

**City of Alexandria
Meeting Minutes
Saturday, November 14, 2015
9:30 A.M.
Council Chambers**

Present: Mayor William D. Euille, Vice Mayor Allison Silberberg, 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, City Manager; Mr. Banks, City Attorney; Ms. Anderson, Assistant City Attorney; Ms. Baker, Deputy City Manager; Police Captain Wemple; Ms. Taylor, Director, Office of Finance; Ms. McIlvaine, Acting Director, Office of Housing; Mr. Moritz, Director, Planning and Zoning; Mr. Randall, Planning and Zoning; Ms. Horowitz, Planning and Zoning; Mr. Kerns, Planning and Zoning; Mr. Dambach, Planning and Zoning; Mr. Price, Planning and Zoning; Mr. Wagner, Planning and Zoning; Ms. Contreras, Planning and Zoning; Ms. Mohan, Planning and Zoning; Fire Chief Dube; Mr. Garbacz, Transportation and Environmental Services; Ms. North, Transportation and Environmental Services; Mr. Sindiong, Transportation and Environmental Services; Ms. Sanders, Transportation and Environmental Services; Mr. Mallamo, Director, Office of Historic Alexandria; Mr. Bernstein, Office of Project Implementation; Mr. Ward, Information Technology Services; and Mr. Lloyd.

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

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OPENING

1. Calling the Roll.

The meeting was called to order by Mayor Euille, and the City Clerk called the roll. All members of Council were present.

Mayor Euille asked for a moment of silence in honor of the tragic events in Paris, France yesterday.

2. Public Discussion Period.

The following persons spoke:

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

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

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

4. Roy Byrd, 3008 Dartmouth Road, co-chair of the Alexandria Federation of Civic Associations, spoke of its disappointment with the conduct of the Deputy City Attorney during the September public hearing meeting, in which Mr. Spera uttered a series of inappropriate and disparaging comments about citizen testifying at the hearing. He spoke of the Guidelines for Honest Civic Discourse and noted that it should apply to City staff as well. He said they ask that the Deputy City Attorney be held accountable for his behavior, to include an apology.

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

6. Jim Hurysz, 2863 S. Abingdon Street, Arlington, spoke of the Arlington County Board of Supervisors meeting this morning at 8:30, and the community facilities study approved by Arlington. He read a letter he submitted to Arlington County.

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

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

9. Dino Drudi, 315 N. West Street, focused on Mayor Euille's service which has been superlative. He said it is hard to imagine someone who has handled the ceremonial and/or official functions of the office of Mayor with such grace as the outgoing Mayor. He said he

recognizes and appreciates the way the Mayor has represented the City to the citizens and to the outside world. He said one of the things the new Council will do is make major appointments, and he said he would like to see that the presumptive vice-mayor in the new City Council will accept to be named to the WMATA Board and he hoped the rest of Council would insist that he do so.

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

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

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

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 3; 11/14/15, and is incorporated as part of this record by reference.)

4. Development Special Use Permit #2015-0017
1101 & 1102 Finley Lane - Pickett's Ridge Phase II
Public Hearing and Consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family. Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 4; 11/14/15, and is incorporated as part of this record by reference.)

5. Special Use Permit #2015-0098
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners
Public Hearing and Consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low. Applicant: Hyon B. Chung and Moon Sik Park
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 11/14/15, and is incorporated as part of this record by reference.)

END OF ACTION CONSENT CALENDAR

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

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

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.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

6. Public Hearing on the Proposed City Legislative Package for the 2016 General Assembly Session.

(A copy of the City Manager's memorandum, dated November 2, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 11/14/15, and is incorporated as part of this record by reference.)

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

1. Jerry King, 400 E. Howell Avenue, representing the Alexandria Bicycle and Pedestrian Advisory Committee, asked for support of legislation to reduce risks of those who walk and bike, specifically to support legislation to require drivers of motor vehicles to exercise care to avoid colliding with pedestrians and human powered vehicles, even when a driver has a right of way, and to support legislation to require a person opening a door and that it won't interfere with moving traffic. He thanked Council for supporting legislation to require drivers to stop and not just yield for pedestrians in crosswalks.

