

**City of Alexandria  
Meeting Minutes  
City Council Public Hearing  
Council Chambers  
Saturday, April 22, 2017  
9:30 A.M.**

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

Absent: Member of Council Willie Bailey.

Also Present: Mr. Jinks, City Manager; Mr. Banks, City Attorney; Police Captain Andreas; Ms. Triggs, Deputy City Manager; Mr. Lambert, Director, Transportation and Environmental Services; Mr. Skrabak, Deputy Director, Transportation and Environmental Services; Mr. Maines, Division Chief, Transportation and Environmental Services; Ms. Jaaitinen, Transportation and Environmental Services; Ms. Taylor, Director, Office of Finance; Mr. Moritz, Director, Planning and Zoning; Mr. Kerns, Deputy Director, Planning and Zoning; Ms. Free, Urban Planner, Planning and Zoning; Mr. Wagner, Planning and Zoning; Mr. Price, Urban Planner, Planning and Zoning; Mr. Cook, Urban Planner, Planning and Zoning; and Ms. McIlvaine, Director, Office of Housing.

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

**OPENING**

1. Calling the Roll.

Mayor Silberberg called the meeting to order and the City Clerk called the roll. All members of City Council were present, with the exception of Councilman Bailey, who was absent.

2. Public Discussion Period.

The following persons participated in the public discussion period:

1. James Durham, 622 Fort Williams Parkway, speaking on behalf of the Bicycle and Pedestrian Committee, spoke of the need for promotion of biking and walking to school, a grant submitted to VDOT by ACPs, and walk audits submitted by T&ES. Based on the input on the first two schools, \$148,000 is needed for those two schools. He asked that the money in the CIP be moved up to a two to three-year timeline, which would take \$270,000 in each of the next three years in the CIP.

2. Brian Buzzell, 650 South Columbus Street, congratulated Council on breaking ground of Windmill Hill Park. Mr. Buzzell spoke of the kayak launch site set at the end of Wilkes Street, and he spoke of the problems near the area, noting that it's not a safe place for

water access and it is a flood issue, and he asked that they go back to the original design.

3. Bonnie O'Day, 4005 Ellicott Street, said she is visually impaired and her husband is blind, and she spoke to the need for additional funding for the complete streets initiative, noting that she and her husband do their shopping and getting around on foot, noting that they also participate in the group called Tuesday Night Tandems, which pairs a blind person on the back of a two-seater bike. She thanked Council for funding the DOT Para-transit service as well.

4. Dan Sweeney, Jr., 22 E. Oak Street, representing the Friends of the Alexandria Mental Health Center, spoke of the need for funding for the Department of Community and Human Services and that it stay at the level that has been proposed by the City Manager and the priority be put on those with the most needs.

5. Rosa Byrd, 203 Wesmond Drive, spoke in support of the senior participants in the Cora Kelly classes and of her opposition of the reduction of the hours at Cora Kelly and she noted the submission of a petition on this. Ms. Byrd suggested that they continue to work to obtain additional programs and improve the marketing of Cora Kelly Recreation Center.

6. Charles Ziegler, 309 North Langley Street, vice president for Advocacy of the Friends of the Beatley Central Library, spoke in support of library funding in the budget and noted that Alexandria citizens avail themselves to the public libraries.

7. Gary Carr, 216 Aspen Street, asked if it was the best they could do on the restoration of the historic running track at George Washington High School. He spoke of the proposal to reconstruct the track at T.C. Williams, and if that happens, they will have a community where there is no running track in a City of 150,000 people. He asked if the running track feasibility study could be reintroduced and a small area plan for the George Washington site on what could be done.

8. Bert Ely, 200 South Pitt Street, spoke about the Business Improvement District (BID) and said the case for the Old Town BID has not been made, and he noted flaws in the BID and the process for developing the BID proposal.

9. Jake Jakubek, 5270 Duke Street, Apt. 415, spoke about the complete streets project in the budget and he asked Council to consider raising the allocation for the complete streets funding.

10. Dawn Lucas, 2857 Duke Street, president of the Education Association of Alexandria, spoke of the legislators enriching academics days event held and many Councilmembers participated in the event on December 8. Ms. Lucas presented certificates to the Council as a token of their appreciation.

11. Boyd Walker, 1307 King Street, spoke of the Old Town BID and his opposition to the BID. Mr. Walker spoke of the 10 cents proposed for the BID not being advertised, and there not being a significant buy-in.

There was discussion from City Council on the fact that the tax would not go into effect this year, and the taxing authority wouldn't take place until at least the next fiscal year, so that is why it was not advertised.

