

City of Alexandria

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



Action Docket - Final

Saturday, April 18, 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, with the exception of Councilman Smedberg, who was absent.

[14-3990](#)

Calling the Roll

2 Public Discussion Period.

The following persons spoke:

1. Bert Ely, 200 S. Pitt Street, co-chair, Friends of the Alexandria Waterfront, spoke of the tour buses in the waterfront area, noting that it still has not been resolved, and he asked that City staff and City Council must address and resolve the issue. He said the buses unload along The Strand and Union Street and then park elsewhere, but the present arrangement cannot continue much longer, as The Strand between Prince and Union is supposed to be closed to all but emergency traffic and the trolley, so a new pick-up and loading location must be established. He asked where will the riverfront buses unload and pick-up passengers and idle in the meantime and when will the questions be addressed.

2. Gary Carr, 216 Aspen Street, spoke for the restoration of the historic running track at George Washington Middle School, noting that the track is used extensively by City programs and is an important community resource and is an asset that deserves the full support of the City government. Mr. Carr said there is one regulation running track in the City that lacks even basic safety lighting and is unavailable to the citizens for the majority of the time. He said there is a proposal to build a competition level swimming pool at Chinquapin Park at the cost of \$60 million, but what if instead of putting it in a site that is unsuitable they build a pool at Braddock field, as parking/transportation issues would be resolved, and with the \$20 million left over, it could build an eight lane competition running track, re-do the two fields, make improvements to the gym at the school and perhaps still have millions left over. He said building a world class sports complex would make Alexandria the preferred destination of anyone visiting the area.

3. Cassandra Ford, 183 E. Reed Avenue, #107, representing the Alexandria chapter of Zeta Phi Beta Sorority, Inc., spoke about the budget, noting that they are focusing on getting engaged and making sure the citizens are very much involved in what is happening in City government. She said they wish to continue the efforts for civic engagement forum and would like to see a more diverse population at those meetings. She spoke of collaborations with the NAACP and the Alexandria Police Department, and they want to be sure the body camera debate is an inclusive one.

4. Julia Addison, 5743 Leverett Court, a student at T.C. Williams High School, spoke of the creation of a youth police academy, noting that it could prepare future Alexandria Police Officers, and she said the program might solve the recent issues going on around the United States. She said the age group should be from 10 through 18 years old and it should go throughout the summer.

5. *Bill Goff, 1313 Bishop Lane, spoke of the maintenance performed on the schools, with leaking roofs, no HVAC, classrooms with no windows, books or playgrounds. He said Council has the responsibility to fund the ACPS for their programs and maintenance, and he asked why there was no maintenance program in place for the schools. Mr. Goff said cost figures are \$441 million for 13 schools to be modernized, \$144.3 million for capacity modernization, \$130.6 million to maintain the system, for a total of \$716.2 million for an infrastructure rebuild. He said he holds the School Board and Council responsible for the inaction and fiscal irresponsibility.*

6. *Katy Cannady, 20 E. Oak Street, spoke of option B for the Potomac Yard Metro, noting that the owners of the shopping center where option B is located let the City know that they are not interested in investing \$32 million at the outset and they don't like the Small Area Plan that covers the shopping center. She said they need to consider that these are the people that own the yard and are supported to profit from the SAP for the shopping center. She said option B is said to cost \$268 million, and option A is said to cost \$209 million, and the difference is there is at most three City blocks difference between A and B.*

7. *Dak Hardwick, 5181 Brawner Place, representing the Cameron Station Civic Association, spoke about fire station 210 located on Eisenhower Avenue, and asked that the fire station be brought to full operational capability, which includes the complete staffing by Alexandria firefighters. He noted that in 2009, Norfolk Southern located an ethanol transloading facility immediately adjacent to their community, which is also adjacent to Summers Grove, Samuel Tucker Elementary School, and Armistead Booth Park, and the railroad has been a terrible neighbor. He said that while the City cannot do anything about the transloading operation, it can provide the necessary public safety assets that account for a major railyard operation in an industrial area of the City. He said fire station 210, built to respond to a growing industrial transfer station near a residential community, does not have any firefighters and only has a medic unit. He also noted that the specialized foam unit, which is used to fight ethanol fires, is not located anywhere near fire station 210 and is at the Potomac Yard fire station. Mr. Hardwick asked for a development of a plan that brings the fire station to full firefighting capability by the end of this calendar year, to be delivered at the end of this budget cycle, and the plan be supported by funding identified in the add-delete process or through administrative actions for funding that is already there, and that the complete plan be briefed to his community and the fire chief be directed to immediately staff his fire station with at least three firefighters per apparatus. He asked for a continuation of the training program that allows four firefighters per apparatus. He also asked how the foam unit, paid for by Norfolk Southern is going to be moved to fire station 210.*

8. *Kathryn Papp, 504 Cameron Street, spoke about garden week and garden day in Old Town. She said she was inspired by the brochure about the homes that were open for garden week, noting that it is clear that the owners of these gardens have so creatively and responsibly changed their residences not through stacking up or scaling up but through updating of plumbing. She said it was such a stark contrast to what she sees in Robinson Terminal South and Carr, noting that there is a lack of creativity. Ms. Papp said they should have gone to the residents who have restored and changed their properties in Old Town and asked questions and attempted to incorporate some of the features and details into the design.*

