Retirement Residences, Inc., in McLean, Virginia.

Goodwin House, Inc. currently consists of 789 total employees with an average annual salary of approximately \$45,000. In calendar year 2014, 375 full and part-time employees of Goodwin House lived in Alexandria, earning total gross pay of \$8.7 million. According to their Fiscal Impact statement, GHI estimates the value of goods and services purchased from Virginia companies is nearly \$20 million. With the bond proceeds Goodwin House estimates they will be purchasing \$4.3 million of furniture, fixtures and equipment for the new facility.

FISCAL IMPACT: The AIDA has the authority under State law to issue tax-exempt Revenue Bonds for certain nonprofit organizations and has done so frequently in the past. An administrative fee is charged to applicants for the bond financing. The fee is used to partially fund the City-approved operating costs of the Alexandria Economic Development Partnership (AEDP). The AIDA will receive a fee of up to \$152,445, depending on the ultimate size of the bonds issue. The City receives a payment in lieu of taxes of approximately \$43,000 from Goodwin House, which has a tax exempt status for real and personal property.

Since these are conduit revenue bonds, the City is not obligated to repay the bonds or the interest on the bonds. The bonds do not contain any pledge of the City's faith and credit. The obligation rests solely with Goodwin House, Inc. Under federal and State law, eligible non-profits such as this organization can avail themselves of tax-exempt financing for financing real property acquisition, if such non-profits finance their projects through public authorities such as the AIDA.

ATTACHMENT:

Attachment 1 - Proposed Council Resolution

Attachment 2 - April 7, 2015, Resolution of the Industrial Development Authority of the
City of Alexandria

Attachment 3 - Notice and Certification of Public Hearing

Attachment 4 - Goodwin House Fiscal Impact Statement

STAFF:

Laura B. Triggs, Deputy City Manager

Kendel Taylor, Acting Director, Department of Finance

Stephanie Landrum, Acting President and Chief Executive Officer, Alexandria Economic Development Partnership



Legislation Details (With Text)

File #:	14-3912	Name:	Opportunities and Constraints to Upgrading AlexRenew Field for High School Athletic Events
Type:		Status:	Agenda Ready
File created:	3/27/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Work Session: Opportunities and Constraints to Upgrading AlexRenew Field for High School Athletic Events.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3912 Memo from City Manager re Upgrades to Playing Field on AlexRenew Site 14-3912 Presentation		

Date	Ver.	Action By	Action	Result
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Work Session: Opportunities and Constraints to Upgrading AlexRenew Field for High School Athletic Events.

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 24, 2015

TO: MAYOR EUILLE AND MEMBERS OF THE CITY COUNCIL

THROUGH: MARK B. JINKS, ACTING CITY MANAGER *mj*

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING *KM*

SUBJECT: STAFF RESPONSE TO PROPOSAL TO CONSIDER UPGRADES TO THE
PLAYING FIELD NOW UNDER CONSTRUCTION ON THE ALEXRENEW
SITE

At "open mike" sessions at the City Council public hearings in January and March 2015, Mr. William Goff proposed, in lieu of adding lights to the TC Williams Parker-Gray Stadium, upgrading the playing field currently under construction on the AlexRenew site in South Carlyle. At the March hearing, the City Council requested that staff review the concept and provide information.

Summary

Staff's assessment is that the AlexRenew field is not a viable location for a stadium for the following reasons:

- **Feasibility:** The AlexRenew site is so constrained that there isn't room to construct the basic elements of a stadium. Moreover, what could be constructed would need to be built on an elevated platform or structure because the elevated field and underlying wastewater treatment tanks cannot support the substantial additional weight.
- **Disparity of existing facilities:** Although it has a playing surface and some lights, the AlexRenew field lacks nearly all of the basic elements of a stadium, while Parker-Gray stadium has all of these elements except for the lights. Moreover, the AlexRenew field has less than 100 parking spaces available in the garage and nearby on street, while Parker-Gray has over 400 spaces on campus plus overflow parking at Chinquapin.
- **Location:** Parker-Gray Stadium is centrally located and on the same campus as the athletic teams that use it. The AlexRenew Field is at the southern edge of the City, more than 2 miles from the high school.
- **Cost:** Because of site constraints and because of the disparity of existing facilities, the cost of constructing a stadium at AlexRenew field that is in any way comparable to

Parker-Gray Stadium at TC Williams would be considerably more expensive (i.e., in many millions of dollars) than adding lights to Parker-Gray Stadium.

- **Ownership:** AlexRenew has the contracted right to reclaim the field area for its own use in as little as 15 years if it is needed for additional sewage treatment facilities. If this occurs, the considerable investment in a stadium at this location would be lost.
- **Safety:** The location where additional bleachers could be added is the south side of the field. A means of emergency evacuation that is ADA accessible would be required and would be both challenging and expensive to add to this site.

Background

City staff met with Mr. Goff on March 2, 2015 to discuss the project and to talk about the criteria by which a proposal could be evaluated. Staff agreed to conduct a review of known facts informing these criteria and provide the results.

Staff conducted a concept-level interdepartmental review of the idea, which is not a detailed analysis, but which draws on staff's technical expertise and detailed knowledge of the site.

City staff also met with AlexRenew staff to better understand the constraints and potential of the field site and met with Alexandria City Public Schools staff to better understand the requirements for any stadium serving high school sporting events and to better understand proposals for Parker-Gray Stadium at TC Williams.

The resulting notes are incorporated into a matrix, which is attached.

The Site

The AlexRenew site is both complicated and very constrained. The field is being constructed over top of a sewage treatment facility. As a result, the field is elevated above ground on three sides (and a portion of the fourth side). In addition, the field and its underlying tanks are unable to support substantial additional weight, so any additional elements would have to be constructed with their own support.

The field is located approximately 35-45 feet from a delineated Resource Protection Area (RPA), which is a stream buffer where new construction is not permitted except under very limited circumstances. Within that 35-45 foot area, a bike/ped path is planned to be constructed, which also limits opportunities for additional structures.

The field is located very close to a gate to the City Jail and, of course, very close to the AlexRenew sewage treatment facility, requiring enhanced security.

The northwest corner of the site has a terraced grass area that is intended to serve as informal seating for persons viewing the league play that is currently planned. Seating capacity for this area is quite limited and insufficient for high school athletic events. There are four lights for the field; without additional study, staff was not able to determine if these are sufficient for high

school sporting events. There will be 35 parking spaces available on site and another 38 available on public streets. There are bathrooms in the Environmental Center, but neither the bathrooms nor the parking are sufficient for the crowds that could be expected at a high school night game.

The AlexRenew site lacks nearly all of the usual support facilities needed by a stadium: bleachers, locker rooms, trainer's room, goal posts, press box, scoreboard, concession stand, sound system, and so forth. All of these are available at Parker-Gray Stadium. In addition, because the field is elevated, fencing and netting will be needed around the perimeter. Any events where tickets are used would require a ticket booth and a means of limiting access to the field to ticket holders.

The most likely location for new bleachers would be the south side of the field, which would be in proximity to electrical transmission lines. These bleachers would also need to have an emergency egress route and be ADA accessible, which would need to be provided in a new structure independent of the existing tank structure.

Terms of the approval of the project include a provision that allows AlexRenew to take back the site in 15 years if it is needed for additional sewage treatment facilities.



Summary of Review

Staff believes the AlexRenew site is not suitable for a stadium because it would take a very high level of investment to be comparable to the current Parker-Gray stadium and because that investment would be at risk of being lost in 15 years if the site is needed by AlexRenew.

Accurate cost estimates for the proposal would require significant additional work. However, staff does have sufficient experience with similar facilities to state that it will be far more expensive to build a new stadium on the AlexRenew Field than it would be to add lights and renovate TC Williams, which already has the main components of a stadium (other than lights). In other words, the AlexRenew field has none of the elements of a stadium other than the playing

surface and lights; the TC Williams field has all of the components of a stadium except the lights, which will range in cost from \$1.0 to \$1.5 million.

While ACPS is considering upgrades to existing facilities at TC Williams, staff's understanding is that these would be desired even if lights are not added to the TC Williams stadium. Therefore, staff believes that only the cost of the Parker-Gray field lights (and any other upgrade needed solely to facilitate night games) should be used for cost comparison purposes, if this idea is explored further.

The AlexRenew Field is already planned to be fully programmed for league play, which will relieve over-use of existing natural surface fields citywide. If this field were used for a TC Williams Stadium, another solution for league play would need to be found, adding to the cost of this option.

Finally, Parker-Gray Stadium is located on the campus of TC Williams High School and the AlexRenew Field is about 2.5 miles from the high school.