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilwoman Pepper and carried unanimously, City Council held the public hearing and noted adoption of the legislative package is scheduled for November 24, 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.

7. Public Hearing and Consideration of the Report of the City Council Naming Committee on the Proposed Naming of the Gazebo at the Alexandria Waterfront in Honor of Engin Artemel.

(A copy of the City Manager's memorandum, dated November 2, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 11/14/15, and

is incorporated as part of this record by reference.)

Mr. Mallamo, Director, Office of Historic Alexandria, made a presentation of the staff report.

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

1. Andres Domeyko, 1312 Kingston Avenue, spoke in support of the proposed naming.
2. Mindy Lyle, 5235 Tancreti Lane, spoke in support of the proposed naming.
3. Harry P. Hart, 307 N. Washington Street, spoke in support of the proposed naming.
4. Agnes Artemel, 720 Madison Place, spoke in support of the proposed naming.

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council held the public hearing and adopted the City Council Naming Committee recommendation on the naming of the Gazebo and surrounding fountain at the Cameron Street entrance to the Alexandria Waterfront in honor of former Planning Director Engin Artemel. 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.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8. Master Plan Amendment #2015-0006

Eisenhower West Small Area Plan

The Plan area is generally bounded by Duke Street to the north, South Pickett Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the south.

Public Hearing and Consideration of a request for an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the Eisenhower West Small Area Plan.

Staff: Department of Planning and Zoning

Planning Commission Action: Initiated 7-0; Adopted the Resolution and Recommended Approval 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 11/14/15, and is incorporated as part of this record by reference.)

Ms. Lyle, chair, Planning Commission, Mr. Moritz, Director, Planning and Zoning, Ms. Mohan, Planning and Zoning, Ms. Durham, Recreation, Parks and Cultural Activities, Ms. McIlvaine, Acting Director, Office of Housing, and Mr. Sindiong, Transportation and Environmental Services, made a presentation of the staff report and they, along with Mr. Banks, City Attorney, Ms. Sanders, Transportation and Environmental Services, and Mr. Jinks, City Manager, responded to questions of City Council.

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

1. M. Catharine Puskar, 2200 Clarendon Blvd, Suite 1300, Arlington, representing BTM Pickett Properties, LLC, asked Council to add the word “predominately multi-family” on page 93 of the report. Speaking for the Washingtons at 550 S. Pickett Street, she asked that Council delete any reference to the multi-modal bridge or park on that property and confer the same mixed use development rights on the property. If Council does not feel they are in the position to eliminate the multi-modal bridge, then she asked that Council provide a timeframe to staff, 18 months to two years, to determine the alignment of the multi-modal bridge and instruct staff to find an alignment that does not represent a complete taking of 550 S. Pickett Street.

2. Mary Catherine Gibbs, 307 N. Washington Street, said she was a member of the steering committee representing the business community, and she said it is important to have an implementation phase that is mapped out with as much flexibility as possible. She urged adoption of the plan so that it can move forward with implementation.

3. Agnes Artemel, 720 Madison Place, said she was a member of the steering group representing the Eisenhower Partnership, spoke about what the areas of the Plan they like and said the implementation phase is just as important as the planned development phase. She asked that Council allocate sufficient staff resources and funding to do all the studies indicated.

4. Kenneth Wire, 1750 Tysons Blvd., Suite 1800, Tysons Corner, said he served on the steering committee and he asked that they reinstate staff’s original language on \$10 per foot, as it is necessary to begin to set the foundation of the plan.

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilman Wilson and carried unanimously, City Council closed the public hearing. 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, a motion was made by Councilwoman Pepper and seconded by Councilman Chapman, that City Council adopt the Planning Commission recommendation.