9. *Poul Hertel, 3716 Carriage House Court, spoke about the George Washington Memorial Parkway, noting that it is a significant contribution to the American landscape and he has trepidation about the upcoming choice of Metro Stations, which relates to options A or B, noting that if it takes the model and try to put option A*

and B in simultaneously, it can't, as they overlap. He said the ramp for the option B brings it into the quarter mile radius is because the ramp starts 400 feet away from option B, and when it gets to option B, one has to walk further down to cross the bridge. Mr. Hertel said his concern is that the bridge has to be a certain height in order to cross the CSX lines, and it would be the most visible portion from the George Washington Memorial Parkway. He urged the City to take a theoretical look into it having to be within a quarter mile radius and look at the starting ramp.

[14-3991](#)

Public Discussion Period

[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

- 3** [14-3962](#) Special Use Permit #2015-0008
617 E-G South Pickett Street (Parcel Address: 504 South Van Dorn Street) -
Midas Auto Service and Tire Center
Public Hearing and Consideration of a request to operate a light automobile
repair business; zoned CG/Commercial General Applicant: Trump Inc. dba
Midas Auto Service and Tire Center represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
- 4** [14-3963](#) Special Use Permit #2015-0009
2802 Russell Road
Public Hearing and Consideration of a request to construct a new
single-family dwelling on a developed substandard lot; zoned R-8/Residential
Single-Family. Applicant: Elias Voces
Planning Commission Action: Recommend Approval 7-0
- 5** [14-3958](#) Special Use Permit #2015-0007
3021 Colvin Street - Kera Autocare
Public Hearing and Consideration of a request to operate an automobile sales
business and general automobile repair at an existing light automobile repair
business; zoned I/Industrial Applicant: Tamrat Gobena dba Kera Autocare
represented by Harry P. Hart, attorney
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, as follows:

- 3. City Council approved the Planning Commission recommendation.*

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 6 [14-3918](#) Public Hearing and Consideration of the Draft Fiscal Year (FY) 2016-2020 Consolidated Plan and FY 2016 Action Plan for Housing and Community Development for Submission to the U.S. Department of Housing and Community Development (HUD).
- City Council held the public hearing on the draft FY 2016-2020 five-year consolidated plan for Housing and Community Development, which includes the one-year action plan containing the City's application for City Fiscal Year 2016 funding for \$742,789 in Community Development Block Grant monies, and \$357,258 in Home Investment Partnerships Program monies; and set it for adoption on May 12, 2015.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 7 [14-3765](#) THIS ITEM HAS BEEN DEFERRED:
Development Special Use Permit #2014-0005
3100 Jefferson Davis Highway (Parcel Address: 3104 Jefferson Davis Highway) - Marino's Restaurant
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
[This item was deferred from the February 21, 2015 City Council Public Hearing. The public hearing was closed, however, City Council reserves the right to reopen the public hearing.]
This item was deferred.
- 8 [14-3966](#) Development Special Use Permit #2014-0006
Special Use Permit #2015-0012 - Boat Docking Facility
Special Use Permit #2015-0013 - Retail Shopping Establishment
Special Use Permit #2015-0014 - Restaurant
Transportation Management Plan SUP#2014-0102
2 and 3A Duke Street and 226 Strand Street (The Strand) - Robinson Terminal South
Public Hearing and Consideration of a request for: (A) A Development Special Use Permit, with site plan and modifications, to construct a mixed-use development with an increase in the Floor Area Ratio (FAR), a cluster

residential development, an increase in height from 30 feet to 50 feet, an increase in the number of penthouses, land without frontage, a parking reduction, and valet parking; (B) Special Use Permit for a facility used for docking of boats; (C) Special Use Permit for a retail shopping establishment; (D) Special Use Permit for a restaurant; and (E) Special Use Permit for a Transportation Management Plan; zoned W-1/Waterfront Mixed-Use. Applicant: RT South Associates LLC represented by Jonathan P. Rak, attorney
Planning Commission Action: Recommend Approval of Development Special Use Permit #2014-0006 as Amended 7-0; Recommend Approval of Special Use Permit #2015-0012 as Amended 7-0; Recommend Approval of Special Use Permit #2015-0013 as Amended 7-0; Recommend Approval of Special Use Permit #2015-0014 7-0; Recommend Approval of Transportation Management Plan SUP #2014-0102 7-0

City Council approved the Planning Commission recommendation, with the following amendments:

- 1. Condition 145H: to make the change to address issues concerning unbundled parking.*
- 2. For the residential permit parking district permits: residential portions shall not have access to permanent district permits until such time as a comprehensive recommendation OTAPS is adopted by the Council.*
- 3. Condition 92: on page 71, to amend the language to propose alternate language to ensure the City is not providing any solid waste or recycling service to the site, as the applicant agrees to provide all solid waste and recycling services on site.*
- 4. Remove condition 22H.*
- 5. Condition 138 to delete the last sentence,*
- 6. Condition 136 to change the commencement of the payments so the first annual contribution shall be provided to the City upon the acceptance of the pier by the City, which is five years out, and to change the amount in the second line of condition 136 from \$100,000 to \$75,000.*
- 7. Condition 76: change 200 to 250 feet being the outer limit.*
- 8. For valet parking, staff is to draft language that mimics language as is for other restaurants for the restaurant to provide incentives for valet parking.*

