

City of Alexandria

*301 King St., Room 2300
Alexandria, VA 22314*



Action Docket - Final

Saturday, June 15, 2013

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1 Calling the Roll.

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

2 Public Discussion Period.

1. Ernest Lehmann, 621 N. St. Asaph Street, speaking as a citizen and as a board member, North Old Town Independent Citizens Association, urged Council to reinstate the dedicated funding for both affordable housing fund and open space. He also spoke of what will happen to the NRG site, noting that the plan will require courage, boldness and allow them to point with great pride to the model for every responsible community to emulate. He said their citizens association proposes that the entire NRG site be devoted to a sustainable and endowed park and urges the rezoning of the site from UT to Public Open Space and asked Council to take action on it as soon as possible.

2. Cynthia Dinkins, 1315 Duke Street, CEO of the Northern Virginia Urban League, introduced herself to Council and spoke of the advocacy and programs they have been working on and have coming up in the future.

3. Mindy Lyle, 5235 Tancreti Lane, spoke of the pedestrian safety program in the West End and said she has asked over the last 18 months about the program and has been told they were looking into it. She spoke of the pedestrians and cyclists being hit by cars in the area and the hazards on Duke Street, South Pickett, Beauregard and Van Dorn from Edsall Road to Landmark Mall. She spoke of the education program put on by the Police Department in the past to educate children on public safety and crossing streets safely. Ms. Lyle said the City needs to develop and implement a program immediately, as there are special use permits coming before Council over the next several months and she asked Council to require pedestrian improvements for every SUP and implement a program in the schools for pedestrian education.

4. Jesi Carlson, Moncure Drive, president, Taylor Run Citizens Association, spoke of the neighborhood's strong opposition to a proposal made by Cambridge Health Care to put an assisted living facility on a small parcel of land adjacent to the Woodbine Nursing Home.

5. Brett Egusa, 612 Melrose Street, spoke of the opposition to the assisted living facility, noting that there have got to be other places in Alexandria that have a proper zoning and are more appropriate for this type of use, and he spoke of the increased emergency calls to a facility of this type.

6. Michael Cook, 2724 King Street, spoke to why the assisted living facility should not be built on the small parcel of land.

7. Pat Troy, 310 Wolfe Street, spoke of the American flag and what it means to him as an immigrant from Ireland 51 years ago. He said the beautiful flag is not flying over City Hall anymore, and he spoke of watching the tourists standing under the flag

that flew on the building. He asked that the flag be put back up.

9. *Bea Porter, 1727 Cameron Street, spoke of the parking between 1500 and 1700 on Cameron Street. She said the Durant Center was said to have only three or four employees that need parking, but it did not account for all the visitors that use the center, the swim events that take place at the Old Town pool and all the City events that start and end at the Durant Center, the Masonic Temple or along King Street, which causes parking congestion along Cameron Street and the adjacent streets.*

10. *Kathryn Papp, 504 Cameron Street, thanked the City for the help they have received in the little park on Washington Way from both Jack Browand and John Walsh from the Recreation and Parks Department. Ms. Papp said the tree wells are now being filled with flowers and look wonderful along King Street. She said she is happy to see that the Environmental Policy Commission is beginning to do serious work on addressing climate change. She also spoke about doing something called Colonial U, that might be on-line and classroom sessions could be held in any of the historic places in the City.*

11. *Poul Hertel, 1217 Michigan Court, spoke of hearing Council speak about sidewalks and the notion that brick sidewalks are dangerous. He said they have concrete sidewalks in his neighborhood and he took a fall on the concrete sidewalks. He said they also have brick sidewalks and they are in perfect condition, so he said that instead of brick versus concrete, it is a maintenance issue. He spoke of bicycles and pedestrians and noted the friction between bicyclists and pedestrians, as urbanism has always been about pedestrianism first. He said the Bicycle and Pedestrian Committee consist mostly of bicyclists and the City is taking a short cut in going to them on pedestrian issues and that doesn't serve them well. Mr. Hertel spoke of open space, in which Council said it had reached the goal, and he urged Council to think differently and to think in terms of the green they are losing. Mr. Hertel thanked Gwen Wright, from Planning and Zoning, for her service to the City.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

- 3 [SUP13-014](#) Special Use Permit #2013-0014
701 Prince Street Suite 200 (Parcel Address: 119 S. Washington Street) -
Radiance Yoga
Public Hearing and Consideration of a request to operate a commercial school
with more than 20 students; zoned CD/Commercial Downtown. Applicant:
Masuda Mohamadi
Planning Commission Action: Recommend Approval 5-0
- 4 [SUP13-021](#) Special Use Permit #2013-0021
2900 Eisenhower Avenue - Private Academic School
Public Hearing and Consideration of a request to operate a private academic
school; zoned OCM (100)/Office Commercial Medium (100). Applicant:
Stratford University
Planning Commission Action: Recommend Approval 5-0