In discussion, City Council made the following amendments to the motion:

Under developer contributions, the addition of language that the City's initial analysis assumes that at least 50 percent of the cost of planned infrastructure would be provided through developer contributions;

On the implementation plan and next steps, a mention of establishment of an advisory group, to add the words “to oversee the creation of an implementation plan”;

Instructions to staff on the resolution on the multi-modal, that staff is to bring forward a plan within the next two years;

To strike any reference to 550 Pickett Street as being a public park;

On page 30, an amendment to read: encourage micro units where appropriate to enhance housing affordability options.

The motion, as amended, carried unanimously and 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.

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City Council broke for lunch at this time – 1:05 p.m., and reconvened at 1:35 p.m.

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9. Special Use Permit #2015-0097

300 King Street (Parcel address: 302 King Street) - Sang Jun Thai

Public Hearing and Consideration of a request to expand an existing grandfathered restaurant at the basement level; zoned KR/King Street Retail. Applicant: Christopher Tantayanurak
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 11/14/15, and is incorporated as part of this record by reference.)

Ms. Horowitz, Planning and Zoning, made a presentation of the staff report and she, along with Mr. Dambach, Planning and Zoning, responded to questions of City Council.

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

1. Mr. Lonnie Rich, 201 N. Union Street, #230, attorney for the applicant, spoke in support of the request and responded to questions of City Council.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilmember Lovain and carried unanimously, City Council closed the public hearing. 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, a motion was made by Councilman Wilson, seconded by Councilwoman Pepper, that City Council adopt the Planning Commission recommendation.

WHEREUPON, a substitute motion was made by Councilman Smedberg and seconded by Vice Mayor Silberberg, to adopt the Planning Commission recommendation with an amendment to the closing hours to the current neighborhood standard of: Friday and Saturday at 1:00 a.m. and Sunday through Thursday 12:00 midnight. The motion failed by a vote of 2-5 and was as follows: In favor, Vice Mayor Silberberg and Councilman Smedberg; Opposed, Mayor Euille, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Wilson.

The voting on the main motion carried by a vote of 6-1 and was as follows: In favor, Mayor Euille, Vice Mayor Silberberg, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Wilson; Opposed, Councilman Smedberg.

Council asked that this business be carefully watched, that safeguards are enforced, and that in the future, Council should hear from the applicants directly prior to the meeting

relative to their violations of permitting.

10. Special Use Permit #2015-0092

Encroachment 2015-0004

728 North Henry Street - Mason Social

Public Hearing and Consideration of requests: (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed Use (Medium). Applicant: Mason Social, LLC

Planning Commission Action: Recommend Approval as Amended 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 10; 11/14/15, and is incorporated as part of this record by reference.)

Mayor Euille said he would participate in and vote on this item, but in the past he has received contributions to his political campaigns from the applicant.

Mr. Dambach, Planning and Zoning, made a presentation of the staff report and responded to questions of City Council.

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

1. Mary Catherine Gibbs, 307 N. Washington Street, attorney representing the applicant, spoke in support of the request and responded to questions of City Council.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing. 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, City Council adopted the Planning Commission recommendation.

Council asked that the letter from staff for condition #2 be included with the report in the future.

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.

11. Master Plan Amendment #2015-0001

Rezoning #2015-0001

Development Special Use Permit #2013-0001

Transportation Management Plan SUP #2015-0002

Special Use Permit #2015-0109

4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street - The Gateway at King and Beauregard

Public Hearing and Consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium. Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney
Planning Commission Action: MPA 2015-0001 Adopted Resolution and Recommend Approval 7-0; REZ #2015-0001 Recommend Approval 7-0; DSUP #2013-0001 Recommend Approval as Amended 7-0; TMP SUP #2015-0002 Recommend Approval 7-0; SUP #2015-0019 Recommend Approval 7-0.

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 11; 11/14/15, and is incorporated as part of this record by reference.)

Mr. Price, Planning and Zoning, Ms. McIlvaine, Acting Director, Office of Housing, and Ms. North, Transportation and Environmental Services, made a presentation of the staff report and they responded to questions of City Council.