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

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES**

### **ACTION CONSENT CALENDAR (3)**

#### **Planning Commission**

3. Development Special Use Permit #2017-0003  
1225 First Street - Braddock Gateway Phase I Amendment  
Public Hearing and Consideration of a request for an amendment to a previously approved Development Special Use Permit #2014-0015 to update the residential parking requirements and increase the slope of the parking garage ramp; zoned: CDD#15/Coordinated Development District #15.  
Applicant: Braddock Gateway, LLC, represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated April 22, 2017, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 3; 4/25/17, and is incorporated as part of this record by reference.)

#### **END OF ACTION CONSENT CALENDAR**

City Council removed item #3, which was considered under separate motion.

3. Development Special Use Permit #2017-0003  
1225 First Street - Braddock Gateway Phase I Amendment  
Public Hearing and Consideration of a request for an amendment to a previously approved Development Special Use Permit #2014-0015 to update the residential parking requirements and increase the slope of the parking garage ramp; zoned: CDD#15/Coordinated Development District #15.  
Applicant: Braddock Gateway, LLC, represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated April 22, 2017, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 3; 4/25/17, and is incorporated as part of this record by reference.)

Mr. Price, Urban Planner, Planning and Zoning, made a presentation of the staff report and he, along with Mr. Kerns, Planning and Zoning, responded to questions of City Council.

Ms. Gibbs, attorney for the applicant, 700 N. Fairfax Street, responded to questions of City Council concerning the request and parking.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation, with the following amendment: to add a new condition

#23(d) (and renumber the remaining conditions) to read: "All residential parking shall be unbundled (i.e., the cost to purchase or lease a parking space is separate from the cost to purchase or lease the residential unit.) The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

## **REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

4. Public Hearing on the Draft Fiscal Year (FY) 2018 Action Plan for Housing and Community Development.

(A copy of the City Manager's memorandum dated April 17, 2017, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 4; 4/22/17, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, City Council closed the public hearing and noted that adoption is scheduled for May 9, 2017. The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

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

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

5. Development Special Use Permit #2016-0012  
2360 Eisenhower Avenue & 2300 Dock Lane - Hoffman Blocks 11 & 12  
Public Hearing and Consideration of a request for an extension of an existing Development Special Use Permit (#2013-0008) with updated standard conditions and revised conditions related to transportation improvements; zoned: CDD #2/Coordinated Development District #2. Applicants: Hoffman Towers Block 11, LLC & Hoffman Towers Block 12, LLC, represented by Ken Wire, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated April 22, 2017, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 4/25/17, and is incorporated as part of this record by reference.)

Ms. Free, Urban Planner, Planning and Zoning, and Mr. Lambert, Director, Transportation and Environmental Services, made a presentation of the staff report and they, along with Mr. Moritz, Director, Planning and Zoning, responded to questions of City Council.

There was discussion about condition #25 and the addition of language for amenity space.

Mr. Wire, attorney for the applicant, 1750 Tysons Blvd., Tysons Corner, spoke in support of the proposed change to the language for condition #25, as being discussed by staff.

Mr. Moritz suggested the following language for condition #25: "or other major retailer and limited amenity space by minor amendment" after the words "grocery store."

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation, with an amendment to eliminate condition #62(d) and an amendment to condition #25 to read: "or other major retailer and limited amenity space by minor amendment" after the words "grocery store." The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

6. Development Special Use Permit #2017-0001

Special Use Permit #2017-0018

1700 Duke Street - Whole Foods Market

Public Hearing and Consideration of requests for: (A) a Development Special Use Permit to remove conditions from a previously approved DSUP (#2002-0009) associated with restaurant use in the grocery store; and (B) for a Special Use Permit for the expansion of restaurant use associated with the grocery store; zoned: CDD #1/Coordinated Development District #1. Applicant: Whole Foods Market, Inc., represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report dated April 22, 2017, is file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 4/25/17, and is incorporated as part of this record by reference.)

Mr. Cook, Urban Planner, Planning and Zoning, made a presentation of the staff report and he, along with Mr. Kerns, Deputy Director, Planning and Zoning, responded to questions of City Council.

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

1. M. Catherine Puskar, attorney for the applicant, 2200 Clarendon Blvd., Arlington, spoke in support of the request and she responded to questions of City Council.

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

## **ORDINANCES AND RESOLUTIONS**

7. Public Hearing on an Ordinance on the Proposed Real and Personal Property Tax Rates and Proposed Effective Tax Rate Increase for Calendar Year 2017 (Fiscal Year 2018). (Adoption is Scheduled for Thursday, May 4, 2017.)

(A copy of the City Manager's memorandum dated April 13, 2017, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 4/22/17, 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. 7; 4/22/17, 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. 7; 4/22/17, and is incorporated as part of this record by reference.)

