

Jackie Henderson

From: Karl Moritz
Sent: Tuesday, May 12, 2015 5:24 PM
To: Jackie Henderson; Allison Silberberg; William Euille; Del Pepper; John Chapman; Justin Wilson; LaShawn Timmons; Lillian Thompson; Mark McHugh; Nancy Lacey; Nancy Lavalle; Paul Smedberg; Timothy Lovain; Wendy Donohue
Cc: Mark Jinks; James Banks; Joanna Anderson; Kilo Grayson; Sermaine McLean; Yon Lambert
Subject: RE: Robinson Terminal South - memorandum containing staff language for specific amended conditions
Attachments: RTS Action_4 18 15 CC Hearing (3).docx

Mr. Mayor and Members of the City Council:

On May 1, 2015, staff provided the City Council with a memorandum detailing the revised conditions for Robinson Terminal South. These conditions were revised by the City Council during the public hearing on April 18, 2015 with exact wording to be worked out by staff.

In response to the memorandum, Councilmember Wilson noted that there was more discussion among Council, the applicant, and staff regarding the “unbundling” of on-site parking than was recorded in either the minutes or in the resulting conditions. Mr. Wilson indicated his interest in making sure that the concept, as discussed, would be pursued.

This memorandum is revised to document the discussion about unbundling parking, which will be addressed in detail in the Robinson Terminal South parking management plan, as was discussed during the Council hearing.

If you have questions, please let me know!

Karl

Karl W. Moritz
Director
City of Alexandria Department of Planning and Economic
Development
301 King Street - Alexandria, VA 22304
Phone: 703-746-3801 | Fax: 703-746-3807

From: Karl Moritz
Sent: Friday, May 01, 2015 4:18 PM
To: Jackie Henderson; Allison Silberberg; William Euille; Del Pepper; John Chapman; Justin Wilson; LaShawn Timmons; Lillian Thompson; Mark McHugh; Nancy Lacey; Nancy Lavalle; Paul Smedberg; Timothy Lovain; Wendy Donohue
Cc: Mark Jinks; James Banks; Joanna Anderson; Kilo Grayson; Sermaine McLean
Subject: Robinson Terminal South - memorandum containing staff language for specific amended conditions

Mr. Mayor and Members of the City Council:

As noted by the City Clerk below, the City Council directed staff to provide wording for some of the amended conditions for Robinson Terminal South. That language is contained in the attached memorandum, which will be made part of the permanent record of the meeting.

If you have questions or concerns about the wording, please let me know!

Karl

Karl W. Moritz
City of Alexandria Department of Planning and Zoning
1000 Canal Street, Room 2109
Alexandria, Virginia 22314
Tel: 703.746.3975 Cell: 773.319.76

From: Jackie Henderson

Sent: Tuesday, April 28, 2015 2:54 PM

To: Allison Silberberg; William Euille; Del Pepper; John Chapman; Justin Wilson; LaShawn Timmons; Lillian Thompson; Mark McHugh; Nancy Lacey; Nancy Lavalle; Paul Smedberg; Timothy Lovain; Wendy Donohue

Cc: Mark Jinks; James Banks; Karl Moritz; Joanna Anderson; Kilo Grayson; Sermaine McLean

Subject: deferral of approval of the April 18 public hearing meeting minutes

Good afternoon—

The motion made on April 18 for Robinson Terminal South included language for City staff to provide the wording for some of the amended conditions. So there is no misunderstanding on the motion and all is clear, Planning and Zoning staff will provide a memo containing the final motion language. We will make this memo part of the permanent record of the meeting. This memo will be sent to you by Karl Moritz by the end of the week.

Since there is no hurry to approve the minutes, I would ask that you defer adoption of the April 18 minutes on tonight's docket to the May 12 City Council meeting.

Please let me know if you have any questions.

Jackie

Jackie M. Henderson
City Clerk and Clerk of Council
(703) 746-3975

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 12, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: AMENDED FOLLOW UP MEMO: ROBINSON TERMINAL SOUTH

On May 1, 2015, staff provided the City Council with a memorandum detailing the revised conditions for Robinson Terminal South. These conditions were revised by the City Council during the public hearing on April 18, 2015 with exact wording to be worked out by staff.

In response to the memorandum, Councilmember Wilson noted that there was more discussion among Council, the applicant, and staff regarding the “unbundling” of on-site parking than was recorded in either the minutes or in the resulting conditions. Mr. Wilson indicated his interest in making sure that the concept, as discussed, would be pursued.