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

1. Duncan Blair, 524 King Street, attorney representing 4600 King Street, LLC, spoke in support of the request.
2. Guy Land, 4715 S. 31st Street, Arlington, president, Fairlington Citizens Association, spoke in support of the request.
3. Jim Hurysz, 2863 S. Abington Street, Arlington, spoke of his and others concerns of the planning of the project, noting that Fairlington residents haven't been polled of the project.

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilman Wilson and carried unanimously, City Council closed the public hearing. 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 Smedberg, seconded by Councilwoman Pepper and carried unanimously, City Council adopted the Planning Commission recommendation. 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.

12. Consideration of a Request for City Loan of Up to \$5.5 Million to the Alexandria Housing Development Corporation (AHDC) for Development of Affordable Housing Within the Gateway

at King and Beauregard and a Resolution Designating the Building Site as a Revitalization Area. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum, dated November 4, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 12; 11/14/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilwoman Pepper and carried unanimously by roll-call vote, City Council: 1. approved a permanent loan to AHDC of up to \$5,500,000 (including 50,000 of previously approved predevelopment funds) to facilitate a proposed 74-unit affordable building within the Gateway project; 2. approved a resolution designating the project site as a Revitalization area pursuant to Section 36-55.30:2.A of the Virginia Code; and 3. authorized the City Manager to execute all appropriate documents. 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. 2696

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of the Virginia of 1950, as amended, the City Council of the City of Alexandria, Virginia, desire to designate the Site which will include the proposed Gateway at King and Beauregard affordable building as the area ("Area") described on Exhibit A attached hereto, as a revitalization area; and

WHEREAS, the proposed redevelopment Area is planned to include 74 units of affordable rental housing within a mixed use development that will have 278 market rate apartments, 53,000 square feet of retail and commercial space, 91,000 square feet of office space, and a grocery store; and

WHEREAS, planned redevelopment in this section of the City, which is near the Beauregard Plan Area and a redeveloping area of Fairfax County, is likely to drive the price of new rental and ownership housing to unaffordable levels; and

WHEREAS, the affordable housing development proposed in this Area would not be economically feasible without the provision of federal low income housing tax credits and City loan funds at advantageous rates and terms; and

WHEREAS, the proposed redevelopment will provide a critical source of affordable housing for current and future low and moderate income residents whose tenancy and local employment is essential to the Area's future economic development and sustainability, as well as to the City's strategic plan goal of maintaining neighborhoods that are diverse and inclusive;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

(1) the industrial, commercial or other economic development of the Area will benefit the City but the Area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in the Area, and

(2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia 1950, as amended, the Area is hereby designated as a revitalization area.

13. Development Special Use Permit #2014-0019

Transportation Management Plan SUP #2015-0075

1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800

Public Hearing and Consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney

Planning Commission Action: DSUP #2014-0019 Recommend Approval as Amended 7-0; TMP SUP #2015-0075 Recommend Approval 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 13; 11/14/15, and is incorporated as part of this record by reference.)

Mayor Euille said he would participate in and vote on this item, but in the past he has received contributions to his political campaigns from the applicant.

Councilman Chapman said he would participate in and vote on this item, but he has in the past received contributions to his political campaigns from the applicant.

Mr. Wagner, Planning and Zoning, made a presentation of the staff report and he, along with Ms. North, Transportation and Environmental Services, and Mr. Kerns, Planning and Zoning, responded to questions of City Council.

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

1. Duncan Blair, 524 King Street, attorney representing BREVIC Development LLL, spoke in support of the request.

2. Ben Winograd, 1719 Price Street, spoke of his concern of the noise that will come from the common use areas at the rear of the property.

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously, City Council closed the public hearing. 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 Smedberg, seconded by Councilman Wilson and carried unanimously, City Council adopted the Planning Commission recommendation. 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.

14. For City Council's Information Only

City Charter Section 9.06 Case #2015-0001

518 East Bellefonte Avenue

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

Planning Commission Action: Consistent with the City's Master Plan 7-0

(A copy of the Planning Commission report dated November 14, 2015, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 14; 11/14/15, and is incorporated as part of this record by reference.)

