

City of Alexandria

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



Action Docket - Final

Saturday, February 21, 2015

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1 Calling the Roll.

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

2 Public Discussion Period.

The following persons participated in this item:

1. Kathleen Schloeder, 2501 Saint John Place, chair, Alexandria Library Board, spoke of the burst pipe at Beatley Library on Monday that flooded the first floor of the building. She thanked the Police and Fire Department who first responded, and the City's General Services team who arranged for worked and worked on the clean-up. She said the building is now open. She said the current materials budget for the Library is \$360,000, which represents \$2.40 per capita, and the national average is around \$4.00 per capita. She said the materials budget has declined 47.5 percent over the past ten years. She said they are proposing a matching plan to increase the materials budget. The Library Foundation will try to raise \$50,000 if the City will match the challenge with \$50,000 to be put in reserve, and the Library is applying for grants, which would allow it to add another \$50,000. The Library budget as it stands is not flush enough to come up with the extra money on its own. If the grants don't pan out, the Foundation will still challenge Council to match what they can raise. Ms. Schloeder said on the CIP needs, they did a study on the Beatley building and the recommendations have been given to General Services, but to fully solve the problem it is estimated to cost \$1 million. She said they would like to get on the CIP list for the next five years, and she reiterated the Library's need to reclaim the ground floor of the Burke Branch Library.

2. Helen Desfosses, 400 Madison Street, spoke to the materials budget for the Library. She said they lag behind other libraries in the area and don't have as much money per capita as other libraries in the area do, and they have a reputation as a great reading City. She said increasing the materials budget has to do with adding to the City's revenues. They have found that young entrepranuers come to the library for materials for help with reviewing and getting business plans together to apply for grants, to get their organizational structures as new young businesses that can offer jobs. She appealed to Council to match the 50-50 proposal.

3. Bill Goff, 1313 Bishop Lane, spoke to the maintenance of the City schools and to the commitment to academic excellence. He said that on this year's varsity football team at T.C. Williams, 28 players had waivers for academics, so more than 50 percent of the players were academically ineligible and still they played. He said it was a clear case of sports over academics. Mr. Goff said that 30-40 percent of all T.C. Williams students graduate with less than a 2.0 GPA. He asked how it was possible for the Board to suggest that teachers have sick leave reduced. It should not balance budgets on the backs of teachers. A better option is to remove the \$350,000 in the current budget to support the installation of lights at T.C. Williams. He said the school does not need a new concession, bleachers upgrades, press box or new stadium design. He said they should use the saved money to pay the teachers.

4. Bert Ely, 200 S. Pitt Street, co-chair, Friends of the Alexandria Waterfront, spoke to the potential inadequacy of on-site parking at the proposed Robinson Terminal development. It is insufficient parking for residents and their guests and for the large restaurant operations planned for both developments. He said the developers say there is parking in the parking garages, but even today at peak times nearby garages are often full and they are not cheap. The restaurant patrons today park on nearby streets. The parking inadequacy of the new developments is evident in the development SUP that has been filed for the south Robinson Terminal property, and that requests a substantial reduction in required on-site parking. Part of the justification for the parking reduction is premised on utilizing 21 on-street parking spaces in the unit block of Wolfe Street that are already fully utilized at peak times. Mr. Ely said Council should adopt a policy that both Robinson Terminal properties must be able to accommodate on-site all of the peak parking demand they create, as well as all residential parking demand, specifically for the third, fourth and fifth cars that some of the residents will own. The DSUP's should explicitly state that residents of the condominium or townhomes cannot obtain parking permits in the parking districts.

