

City of Alexandria

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



Action Docket - Final

Saturday, June 13, 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.

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

1. Mimi Goff, 1313 Bishop Lane, spoke about the School Board's June 4 budget transfer of \$267,450.88 for the landscaping of T.C. Williams to respond to the City's DSUP requirements. She said the funding will support the development of the as-built drawings and the installation of the additional landscaping to begin this summer, and she said she is concerned as no one has reached out to the neighborhood or the community advisory committees for discussion. She spoke of the fence not being a part of the DSUP requirement, and said the project doesn't include the \$150,000 for the irrigation system which is part of the budget transfer. Ms. Goff spoke of the Patrick Henry Rec Center and her meeting with Mr. Spengler, who talked about the options, and said she hoped this wasn't an indoor only field with a track. She asked that the Rec Center be made a community center, and she asked why they are losing a baseball field, outdoor basketball and outdoor tennis courts at the facility.

2. David Fromm, 2307 E. Randolph Avenue, spoke about improving aspects of protocol and how things are done in the City, and he asked when a new committee or workgroup is created, is there a check list to make sure they have put things on the calendar and send out Enews notifications to the public. He said the recently formed Ad Hoc Group for Digital Signs and Portable A-Frames had a meeting in which they planned to have public comment, but since there was no notification that went out on the Enews, he wasn't there to publicly comment. He asked that they address the requirement to make sure the notifications are done. Mr. Fromm said he would have raised concerns that whatever policies they make should not do things that continue to encroach in the public right-of-way.

3. Janice Grenadier, 15 S. Spring Street, spoke about issues she has with the judicial system, the courts and the City.

4. Cathy Puskar, 215 E. Oak Street, spoke of the Rosemont Citizens Association Fourth of July celebration and she invited City Council and others to join them on July 4th from 9 a.m. to 1 p.m. There will be a beautiful babies contest, a bike decorating contest, games and food.

5. Dino Drudi, 715 N. West Street, spoke of the bicycle lanes on the King Street hill without first having established metrics is problematic, and he said a bona fide open process would establish the metrics first. He said he believes T&ES's valuation of the

bicycle lanes should incorporate the metric he is suggesting, and the bicycle and pedestrian master plan should set forth metrics before any further data are gathered. Mr. Drudi said the bicycle and pedestrian master plan should encompass other miscellaneous forms of travel, such as skateboarding, longboarding, roller skating, or push scooters, as bona fide methods of transport.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-10)

Planning Commission

- 3 [14-4168](#) Encroachment #2015-0002
700-710 North Washington Street (Parcel Address: 702 North Washington Street)
Public Hearing and Consideration of a request for an encroachment for a bay window into the public right-of-way; zoned CRMU-X/Commercial Residential Mixed-Use. Applicant: Mahmood Investment Corporation
Planning Commission Action: Recommend Approval 7-0
- 4 [14-4170](#) Development Special Use Permit #2015-0008
Transportation Management Plan SUP #2015-0045
2200-A Mill Road - Eisenhower East Block 20
Public Hearing and Consideration of a request for (A) an extension to the date of expiration of a previously approved Development Special Use Permit (DSUP #2012-0003) and an amendment to update various conditions to construct a commercial office building including previous SUP approval for increased penthouse height and additional penthouses; and (B) an extension to the date of expiration of a previously approved Transportation Management Plan SUP (SUP #2012-0065) and an amendment to update various conditions; zoned CDD #2/Coordinated Development District #2. Applicant: LSREF2 Clover Property 12 LLC represented by Duncan Blair, attorney
Planning Commission Action: DSUP #2015-0008: Recommend Approval 7-0; TMP SUP #2015-0045 Recommend Approval 7-0
- 5 [14-4171](#) Special Use Permit #2015-0022
1725 Duke Street (King Street Station) - Good Beer
Public Hearing and Consideration of a request to operate a restaurant; zoned OCH/Office Commercial High. Applicant: Good Beer LLC
Planning Commission Action: Recommend Approval as Amended 7-0
- 6 [14-4172](#) Special Use Permit #2015-0025
5778 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Jimmy John's
Public Hearing and Consideration of a request to operate a restaurant; zoned CDD#17/Coordinated Development District #17. Applicant: Kith & Kin LLC
Planning Commission Action: Recommend Approval 7-0