Staff reviewed the recording of the hearing, which confirmed that in response to Mr. Wilson’s questions, the applicant Mr. Youngentoub of EYA agreed to convey one space to every unit and allow residents with more than one car the option to purchase a second space. Unpurchased spaces would be added to the pool of parking available for visitors. Mr. Youngentoub also suggested an arrangement whereby the condo documents would allow the garage attendant to temporarily use even the assigned spaces for visitor parking if the owner is not using that space at the time.

Councilmember Wilson asked staff for some language regarding that concept and T&ES Director Yon Lambert suggested this concept be addressed by the parking management plan, which is required. A few minutes later, Mr. Youngentoub reiterated his willingness to unbundle the second space.

While no condition was added to address this aspect of the development approval, staff will be pursuing it through the required parking management plan. Staff recently reached out to EYA to confirm their continued agreement to this concept and received that confirmation.

This memorandum will be included in the file for the RTS development case along with the revised conditions and the minutes of the hearing to ensure that this element of the parking plan conforms to Council’s understanding.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 1, 2015

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

SUBJECT: ROBINSON TERMINAL SOUTH

During the April 18, 2015 Public Hearing, the City Council approved the Planning Commission recommendation for the Robinson Terminal South Development Special Use Permit and associated applications, with several amendments to the staff recommendations. The amendments to the staff recommendations are included below for both the Development Special Use Permit #2014-0006 and the restaurant Special Use Permit #2015-0014.

DEVELOPMENT SPECIAL USE PERMIT #2014-0006

- 22h. **CONDITION DELETED BY CITY COUNCIL:** ~~The five flagpoles on buildings 1 and 2 shall be designed with an internal halyard system. Flags shall be limited to official government flags, unless otherwise permitted in the Zoning Ordinance. The use of flags shall be limited to ten days per year, unless otherwise approved by the Director of Planning and Zoning. (P&Z)(CC)~~
76. **CONDITION AMENDED BY CITY COUNCIL:** Provide a Building Monitoring Plan, to include a plan for addressing damage to adjacent property, for adjacent and nearby structures that is approved by the Director of T&ES to detect building movement, settlement, and/or damage directly or indirectly attributed to the excavation or construction activities. The Building Monitoring Plan shall include a baseline survey prior to commencement of construction and a post-construction survey, if requested by the building owner. All properties within 250 ~~200~~ feet of any property boundary of the subject site shall be afforded the opportunity to participate in the pre- and post-construction surveys. (T&ES)(PC)(CC)
92. **CONDITION AMENDED BY CITY COUNCIL:** ~~The applicant agrees to provide solid waste collection services for all uses on the site. If the City will provide solid waste collection service for the townhouse portion of the development, the development must meet all the minimum street standards. The trash truck must be able to pick up solid waste from private streets without backing up. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer~~

~~must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of T&ES. Payment shall be made to the City or proof of payment for approved containers provided, prior to issuance of the Certificate of Occupancy for each townhouse dwelling. (T&ES)(CC)~~

136. **CONDITION AMENDED BY CITY COUNCIL:** The applicant, and/or its successors and assigns shall provide an annual contribution of \$75,000.00 ~~\$100,000.00~~ to be adjusted annually by the Consumers Price Index (CPI) dedicated to the construction, operations, maintenance and programming of public improvements and activities within the Waterfront Plan area, or portion thereof, including the pier. The first annual contribution shall be provided to the City in a designated fund for Waterfront management and maintenance prior to acceptance of the pier by the City pursuant to condition # 33 approval of the final certificate of occupancy. (P&Z)(CC)
138. **CONDITION AMENDED BY CITY COUNCIL:** If the City adopts a special service district, business improvement district or similar assessment, the annual contribution required by condition #136 shall be replaced by such assessment. ~~Such assessment shall not be less than the annual contribution rate as determined by condition #136.~~ (P&Z)(PC)(CC)
- 145h. **CONDITION AMENDED BY CITY COUNCIL:** No less than two parking spaces shall be available for purchase by assigned to a specific condominium unit. (CC)
- 43A. **CONDITION ADDED BY CITY COUNCIL:** Residential units shall not be eligible to receive residential parking permits unless a comprehensive recommendation by the Old Town Area Parking Study work group that addresses new development and the residential parking permit program is adopted by City Council. (CC)

RESTAURANT - SPECIAL USE PERMIT #2015-0014

- 14A. **CONDITION ADDED BY CITY COUNCIL:** The applicant will encourage patrons to park off-street through the provision of information about the on-site garage on advertising and on the restaurant's website and through subsidies for off-street parking by way of the offering of a one dollar (\$1) off discount on the cost of the meal order for each diner that presents a parking space ticket to restaurant staff at the time the patron requests its bill. (CC)