Attachment 1: Comparison of Stadium Locations

Attachment 2: Photos of Tank/Field Under Construction as of March 24, 2015

Attachment 1: Comparison of Stadium Locations

March 24, 2015

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Site Plan		
Parking	Adequate <ul style="list-style-type: none"> Available on the school grounds in parking garage (~400 spaces). Overflow parking available on the ½ mile Chiquapin loop road. 	Inadequate <ul style="list-style-type: none"> 35 spaces provided on Hoffman property west of Hooff's Run in the interim and 38 parking spaces to be provided when Carlyle Plaza Two is constructed. Additional parking could be provided on the public streets (currently ~35 spaces, but will increase to ~90 spaces once all phases of Carlyle Plaza Two area constructed) (also used by existing and future residents) Potentially available: PTO garage three blocks north of field.
Bus parking/unloading	Adequate <ul style="list-style-type: none"> 36 bus spaces currently provided on school grounds 	Inadequate <ul style="list-style-type: none"> No designated bus parking or unloading zones. Would need to review turning movements to determine whether buses could navigate streets.
Staging areas for teams, cheerleaders, band, etc.	Adequate <ul style="list-style-type: none"> Available on site (in the track area, band room, and gymnasium) 	Potentially adequate <ul style="list-style-type: none"> No dedicated areas for staging; could potentially use driveway areas with permission
Surrounding neighborhood	Impacts on neighbors would need to be addressed <ul style="list-style-type: none"> Single family houses and townhouses Chiquapin Rec Center Church 	Impacts on neighbors would need to be addressed <ul style="list-style-type: none"> Multifamily residences (existing and proposed) Warehouses Sherriff's office/jail Wastewater treatment facility (AlexRenew)
Environmental Impacts		
RPA	Environmental issues do not constrain site <ul style="list-style-type: none"> No environmentally sensitive stream that limits construction 	Environmental issues are a major constraint <ul style="list-style-type: none"> The addition of bleachers south of the tank could encroach into stream buffer ("Resource Protection Area") which is approximately 35-45 feet from the edge of the tank.

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Stadium amenities		
Lights	Inadequate <ul style="list-style-type: none"> No lights currently provided. 	May be adequate <ul style="list-style-type: none"> 4 lights provided with original field approval. May need to be upgraded to meet high school sports requirements.
Bleachers	Adequate <ul style="list-style-type: none"> Capacity for ~3,500 currently provided in bleachers on both sides of field (separate bleachers for home and away team fans). Evening games could result in higher attendance. Current dimensions: <ul style="list-style-type: none"> Home side – 50’ by 180’ Visitor side – 35’ by 100’ 	Inadequate; adding seating is very challenging <ul style="list-style-type: none"> Limited seating area on the NE corner of the field – would need to add bleachers to supplement seating. Only area would be south of the tank, where home and away team fans would share bleachers. Need to determine any impacts to the tank from adding bleachers. Area south of tank currently reserved for a bike trail. Bleachers would be behind the 15 foot fence/netting around the field.
Bathrooms	Adequate; additional facilities proposed <ul style="list-style-type: none"> Bathroom facilities provided on site in school and portable restrooms. New facilities may be added with upgrade to stadium. 	Very inadequate for high school athletic events <ul style="list-style-type: none"> 2 bathrooms provided in the admin building – 3 toilets and 3 sinks in each bathroom. Will need additional facilities for increased number of users.
Locker Rooms	Adequate <ul style="list-style-type: none"> Lockers rooms for both teams provided in the school. Muster area for pre, during, and post game activities accommodated in this space 	Inadequate <ul style="list-style-type: none"> No locker rooms provided on site.
Trainer’s Room	Adequate <ul style="list-style-type: none"> Provided on site 	Inadequate <ul style="list-style-type: none"> Not provided.
Goal Post	Adequate <ul style="list-style-type: none"> Provided on site 	Inadequate <ul style="list-style-type: none"> Field design cannot support goal posts in the proper location, which is over the sewage treatment tank

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Scoreboard, pressbox, concession stand, sound system	Adequate, upgrades proposed <ul style="list-style-type: none"> Currently provided, but upgrades planned with a new stadium. 	Inadequate <ul style="list-style-type: none"> Would need to construct – not included with original field approval
Track	Available <ul style="list-style-type: none"> Provided on site 	Not available, not possible to add <ul style="list-style-type: none"> No room for a track to be added.
Equipment storage	Adequate <ul style="list-style-type: none"> Accommodated on site in the school 	Inadequate <ul style="list-style-type: none"> Equipment storage would need to be added.
Fence/Netting	Adequate <ul style="list-style-type: none"> The limited fencing that is needed is provided 	Inadequate <ul style="list-style-type: none"> The field is designed to have a 15 foot fence around most of the perimeter of the field/tank. Additional fencing would need to be provided around new bleachers, additional netting would need to be added for ball control for football games, particularly at each end zone.
Accessibility		
Walking	Adequate <ul style="list-style-type: none"> Within a neighborhood – fairly accessible for families to walk to the stadium. 	Inadequate <ul style="list-style-type: none"> Very few families could walk to the stadium.
Driving	Adequate <ul style="list-style-type: none"> Central to the city; fairly accessible to residents. Fairly accessible from 395. 	Somewhat adequate <ul style="list-style-type: none"> Not centrally located within the city. Fairly accessible from 495 for visiting teams.
Public Transit	Somewhat adequate <ul style="list-style-type: none"> Served by 3 Dash bus lines. ~1.75 miles from the King Street Metro 	Adequate <ul style="list-style-type: none"> Within a ½ mile of King Street Metro and Eisenhower Avenue Metro stations.
Proximity to school	Adequate <ul style="list-style-type: none"> On-site 	Inadequate <ul style="list-style-type: none"> ~2.5 miles from the school
Regulatory Process		
DSUP impact	Amendment required <ul style="list-style-type: none"> Amendment to the DSUP for the school to add lights and stadium upgrades 	Amendment required <ul style="list-style-type: none"> Amendment to the DSUP for the tank/field site plan to add new structures, create a new entrance to additional viewing area, and amend landscaping plans.

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Applicant	Public <ul style="list-style-type: none"> ACPS 	Public/Private <ul style="list-style-type: none"> AlexRenew, although City and ACPS would need to be involved. Carlyle Plaza Two owners would need to agree to changes to AlexRenew field since they are contractual partners with AlexRenew for the overall project.
Plans and Studies	Straightforward <ul style="list-style-type: none"> Typical site plan requirements showing new facilities. 	Complicated <ul style="list-style-type: none"> Typical site plan requirements showing new facilities. An updated traffic study showing traffic can be accommodated and managed for these events. A structural assessment of the tank for any connections or additional weight, such as bleachers or goal posts.
Ownership & Maintenance		
Land Owner	Straightforward <ul style="list-style-type: none"> Owned by ACPS 	Complicated <ul style="list-style-type: none"> Site owned by AlexRenew, but City has approval to use the field for minimum of 15 years. After that point, AlexRenew may need the top of the tank to accommodate additional facilities to address new regulations. If AlexRenew doesn't require top of tank, then City field use would likely continue. Public access easement currently only covers the field, ramp to the field to the north, NE seating area, and a 10 foot wide bike trail dedication south of the tank. To install bleachers south of the tank and provide access to them, this easement would need to be renegotiated.

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Maintenance Responsibilities	Straightforward <ul style="list-style-type: none"> ACPS 	Somewhat complicated <ul style="list-style-type: none"> RP&CA is responsible for maintenance of the field and bathroom. Would need to coordinate maintenance requirements with ACPS. Somewhat specialized maintenance since the field is above a wastewater tank.
Usage	Single User <ul style="list-style-type: none"> Available to ACPS to schedule as needed without impact to RP&CA activities 	Joint Users <ul style="list-style-type: none"> Would require coordination between ACPS and RP&CA for scheduling school events and recreation programs.
Coordination with wastewater tank	<ul style="list-style-type: none"> Not applicable 	Complicated <ul style="list-style-type: none"> AlexRenew notes that anything attached to the top or sides of the tank could be problematic. The wastewater tank is a specially engineered precast concrete system. It was not contemplated during its design or the design of the supporting piles that anything other than the deck connector and path would be attached to the tank. A detailed structural analysis and cost estimate would need to take place and recommendations be endorsed by AlexRenew. AlexRenew is a 24/7 operation; depending on the location of facilities and proposed staging and parking, there could be impacts to the truck traffic needed to keep operations stable.
Security/Safety		
Site	Straightforward <ul style="list-style-type: none"> Normal security issues associated with the school. 	Complicated <ul style="list-style-type: none"> Sherriff's office has concerns about additional people near the jail, in particular in the area south of the tank. AlexRenew notes security issues of current design have been addressed; if the design/use is change, there may be security concerns depending on the configuration of additional facilities.