- 7 [14-4173](#) Special Use Permit #2015-0026
425 East Monroe Avenue - Aldi Parking Reduction
Public Hearing and Consideration of a request for a parking reduction; zoned CDD#14/Coordinated Development District #14 Applicant: Aldi Inc.
Maryland represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval as Amended 7-0
- 8 [14-4175](#) Special Use Permit #2015-0029
5782 Dow Avenue (Parcel Address: 650 South Van Dorn Street) - Starbucks Coffee
Public Hearing and Consideration of a request for an amendment to an existing Special Use Permit #2015-0038 to extend the hours of operation at an approved restaurant; zoned CDD#17/Coordinated Development District #17.
Applicant: Starbucks Corporation
Planning Commission Action: Recommend Approval 7-0
- 9 [14-4176](#) Special Use Permit #2015-0047
814 King Street - Escape Room Live
Public Hearing and Consideration of a request to operate an amusement enterprise and a request for a parking reduction; zoned KR/King Street Urban Retail. Applicant: Escape Room Live LLC
Planning Commission Action: Recommend Approval 7-0
- 10 [14-4177](#) Text Amendment #2015-0003
Coordinated Development District Concept Plan #2015-0002
430 & 450 South Pickett Street - Cameron Park
(A) Initiation of a text amendment; (B) Public Hearing and Consideration of a text amendment to the Zoning Ordinance to amend Section 5- 602(A) to add home for the elderly as an allowable use to the CDD Zone Table for CDD #17a; and (C) an amendment to a previously approved CDD Concept Plan #2013-0002 to allow for "Building B" to either be multi-family residential or a home for the elderly; zoned CDD#17a/Coordinated Development District #17a. Applicant for Text Amendment: City of Alexandria - Department of Planning and Zoning. Applicant for CDD Concept Plan: Brandywine Senior Living represented by Kenneth Wire, attorney
Planning Commission Action: Initiate and Recommend Approval of Text Amendment 7-0; and Recommend Approval of CDD Concept Plan 7-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, with the removal of items 4 and 7, as follows:

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation, with an amendment to condition 13 on tree protection, and to condition 33 which references

Zip Car, and it should include the words "Zip Car or other car share vehicles that will be allowed to park in demonstrated spaces without charge." (separate motion)

5. City Council approved the Planning Commission recommendation.

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.

9. City Council approved the Planning Commission recommendation.

10. City Council approved the Planning Commission recommendation.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 11 [14-4126](#) Public Hearing and Consideration of an Amendment to the City Council Approved 2003 Windmill Hill Park Concept Plan to Include a Living Shoreline Design Concept.
- City Council held the public hearing and: 1. amended the approved 2003 Windmill Hill Park Concept Plan to include a living shoreline design concept; and 2. authorized the City Manager to proceed with implementation of the living shoreline.*
- 12 [14-3906](#) Public Hearing and Consideration of the Long Range Educational Facilities Plan.
- City Council held the public hearing on the draft long range educational facilities plan and scheduled consideration of endorsement of the Plan for the June 23, 2015 City Council meeting.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 13 [14-4141](#) Public Hearing on an Appeal of the Planning Commission's decision to approve a preliminary plat for Subdivision #2014-0014 to re-subdivide two existing lots into three lots at 809 and 811 Vassar Road. Appellants: Rebecca Rust and Petitioners
- City Council remanded the subdivision appeal to the Planning Commission for reconsideration of the approval of a preliminary plat for subdivision #2014-0014 to re-subdivide two existing lots into three lots at 809 and 811 Vassar Road based on the basis of the comparable lots.*
- 14 [14-4069](#) 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 was deferred from the February 21, 2015 City Council Public Hearing.]

City Council approved the Planning Commission recommendation.

15 [14-4207](#)

Text Amendment #2015-0004
Development Site Plan #2015-0005
3601 Jefferson Davis Highway - Target Expansion
Public Hearing and Consideration of: (A) a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602, Table 1, to permit an increase in the maximum square feet of allowable development without a CDD Special Use Permit in CDD #19; and (B) a request for a development site plan amendment to construct an addition to the existing Target Store; zoned CDD #19 and underlying zones CSL/Commercial Service Low and I/Industrial. Applicant for the Text Amendment: City of Alexandria - Department of Planning and Zoning. Applicant for the Development Site Plan: Target represented by Michelle Rosati, attorney
Planning Commission Action: Approve Development Site Plan 6-0; Initiate and Recommend Approval of Text Amendment 6-0

City Council approved the Planning Commission recommendation.

16 [14-4169](#)

Development Special Use Permit #2014-0046
Transportation Management Plan SUP #2015-0021
4580 Duke Street (Parcel Address: 4600 Duke Street) - Aldi
Public Hearing and Consideration of a request for: (A) A development special use permit and site plan with modifications to construct a grocery store including a special use permit request for a parking reduction; (B) A special use permit for a transportation management plan; zoned CG, Commercial General. Applicant: Aldi Inc. represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval of Development SUP as Amended 7-0; Recommend Approval of Transportation Management Plan SUP 7-0

City Council approved the Planning Commission recommendation.

17 [14-4167](#)

Development Special Use Permit #2015-0003
5801 and 5815 Duke Street - Landmark Mall
Public Hearing and Consideration of a request for an amendment to Development Special Use Permit #2013-0004, with modifications and subdivision, to increase the retail and residential floor area; zoned CRMU-M/Commercial Residential Mixed-Use -Medium. Applicant: Landmark Mall LLC represented by Jonathan Rak, attorney
Planning Commission Action: Recommend Approval 6-0-1

City Council approved the Planning Commission recommendation, with an amendment to add condition 116, which was previously omitted from the staff report, to read: "Noise levels for any proposed outdoor screen must meet the noise limit of 60 db at the face of the residential buildings."