City Council received the report.

ORDINANCES AND RESOLUTIONS

15. Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Issuance of a Tax Revenue Bond in the Maximum Amount of \$58,000,000 to the Virginia Transportation Infrastructure Bank to Finance, in Part, Construction of a New Metrorail Station and the Execution and Delivery of Certain Documents Related Thereto. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum, dated November 9, 2015, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 15; 11/14/15, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 15; 11/14/15, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each Member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 3 of Item No. 15; 11/14/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilman Wilson and carried unanimously by roll-call vote, City Council closed the public hearing and authorized finalizing the Virginia Transportation Infrastructure Bank (VTIB) loan agreement by passing the ordinance: 1. authorizing the issuance of a bond in an amount up to \$58.0 million to finance a portion of the proposed Potomac Yard Metrorail Station; and 2. directed the City Manager to obtain City Council authorization prior to requesting a drawdown of any of the \$58,000,000 in loan proceeds from VTIB. 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 ordinance reads as follows:

ORDINANCE NO. 4973

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA AUTHORIZING THE ISSUANCE AND SALE OF A TAX REVENUE BOND IN THE MAXIMUM AMOUNT OF \$58,000,000 TO THE VIRGINIA TRANSPORTATION INFRASTRUCTURE BANK TO FINANCE, IN PART, CONSTRUCTION OF THE POTOMAC YARD METRORAIL STATION AND THE COMPLETION, EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS RELATED THERETO

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

WHEREAS, the City Council (the "City Council") of the City of Alexandria, Virginia (the "City") has established the Potomac Yard Metrorail Station Special Services Districts to fund certain of the costs of research, planning, approvals and construction of the Potomac Yard Metrorail Station located in the Potomac Yard area of the City (the "Project");

WHEREAS, certain of the real property located in the Tier I Potomac Yard Metrorail Station Special Services District is subject to certain taxes to be used for purposes related to the Project (the "Tier I Special Assessments");

WHEREAS, the Virginia Transportation Infrastructure Bank (the "VTIB") has proposed to assist the City in financing a portion of the costs of the Project and certain related capitalized interest and financing costs by loaning to the City a principal amount up to \$50,000,000 plus capitalized interest, which amount will be evidenced by a bond of the City in the same total amount, (the "Bond") to be secured by the Tier I Special Assessments and a subject-to-annual-appropriation support agreement by the City on the terms and conditions set forth in the Financing Documents (hereinafter defined);

WHEREAS, the City Council held a public hearing on the issuance of the Bond on November 14, 2015; and

WHEREAS, the City Council has determined that it is advisable to contract a debt and to issue the Bond to VTIB to evidence the above-referenced loan and to finance a portion of the costs of the Project and certain related capitalized interest and financing costs.

1. Authorization of Bond and Use of Proceeds. The City Council hereby determines that it is advisable and in the best interest of the residents of the City to contract a debt and to issue and sell the Bond in the aggregate maximum principal amount of \$58,000,000. The issuance of the Bond to VTIB as evidence of VTIB's loan to the City in the amount of the Bond is hereby authorized. The proceeds from the issuance and sale of the Bond shall be used to pay a portion of the costs of the Project and related capitalized interest and financing costs.

2. Pledge of Security. The Bond shall be a limited obligation of the City, payable solely from the revenues pledged pursuant to the Financing Agreement (hereinafter defined), including the Tier I Special Assessments and, to the extent and duration set forth in the