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Entrance to field	Adequate <ul style="list-style-type: none"> • Ticket booths and controlled access points currently provided. 	Inadequate <ul style="list-style-type: none"> • Would need to add a controlled entrance point north and south of the tank. • May create conflicts with Sherriff's Office entrance on Truesdale.
Shelter (in case of emergencies)	Adequate <ul style="list-style-type: none"> • Adequate space inside the school to accommodate crowds in the event of an emergency (such as storms). 	Inadequate <ul style="list-style-type: none"> • No indoor location that is open to the public to accommodate crowds.

Attachment 2: Photos of Tank/Field Under Construction as of March 24, 2015



Above: view of edge of tank cover/field looking southeast toward AlexRenew and Beltway. This view highlights the grade disparity between the field and the surrounding area.

Below: view looking south toward Beltway. The tank cover shown provides space for the field only. Bleachers and any other new stadium facilities would need to be constructed as separate structures.





Above: view of tank cover/field looking southeast toward AlexRenew and Beltway

Below: view looking southwest toward Detention Center, upper right (gates in center of photo)



Opportunities and Constraints to Upgrading the AlexRenew Field for High School Athletic Events

City Council Work Session
April 14, 2015



AlexRenew Location



Carlyle Plaza Two



AlexRenew Location



TC Williams Location



Size comparison





Tank/Field Under Construction



View south and east

Tank/Field Under Construction



View south

Tank/Field Under Construction



View south and west

Tank/Field Under Construction



View from main parking lot

Expanding AlexRenew Field to be Suitable for High School Sports Events

- Feasibility/constructability
- Cost
- Ownership
- Disparity of Existing Facilities
- Location
- Safety and Security



ISSUE	TC WILLIAMS	ALEX RENEW SITE
Parking	<ul style="list-style-type: none"> • Adequate • available on the school grounds in parking garage (~400 spaces). 	<ul style="list-style-type: none"> • Inadequate • 73 on-site plus 35 on street
Bus parking/unloading	<ul style="list-style-type: none"> • Adequate • 36 bus spaces currently provided on school grounds 	<ul style="list-style-type: none"> • Inadequate • No designated bus parking or unloading zones.
Staging areas for teams, cheerleaders, band, etc.	<ul style="list-style-type: none"> • Adequate • Available on site (in the track area, band room, and gymnasium) 	<ul style="list-style-type: none"> • Inadequate • No dedicated areas for staging
Surrounding neighborhood	<ul style="list-style-type: none"> • Impacts on neighbors would need to be addressed 	<ul style="list-style-type: none"> • Impacts on neighbors would need to be addressed
RPA	<ul style="list-style-type: none"> • Environmental issues do not constrain site 	<ul style="list-style-type: none"> • Major constraint

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Lights	<ul style="list-style-type: none"> • Inadequate 	<ul style="list-style-type: none"> • May be adequate
Bleachers, bathrooms, locker rooms, trainers rooms, goal posts	<ul style="list-style-type: none"> • Adequate or proposed to be upgraded 	<ul style="list-style-type: none"> • Inadequate or very challenging
Scoreboard, press box, concession stand, equipment storage, fence/netting	<ul style="list-style-type: none"> • Adequate 	<ul style="list-style-type: none"> • Inadequate or not possible to add

ISSUE	TC WILLIAMS	ALEX RENEW SITE
Accessibility	<ul style="list-style-type: none"> • Adequate • Family accessible for walking • Centrally located • ON site of School 	<ul style="list-style-type: none"> • Inadequate for walking and proximity to school, adequate for transit and somewhat adequate for driving
Ownership & Maintenance	<ul style="list-style-type: none"> • Straightforward • Owned by ACPS 	<ul style="list-style-type: none"> • Complicated • City use for 15 years • Complicated by being on top of a water tank



Legislation Details (With Text)

File #:	14-3921	Name:	Affordable Housing Advisory Committee
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	

Title: Affordable Housing Advisory Committee
1 Representative of an Employer in the City Who Employs at Least 100 Employees

Sponsors:

Indexes:

Code sections:

Attachments: [14-3921 Affordable Housing Advisory Committee.pdf](#)

Date	Ver.	Action By	Action	Result
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Affordable Housing Advisory Committee
1 Representative of an Employer in the City Who Employs at Least 100 Employees

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Affordable Housing Advisory Committee

(3-year term)

1 representative of an employer in the City who employs at least 100 employees

_____ David Taylor
(residency waiver required)

Colleen Ryan Mallon, VP of
Marketing and Mission Expansion,
Goodwin House



Legislation Details (With Text)

File #:	14-3920	Name:	Alexandria-Gyumri Sister City Committee
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Alexandria-Gyumri Sister City Committee 4 Citizen Members		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3920 Alexandria-Gyumri Sister City Committee.pdf](#)

Date	Ver.	Action By	Action	Result
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Alexandria-Gyumri Sister City Committee
4 Citizen Members

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Alexandria-Gyumri Sister City Committee
(2-year term)
4 citizen members

_____ Meganoosh Avakian
(residency waiver required)

Dean Shahinian

_____ Patrick Garabedian
(residency waiver required)

Dean Shahinian

_____ Dean Shahinian
(residency waiver required)

_____ Menatoallah Youssef
(residency waiver required)



Legislation Details (With Text)

File #: 14-3922 **Name:** Board of Zoning Appeals
Type: Appointment **Status:** Agenda Ready
File created: 3/30/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Board of Zoning Appeals
1 Citizen Member
Sponsors:
Indexes:
Code sections:
Attachments: [14-3922 Board of Zoning Appeals.pdf](#)

Date	Ver.	Action By	Action	Result
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Board of Zoning Appeals
1 Citizen Member

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Board of Zoning Appeals
(4-year term)
1 citizen member

_____ Robert Agnor

_____ Gustavo Agosto-DaFonseca

_____ Jonathan Buono

_____ John Burley

_____ Ephorm Freeman, III

_____ Gail Gordon

_____ Richard Metzger



Legislation Details (With Text)

File #:	14-3923	Name:	Commission on Information Technology
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Commission on Information Technology 1 Citizen Member		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3923 Commission on Information Technology.pdf](#)

Date	Ver.	Action By	Action	Result
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Commission on Information Technology
1 Citizen Member

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Commission on Information Technology

(3-year term)

1 citizen member

_____ Cory Missimore

_____ Patrick Moran

_____ John Scott *

_____ Forrest Wilhoit

* incumbent



Legislation Details (With Text)

File #:	14-3924	Name:	George Washington Birthday Celebration Committee
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	George Washington Birthday Celebration Committee 1 Citizen Member		

Sponsors:

Indexes:

Code sections:

Attachments: [14-3924 George Washington Birthday Celebration Committee.pdf](#)

Date	Ver.	Action By	Action	Result
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George Washington Birthday Celebration Committee
1 Citizen Member

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

George Washington Birthday Celebration Committee

(2-year term)

1 citizen member

_____ John Buckreis

_____ Jim Dolbow

Joseph S. Shumard

_____ Gene Giannotta



Legislation Details (With Text)

File #:	14-3942	Name:	Historical Restoration and Preservation Commission
Type:	Appointment	Status:	Agenda Ready
File created:	4/6/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Historical Restoration and Preservation Commission 1 Citizen Member		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3942 Historical Restoration and Preservation Commission.pdf		

Date	Ver.	Action By	Action	Result
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Historical Restoration and Preservation Commission
1 Citizen Member

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Historical Restoration and Preservation Commission

(4-year term)

1 citizen member

Melinda Barnes

Patricia Romiti-Brunner
(residency waiver required)



Legislation Details (With Text)

File #:	14-3925	Name:	Human Rights Commission
Type:	Appointment	Status:	Agenda Ready
File created:	3/30/2015	In control:	City Council Legislative Meeting
On agenda:	4/14/2015	Final action:	
Title:	Human Rights Commission 2 Citizen Members		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	14-3925 Human Rights Commission.pdf		

Date	Ver.	Action By	Action	Result
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Human Rights Commission
2 Citizen Members

Name of Council Member

CONTESTED APPOINTMENT

Endorsement

Human Rights Commission
(3-year term)
2 citizen members

_____ William Harris

_____ Amy Jackson

_____ Susan Kellom *

* incumbent



Legislation Details (With Text)

File #: 14-3835 **Name:**
Type: **Status:** Agenda Ready
File created: 3/11/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Receipt of the Progress Report on Eco-City and the Environmental Action Plan 2030.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3835 Eco-City Alexandria](#)
[14-3835 Presentation Eco-City Alexandria](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:
Receipt of the Progress Report on Eco-City and the Environmental Action Plan 2030.

ISSUE: Progress report on Eco-City and the Environmental Action Plan 2030 (EAP 2030).

