

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action Docket - Final

Saturday, January 24, 2015

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1 Calling the Roll.

Mayor Euille called the meeting to order. All members of Council were present.

2 Public Discussion Period.

[No more than 30 minutes. This period is restricted to items not listed on the docket.]

1. Susan Newell, 101 W. Linden Street, chair, Alexandria Social Services Advisory Board, spoke about the well-being of all Alexandria, helping one another and themselves along the way. She said the players are the Social Services Advisory Board, the Federal Government, the Virginia Department of Social Services, the Mayor and City Council, Department of Community and Human Services, the administration staff and clients of DCHS, residents, boards and commissions, and businesses. She said who they are becomes more clear when examined in the larger context. Ms. Newell said they are tasked with all matters pertaining to the social welfare of Alexandrians and acting as the public welfare social advisory board, and their collective purpose can be summarized as advancing the well-being of all Alexandrians.

2. Charles Ziegler, 30 N. Langley Street, vice president for advocacy, Friends of the Beatley Central Library, spoke about the one percent of the budget that is spent on the public library system and it is a wise investment to fund fully the library budget this fiscal year. He said the library supports English language learners by offering free English courses every week, offers hundreds of programs for children to support early literacy and school readiness, providing individual research assistants, meeting room space and technology access to small business owners, providing assistance to job seekers by providing assistance with writing resumes and cover letters and free computers and wireless services. He said that in FY2015, over 1.3 million items were borrowed from the library and there were over 1 million visits to the library and virtual library, and almost 50,000 people attended library programs. He said the Friends of the Beatley Central Library provides support for the library. Mr. Ziegler thanked Council for its past support of the libraries and hoped support would be forthcoming in the 2016 budget.

3. Nancy Blanton, 2181 Jamieson Avenue, said she is a Friend of the Beatley Central Library and she spoke in support of funds for the Alexandria Public Library, noting many examples of return on investment, including bringing children to the library to introduce them to books, participating in story times, provides opportunities for adult learners to further their education in different ways, for English language learners, technology and databases, research assistance and workshops on many things. Ms. Blanton said the libraries provide tremendous support for academic achievement and this is the kind of return on investment they should be seeking.

4. Bert Ely, 200 S. Pitt Street, spoke about the pending proposal to mitigate flood damage along the Alexandria waterfront, and noted that it is important to do flood mitigation properly and in a cost-effective manner. He said the flood mitigation plan currently on the table will create the worst of all worlds - it will be costly, ineffective and will cause more damage than if the City did nothing. He submitted an analysis of the City's pending flood mitigation plan, which is based on the 2010 flood mitigation study. He said a better, more cost-effective way to mitigate flooding along the waterfront is by constructing a lower four-foot elevation gravity based system that will not be subject to federal regulation. Mr. Ely said the estimated cost of the project exceeds any benefit the six-foot elevation mitigation plan might deliver, and it is not too late to go back to the drawing board and is essential that the City do so. He said City Council must demand the preparation of a new cost benefit analysis that contrasts a four-foot gravity system against a six-foot pumping based system and should be conducted by a third party organization without previous ties to the City.

5. Dino Drudi, 315 N. West Street, said Council has to be careful that they don't set up something that ends up being the butt of jokes and studied in law, engineering and architecture books as a textbook example of a really big screw up, as happened with Montgomery County's Silver Spring transit center. Mr. Drudi said that some months ago, he encouraged Council for the metro station development to look at option B alternative of moving the railroad track. He asked Council if it has any plans to take park land to put the metro station in the option B location.

6. Paul Alfieri, 614 Melrose Street, spoke in opposition to rezoning the Woodbine Convalesce Center, which is currently zoned for residential and for which there is a proposal to rezone it to a bigger and high density commercial building. He said it will be detrimental to the neighborhood if that happens.

7. Jim Kapsis, 24 E. Windsor Avenue, chair of the Environmental Policy Commission, spoke of the long-range planning work program, noting that the Commission has a strong concern with two of the recommendations. One is to think about how it updates the green building policy, which is five years old, as well as the environmental action plan. The recommendation of staff to Council on Tuesday's docket puts green building policies update into FY2018 and on the environmental action plan, it pushes it into FY2017. He said they are already behind in updating these policies, and the Commissioners are working to update these now and if there isn't support in the work plan, it is unclear how they can move forward. Mr. Kapsis asked Council to strongly consider pushing both the green building policy review and the environmental action plan review into FY2016.

8. Joe Valenti, 1200 Braddock Place, spoke about his attendance at two public forums, one on criminal justice and community partnerships and the second one on an Arlandria community forum. Mr. Valenti said the Arlandria forum was overflowing and was designed to draw out the community and was an example of the City coming into the community and doing culturally relevant and competent outreach and making sure that major issues that affect City residents are taken to venues where individuals are comfortable in their own communities. He said he wants to make sure there is an effort made to bring in as many voices as possible when looking at community forums. Mr. Valenti said on the affordable housing proposal on the docket today, he asked Council to maintain a commitment to housing that goes beyond individual projects and ensure that housing as a priority continues as it looks to the difficult budget situation.