Financing Agreement, payments by the City, subject to annual appropriation. Neither the faith and credit nor the taxing power of the City is pledged for the payment of the principal of or interest on the Bond. Nothing in the Bond, the Financing Agreement or this Ordinance shall be deemed to constitute a pledge of the faith and credit of the Commonwealth of Virginia or any of its political subdivisions, including the City. The Bond shall not directly, indirectly or contingently obligate the Commonwealth of Virginia or any of its political subdivisions, including the City to pledge its faith and credit or levy any taxes for the payment of principal of and interest on the Bond or other costs incident to it except from the revenues and other funds pledged for such purpose under the provisions of (or to make any appropriation for its payment except as specifically provided in) the Bond, the Financing Agreement and this Ordinance. As provided in the Financing Agreement, the City Council hereby undertakes a non-binding obligation to appropriate to VTIB such amounts as may be required from time to time under the Financing Documents, to the fullest degree and in such manner as is consistent with the Constitution and the laws of the Commonwealth of Virginia. The City Council, while recognizing that it is not empowered to make any binding commitment to make such appropriations in future fiscal years, hereby states its intent to make such appropriations in future fiscal years, and hereby recommends future City Councils do likewise during the term of the Financing Documents (hereinafter defined)

3. Details and Sale of Bond. The Bond shall be issued upon the terms established pursuant to this Ordinance and upon such other terms as may be determined in the manner set forth in this Ordinance. The Bond shall be issued as a single taxable or tax-exempt bond, in fully registered form, and shall be dated such date as the City Manager and Director of Finance of the City, either of whom may act alone (the "Authorized Officer") may approve. The Authorized Officer, in collaboration with Davenport & Company LLC, the City's financial advisor, are authorized and directed to determine the final principal amount, the interest rate, maturity schedule, redemption provisions and principal and interest payment dates of the Bond; provided that the aggregate principal amount of the Bond shall not exceed \$58,000,000, the interest rate on the Bond shall not exceed 2.17 percent per annum, the Bond shall mature no later than 31 years after the date of its issuance and the Authorized Officer shall obtain prior authorization from the City Council for any request for disbursement of Bond proceeds from VTIB. The Bond shall evidence a loan from VTIB.

4. Bond Documents. There have been presented to this meeting drafts of the following documents proposed in connection with the issuance of the Bond (collectively, the "Financing Documents"):

(a) the Bond; and

(b) a Financing Agreement between Virginia Resources Authority, as manager of VTIB, and the City (the "Financing Agreement")

The Authorized Officer is authorized to execute and deliver the Financing Agreement and, if required, the Clerk of the City (the "Clerk") is authorized and directed to execute the Financing Agreement and to affix the seal of the City thereto. The Financing Agreement shall be in substantially the same form as presented to this meeting, with such completions, omissions, insertions and changes not inconsistent with this Ordinance as the Authorized Officer may approve, the execution thereof by the Authorized Officer to constitute conclusive evidence of his or her approval of any such completions, omissions, insertions and changes. Notwithstanding the foregoing, the Authorized Officer shall obtain prior authorization from the

City Council for any request for disbursement of Bond proceeds from VTIB pursuant to the Financing Agreement.

5. Form of Bond. The Bond shall be in substantially the same form as presented to this meeting, with such appropriate variations, omissions and insertions as are permitted or required by this Ordinance. There may be endorsed on the Bond such legend or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

6. Appointment of Bond Registrar and Paying Agent. The Authorized Officer is authorized and directed to appoint a bond registrar and paying agent for the Bond (the "Bond Registrar"), and any of such officers may serve as such.

The Authorized Officer may appoint a subsequent Bond Registrar for the Bond upon giving written notice to the owner of the Bond specifying the name and location of the principal office of any such Bond Registrar.

7. Execution of Bond. The Mayor and the Clerk are authorized and directed to execute the Bond and to affix the seal of the City thereto and to deliver the Bond to VTIB. The manner of execution and affixation of the seal may be by facsimile, provided, however, that if the signatures of the Mayor and the Clerk are both by facsimile, the Bond shall not be valid until signed at the foot thereof by the manual signature of the Bond Registrar.

8. CUSIP Numbers. The Bond may have CUSIP identification numbers printed thereon. No such number shall constitute a part of the contract evidenced by the Bond on which it is imprinted and no liability shall attach to the City, or any of its officers or agents by reason of such numbers or any use made of such numbers, including any use by the City and any officer or agent of the City, by reason of any inaccuracy, error or omission with respect to such numbers.

