

**City of Alexandria  
Meeting Minutes  
Thursday, June 16, 2016  
7:00 PM  
City Council Public Hearing**

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

Absent: None.

Also Present: Mr. Jinks, City Manager; Ms. Baker, Deputy City Manager; Ms. Anderson, Deputy City Attorney; Mr. Farner, Deputy Director, Planning and Zoning (P&Z); Mr. Lambert, Director, Transportation and Environmental Services (T&ES); Ms. Sanders, Acting Deputy Director, T&ES; Mr. Kerns, Division Chief, P&Z; Mr. Price, Urban Planner, P&Z; Mr. Bernstein, Director, Department of Project Implementation; Ms. Farmer, Principal Planner, T&ES; Mr. Kacamburas, Project Coordinator, Department of Project Implementation; Mr. Tiwari, Deputy Director, Recreation, Parks and Cultural Activities; Police Captain Fouch; Ms. Bryan, Information Technology Services; and Mr. Lloyd.

Recorded by: Gloria Sitton, Deputy City Clerk and Clerk of Council.

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## **OPENING**

1. Calling the Roll.

Mayor Silberberg called the meeting to order and the Deputy City Clerk called the roll. All the members of Council were present.

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

### **Planning Commission (continued)**

Please note: Docket items #2, #3, and #5 were considered together.

2. Master Plan Amendment #2016-0001  
Rezoning #2016-0001  
Development Special Use Permit #2016-0004  
Portions of the following: 2405, 2501, 3601, 3701, 2901 Potomac Avenue, 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive, 2 George Washington

Memorial Parkway - Potomac Yard Metro Station

Public Hearing and Consideration of requests for: (A) initiation of a Master Plan Amendment; (B) a Master Plan Amendment to amend the land use map in the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to change the land use designation from CDD#10 to UT-utility zone; (C) an amendment to the official zoning map to change the zone from CDD#10 to UT - utility zone with a proffer; (D) a Development Special Use Permit and site plan with subdivision to construct a Metro station including Special Use Permit approval of increased Floor Area Ratio (FAR) and building height; zoned CDD#10, CDD#19/Coordinated Development Districts 10 and 19. Applicant: City of Alexandria and Washington Metropolitan Area Transit Authority

Planning Commission Action: Master Plan Amendment #2016-0001 Adopted Resolution and Recommend Approval 6-0; Rezoning #2016-0001

Recommend Approval; Development Special Use Permit #2016-0004

Recommend Approval 6-0

(A copy of the Planning Commission report dated June 7, 2016, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 2; 06/16/16, and is incorporated as part of this record by reference.)

3. Development Special Use Permit #2016-0005

A portion of 700 Carpenter Road - Potomac Greens Park Amendment

Public Hearing and Consideration of a request for an amendment to previously-approved Development Special Use Permit #2002-0026 to remove the portion of Potomac Greens Park that will be used as the Metro station approved in DSUP2016-0004 and associated park re-designs; zoned CDD#10/Coordinated Development District #10. Applicant: City of Alexandria

Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report dated June 7, 2016, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 3; 06/16/16, and is incorporated as part of this record by reference.)

4. Development Special Use Permit #2016-0006

A portion of 2501 Potomac Avenue - Potomac Yard Park Amendment

Public Hearing and Consideration of a request for an amendment to previously-approved Development Special Use Permit #2010-0012 to remove the portion of Potomac Yard Park that will be used as the Metro station approved in DSUP2016-0004 and associated park re-designs; zoned CDD#10/Coordinated Development District #10. Applicant: City of Alexandria

Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report dated June 7, 2016, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 4; 06/16/16, and is incorporated as part of this record by reference.)

Mr. Price, Urban Planner, Planning and Zoning, gave a presentation of the proposed Metro station project. Mr. Farner, Deputy Director, Planning and Zoning, introduced staff involved with the project, including Ms. Farmer, Principal Planner, Transportation and Environmental Services; Mr. Bernstein, Director, Department of Project Implementation; Mr.

Kacambaras, Project Coordinator, Department of Project Implementation; Mr. Lambert, Director, Transportation and Environmental Services; Mr. Kerns, Division Chief, Planning and Zoning; and Ms. Sanders, Acting Deputy Director, Transportation and Environmental Services. Staff gave a joint presentation and responded to questions from Council that focused on station design and materials, landscaping, project costs, parking and construction management. Mr. John Thomas, Acting Chief Engineer for Washington Metropolitan Area Transit Authority (WMATA) reviewed the station mechanical designs for Council.