5. Van Van Fleet, 21 Wolfe Street, president, Old Town Civic Association, said that for over a year, the Old Town community has been suggesting the use of barges on the Potomac River to haul out the debris and contaminated soils from each of the four projected development sites on the waterfront. An alternative river haul route by barge was proposed by citizens, and the City's initial response was that the barge alternative would be discussed before any concrete decisions on haul routes were made. However, this did not come to pass. He said that when Carr held a citizen briefing on its hotel did it learn that Carr had not and would not consider the use of barges as a haul route. Mr. Van Fleet asked if the City has misled its citizens or do they chalk it up to another bureaucratic fiasco. Mr. Van Fleet said that a few months ago, the Mayor appointed an ad-hoc waterfront monitoring group to provide a forum in which the citizens could register their complaints and concerns about the construction of the development sites on the waterfront. He said he has stated that the ad-hoc group should not just monitor but should be a pro-active body to provide Council timely advice on all facets of construction, but that is not the case. He said the Director of Transportation and Environmental Services is acting as the sole decision maker on information to Council. He said the City Attorney has refused to allow his staff to discuss this matter in open meetings with the monitoring group. Mr. Van Fleet said no haul routes have been designated as of this date, and barges need to be included as one of the alternative haul routes. Anything short of considering every available option is a miscarriage of justice and is a shameful indicator of no real representation of citizens interest and concerns by the appointed or elected body.

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

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

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| 3 | <u>14-3726</u> | Development Special Use Permit #2014-0005
3100 Jefferson Davis Highway (Parcel Address: 3104 Jefferson Davis |
|----------|--------------------------------|---|

Highway) - Marino's Restaurant
Public Hearing and Consideration of a request for an extension to the date of expiration of a previously approved Development Special Use Permit #2010-0004, with modifications, to construct an addition to the existing building including Special Use Permit approval to operate two restaurants; zoned CSL/Commercial Service Low. Applicant: Ather Subzwari represented by Mike Razavi, engineer
Planning Commission Action: Recommend Approval 6-0

- 4 [14-3727](#) Text Amendment #2014-0009
Rezoning #2014-0012
510 North Quaker Lane - Charles M. Goodman House
A) Initiation of a text amendment and a map amendment and B) Public Hearing and Consideration of a text amendment and an amendment to the official zoning map to add the Charles M. Goodman House to the City's 100 Year Old Building List; zoned R-20/Residential Single-Family. Staff: City of Alexandria - Department of Planning and Zoning
Planning Commission Action: Initiate Rezoning and Text Amendment: 6-0;
Recommend Approval of Rezoning and Text Amendment: 6-0
- 5 [14-3721](#) 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: Recommend Approval 6-0

END OF ACTION CONSENT CALENDAR

City Council removed items 3,4 and 5 from the consent calendar, and all were heard under separate vote, as follows:

3. City Council deferred this item to the March 10 City Council legislative meeting in order to have staff prepare an alternative condition that provides the City with the protection it needs for the right-of-way issue. (separate motion)

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

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

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 6 [14-3722](#) Special Use Permit #2014-0110
815 ½ King Street
Public Hearing and Consideration of a request for an increase in floor area ratio (FAR); zoned KR/King Street Retail. Applicant: Rob Kaufman

Planning Commission Action: Recommend Approval 6-0
THIS ITEM WILL BE DEFERRED AT THE REQUEST OF THE
APPLICANT

This item was deferred at the request of the applicant.

7 [14-3723](#)

Special Use Permit #2014-0115
1318 King Street - A&B Auto Finance Company
Public Hearing and Consideration of a request for an amendment to previously
approved Special Use Permit #2013-0084 to continue operation of a
nonconforming automobile sales business; zoned KR/King Street Urban
Retail. Applicant: Behrooz Raiszadeh represented by David L. Chamowitz,
attorney
Planning Commission Action: Recommend Denial 6-0

*City Council reversed the action of the Planning Commission and approved the
request for a period of 18 months, with a request for staff to check about the progress
at the nine month mark and docket it for City Council to provide a status update on
the efforts to apply for redevelopment, to be contingent upon a complete submission
of a preliminary plan for redevelopment of the property.*

8 [14-3725](#)