- 5 [SUP13-026](#) Special Use Permit #2013-0026
5234 Seminary Road - Child Care Home
Public Hearing and Consideration of a request for a child care home; zoned R-12/Single-family. Applicant: Maria I. Robles
Planning Commission Action: Recommend Approval 5-0
- 6 [SUP13-019](#) Special Use Permit #2013-0019
1116 King Street - Restaurant Expansion
Public Hearing and Consideration of a request to expand an existing grandfathered restaurant; zoned KR/King Street Urban Retail. Applicant: Cyrille Brenac
Planning Commission Action: Recommend Approval 5-0
- 7 [SUP13-023](#) Special Use Permit #2013-0023
805 King Street - Apartment Hotel
Public Hearing and Consideration of a request to operate an apartment hotel and for required parking to be located more than 500 feet from the business; zoned KR/King Street Urban Retail. Applicant: PMA Properties 805 LLC
Planning Commission Action: Recommend Approval 5-0
- 8 [SUP13-022](#) Special Use Permit #2013-0022
600A S. Pickett St. - Auto Repair Shop
Public Hearing and Consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: Perfect Auto Detail, Inc.
Planning Commission Action: Recommend Approval 5-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, which the removal of items 5, 7 and 8, which were considered under separate motion.

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation, with an amendment to condition #4 to read: the special use permit shall be contingent upon the child care home being licensed by the Virginia Department of Social Services." (separate motion)

6. City Council approved the Planning Commission recommendation.

7. City Council approved the Planning Commission recommendation. (separate motion)

8. City Council approved the Planning Commission recommendation. (separate motion)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 9 [13-1588](#) Public Hearing to Consider the Recommendation of the City Council Naming Committee to Name the Alexandria Fire Department Professional Development Center at the Lee Center in Honor of Paramedic Joshua A. Weissman.

City Council approved the recommendation of the City Naming City to name the Alexandria Fire Department Professional Development Center at the Lee Center in honor of Paramedic Joshua A. Weissman.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 10 [SUP13-017](#) Special Use Permit #2013-0017
4740 Eisenhower Avenue - Dog Daycare
Public Hearing and Consideration of a request to operate a dog daycare with boarding and grooming services and overnight accommodation and a request for a parking reduction; zoned OCM (100) / Office Commercial Medium (100). Applicant: Mary Kenkel
Planning Commission Action: Recommend Approval 5-0
City Council approved the Planning Commission recommendation, with the addition of condition #15, which reads: 15. The applicant shall install adequate fencing around the outdoor pet play area to the satisfaction of the Director of Planning and Zoning to contain all pets and prevent them from entering neighborhood property or tenant space or interacting with neighboring occupants.
- 11 [SUP13-018](#) Special Use Permit #2013-0018
1024 Cameron Street - Restaurant
Public Hearing and Consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Peyman Eskandari
Planning Commission Action: Recommend Approval with Amendments 5-0
This item was deferred due to lack of notice by the applicant.
- 12 [SUP13-020](#) Special Use Permit #2013-0020
216 S. Peyton Street (Parcel Addresses: 210-216 S. Peyton Street and 335 Commerce Street) - Capital Hostel
Public Hearing and Consideration of a request to operate a hostel (hotel) and a request for a parking reduction; zoned CD/Commercial Downtown.
Applicant: Capital Hostels, LLC
Planning Commission Action: Recommend Approval 4-0
City Council approved the Planning Commission action, with an amendment to condition #17 to add a second review at one year.
- 13 [DSUP13-004](#) Rezoning #2013-0002
Development Special Use Permit #2013-0004
Transportation Management Plan SUP #2013-0025

5801 and 5815 Duke Street - Landmark Mall
 Public Hearing and Consideration of requests for: A) a zoning map amendment to change the zoning from CR/Commercial Regional to CRMU-M/Commercial Residential Mixed Use Medium; B) a development special use permit and site plan, with modifications, to construct a mixed-use town center including special use permits for retail over 20,000 sq. ft., increase in allowed floor area ratio, and an amusement enterprise; C) approval of a transportation management plan; zoned CR/Commercial Regional.
 Applicant: The Howard Hughes Corporation represented by Jonathan Rak, attorney.
 Planning Commission Action: REZ #2013-0002 - Recommend Approval 5-0; DSUP #2013-0004 - Recommended Approval with Amendments 5-0; TMP SUP #2013-0025 - Recommended Approval with Amendments 5-0

City Council adopted the Planning Commission recommendation, with amendments to condition #75 to read as follows: The applicant shall submit a letter to the Director of Transportation and Environmental Services prior to release of the final site plan acknowledging that this property will participate, if the City adopts a plan prior to release of the building permit, to require equal and proportionate participation in an improvements plan to mitigate wet weather surcharging in the Holmes Run Trunk Sewer sanitary sewer shed. Participation in the funding shall be limited to the net increase in sewer capacity, i.e., with full credit for the existing capacity authorized by site plan #85-052. This limitation shall only apply to DSUP 2013-0004 and shall not affect the sewer connection fees.