9 [14-3957](#)

Development Special Use Permit #2014-0036
1200 First Street (Parcel Address: 950 North Fayette Street) & 1201 Braddock Place - Braddock Meridian

Public Hearing and Consideration of a request for an amendment to the previously approved Development Special Use Permit #99-0004 for an amenity space and parking reduction; zoned OCH/Office Commercial - High.

Applicant: Potomac Club Residence Limited Partnership represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommend Approval 7-0

City Council approved the Planning Commission recommendation.

10 [14-3964](#)

Text Amendment #2015-0002

Public Hearing and Consideration of a text amendment to various sections of the Zoning Ordinance to implement new parking regulations for multifamily residential uses as recommended by the *Parking Standards for New Development Projects Study*. Staff: City of Alexandria - Department of

Planning and Zoning

Planning Commission Action: Initiate and Recommend Approval as Amended 6-1

City Council approved the Planning Commission recommendation with the following amendment: subject to the staff direction that until the comprehensive OTAPS proposal comes forward that it not bring forward development that has access to the off-street residential parking districts; and to include the revised definition of bedroom as proposed by City staff in the memorandum dated April 16, 2015.

ORDINANCES AND RESOLUTIONS

- 11 [14-3965](#) Public Hearing, Second Reading, and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2015. [ROLL-CALL VOTE]
- City Council adopted the ordinance for a supplemental appropriation for the support of the government for FY 2015. (ORD. NO. 4934)*
- 12 [14-3862](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 511, 513 and 515 Oronoco Street to construct and maintain an encroachment for window wells, stoops, bay windows and roofline architectural elements along Oronoco Street and Pitt Street at that location as part of the project known as the redevelopment of the City of Alexandria Health Department approved by the City Council as DSUP 2013-0006 on February 22, 2014. [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4935)*
- 13 [14-3876](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 052.02 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 the property at 2805, 2807, 2807A and 2809 King Street from, R-8/Single Family Zone to RB/Townhouse Zone with Proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0009. (Implementation Ordinance for the map amendment related to the Alexandria Memory Care Project) [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4936)*
- 14 [14-3877](#) Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way known as West Uhler Avenue immediately adjacent to 2500 Sanford Street (VAC No. 2014-0005 approved by the City Council on January 24, 2015) [ROLL-CALL VOTE]
- City Council adopted the ordinance. (ORD. NO. 4937)*
- 15 [14-3878](#) 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 Map #11 of the Old Town North chapter of such master plan heretofore approved by city council on February 21, 2015 as Master Plan Amendment No. 2014-0010 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (513 North Washington Street, The Mill) [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4938)

- 16 [14-3879](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet No. 064.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zone Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 513 North Washington Street from, RM/Townhouse Zone with proffers to OC/Office Commercial Zone with proffers and 515 North Washington Street from OC/Office Commercial Zone with proffers to OC/Office Commercial Zone with amended proffers in accordance with the said zoning map amendment heretofore approved by city council on February 21, 2015 as Rezoning No. 2014-0010. [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4939)

- 17 [14-3927](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 051.02 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 the property at 1101 Janney's Lane from R-12/Single Family Zone to R-8/Single Family Zone and POS/Public Open Space Zone and a portion of the property at 1099 Francis Hammond Parkway from POS/Public Open Space to R-8/Single Family Zone in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0014 for the Douglas MacArthur School. [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4940)

- 18 [14-3928](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 4-1300 (UT/Utilities and Transportation) of Article IV (Office, Commercial and Industrial Zones) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council on March 14, 2015 as Text Amendment No. 2015-0001 regarding substations in the UT Zone. [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4941)

- 19 [14-3929](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 075.03 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 200 Strand Street (Lot 600 of Subdivision dated November 12, 2014 recorded in the Land Records for the City of Alexandria as Instrument #140046494) from W-1/Waterfront Mixed Use Zone to WPR/Waterfront Parks and Recreation Zone with proffer in accordance with the said zoning map amendment heretofore approved by city council on March 14, 2015 as Rezoning No. 2014-0013 for the Old Dominion Boat Club Clubhouse project. [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4942)

20 [14-3939](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to list and designate the Charles M. Goodman House, located at 510 North Quaker Lane, for preservation and protection in accordance with the provisions of Section 10-300 (Preservation of Certain Buildings and Structures over 100 Years Old Outside the Old and Historic Alexandria District and the Parker-Gray District) of Article X (Historic Districts and Buildings) of the City of Alexandria Zoning Ordinance, and to provide for the listing of this ordinance in Section 10-315 of the City of Alexandria Zoning Ordinance. [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4943)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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The meeting was adjourned at 5:04 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.