ORDINANCES AND RESOLUTIONS

- 18 [14-4205](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the City Code to Accomplish Changes to the Public Health Advisory Commission's Membership. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4951)
- 19 [14-4206](#) Public Hearing, Second Reading and Final Passage of an Ordinance on Changes to the Name and Composition of the Affordable Housing Advisory Committee. [ROLL-CALL VOTE]
City Council adopted the ordinance, as amended, to include changing the language on (5) to read: "two financial professionals"; (15) to read: one person who is either an employee of the City or the Alexandria City Public Schools"; and (17) two representatives of the City's small business community, with focus on the retail, restaurant and hospitality sector." (ORD. NO. 4952)
- 20 [14-4210](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the City Code to Conform with the Virginia Public Procurement Act (VPPA) with Regard to Definitions, Performance and Payment Bonds, Alternate Forms of Security, Competitive Sealed Bidding, Contract Formation and Methods of Source Selection, Public Notice, Contracting for Professional Services by Competitive Negotiations, Competitive Negotiation, Job Order Contracting, and Contract Formation and Methods of Source Selection. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4953)
- 21 [14-4201](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2016. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4954)
- 22 [14-4202](#) 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. (ORD. NO. 4955)
- 23 [14-4204](#) Public Hearing, Consideration and Passage on Final Reading of an Ordinance to Amend the City Code to Amend and Reordain Section 11-11-5 of Article A (General Provisions) and Add Section 11-11-143 of Article I (Exemptions and Alternate Provisions to the Aquatic Health Ordinance) of Chapter 11 (Swimming Pools, Spa Pools and Health Clubs) of Title 11 (Health, Environmental and Sanitary Regulations) of the City of Alexandria Code. (Lifeguard and Pool Operator Exemption Ordinance.) [ROLL-CALL VOTE]

City Council adopted the ordinance. (ORD. NO. 4956)

- 24** [14-4185](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Chapter 4 (Erosion and Sediment Control) of Title 5 (Transportation and Environmental Services), of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4957)
- 25** [14-4184](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Title 5 (Transportation and Environmental Services), Chapter 8 (Parking and Traffic Regulations) of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4958)
- 26** [14-4181](#) 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. (ORD. NO. 4959)
- 27** [14-4200](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Article B (Fire Prevention), Chapter 2 (Fire Protection and Prevention), Title 4 (Public Safety) of the Code of the City of Alexandria, Virginia, 1981, as Amended. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4960)
- 28** [14-4111](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 4825 Maury Lane to Maintain an Encroachment for Pervious Pavers, Fencing and Pillars at that Location. [ROLL-CALL VOTE]
City Council adopted the ordinance. (ORD. NO. 4961)
- 29** [14-4072](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 5-602 (Coordinated Development Districts Created, Consistency with Master Plan, Required Approvals) of Section 5-600 (CDD/Coordinated Development Districts) 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. 2015-0004 to Increase the Floor Area Allowed Without a Special Use Permit in CDD #19 North Potomac Yard.
City Council introduced the ordinance on first reading and set it for public hearing, second reading and final passage on June 23, 2015.
- 30** [14-4073](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Section 5-602 (Coordinated

Development Districts Created, Consistency With Master Plan, Required Approvals) of Section 5-600 (CDD/Coordinated Development Districts) 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. 2015-0003 to Add a Use to CDD #17a Cameron Park.

City Council introduced the ordinance on first reading and set it for public hearing, second reading and final passage on June 23, 2015.

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (31-32)

Planning Commission (continued)

- 31** [14-4174](#) Special Use Permit #2015-0028
Encroachment #2015-0003
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar
Public Hearing and Consideration of: (A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and (B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family. Applicant: Hog Thaid LLC
Planning Commission Action: Deferred without Objection
- 32** [14-4209](#) Development Special Use Permit #2014-0007
Special Use Permit #2015-0039 - Boat Docking Facility
Special Use Permit #2015-0041 - Restaurant
Special Use Permit #2015-0052 - Hotel
Transportation Management Plan SUP #2014-0117
500 and 501 North Union Street - Robinson Terminal North
Public Hearing and Consideration of requests for: (A) development special use permit, with site plan and modifications, to construct a mixed-use development, an increase in the Floor Area Ratio (FAR), an increase in height from 30 feet to 50 feet, a parking reduction, and valet parking; (B) Special Use Permit for a facility used for docking of boats; (C) Special Use Permit for restaurant; (D) Special Use Permit for a hotel; and (E) Special Use Permit for a Transportation Management Plan; zoned W-1/Waterfront Mixed-Use. Applicant: Alexandria Terminal North LLC represented by Kenneth Wire, attorney
Planning Commission Action: Deferred without Objection
City Council noted the deferrals.

The meeting was adjourned at 3:45 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.