Master Plan Amendment #2014-0010
Rezoning #2014-0010
Development Special Use Permit #2013-0023
Transportation Management Plan SUP #2014-0105
Encroachment #2014-0007
513 & 515 North Washington Street - The Mill
Public Hearing and Consideration of requests for: (A) An amendment to Old
Town North Small Area Plan chapter of the Master Plan to amend the land use
designation from RM to OC; (B) An amendment to the official zoning map for
rezoning Lot 502 from RM to OC with proffers; (C) A Development Special
Use Permit and Site Plan, with modifications, to construct a residential
building, including a special use permit for a parking reduction, per Section
8-100 of the Zoning Ordinance and modifications for a side yard setback, per
Section 4-806(A)(2)(a); (D) a special use permit for a transportation
management plan; and, and (E) encroachment in the public-right-of-way for a
proposed perimeter fence, zoned OC/Office Commercial and RM/Residential
Medium. Applicant: CAS Riegler represented by Duncan Blair, attorney
Planning Commission Action: Adopt Resolution and Recommend Approval
of Master Plan Amendment: 6-0; Recommend Approval of Rezoning: 6-0;
Recommend Approval of Development Special Use Permit, Transportation
Management Plan SUP, and Encroachment: 6-0

City Council approved the Planning Commission recommendation.

9 [14-3724](#)

Rezoning #2014-0009 Development Special Use Permit #2012-0015
2805, 2807, 2807A and 2809 King Street - Alexandria Memory Care
Public Hearing and Consideration of requests for: (A) An amendment to the
official zoning map to change the zone from R-8 to RB with proffers; and (B)

A development special use permit and site plan, with modifications, to construct and operate a nursing home building; zoned R-8/Residential Single-Family. Applicant: 2811 King Street LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommend Approval of Rezoning

#2014-0009 6-0; Development Special Use Permit #2012-0015 as amended 6-0

City Council approved the Planning Commission recommendation, with the following amendments and conditions to the DSUP: revising the affordability conditions to take off the 20 year limit for the life of the facility; adding a condition to make the standard affordable unit contribution for the basic project at \$117,504; provide priority to Alexandria residents on the wait list. With two representations: the applicant will not seek redevelopment or additional development on the Woodbine site or on the adjacent church; and the owner of Woodbine would seek a tree preservation easement on the cul-de-sac at Woodbine subject to HUD approval in concert with the final site plan; and with a notation that the two proffers put in by the Planning Commission remain in place.

ORDINANCES AND RESOLUTIONS

- 10 [14-3645](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-500 (W-1/Waterfront Mixed Use Zone) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance to add section 5-502.1 (Administrative Special Use Permits) to allow Valet Parking as an administrative special use in such zone, in accordance with the text amendment heretofore approved by City Council on December 13, 2014 as Text Amendment No. 2014-0007. [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4925)*
- 11 [14-3660](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 8-1-130 through 8-1-140 of Article H, (Registration of Vacant Buildings), of Chapter 1 (Building Code), of Title 8 (Building Code Regulations) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4926)*
- 12 [14-3671](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 010.02 and 011.01 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 5000 and 5001 Echols Avenue from R-12/Single Family Zone to CRMU-M/Commercial Residential Mixed Use (Medium) in accordance with the said zoning map amendment heretofore approved by city council on January 24, 2015 as Rezoning No. 2014-0008. (The Fillmore) [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4927)*

- 13 [14-3672](#) 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 heretofore approved by city council on January 24, 2015 to the Land Use Map and the Height Map in the Alexandria West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2014-0008 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (The Fillmore) [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4928)
- 14 [14-3673](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 011.03 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 4800 Fillmore Avenue from RC/High Density Apartment Zone and RA/Multifamily Zone to CDD #23/Coordinate Development District #23 in accordance with the said zoning map amendment heretofore approved by city council on January 24, 2015 as Rezoning No. 2014-0007. (Goodwin House) [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4929)
- 15 [14-3674](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (Coordinated development districts created, consistency with master plan, required approvals) and Section 5-612 (Beauregard Urban Design Advisory Committee) both of Section 5-600 (CDD/Coordinated Development District) of Article V (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2014-0008 on January 24, 2015 (Goodwin House) [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4930)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

- 16 [14-3729](#) Special Use Permit #2014-0120
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition
Public Hearing and Consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer. Applicant: Hertz Local Edition

Planning Commission Action: Deferred Without Objection

City Council noted the deferral.

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The meeting was adjourned at 5:17 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.