RECOMMENDATION: That City Council (1) receive the “2014 Eco-City Progress Report and Key Environmental Indicators,” intended for informing the public at the 2015 Alexandria Earth Day on April 25 and (2) recognize the Environmental Policy Commission (EPC), community members and City staff that have participated in the ongoing implementation of the EAP 2030 aimed at leading Alexandria further toward sustainability.

DISCUSSION: The comprehensive EAP 2030 was adopted by City Council on June 13, 2009, which consists of 48 goals, 50 preliminary targets, and 353 actions that span over the next 21 years and beyond. One of the more important short-term actions in the EAP 2030 calls for the development of key environmental indicators

to measure the progress of the Eco-City initiative. In 2010, the EPC spearheaded the development of key environmental indicators that can be measured on an annual basis, in consultation with the City's Environmental Coordination Group members. These environmental indicators were first reported to City Council in the 2012 progress report on the EAP 2030. It gives an overview of the Eco-City program, provides the latest indicators and the top ten environmental achievements for 2014 (see Attachment). This is the fourth year for an Eco-City progress report which is usually released and promoted as part of the Alexandria Earth Day which this year is on April 25.

Key Environmental Indicators

The 20 key environmental indicators were reported in Table I of the report, which outlines 12 out of the 20 indicators, showing overall improvement over last year.

The City government has made great strides in reducing greenhouse gas (GHG) emissions by 35.6% over the period, from 2006 to 2014. Likewise, for Alexandria, the per capita GHG emissions were reduced by 27.9% from 2005 to 2014, due to increased energy conservation and use of renewable energy, economic conditions and the fact that the region's utility companies have increasingly used more natural gas and renewable energy during this period. The per capita water use increased by 3.2% in 2014, but the per capita waste water treated increased by 13.4%, most likely due to the increased rain falls (42.73 in. compared to 32.06 in.). The number of stormwater Best Management Practices installed in the City increased by 19.4% over the last two years.

The number of respiratory health complaints received by the Alexandria Health Department reduced significantly by 56.6% somewhat corroborating the better air quality data reported for the Washington Metropolitan area. Air quality in the Washington Metropolitan area has significantly improved with only four orange air quality action days and no red days in 2013 and 2014. The EPA is proposing to lower the 2008 ozone standard of 75 ppb to somewhere between 65-70 ppb with the final rule being promulgated toward the end of 2015. DASH public transit ridership increased markedly by 9.2% and the total passengers per mile increased by 6.5%.

Highlights of Progress in 2014

The Crystal City-Potomac Yard Transitway opened in August with the introduction of the City's Metroway service along the congested Route 1 corridor between the Braddock Road and Crystal City Metrorail Stations, with stops in Potomac Yard. This project is the Washington metropolitan area's first right-of-way dedicated to premium bus operations designed to encourage transit use. This Metroway is already surpassing pre-launch projections, resulting in a 23% increase in ridership as compared to the previous bus route 9S, according to Washington Metropolitan Area Transit Authority.

The Capital Bikeshare system in Alexandria doubled in size after the eight new additions located in Carlyle and Del Ray. Within a month, ridership had more than doubled from the same month in 2013. According to the 2013 member survey, over half of Bikeshare members used Bikeshare to access transit stops.

Alexandria Transit Company (ATC) continued to replace its fleet with hybrid electric buses. In July of 2014, ATC started the new AT9 crosstown route using quiet and environment-friendly hybrid buses that helped alleviate public concerns about noise and air pollution associated with this new service. In 2015, ATC will be taking delivery of 14 additional hybrid-electric buses which will bring its fleet of hybrid-electric buses to over 50% of the total bus fleet.

The City's solid waste recycling rate for 2013 increased fractionally to 48.8 %, a new record level. In 2014, new programs and enhancements to existing programs were introduced that moved Alexandria to the forefront of Northern Virginia's recycling efforts, and the City is aiming for 65% recycling rate by 2020.

The City continued to lead by example in the areas of green building and energy conservation with the following initiatives: 1) the City substantially completed construction of the Eisenhower Fire Station 210 which is expected to be certified for LEED Gold in 2015; 2) more than 19% of the City government's electricity use was offset or generated by renewable energy in 2014; and 3) the City carried out LED lighting retrofits at the Beatley Library, Duncan Library, Burke Library, Chinquapin Recreation Center, Ramsay House, Black History Museum, and the Lyceum. In 2014, 99.9% of the square footage for new developments commits to green building standards.

The City has been diligently working to clean up the Chesapeake Bay under the new Environmental Protection Agency regulatory requirements. In addition to updating and strengthening the City's stormwater ordinance, the City received a \$1.75 million grant from the Virginia Department of Environmental Quality through the Stormwater Local Assistance Fund Grant, in addition to the \$1.2 million that the City received last year from the same state agency to retrofit Lake Cook. This current grant will be used to help fund the \$3.5 million stormwater retrofit project to enhance the treatment efficiency of stormwater and improve aquatic habitat of the Ben Brenman Pond as part of the City's stormwater regulatory requirements.

With the invaluable participation of hundreds of volunteers, the City had a landmark year in reclaiming and restoring 40 acres of the City's natural areas and parkland through the removal of decades-old, pervasive non-native invasive plants. This work restored natural areas to re-disturbance conditions, thus preserving their ecological sustainability and aesthetic beauty, and allowing Alexandria's diverse, native biodiversity to flourish.

Overall, the City has made significant progress towards implementation of the EAP 2030. This has occurred despite the challenging economic conditions and budget constraints. The City was recognized for the seventh consecutive year by the Virginia Municipal League as a platinum-level "Green Government." The City was also rated number one of the 10 most "greenest" mid-sized cities in the nation based on a study conducted by My Life.com, a social aggregation site. This study ranked 189 cities using the following criteria: 1) number of public parks; 2) number of recycling centers; 3) number of environmentally conscious commuters; and 4) walk score. Alexandria was the only city to rank in the top 20 of in all four categories, and was noted for its implementation of climate change initiatives. AlexRenew received the National Association of Clean Water Agencies Platinum Peak Performance Award for 100% compliance with the National Pollutant Discharge Elimination System permits over a consecutive nine-year period.

Updating of the EAP 2030 and Green Building Policy

In September of 2014, the EPC held its annual retreat and identified two priorities aimed at furthering goals of the Eco-City Alexandria, namely, the updating of the EAP 2030 and the City's Green Building Policy. The former is consistent with the EAP 2030 which calls for the review and updating of this document every five years. Both policy documents were adopted by City Council in 2009. The Commission then recommended to Council to include these two projects as part of the FY2016 Long-Range Inter-departmental Work Plan. However, due to budget constraints, the proposed budget for FY2016 did not include funding for outside resources for these projects.

As the first incremental step toward updating the EAP, City staff and the EPC will work together through the end of FY2015 on the review of the existing EAP. As part of this effort, staff and the EPC plan to leverage other City planning efforts, such as the Bike & Pedestrian Master Plan, the CSO long-term control planning and the stormwater management efforts, to avoid duplication of effort. The North Old Town Small Area Plan under consideration for FY2016 might also represent an opportunity to pilot new Green Building policies, such as the Eco-District concept, which could assist in shaping the updated EAP.

City staff will also work with the EPC over the next several months to explore an alternative work program for updating the Green Building Policy with the goal of accelerating work on key issues. The report back to the City Council in May will build on the analysis already completed by the EPC and address four topic areas: benchmarking Alexandria's Green Building Policy compared to neighboring jurisdictions, identification of priority issues, the resources required to address those issues (staff, funds, and time), and exploration of work models whereby the EPC shares in the work load.

Emerging Environmental Challenges

There are several environmental challenges and issues that the City must address in the short and long term. These include, but are not limited to the impacts of TMDLs (Total Maximum Daily Load) on the City's new stormwater and combined sewer permits.

The City's stormwater permit requires implementation of stormwater management practices sufficient to achieve a minimum of 5% of the nutrient and sediment reduction of TMDL targets as prescribed in the permit by 2018. The City strategy to meet this initial target is by implementation of combination of several projects that include:

- Installation of a stormwater pond designed to treat 50+ previously untreated acres in Eisenhower East (Pond 19) completely designed and constructed at the developer's cost as part of a redevelopment project.
- Retrofit of Lake Cook for which the City applied and received a grant of \$1.2M from the Commonwealth of Virginia.
- Retrofit project to enhance the treatment efficiency of stormwater and improve aquatic habitat of the Ben Brenman Pond.

These overarching regulations require the remaining 40% of the reduction targets to be met by 2023 with the last 60 % of the required reductions to be achieved by 2028. Total fiscal impact of these requirements may range up to \$100 million, and will depend on the type and mix of technologies implemented. The City has begun, and will expand it further, a broader public education and outreach with the goal of soliciting input as it moves to develop plans to implement 40% and 60% reductions in future permits.