- 14 [DSUP13-008](#) Development Special Use Permit #2013-0008
 2210 Eisenhower Ave. - Hoffman - Blocks 11 & 12
 Public Hearing and Consideration of a request for an extension of a previously approved development special use permit with site plan (DSUP #2009-0004) to construct residential/retail mixed use buildings; zoned CDD #2 / Coordinated Development District. Applicant: Hoffman Company, LLC by Jonathan Rak, attorney
 Planning Commission Action: Recommend Approval 5-0
City Council approved the Planning Commission recommendation, noting that there is no change to condition #104.
- 15 [DSUP12-028](#) Master Plan Amendment #2013-0002
 CDD Concept Plan #2013-0001
 Development Special Use Permit #2012-0028
 TMP SUP #2013-0027
 Encroachment #2013-0001
 2250 Mill Road - Eisenhower East Block 19 - Residential
 Public Hearing and Consideration of requests for: A) an amendment to the Eisenhower East Small Area Plan chapter of the Master Plan to increase the building height and floor area for Block 19; B) an amendment to the CDD concept plan to adjust floor area and height limits and to correct a use designation; C) an amendment to a previously approved development special

use permit, with site plan, (DSUP #2012-0023) to construct a residential building and open space including a density bonus for affordable housing per Section 7-700; D) an amendment to a previously approved transportation management plan, TMP SUP #2012-0065; E) encroachments into the public right-of-way; zoned CDD #2/Coordinated Development District. Applicant: Paradigm 2250 Mill LLC by Mary Catherine Gibbs attorney
Planning Commission Action: MPA #2013-0002 - Adopted the Resolution and Recommended Approval 5-0; CDD Concept Plan #2013-0001 - Recommended Approval 5-0; DSUP #2012-0028 - Recommended Approval 5-0; TMP SUP #2013-0027 - Recommended Approval 5-0; ENC #2013-0001 - Recommended Approval 5-0

City Council approved the Planning Commission recommendation.

- 16 [13-1587](#) Section 9.06 Case #2013-0003
Eisenhower Avenue - Between Mill Road and Holland Lane
Public Hearing and Consideration of a request for Planning Commission to review whether the acquisition of property for use as public right-of-way for the Eisenhower Widening Project is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of Transportation and Environmental Services
Planning Commission Action: Recommend Approval 5-0
FOR COUNCIL'S INFORMATION ONLY
City Council received the report.

ORDINANCES AND RESOLUTIONS

- 17 [13-1590](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-1-2 of the City Code to Remove the Real Estate Tax Dedication to the Open Space Trust Fund Account. [ROLL-CALL VOTE]
City Council adopted the ordinance to remove the Real Estate Tax Dedication to the Open Space Trust Fund Account. (ORD. NO. 4811)
- 18 [13-1591](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-1-5 of the City Code to Remove the Real Estate Tax Dedication To the Affordable Housing Initiatives Account. **THIS ITEM HAS BEEN REMOVED FROM THE DOCKET**
This item was removed from the docket.
- 19 [13-1479](#) Public Hearing, Second Reading and Final Passage of an ordinance authorizing the owners of the property located at 1800 Main Line Boulevard (Tax Map #035.03-10-13) in the City of Alexandria to construct and maintain an encroachment for stoops, stairways and a ramp at that location.(Ordinance to implement the encroachments for the Potomac Yard Land Bay J multifamily building that City Council approved on November 17, 2012) [ROLL-CALL

VOTE]

City Council adopted the ordinance for the encroachments for the Potomac Yard Land Bay J multifamily building. (ORD. NO. 4812)

20 [13-1482](#)

Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet Nos. 010.02, 010.04, 011.03, 018.04, 019.01, 019.02, 019.03, 020.01, 029.01 and 029.03 (CDD 21) and Sheet No. 030.01 (CDD 22) 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 properties at 5066, 5105, 5106, 5115, 5118, 5121 and 5129 Fairbanks Avenue; 2638, 2641, 2648, 2658, 2627, 2623 and 2618 Foster Avenue; 5055, 5165, 5173 and 5183 Seminary Road; 5501, 5600, 5711 and 5900A Sanger Avenue; 5650 Rayburn Avenue; and 1250, 1350, 1460, 1500, 1600, 1700, 1800, 1900 and 2000 North Beauregard Street from CDD 4, RA/Multifamily Zone, RC/High Density Apartment Zone and the R-12/Single Family Zone District to CDD 21; and 4800 and 4801 Kenmore Avenue from RA/Multifamily Zone and RC/High Density Apartment Zone, respectively, to CDD 22, in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2012-0002 (CDD 21) and No. 2012-0005 (CDD 22)(Ordinance Implementing the map amendment approved by City Council on April 13, 2013 for the zoning of the properties in the Beauregard Small Area Plan) [ROLL-CALL VOTE]

City Council adopted the ordinance for the rezoning of the properties in the Beauregard Small Area Plan. (ORD. NO. 4813)

21 [13-1484](#)

Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 5-600 (CDD/Coordinated Development District) of Article No. V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendments heretofore approved by City Council as Text Amendment No. 2012-00007 (CDD 21), Text Amendment No. 2012-00008 (CDD 22) and Text Amendment No. 2012-00010 (Beauregard Urban Design Advisory Committee) (Ordinance Implementing the text amendment approved by City Council on April 13, 2013 establishing the new CDDs and the advisory committee for the Beauregard Small Area Plan) [ROLL-CALL VOTE]

City Council adopted the ordinance implementing the text amendment establishing the new CDD's and the Beauregard Advisory Committee. (ORD. NO. 4814)

22 [13-1535](#)

Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Sheet No. 48.03 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 34A and 36 South Reynolds Street from CG/Commercial General to RC/High Density Apartment Zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0001. (The ordinance implementing the rezoning for the Washington Suites project

approved by City Council on May 17, 2013.) [ROLL-CALL VOTE]

City Council adopted the ordinance for the rezoning of the Washington Suites project. (ORD. NO. 4815)

- 23** [13-1537](#) 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 to the Landmark/Van Dorn Chapter of the Master Plan heretofore approved by city council as Master Plan Amendment No. 2013-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (The ordinance to implement the Master Plan Amendment for the Washington Suites Project approved by City Council on May 18, 2013). [ROLL-CALL VOTE]
- City Council adopted the ordinance for the Landmark/Van Dorn Chapter of the Master PPlan for the Washington Suites project. (ORD. NO. 4816)*
- 24** [13-1593](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend the Computation of Relief Rates and Setting the Relief Rates by Resolution Under the Personal Property Tax Relief Act of 1998. [ROLL-CALL VOTE]
- City Council adopted the ordinance on the computation of relief rates and adopted the resolution setting the relief rates. (ORD. NO. 4817 and RES. NO. 2570)*
- 25** [13-1589](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2013. [ROLL-CALL VOTE]
- City Council adopted the ordinance for the support of the City government for Fiscal Year 2013. (ORD. NO. 4818)*
- 26** [13-1594](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2014. [ROLL-CALL VOTE]
- City Council adopted the ordinance to make appropriations for the support of the City government for Fiscal Year 2014. (ORD. NO. 4819)*
- 27** [13-1595](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Chapter 7 (Bicycles), Title 10 (Motor Vehicles and Traffic) of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]
- City Council deferred adoption of the ordinance to June 25, 2013.*
- 28** [13-1596](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing Amendments to Section 9-13 of the City Code - Towing and Storage of Motor Vehicles. [ROLL-CALL VOTE]
- City Council adopted the ordinance authorizing amendments to the towing and storage of motor vehicles. (ORD. NO. 4820)*
- 29** [13-1569](#) Introduction and First Reading. Consideration. Passage on First Reading of

an ordinance to amend and reordain Sheet No. 47.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning a portion of the property at 5801 Duke Street and a portion of the property at 5815 Duke Street from CR/Commercial Regional to CRMU/M/Commercial Residential Mixed Use - Medium in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2013-0002. (Implementation Ordinance for the Map Amendment (Rezoning) approved by City Council on June 15, 2013 for the Landmark Mall project)

City Council introduced the ordinance on first reading and set it for public hearing and adoption on June 25, 2013.

- 30 [13-1604](#) Receipt of the Viewers Report for Vacation of Public Right-of-Way at 1000-1002 Pendleton Street.

City Council received the viewers report.

- 31 [13-1597](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Vacate a Portion of the Public Right-of-way at 1000 and 1002 Pendleton Street Heretofore Approved by City Council as Vacation No. 2013-0002. (Implementing Ordinance for the Vacation Approved by City Council on May 18, 2013)

City Council introduced the ordinance on first reading and set it for public hearing and adoption on June 25, 2013.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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The meeting adjourned at 3:35 p.m.

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Note: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council, become the official record of the meeting and of Council decisions made at the meeting.