9. Bradley Sampson, 1218 Wilkes Street, said he is the contact person for Narcotics Anonymous, and the meetings at the Lee Center and their room request application was reviewed and due to changes in policy, there is now an hourly fee requirement

for use, and their group has met at the Lee Center since 1988 and 1993. He said they are a non-profit organization, and the function is to provide a suitable and reliable environmental for recovery, and maintaining the same location weekly has enabled them to share the message so that those who might benefit from the program can find them. Mr. Sampson asked that their organization be grandfathered into free use of space.

10. Brett Egusa, 612 Melrose Street, spoke about the Woodbine Convalesce Center, and said it is a dispute about whether a developer can develop an adjacent triangular piece of property next to the existing Woodbine property into a for-profit commercial assisted living center. He asked Council to consider if there is an actual need in the City for the assisted living in the City, and if there is a need, why is that need necessary to go about changing the zoning for the parcel of land.

11. Bill Goff, 1313 Bishop Lane, said that in 2005, the City did a report on an all City sports facility, that would include recreational and high school sports. He said he understands the City will be given a free field with lights and turf, located in the Eisenhower Avenue area. Mr. Goff said it would be a great all sports facility for recreation and high school sports, and he recommended that Council consider the site.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-7)

Planning Commission

- | | | |
|---|--------------------------------|---|
| 3 | <u>14-3601</u> | Development Site Plan #2014-0024
Special Use Permit #2014-0088
5055 Seminary Road - Southern Towers Clubhouse
Public Hearing and Consideration of requests for: a) development site plan, with modifications, to construct a clubhouse building and b) a special use permit to operate a day care center; zoned RC/High Density Apartment.
Applicant: Southern Towers LLC represented by Kenneth Wire, attorney
[This case was deferred at the December 2, 2014 Planning Commission hearing.]
Planning Commission Action: Approved Development Site Plan 7-0;
Recommend Approval of Special Use Permit 7-0 |
| 4 | <u>14-3604</u> | Special Use Permit #2014-0108
1001 King Street - Blüprint Chocolatiers
Public Hearing and Consideration of a request to operate a restaurant; zoned KR/King Street Urban Retail Zone. Applicant: Teaspoon LLC represented by Kim Gustafson
Planning Commission Action: Recommend Approval 7-0 |
| 5 | <u>14-3605</u> | Special Use Permit #2014-0109
1940 Duke Street - Panera Bread
Public Hearing and Consideration of a request to amend Special Use Permit |

#2014-0081 to increase permitted number of delivery vehicles; zoned CDD #1/Coordinated Development District 1. Applicant: Panera, LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

6 [14-3608](#)

Special Use Permit #2014-0112
3131 Colvin Street (Parcel Address: 3148 Duke Street) and 3120 Colvin Street - Total Package Auto
Public Hearing and Consideration of a request to operate an automobile sales business; zoned CG/Commercial General and I/Industrial. Applicant: Total Package Auto LLC represented by Ryan Alexander
Planning Commission Action: Recommend Approval 7-0

7 [14-3609](#)

Vacation #2014-0005
2500 Sanford Street
Public Hearing and Consideration of a request for a vacation of public right-of-way; zoned R-8/Residential Single-Family. Applicant: Joe Salama
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, with the removal of item #3, which was considered under separate motion, as follows:

- 3. City Council approved the Planning Commission recommendation. (separate motion)*
- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation.*
- 6. City Council approved the Planning Commission recommendation.*
- 7. City Council approved the Planning Commission recommendation.*

OTHER

8 [14-3628](#)

Public Hearing and Consideration of the Fort Ward Park and Museum Area Management Plan.

City Council indicated to the City Manager that the Department of Recreation, Parks and Cultural Activities, Office of Historic Alexandria, and the Department of Transportation and Environmental Services should proceed to implement the Fort Ward Park and Museum Area Management Plan as outlined in the staff memorandum; the City Manager will come back with a proposal for an additional implementation monitoring group and set the date for a work session and scope of that work session; an amendment on #3 on the notification procedures for ground disturbance that it be 10 days, unless an emergency exists for health and safety, which in that case it would remain at 7 days; and with an amendment to add beginning language to state: "The City of Alexandria affirms that significant parts of Fort Ward Park are hallowed ground."