Additionally, the Hunting Creek Bacteria TMDL has resulted in several new requirements in the City's Combined Sewer System permit. These include several specific projects that will be implemented in the next four years and a major requirement to update the City's Long Term Control Plan that upon implementation will comply with the TMDL. A plan to comply with this TMDL will likely include installation of extensive controls and other measures that can cost as much as \$200 million to \$300 million depending on the type and mix of technologies that get implemented. Development of such an update is an extensive engineering planning exercise and City has initiated and will expand its education and outreach to receive public input in development of this Long Term Control Plan Update.

Climate change and preparing the city and community for potential impacts remain a serious challenge. As part of the adaptation strategy for climate change, the City is moving forward with the waterfront flood mitigation project.

FISCAL IMPACT: The fiscal impact of the EAP 2030 is a combination of (1) savings such as energy efficiency initiatives and economic benefits of eco-friendly City policies, and (2) costs such as the substantial investment the City will need to make in the sanitary sewer and stormwater areas.

ATTACHMENTS:

Attachment 1: 2014 Eco-City Progress Report and Key Environmental Indicators

Attachment 2: Powerpoint Presentation

STAFF:

Emily Baker, Acting Deputy City Manager

Yon Lambert, Director, T&ES

William J. Skrabak, Deputy Director, T&ES, Infrastructure and Environmental Quality

Khoa Tran, Environmental Program Manager, T&ES, Infrastructure and Environmental Quality



2014 Eco-City Progress Report & Key Environmental Indicators



Early in 2007, under the direction of and with strong commitment from the Mayor and Members of City Council, the City of Alexandria, in partnership with its Environmental Policy Commission (EPC), Virginia Tech Alexandria Campus and the community, embarked on a new initiative – Eco-City Alexandria – which culminated in the Council's adoption of the Eco-City Charter, the first of its kind in the Commonwealth, in 2008, as well as the Environmental Action Plan 2030 (EAP 2030) in 2009. Since then, the City and its residents have collectively completed numerous actions stipulated in this action plan aimed at fostering the goals of the Eco-City and leading Alexandria further towards environmental sustainability. This fourth annual report provides quantitative measures of the progress that the residents and the City government have made during 2014. These measures are in the form of 20 environmental indicators developed by the EPC in consultation with City staff.

Eco-Cities

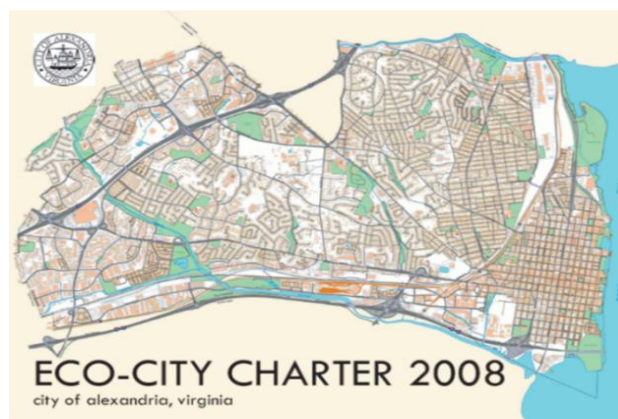
Eco-Cities are places where people can live healthier and economically productive lives while reducing their impact on the environment. They work to harmonize their natural resources and environmental assets with existing policies, regional realities, and economic and business markets. Eco-Cities strive to engage all citizens in a collaborative and transparent decision making process that is mindful of social equity concerns.

Sustainability is defined as meeting our community's present needs while preserving our historic character and ensuring the ability of future generations to meet their own needs.

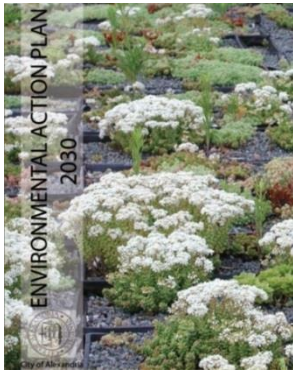
The Eco-City Charter was the first Environmental Charter adopted in Virginia. The *Eco-City Charter* serves as a document to holistically guide City leaders and residents towards a more sustainable and healthy environment. It defines Alexandria's commitment to ecological, economic and social sustainability. The *Eco-City Charter* outlines essential environmental sustainability principles and core values, and is consistent with the City's 2015 Strategic Plan.

Eco-City Charter's Ten Guiding Principles

Land Use and Open Space	Building Green
Water Resources	Solid Waste
Air Quality	Environment & Health
Transportation	Emerging Threats
Energy	Implementation



The Environmental Action Plan 2030 follows the guiding principles outlined in the Eco-City Charter, and serves as a road map for City leaders and residents to implement the *Eco-City Charter*. Following an extensive community outreach program which included an interactive Eco-City Café, open houses, and an Eco-City Summit, City Council adopted the Environmental Action Plan (EAP) 2030 in June 2009. The EAP 2030 consists of 48 goals, 50 targets and 353 actions for the next 20 years to lead the City towards environmental sustainability.



Environmental Indicators - The Environmental Policy Commission spearheaded the development of the environmental indicators that can be measured on a routine (preferably annual) basis to quantify the progress made on the Eco-City initiative. In consultation with City staff, the commission decided on the 20 indicators listed in Table I which are related to the goals and targets of the EAP 2030 and represent activities that cover key stakeholders of Alexandria such as its residents, City government, businesses, the Alexandria City Public Schools (ACPS), DASH, American Virginia Water, and Alexandria Renew Enterprises (formerly ASA). This is the fourth time these environmental indicators were reported. The base year for each indicator had been chosen so as to provide a meaningful measure of progress. The “% Change Latest vs. Last Year” and “% Change Latest vs. Base” indicate the % changes between this year’s report latest data (2013 or 2014) and last year report data (FY2012 or CY2012) and between this year’s report latest data and the base year data. A green value indicates a favorable change and a red value an unfavorable condition. Starting 2014 reporting year, it was decided to report the most up-to-date data for each indicator as it becomes available. Thus, for this 2014 report year, all indicator values are either for the Calendar Year 2014 or Fiscal Year 2014 (i.e., from July 2013 through June 2014) or CY2013 or FY2013. As can be seen in the Table I, data related to energy and greenhouse gas emissions (Indicators #2-6 and #19) and data on waste recycling rate (Indicator #10) are only available for the year 2013 at the time of this writing due to the QA/QC process at Dominion Power and Washington Gas for the energy data and the approval process by Virginia DEQ for the recycling rate data.

Main Findings from the Environmental Indicators

Several findings can be derived from Table I, even though the data reported in this table represents a snapshot of the progress made over a relatively short period of time. Compared to the last year’s reporting period of 2013:

1. Air quality in the Washington Metropolitan area was significantly improved with only four orange air quality action days and no red days in both 2014 and 2013.
2. The City government has made great strides in reducing GHG emissions by 35.6% over the period from 2006 to 2014. Likewise, for Alexandria, the per capita GHG emissions reduced by 27.9% from 2005 to 2014, mainly due to the fact that the region’s utility companies have increasingly used more natural gas and renewable energy during this period which resulted in a significantly lower GHG emission factor of 946.1 lbs. CO₂e/MWh for 2013.
3. DASH public transit ridership increased by 9.2% and the total passenger per mile increased by 6.5% compared to 2012.
4. Compared to 2012, the per capita water use increased by 3.2% in 2014, but the per capita waste water treated increased by 13.4% most likely due to increased rain falls (42.73 in. compared to 32.06 in.).
5. The number of stormwater Best Management Practices installed in the City increased by 19.4% going from 2012 to 2014.
6. The number of respiratory health complaints received by the Alexandria Health Department reduced significantly by 56.6% from 2012 to 2014.
7. The number of acres protected since approval of the Open Space Master Plan has surpassed the original goal, being at 103 acres compared to the goal of 100 acres. Staff is currently working to update this Plan.