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

1. Michael Doyle, 124 Princess Street, spoke in support of vision zero funding and said the funding should be increased.
2. Dan Brendel, 1333 Oronoco Street, parishioner of St. Joseph Catholic Church and a member of VOICE, spoke in support of including affordable housing in any tax increase with some combination of bonds in the add/delete.
3. Betsy Faga, 2280 N. Beauregard Street, parishioner, Episcopal Church of the Resurrection, spoke in support of the funding of the \$4.3 million affordable housing line item in the supplemental CIP.
4. Jack Sullivan, 4300 Ivanhoe Place, spoke in support of the 2.7 cents per hundred increase in the real estate tax and to reject any higher tax.
5. Joy Cameron, 1001 Virginia Avenue, president, PTA Council of Alexandria, spoke in support of the full advertised tax rate and praised the efforts of the joint facility approach.
6. Mark Hoffman, 520 E. Alexandria Avenue, spoke about his concern with the proposed increase to the property tax rate and noted that one third of the budget is for salary, benefits, cola's and bonuses, and he asked about proposed reductions to the budget. He spoke of the sewer problem being addressed and of allocation of funds to Metro.
7. Richard Jones, 2455 N. Stevens Street, said he is happy to pay his full property tax as he happily receives excellent City services, but would like to receive even more services for more and better swimming pools, smaller class sizes for his grandchildren, and affordable housing for neighbors less fortunate than himself, noting that he wants to pay now for those services and raise the tax rate to the maximum permitted.
8. Dino Drudi, 315 N. West Street, spoke of the increased tax rate of 3 more cents for things which have been and could be deferred and said it makes sense to wait to see what the school systems needs will be.
9. Linda Bridgman, 529 S. Lee Street, spoke of her increased taxes over the years and noted her disappointment with the tax and spend attitude of Council. Ms. Bridgman said the 5.7 cent proposed increase should be opposed and supports a 2.7 cent increase.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, City Council closed the public hearing and scheduled second reading and final passage on May 4, 2017. The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman

Pepper and Councilman Smedberg; Opposed, none.

8. Public Hearing on an Ordinance to Bring the Sewer Line Maintenance Charge Set Forth Therein into Conformity with the Previously Adopted Resolution Setting the Fee at \$1.82 per 1,000 Gallons of Water Supplied. (Adoption is Scheduled for Thursday, May 4, 2017.)

(A copy of the City Manager's memorandum dated April 11, 2017, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 4/22/17, 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. 8; 4/22/17, 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. 8; 4/22/17, and is incorporated as part of this record by reference.)

Mr. Lambert, Director, Transportation and Environmental Services, Mr. Skrabak, Deputy Director, Transportation and Environmental Services, and Mr. Jinks, City Manager, responded to questions of City Council about the fee and maintenance of existing infrastructure. Staff noted they would come back with a list of alternatives for the billing language to include the infrastructure element.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilwoman Pepper and carried unanimously, City Council held the public hearing and scheduled second reading and final passage on May 4, 2017. The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

9. Public Hearing on an Ordinance to Implement the Stormwater Utility Fee as Included in the FY 2018 Proposed Budget. (Adoption is Scheduled for Thursday, May 4, 2017.)

(A copy of the City Manager's memorandum dated April 11, 2017, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 4/22/17, 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. 9; 4/22/17, 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. 9; 4/22/17, and is incorporated as part of this record by reference.)

Mr. Maines, Division Chief, Transportation and Environmental Services, made a presentation of the staff report and he, along with Mr. Lambert, Director, Transportation and Environmental Services, responded to questions of City Council.

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

1. Jack Sullivan, 4300 Ivanhoe Place, speaking on behalf of the Seminary Hill Civic Association, spoke in support of a stormwater management fee based on areas of impervious surface.

2. Dino Drudi, 315 N. West Street, spoke about the fee and the ways to get it reduced, noting that it appears to be bureaucratic, noting that there should be some way for citizens to show that their property is not contributing to the problem without having to put a rain barrel.

Mr. Maines responded to questions of City Council.

**WHEREUPON**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, City Council held the public hearing and scheduled second reading and final passage on May 4, 2017. The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

## **DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

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

None.

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**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Wilson, seconded by Councilman Smedberg and carried unanimously, the public hearing meeting of April 22, 2017, was adjourned at 12:37 p.m. The voting was as follows: In favor, Mayor Silberberg, Vice Mayor Wilson, Councilman Chapman, Councilmember Lovain, Councilwoman Pepper and Councilman Smedberg; Opposed, none.

APPROVED BY:

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ALLISON SILBERBERG      MAYOR

ATTEST:

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Jacqueline M. Henderson  
City Clerk and Clerk of Council