The following persons participated in the public hearing for these items:

- 1) Katy Cannady, 20 East Oak Street, representing Old Town Civic Association, recommended that a monitoring group be established for this project, that there be preconstruction inspections of the homes along the haul routes, and that there be continuous monitoring of the air quality around the construction site throughout the project.
- 2) Joe Haggerty, 2834 Duke Street, representing Alexandria Chamber of Commerce, spoke in support of the new Metro station.
- 3) Poul Hertel, 3716 Carriage House Court, Fairfax County, spoke in opposition to the new Metro station in order to preserve the George Washington Memorial Parkway.
- 4) Kristen Nunnally, 719 Carpenter Road, spoke in support of the new Metro station.
- 5) Esther Massey, 1806 Potomac Greens Road, reported that the Potomac Greens community had participated in a survey about the new Metro station and she asked Council to consider the results of the survey during their deliberations.
- 6) Bill Hampel, 734 East Howell Avenue, representing the Potomac Yard Homeowners Association, spoke against the special tax district for Potomac Yard.
- 7) Diane Hampel, 734 East Howell Avenue, spoke against the special tax district for Potomac Yard.
- 8) Raefel Lima, 717 Diamond Avenue, representing the Potomac Yard Committee for Tax Fairness, spoke about design costs, staff consultation with the surrounding community and requested that the issue of the special tax district for Potomac Yard be addressed now rather than at a later date.
- 9) Audrey Lambert, 619 East Howell Avenue, #101, spoke against the special tax district for Potomac Yard.
- 10) Vickie Lessa, 622 East Custis Avenue, spoke against the special tax district for Potomac Yard.
- 11) Theodore Geibel, 621 East Custis Avenue, spoke against the special tax district for Potomac Yard.
- 12) Adrien Lopez, 717 Diamond Avenue, spoke against the special tax district for

Potomac Yard.

13) Patricia Harris, 610 East Howell Avenue, spoke against the special tax district for Potomac Yard.

14) Robert Stephenson, 619 East Howell Avenue, #101, spoke against the special tax district for Potomac Yard.

15) Nancy Klotz, 700 East Custis Avenue, spoke against the special tax district for Potomac Yard.

16) Elias Papasavvas, 725 Annie Rose Avenue, stated that the Potomac Yard community is willing to work with the City to come up with a creative solution concerning the special tax district. Mr. Papasavvas requested that the kiss and ride issue be carefully reviewed and that costs and accountability for contractors should be monitored throughout the project.

17) Zachary DesJardins, 1 West Maple Street, Apt. 102, expressed concern about the inclusion and location of Capital Bikeshare stations at the new Metro station.

18) Mary Jane Roth, 708 Miller Lane, spoke in support of the new Metro station.

19) James Martin, 1711 Potomac Greens Drive, spoke about how construction of the station would impact the neighborhood and the traffic impact the construction would have on the surrounding neighborhood. Mr. Martin also stated that there should be tax fairness for all benefitting from the Metro station.

20) David Dunn, 1876 Carpenter Road, presented a survey from the community, including alternatives for the Metro station build that had cost savings.

21) Philip Matyas, 209 North Pitt Street, requested that five conditions be included in the DSUP including screening for the construction site, consideration for parking and drop-off near the station, preservation of the entry circle to the community and consideration for tax abatements for the Potomac Greens community.

22) Jennifer Hovis, 1705 Potomac Greens Drive, spoke in support of the new Metro station.

23) Lawrence Nunn, 2205 Jefferson Davis Highway, #102, spoke against the special tax district for Potomac Yard.

24) Michelle Adams, 1842 Potomac Greens Drive, spoke in support of the new Metro station.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilwoman Pepper and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Bailey, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

Staff responded to questions and concerns from City Council about timeline for the project, cost overruns and underestimates, materials and design of the station, parking and drop-off for passengers, traffic management during construction, tree canopy and landscape designs and security of the station, especially concerning the pedestrian bridge access.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, City Council approved the Planning Commission recommendation on docket items #2, #3 and #4. The vote was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Bailey, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

## **ORDINANCES**

5. 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 scheduled for approval by City Council on June 16, 2016 to the Potomac Yard/Potomac Greens Small Area Plan chapter of such master plan as Master Plan Amendment No. 2016-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

(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. 5; 06/16/16, 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. 5; 06/16/16, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilwoman Pepper, seconded by Councilman Smedberg and carried unanimously, City Council passed the ordinance for first reading and scheduled it for second reading, public hearing and final passage on June 28, 2016. The vote was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Bailey, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

6. Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Sheet No. 025.02 and 025.04 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 portions of the property at 2501, 2504, and 2901 Potomac Avenue; 1702 and 1880 Potomac Greens Drive; and 700 Carpenter Road from CDD#10/Coordinated Development District 10 to UT/Utilities and Transportation Zone with Proffer in accordance with the said zoning map amendment heretofore scheduled for approval by City Council on June 16, 2016 as Rezoning No. 2016-0001.

(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. 6; 06/16/16, 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. 6; 06/16/16, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Smedberg, seconded by Councilman Lovain and carried unanimously, City Council passed the ordinance for first reading and scheduled it for second reading, public hearing and final passage on June 28, 2016. The vote was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Bailey, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

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**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Wilson, seconded by Councilwoman Pepper and carried unanimously, City Council adjourned the special public hearing meeting June 16, 2016 at 10:40 p.m. The vote was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Bailey, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

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APPROVED BY:

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ALLISON SILBERBERG MAYOR

ATTEST:

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Gloria A. Sitton Deputy City Clerk