TABLE I – ENVIRONMENTAL INDICATORS

ENVIRONMENTAL INDICATOR (EI)	TARGET	BASE YEAR ¹		CURRENT PERIOD		LAST YEAR FY2012 or CY2012	% CHANGE Latest vs. Last Year	% CHANGE Latest vs. Base
		YEAR	VALUE	2014	2013			
1. Air Quality Days - number of days with code red/ orange	TBD	2003	13	4 ³	4	7	-42.9	-69.2
2. Per capita energy use, MWh per person per year	TBD	2005	24.54	NA	20.31	20.31 ⁴	0	0
3. City government operations energy use, MWh per year	TBD	FY2006	151,964	NA	120,697	116,608 ⁵	+3.5	-20.6
4. Greenhouse gas emissions by City government operations, metric tons of CO ₂ per year	TBD	FY2006	79,820	NA	51,373	53,777 ⁶	-4.5	-35.6
5. Greenhouse gas emissions by residents and businesses, metric tons of CO ₂ per year	TBD	2005	2,092,991	NA	1,664,083	1,755,395 ⁶	-5.2	-20.5
6. Per capita greenhouse gas emissions, metric tons of CO ₂ per year	TBD	2005	15.8	NA	11.4	12.3 ⁶	-7.3	-27.9
7. Percent of new developments committing to green building standard	100%	FY2010	94%	99.9%	TBU	84%	+18.9	+6.3
8. Percent tree canopy	40%	2007	30%	34% ⁷	33%	33% ⁷	+3.0	+13.3
9. Number of acres protected since approval of Open Space Master Plan in 2003	100	2003	0	103	TBU	100.5	+2.5	-
10. Percent solid waste recycling rate	35%	2008	26.9	NA	48.8%	48.7%	0	+81.4
11. DASH Public transit ridership - number of mass transit commuters per year	TBD	FY2007	3,743,499	4,238,784	TBU	3,882,022	+9.2	+13.2
12. DASH Total passengers per mile / Total passenger per hour of service	TBD	FY2007	2.9 / 34.0	2.77 / 22.0	TBU	2.6 / 24.6	+6.5 / -10.6	-4.5 / -35.3
13. Per capita water use, gallons per person per year	TBD	2005	38,249	37,900 ⁸	TBU	36,718	+3.2	-0.1
14. Per capita waste water treated, gallons per person per year	TBD	2009	36,016	42,762 ⁸	39,974	37,723 ⁸	+13.4	+18.7
15. Number of stormwater Best Management Practices (BMPs) in the City	TBD	2005	292	449	TBU	376	+19.4	+53.8
16. Number of respiratory health complaints received by the Alexandria Health Department	TBD	FY2010	82	33	TBU	76	-56.6	-59.8
17. Percent of full service restaurants that are totally non-smoking	100%	FY2010	96.7	97.7	TBU	97.0	+0.7	+1.0
18. Percent of population living in a walkable community	TBD	FY2010	73	73	73	73	0	0
19. ACPS energy usage per square foot of building space, Btu/ft ² /year	TBD	FY2010	61,717	NA	51,207	49,351	+3.8	-17.0
20. ACPS waste composting rate, Pounds per year	TBD	FY2008	77,900	NA	NA	222,477	NA	NA

NA – data is not yet available; TBU – Data is being requested and will be updated when available.

¹ Base year for each indicator is chosen to provide a meaningful basis for comparison. Fiscal year starts July of the year before and ends at the end of June of the current year.

² 2013 report data are for Fiscal Year 2012 or Calendar Year 2012.

³ Air quality action days are for the Washington Metropolitan area starting 2013. All 4 are orange days for both 2013 and 2014.

⁴ Energy use comprises electricity use (per calendar year) provided by Dominion and natural gas use provided by Washington Gas; based on Alexandria population of 137,602 for 2005, 144,301 for 2011, and 146,294 for 2012, and 148,892 for 2013 (US Census data).

⁵ City government operations include Alexandria City Public Schools (ACPS) and for calendar year 2012.

⁶ For electricity, GHG emission factor of 1,041.7 lb. CO₂e/MWh was used for 2012 and 946.1 lbs. CO₂e/MWh for 2013. The inventory does not include emissions associated with air or vehicle travel outside City limits, or emissions embedded in food or other consumer goods from outside of the City.

⁷ The % tree canopy was measured in 2007 and 2010 using different techniques so these data may not be compared with certainty. RPCA Natural Resources Division and GIS Division are completing a three-year baseline canopy cover study which will provide an increased level of confidence in the determination of the City's percent canopy cover.

⁸ Based on 2013 population estimate of 148,892 (US Census data). AlexRenew re-estimated the 2013 Report figure to be 37,723.

Alexandria's Top Ten Environmental Achievements for 2014

Alexandria Introduced New Metroway Premium Bus Service on the Crystal City - Potomac Yard Transitway

—The Crystal City-Potomac Yard Transitway opened in August with the introduction of the Washington Metropolitan Area Transit Authority's (WMATA) Metroway service. The bright blue buses will provide more reliable service along the congested Route 1 corridor between the Braddock Road and Crystal City Metrorail Stations, with stops in Potomac Yard. Amenities will include a branded bus fleet, high-visibility crosswalks, and near-level boarding at stations. The Metroway service will be paid for entirely by the City of Alexandria and Arlington County, with a portion of the cost offset by passenger revenue. This project is the Washington metropolitan area's first right-of-way dedicated to premium bus operations, designed to encourage transit use along the heavily traveled Route 1 corridor. Increased use of public transportation yields significant environmental benefits and is a key lever for the City's Energy and Climate Change Action Plan.



Highlights on Solid Waste Management - The City's solid waste recycling rate for 2013 increased slightly to 48.8 %, a new record level. In 2014, new programs and enhancements to existing programs were introduced that moved Alexandria to the forefront of Northern Virginia's recycling efforts, and the City is aiming for 65% recycling rate by 2020. Yard waste is now collected separately and composted at a regional facility. Since July, 270 tons of yard waste have been composted. Food waste recovery stations have been opened at the four City Farmers' Markets and residents have dropped off a total of 35 tons of food waste to be composted. T.C. Williams High School received trash and recycling compactors which reduced trash truck visits to the high school from five times a week to one. Fewer truck visits equal reduction in global warming emissions and contributes to less traffic congestion.

Capital Bikeshare Expansion - In August, the Capital Bikeshare system in Alexandria doubled in size with the addition of eight new stations in the Carlyle and Del Ray areas. By September, ridership had more than doubled from the same month in 2013. According to the 2013 member survey, over half of Bikeshare members used Bikeshare to access transit stops. Members also reported using Bikeshare equally for both work and non-work trips, thereby reducing the number of vehicle miles traveled (VMT) in automobiles with 11% reporting they reduced annual miles driven by at least 1,000 miles. Half of the survey respondents reported driving a car less often, and sixty percent said they use a taxi less often now that they have joined Capital Bikeshare. Regionally, Capital Bikeshare members reduce about 2.1 million commute driving miles annually, reducing traffic during the peak commuting periods. It is estimated that annual commute VMT are reduced by 265 miles per member.





City Received \$1.75 Million Under Stormwater Local Assistance Fund Grant - The City of Alexandria received \$1.75 million financial assistance from the Virginia Department of Environmental Quality through the Stormwater Local Assistance Fund Grant. This grant will be used to help fund the \$3.5 million stormwater retrofit project to enhance the treatment efficiency of stormwater and improve aquatic habitat of the Ben Brenman Pond as part of the City's stormwater regulatory requirements.

City's Initiative on Removing Invasive Plants in 2014 -

The City, with the invaluable participation of hundreds of volunteers, had a landmark year in reclaiming and restoring many acres of City natural areas and parkland through the removal of decades-old, pervasive non-native invasive plants like Callery Pear, Siberian Elm, White Mulberry, English Ivy, and others. Standout sites include the 3.5 acres of managed native meadow at the Telegraph Road and Duke Street interchange (T & D Meadow), INOVA Alexandria Hospital Scenic Easement, Rynex Natural Area, Fort Williams Park, and others. As a result, this year's work restored nearly 40 acres of the City's natural areas to pre-disturbance conditions, thus preserving their ecological sustainability and aesthetic beauty, and allowing Alexandria's diverse, native biodiversity to flourish. Ecological restoration and natural lands management is ongoing, with many new City sites prioritized annually for restoration and restored sites maintained in their appropriate, natural condition.



Alexandria Participated in DOE Weatherization Innovation Pilot Program - Brent Place Apartments, a 207-unit building which serves lower income Alexandrians, was selected to participate in an energy and water conservation demonstration program under the Department of Energy's (DOE) Weatherization Innovation Pilot Program. Under this program, an energy service company performs an investment grade audit to identify energy savings opportunities at this property and recommends a bundle of energy efficiency improvements which are expected to be sufficient to pay for the installation costs of the measures. The City supported Brent Place's participation in this program by agreeing to subordinate payment on an existing City loan for a period of 10 years. It is anticipated that the energy efficiency measures to be undertaken will result in 10-year savings of \$226,060.

City's Green Building and Energy Conservation Initiatives - These included 1) the substantially completed construction of the Eisenhower Fire Station 210 which is expected to be certified for LEED Gold in 2015; 2) more than 19% of the City government's electricity use was offset or generated by renewable energy in 2014; and 3) the City carried out LED lighting retrofits at the Beatley Library, Duncan Library, Burke Library, Chinquapin Recreation Center, Ramsay House, Black History Museum, and the Lyceum.