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

- 9 [14-3602](#) Master Plan Amendment #2014-0008; Rezoning #2014-0008; Development Special Use Permit #2014-0003; Transportation Management Plan SUP #2014-0096; Vacation #2014-0003
5000 and 5001 Echols Avenue - The Fillmore
Public Hearing and Consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 35 feet and 45 feet to 70 feet on the site area, and the proposed land use map from Institutional to Commercial Residential Mixed Use-Medium (CRMU-M) on the site area; (B) an amendment to the official zoning map to change the zone from R-12 to CRMU-M; (C) a development special use permit and site plan to construct two multi-family residential buildings including special use permits for an increase in Floor Area Ratio (FAR) and a parking reduction; (D) a special use permit for a Transportation Management Plan; and (E) to vacate a portion of public right of way; zoned R-12 /Residential Single-Family. Applicant: AHC Inc., represented by Duncan Blair, attorney
Planning Commission Action: Adopt Resolution and Recommend Approval of Master Plan Amendment 7-0; Recommend Approval of Rezoning 7-0; Recommend Approval of Development Special Use Permit 7-0; Recommend Approval of Transportation Management Plan SUP 7-0; and Recommend Approval of Vacation 7-0
City Council approved the Planning Commission recommendation, with an amendment requesting that staff and the applicant work to try and be responsive to the concerns about the pool being a shared resource between the two buildings and come back to Council to work through that with an informational report as to what the result would be.
- 10 [14-3558](#) Consideration of a Loan to AHC for a Proposed Affordable Housing Development Project Near Beauregard and the Designation of the Project Site as a Revitalization Area (Roll Call Vote)
City Council: (a) approved a total loan of up to \$5,700,000 from the Housing Opportunities Fund and other affordable housing fund sources to AHC for the development of 93 new units of affordable housing; (b) adopted the resolution designating the project site as a revitalization area; and (c) authorized the City Manager to execute all appropriate documents. (RES. NO. 2661)
- 11 [14-3603](#) Text Amendment #2014-0008
Rezoning #2014-0007
CDD Concept Plan #2014-0003
Development Special Use Permit #2014-0012
4800 Fillmore Avenue - Goodwin House
Public Hearing and Consideration of requests for: a) a text amendment to the

Zoning Ordinance to amend the provisions of Section 5-600 to establish a new Coordinated Development District Zone; b) an amendment to the official zoning map to change the zone from RC/High-Density Apartment and RA/Multifamily to Coordinated Development District #23; c) a special use permit for a CDD conceptual design plan; and d) a development special use permit with site plan to construct a home for the elderly; zoned RC/High-Density Apartment and RA/Multifamily. Applicant: Goodwin House Inc., represented by M. Catharine Puskar, attorney
Planning Commission Action: Initiate and Recommend Approval of Text Amendment 7-0; Recommend Approval of Rezoning 7-0; Recommend Approval of CDD Concept Plan 7-0; and Recommend Approval of Development Special Use Permit 7-0

City Council approved the Planning Commission recommendation.

12 [14-3606](#)

Special Use Permit #2014-0111
1117 Roan Lane
Public Hearing and Consideration of a request to construct new single-family dwelling on a substandard lot; zoned R-12/Residential Single-Family.
Applicant: Classic Cottages LLC represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 6-1

City Council approved the Planning Commission recommendation.

13 [14-3610](#)

Subdivision #2014-0013
200 & 212 Lloyd's Lane
Public Hearing on an Appeal of the Planning Commission Denial of a Preliminary Plat for Subdivision #2014-0013 at 200 and 212 Lloyd's Lane requesting to subdivide two existing lots into three new lots. Appellant: David M. Phillips, Jr. and Nancy E. Phillips represented by Duncan Blair, attorney
Planning Commission Action: Denied 6-1

City Council accepted the Planning Commission recommendation based on the dominant lot characteristic rationale put forth by staff and reaffirmed by the Planning Commission.

ORDINANCES AND RESOLUTIONS

14 [14-3423](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Revise the Alexandria Commission for the Arts as Outlined in the Public Art Policy and the Public Art Implementation Plan. [ROLL-CALL VOTE]

City Council adopted the ordinance to revise the Alexandria Commission for the Arts as outlined in the Public Art Policy and the Public Art Implementation Plan. (ORD NO. 4920)

15 [14-3582](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for

Fiscal Year 2015. [ROLL-CALL VOTE]

City Council adopted the ordinance to make supplemental appropriations for the support of the City government for fiscal year 2015 (ORD. NO. 4921)

16 [14-3613](#)

Public Hearing, Second Reading and Final Passage of a Proposed Amendment to Title 9 (Licensing and Regulation), Chapter 12 (Taxicabs and Other Vehicles for Hire) of the Code of the City of Alexandria, Virginia, 1981. [ROLL-CALL VOTE]

City Council adopted the ordinance to amend Title 9 (licensing and regulation), Chapter 12 (taxicabs and other vehicles for hire) of the Code of the City of Alexandria, Virginia, 1981, with the amended language as submitted by City staff to make a technical correction to the language. (ORD. NO. 4922)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

17 [14-3622](#)

Special Use Permit #2014-0113
5055 Seminary Road - Farmers Market at Southern Towers
Public hearing and consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment. Applicant: Jim Nicholson
Planning Commission Action: Deferred Without Objection

City Council noted the deferral.

* * * * *

The meeting was adjourned at 4:20 p.m.

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.