9. Registration, Transfer and Exchange. Upon surrender for transfer or exchange of any Bond at the principal office of the Bond Registrar, the City shall execute and deliver and the Bond Registrar shall authenticate in the name of the transferee or transferees a new Bond in an aggregate principal amount equal to the Bond surrendered and of the same form and maturity and bearing interest at the same rate as the Bond surrendered, subject in each case to such reasonable regulations as the City and the Bond Registrar may prescribe. Any Bond presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in form and substance reasonably satisfactory to the City and the Bond Registrar, duly executed by the registered owner or by his or her duly authorized attorney-in-fact or legal representative. No Bond may be registered to bearer.

Any new Bond delivered upon any transfer or exchange shall be a valid obligation of the City, evidencing the same debt as the Bond surrendered, shall be secured by this Ordinance and entitled to all of the security and benefits hereof to the same extent as the Bond surrendered.

10. Charges for Exchange or Transfer. No charge shall be made for any exchange or transfer of the Bond, but the City may require payment by the registered owner of the Bond of

a sum sufficient to cover any tax or other governmental charge which may be imposed with respect to the transfer or exchange of such Bond.

11. Defeasance. The Bond may be defeased pursuant to Section 15.2-2623 of the Code of Virginia of 1950, as amended, or any successor statute and shall be deemed no longer outstanding upon the establishment of an escrow or sinking fund for the Bond meeting the requirements of, and the satisfaction of other conditions, if any, to defeasance, set forth in such Section 15.2-2623 or successor statute.

12. Further Actions. The City Manager and the Director of Finance and such officers and agents of the City as either of them may designate are authorized and directed to take such further action as they deem necessary regarding issuance and sale of the Bond, including the execution and delivery of such bond purchase agreement as may be required in connection with the negotiated sale of the Bond and the execution and delivery of any such other documents, agreements and certificates as they may deem necessary or desirable and all actions taken by such officers and agents in connection with the issuance and sale of the Bond are ratified and confirmed.

13. Filing with Circuit Court. The Clerk is authorized and directed to see to the immediate filing of a certified copy of this Ordinance in the Circuit Court of the City of Alexandria, Virginia.

14. Effective Date; Applicable Law. The City Council elects to issue the Bond pursuant to the provisions of the Public Finance Act of 1991, Chapter 26, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), in accordance with Section 15.2-2601 of the Act. This Ordinance shall take effect at the time of its enactment.

16. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 601, 607 and 611 North Henry Street from, CSL/Commercial Service Low to CRMU-L/Commercial Residential Mixed Use Low in accordance with the said zoning map amendment approved by City Council on October 17, as Rezoning No. 2015-0002. [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 16; 11/14/15, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each Member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 16; 11/14/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously by roll-call vote, City Council closed the public hearing and adopted the ordinance to rezone the property at 601, 607 and 611 Henry Street. 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 ordinance reads as follows:

ORDINANCE NO. 4974

AN ORDINANCE to amend and reordain Sheet No. 054.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 601, 607 and 611 North Henry Street from, CSL/Commercial Service Low to CRMU-L/Commercial Residential Mixed Use Low in accordance with the said zoning map amendment approved by City Council on October 17, as Rezoning No. 2015-0002.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2015-0002 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 October 6, 2015 of a rezoning of the property at 601, 607 and 611 North Henry Street from, CSL/Commercial Service Low to CRMU-L/Commercial Residential Mixed Use Low, which recommendation was approved by the City Council at public hearing on October 17, 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. 054.03 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: 601 North Henry Street; 054.03-04-17
607 North Henry Street; 054.03-04-16
611 North Henry Street; 054.03-04-15

From: CSL/Commercial Service Low
To: CRMU-L/Commercial Residential Mixed Use Low

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

Section 3. That Sheet No. 054.03 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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

17. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on October 17, 2015 to the land use map in the Braddock Road Metro Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Park Residences) [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 17; 11/14/15, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each Member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 17; 11/14/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Smedberg, seconded by Councilman Wilson and carried unanimously by roll-call vote, City Council closed the public hearing and adopted the ordinance to the land use map in the Braddock Road Metro Small Area Plan Chapter of the Master Plan Amendment 2015-0002. 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 ordinance reads as follows:

ORDINANCE NO. 4975

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on October 17, 2015 to the land use map in the Braddock Road Metro Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0002 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Park Residences)

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

1. In Master Plan Amendment No. 2015-0002 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 October 6, 2015 of an amendment to the Braddock Road Metro Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend Map 10 known as the Braddock Road Metro Station Land Use Map to amend 601, 607, and 611 North Henry Street from CSL/Commercial Service Low to CRMU-L/Commercial, Residential, Mixed Use Low which recommendation was approved by the City Council at public hearing on October 17, 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 Map 10, known as the Braddock Road Metro Station Land Use Map, of the Braddock Road Metro Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by changing the land use designation for 601, 607, and 611 North Henry Street from CSL/Commercial Service Low to CRMU-L/Commercial, Residential, Mixed Use Low.

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.

18. Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain the Master Plan of the City of Alexandria, Virginia, By Adopting and Incorporating Therein the Amendment Approved by City Council on October 17, 2015 to the Potomac West Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2015-0004 to Incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into Such Small Area Plan and No Other Amendments, and to Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 18; 11/14/15, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each Member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 18; 11/14/15, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Wilson, seconded by Councilman Smedberg and carried unanimously by roll-call vote, City Council closed the public hearing and adopted the ordinance for the Potomac West Small Area Plan Chapter of the Master Plan

Amendment 2015-0004 to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into the small area plan. 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 ordinance reads as follows:

ORDINANCE NO. 4976

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on October 17, 2015 to the Potomac West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0004 to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into such Small Area Plan and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

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

1. In Master Plan Amendment No. 2015-0004 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 October 6, 2015 of an amendment to the Potomac West Chapter of the Master Plan of the City of Alexandria to incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into such Small Area Plan, which recommendation was approved by the City Council at public hearing on October 17, 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 Potomac West Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by incorporating the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines dated October 1, 2015 (the "Plan") into such Small Area Plan attached hereto and incorporated fully herein by reference with the following amendments that were adopted by City Council on October 17, 2015:

1. Revise Recommendation 1.1 in Chapter 1 and Chapter 9 to include "support the expectation of high quality architecture" as follows:

1.1 Establish Design Standards and Guidelines to support the expectation of high quality architecture and to ensure compatibility with the adjoining neighborhoods.

Throughout the Plan, wherever the phrase "high quality design" appears, revise to read "high quality design and architecture."

2. On page 52 of the Plan, incorporate text consistent with the parameters developed by the Oakville Triangle/Route 1 Corridor Advisory Group for the southern Oakville Triangle parcel:

Additional height may be considered for the property at the corner of Fannon and Route 1 subject to the following:

- Require a more appropriate setback (larger than 12 feet proposed) between the proposed building and the future lower trail in Mount Jefferson Park. Suggestion is to maintain the setback that is established in the northern portion of Oakville Triangle;
- Maintain a 45' height limit adjacent to Mount Jefferson Park consistent with the 45' height established in the northern portion of Oakville Triangle; and
- Allow for some flexibility of building height on the Route 1 frontage above the currently proposed 55 feet if 45' building height is maintained along Mount Jefferson Park.

A request to increase the allowed height on the parcel (above 55 feet) in the future will be evaluated as part of a DSUP application and based on the criteria established by Advisory Group.

3. Delete recommendation 7.14 on page 98 of the Plan

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.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (19-20)

Planning Commission (continued)

19. Vacation #2015-0003

418 West Braddock Road

Public Hearing and Consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family. Applicant: Richard and Elizabeth Tonner [Deferral requested by applicant.]

20. Text Amendment #2015-0005

Sign Regulations

Public Hearing and Consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance. Staff: Department of Planning and Zoning

City Council noted the deferrals.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Wilson, seconded by Councilwoman Pepper and carried unanimously, the public hearing meeting of November 14, 2015, was adjourned at 4:02 p.m. The voting was as follows: In favor, 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