AlexRenew Continued Tradition of Sustainable Environmental Stewardship - Of the 13.2 billion gallons of wastewater treated at its facility in 2014, AlexRenew used about 10% of this treated wastewater for non-potable purposes within its operations in place of potable water. This water conservation measure yielded environmental benefits and saved its customers \$2.8 million. It also used 145 million cubic feet of the methane gas generated in its digesters to replace natural gas, the amount of which was enough to heat over 1,000 homes for a year. For its environmental stewardship, AlexRenew received the National Association of Clean Water Agencies Platinum Peak Performance Award for 100% compliance with National Pollutant Discharge Elimination System (NPDES) permits over a

consecutive nine-year period.

Alexandria Transit Company (ATC) Continued to Replace Its Fleet with Hybrid Electric Buses - ATC operates quality award winning transit services in the City of Alexandria utilizing a fleet of 79 transit buses. Of these 79 buses, 32 are energy efficient and environmentally friendly hybrid electric buses, comprising 40% of its fleet. The new hybrid electric clean diesel buses have served to reduce ATC's overall carbon footprint by reducing fuel consumption



and emission levels. In 2014 alone, it is estimated that ATC's hybrid electric buses have reduced diesel fuel consumption by 38,000 gallons and carbon dioxide emissions by 836,000 lbs. In July, ATC started the new AT9 crosstown route using quiet, environmentally-friendly hybrid buses that helped alleviate public concerns about noise and air pollution associated with this new service. In 2015, ATC will be taking delivery of 14 additional hybrid-electric buses which will bring its fleet of hybrid-electric buses to over 50% of the total bus fleet.



City Recognized for Its Environmental Efforts - In October, the City was recognized for the seventh consecutive year by the Virginia Municipal League (VML) as a platinum-level "Green Government." This platinum-level certification, VML's highest for local governments, is awarded to those scoring more than 175 out of 200 possible points. The program encourages local governments to implement specific environmental policies and actions that reduce carbon emissions generated by both the local government and the broader community. In May, the City was rated number one of the 10 "greenest" mid-sized cities in the nation. The study, conducted by My Life.com, a social aggregation site, ranked 189 cities using the following criteria: 1) number of public parks; 2) number of recycling centers; 3) environmentally conscious commuters; and 4) a walk score. Alexandria was the only city to rank in the top 20 of in all four categories, and was noted for its implementation of climate change initiatives.

Alexandria Environmental Policies, Plans and Programs Web Links

T&ES Office of Environmental Quality Website

<http://alexandriava.gov/Environment>

Alexandria Environmental Policy Commission Website

<http://alexandriava.gov/EnvironmentalPolicyCommission>

Eco-City Alexandria Website

www.alexandriava.gov/Eco-City

Environmental Action Plan 2030

alexandriava.gov/uploadedFiles/tes/eco-city/EAP_FINAL_06_18_09.pdf

Eco-City Charter

alexandriava.gov/uploadedFiles/tes/oeq/EcoCityCharter2008.pdf

Eco-City Alexandria "A Green-Ventory of City Environmental Policies, Plans and Programs

alexandriava.gov/uploadedfiles/tes/info/GreenVentoryReport.pdf

Eco-City Challenge

<http://alexandriava.gov/EcoCityChallenge>

Open Space Plan

alexandriava.gov/uploadedfiles/recreation/info/OpenSpacePlan.pdf

Recreation, Parks & Cultural Activities Strategic Master Plan

alexandriava.gov/uploadedFiles/recreation/info/StrategicMasterPlan.pdf

Transportation Master Plan

alexandriava.gov/tes/info/default.aspx?id=3088

Water Quality Management Supplement

alexandriava.gov/tes/info/default.aspx?id=3844

Solid Waste Management Plan

alexandriava.gov/uploadedfiles/tes/info/solidwastemgmtplan.pdf

City of Alexandria Green Building Policy

alexandriava.gov/uploadedFiles/planning/info/GreenBuildingPolicyhandout.pdf

Green Building Resource Center

<https://www.Alexandriava.gov/gbrc>

For further information on this report or Eco-City Alexandria, please contact:

Department of Transportation & Environmental Services
Office of Environmental Quality
301 King Street, Room 3000, City Hall,
Alexandria, VA 22314
Telephone: 703-746-4065

City of Alexandria, Virginia

Progress Report on Eco-City and Environmental Action Plan 2030

City Council Legislative Session
April 14, 2015



Eco-CITY  **ALEXANDRIA**

Eco-City Alexandria – Partnership Between the City, Alexandria Environmental Policy Commission, Virginia Tech and the Community



2007: Eco-City project started
2008: Eco-City Charter
2009: Environmental Action Plan 2030



Environmental Indicators

ENVIRONMENTAL INDICATOR (EI)	CURRENT PERIOD		LAST YEAR FY2012 or CY2012	% CHANGE Latest vs. Last Year
	2014	2013		
Air Quality Days - number of days with code red/ orange	4	4	7	-42.9
Per capita energy use, MWh per person per year	NA	20.31	20.31	0
City government operations energy use, MWh per year	NA	120,697	116,608	+3.5
Per capita greenhouse gas emissions, metric tons of CO ₂ per year	NA	11.4	12.3	-7.3
Percent of new developments committing to green building standard	99.9%	TBU	84%	+18.9
Percent tree canopy	34%	33%	33%	+3.0
Number of acres protected since approval of Open Space Master Plan in 2003	103	TBU	100.5	+2.5

Environmental Indicators

ENVIRONMENTAL INDICATOR (EI)	CURRENT PERIOD		LAST YEAR FY2012 or CY2012	% CHANGE Latest vs. Last Year
	2014	2013		
Percent solid waste recycling rate	NA	48.8%	48.7%	0
DASH Public transit ridership - number of mass transit commuters per year	4,238,784	TBU	3,882,022	+9.2
DASH Total passengers per mile / Total passenger per hour of service	2.77 / 22.0	TBU	2.6 / 24.6	+6.5 / -10.6
Per capita water use, gallons per person per year	37,900	TBU	36,718	+3.2
Per capita waste water treated, gallons per person per year	42,762	39,974	37,723	+13.4
Number of stormwater Best Management Practices (BMPs) in the City	449	TBU	376	+19.4
Number of respiratory health complaints received by the Alexandria Health Department	33	TBU	76	-56.6

New Metroway Bus Service on Crystal City - Potomac Yard Transitway

- Opened in August, 2014
- Washington metropolitan area's first right-of-way dedicated to premium bus operations, designed to encourage transit use
- Already surpassed pre-launch projections, resulting in a 23% increase in ridership as compared to the previous bus route 9S, according to WMATA



DASH & CAPITAL BIKESHARE

- In July, ATC started the new AT9 crosstown route using hybrid-electric buses
- In 2015, ATC will be taking delivery of 14 additional hybrid-electric buses which will bring its fleet of hybrid-electric buses to over 50% of total bus fleet.



- In August, the Capital Bikeshare system in Alexandria doubled in size with the addition of eight new stations in Carlyle and Del Ray areas

City's Green Building and Energy Management Initiatives

- More than 19% of the City government's electricity use was offset or generated by renewable energy in 2014
- City completed LED lighting retrofits at the Beatley, Duncan and Burke Libraries, Chinquapin Recreation Center, Ramsay House, Black History Museum, and the Lyceum
- City substantially completed construction of the Eisenhower Fire Station 210 which is expected to be certified for LEED Gold in 2015
- 99.9% of square footage for new developments committed to green building standards



Alexandria Participated in DOE Weatherization Innovation Pilot Program

- Brent Place Apartments, a 207-unit building, participates in DOE Weatherization Innovation Pilot Program
- An energy service company performs an investment grade audit to identify energy savings opportunities and recommends energy efficiency improvements
- City supported Brent Place's participation in this program by agreeing to subordinate payment on an existing City loan for 10 years
- The energy efficiency measures to be undertaken will result in 10-year savings of \$226,060.



Solid Waste Management

- Solid waste recycling rate for 2013 increased fractionally to 48.8 %, a new record level
- City is aiming for 65% recycling rate by 2020



- Yard waste is now collected separately and composted at a regional facility
- Food waste recovery stations at four City Farmers' Markets collected a total of 35 tons of food waste to be composted

City's Initiative on Removing Invasive Plants

- City reclaimed and restored 40 acres of City natural areas and parkland through removal of decades-old, pervasive non-native invasive plants
- Standout sites include the 3.5 acres of managed native meadow at the Telegraph Road and Duke Street interchange, INOVA Alexandria Hospital Scenic Easement, Rynex Natural Area, Fort Williams Park
- Several hundreds of volunteers participated in this effort



Stormwater Retrofit

- City received \$1.75 million financial assistance from the VDEQ through the Stormwater Local Assistance Fund Grant
- This grant helps fund the \$3.5 million stormwater retrofit project to enhance the treatment efficiency of stormwater and improve aquatic habitat of the Ben Brenman Pond



Updating the EAP and Green Building Policy

Staff plans to work with the Environmental Policy Commission to update the following policy documents aimed at furthering goals of the Eco-City Alexandria

- Environmental Action Plan 2030
- Green Building Policy

Emerging Issues & Challenges

- Short and long term issues related to impacts of TMDLs (Total Maximum Daily Loads) and City's new stormwater and combined sewer permits
- Hunting Creek bacteria TMDL requires updating the City's Long Term Control Plan for the combined sewer system



- City's strategy to meet 5% reduction in TMLDs by 2018 required by stormwater permit includes installation of pond 19 and retrofit of Lake Cook using a \$1.2 million grant

Emerging Issues & Challenges

- Implementation of the Energy and Climate Change Action Plan
 - Continue to reduce the City's and community's energy use
 - Monitor scientific information on sea level rise and adaptation strategies



City of Alexandria
Energy and Climate Change Action Plan
Local Actions to Save Energy,
Reduce Greenhouse Gas Emissions, and
Prepare for the Impacts of Climate Change
2012 – 2020



June 2011



Office of Environmental Quality
Department of Transportation and Environmental Services



Legislation Details (With Text)

File #: 14-3899 **Name:**

Type: Communication or Report **Status:** Agenda Ready

File created: 3/24/2015 **In control:** City Council Legislative Meeting

On agenda: 4/14/2015 **Final action:**

Title: Oral Report: Street Resurfacing & Complete Streets Update.

Sponsors:

Indexes:

Code sections:

Attachments: [14-3899 Street Resurfacing and Complete Streets Update 041420151.pdf](#)

Date	Ver.	Action By	Action	Result
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Oral Report: Street Resurfacing & Complete Streets Update.



Street Resurfacing & Complete Streets Update

**City Council
April 14, 2015**



Spring 2015 Paving

- Spring Pothole Campaign
 - 4 crews working Citywide
 - Nearly 3,000 potholes filled to date
- Spring Resurfacing
 - Chinquapin Loop Road
 - Commonwealth Avenue
 - East Monroe to Mount Vernon Avenue
 - Braddock Road
 - Russell Road to Mount Vernon Avenue
- Shared Use Paths
 - 8,600 linear feet of shared use path resurfacing
 - 300 linear feet of new shared use paths



FY 16 Summer/Fall Resurfacing

Section	Avg PCI
Taney Ave from Van Dorn St to the Dead end	33.13
*N Hampton Dr from Ford Ave to King ST.	29.80
*Janneys Lane from Cloverway to King St	33.00
*Monroe Ave from Stonewall Rd to Leslie Ave	39.00
*Yoakum Parkway from Edsall Rd to Stevenson Ave	36.00
*Wheeler Ave section to be determined	23.50
E. Taylor Run Pkwy from Duke St. to Dead End	45.20
Duke St. from N. Quaker Ln. to S. Jordan St.	40.00
S. Van Dorn St. from S. Pickett St. to Edsall Rd	41.00
CityWide Alley Resurfacing	< 10

Complete Streets Projects

- Wheeler Avenue
 - Bicycle facilities
- Janneys Lane at Taylor Run
 - Traffic calming
 - Pedestrian safety
 - Transit and pedestrian accessibility
- Monroe Avenue
 - Traffic calming
 - Pedestrian safety
 - Bicycle facilities
 - Transit and pedestrian accessibility



Complete Streets Projects

- Yoakum Parkway at Stevenson Avenue
 - Traffic calming
 - Pedestrian safety
 - Transit and pedestrian accessibility
- North Hampton Drive
 - Traffic calming
 - Pedestrian crossing improvements
 - Transit and pedestrian accessibility





Complete Streets Grants Projects

- Wilkes Street Bikeway
 - Advertised for construction winter 2015
 - Construction planned summer 2015
- Duke Street Sidewalk at I-395
 - Advertised for construction planned spring 2015
 - Construction planned for summer 2015



Legislation Details (With Text)

File #: 14-3901 **Name:** City Council Schedule
Type: **Status:** Agenda Ready
File created: 3/25/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Consideration of the City Council Schedule.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3901 Council Calendar April - June 2015](#)

Date	Ver.	Action By	Action	Result
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City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 8, 2015
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: MARK B. JINKS, ACTING CITY MANAGER /s/

DOCKET TITLE:

Consideration of the City Council Schedule.

ISSUE: City Council Schedule.

RECOMMENDATION: That City Council:

1. Receive the revised Council Calendar (Attachment 1) which includes:
 - The ribbon cutting for Fire Station 210, 5255 Eisenhower Avenue, is scheduled for 8:30 a.m. on Saturday, April 18;
 - The Four Mile Run Groundbreaking Dedication is scheduled for Wednesday, May 20 at 5:30 p.m., the location is to be determined;
 - A Special Council meeting on Potomac Yard Metrorail Station is scheduled for Wednesday, May 20 at 7 p.m. in the Council Chambers; and

2. Approve the calendar.

DISCUSSION: None.

ATTACHMENT: City Council Calendar for April 2015 - June 2015

STAFF:

Kilo L. Grayson, Acting Assistant to the Acting City Manager

City Council Schedule

as of 4/1/15

Attachment

~ April 2015 ~						
◀ Mar 2015					May 2015 ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 Good Friday	4
5 Easter	6	7 6:30 P.M. – Worksession: Healthy Focus Area (Sister Cities 1101)	8	9 6:30 P.M. – Worksession: Livable Focus Area (Sister Cities 1101)	10	11
12	13	14 7 P.M. – City Council First Legislative, Meeting, Council Chambers	15	16 6:00 P.M. – Plaque Unveiling at ACPS Central Office for Former Parker Gray High School 7:00 P.M. – Worksession : ACPS (1340 Braddock Place)	17	18 8:30 A.M. – Fire Station 210 Ribbon Cutting, 5255 Eisenhower Avenue 9:30 A.M. – City Council Public Hearing, Council Chambers
19	20	21 5:30 P.M. Worksession: Accountable Focus Area (Sister Cities 1101) 6:30 P.M. – Worksession: BFAAC (Sister Cities 1101) 7:30 P.M. – Tax Rate Public Hearing (Council Chambers)	22	23	24	25
26	27	28 7 P.M. – City Council Second Legislative, Meeting, Council Chambers 7 P.M. Preliminary Add/Delete Discussion (Council Chambers)	29	30	Notes:	

City Council Schedule

as of 4/1/15

Attachment

~ May 2015 ~						
◀ Apr 2015						Jun 2015 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 6:30 P.M. – Final Add/Delete List Discussion (Council Chambers)	5	6	7 6:30 P.M. – Budget Adoption (Council Chambers)	8	9
10	11	12 7 P.M. – City Council First Legislative, Meeting, Council Chambers	13	14	15	16 9:30 A.M. – City Council Public Hearing, Council Chambers
17	18	19	20 5:30 P.M. - Four Mile Run Groundbreaking Ceremony, Location TBD 7 P.M. – Special Council Meeting on Potomac Yard, Council Chambers	21	22	23
24	25 HOLIDAY Memorial Day	26 7 P.M. – City Council Second Legislative, Meeting, Council Chambers	27	28	29	30
31	Notes:					

City Council Schedule

as of 4/1/15

Attachment

~ June 2015 ~						
◀ May 2015						Jul 2015 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 Primary Election	10 7 P.M. – City Council First Legislative, Meeting, Council Chambers	11	12	13 8:30 A.M. – Ruthanne Lodato Playground Dedication, Nannie J. Lee Center (Tentative) 9:30 A.M. – City Council Public Hearing, Council Chambers
14	15	16	17	18 Tentative: City Council/ACPS Joint Worksession, Time/Location TBD	19	20
21	22	23 5:30 – ACPD Reception, Vola Lawson Lobby 7 P.M. – City Council Second Legislative, Meeting, Council Chambers	24	25	26	27
28	29	30	Notes:			



Legislation Details (With Text)

File #: 14-3961 **Name:** closed meeting
Type: **Status:** Agenda Ready
File created: 4/9/2015 **In control:** City Council Legislative Meeting
On agenda: 4/14/2015 **Final action:**
Title: Consideration of Convening a Closed Meeting to Discuss a Personnel Matter.
Sponsors:
Indexes:
Code sections:
Attachments: [14-3961_exec session motion.pdf](#)

Date	Ver.	Action By	Action	Result
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Consideration of Convening a Closed Meeting to Discuss a Personnel Matter.

[RESOLUTION NO. ____]

WHEREAS, the Alexandria City Council has on the date of this resolution recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.