

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, December 12, 2015**

**9:30 AM**

**Council Chambers**

**City Council Public Hearing**

## OPENING

### 1 Calling the Roll.

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

### 2 Public Discussion Period

*The following persons participated in the public discussion period:*

- 1. Ronald Gochenour, 3011 Hickory Street, spoke about the crime in the City and thanked Mayor Euille for his service to City.*
- 2. Janice Grenadier, 15 West Spring Street, spoke about her issues with the judicial system and with the police department.*
- 3. Emilio Abute, 3522 Cumberland Street, NW, spoke about garage operations and the replacement of employees with automated machines in the garages.*
- 4. Vinod Amar, 6807 Supreme Court, Springfield, Virginia, spoke about garage operations and the replacement of employees with automated machines in the garages.*
- 5. Temesgen Hagos, 508 South Alfred Street, spoke about garage operations and the replacement of employees with automated machines in the garages.*
- 6. Larry Lee, 8 Whitestone Drive, Stafford, Virginia, requested that Council consider pay increases and the years of service adjustment for Fire Department employees during the budget season.*
- 7. Dan Grayson, 3513 Brookside Drive, requested that Council consider pay increases and the years of service adjustment for Fire Department employees during the budget season.*
- 8. Bert Ely, 200 South Pitt Street, representing the Friends of the Alexandria Waterfront, spoke about the potential flooding that may result from all the proposed construction that will be occurring on the Waterfront in the near future.*
- 9. Catherine Kroohs, 4109 28th Street, requested that Council consider pay increases for Fire Department employees and all City employees during the budget season.*
- 10. Dwight Horkheimer, 306 East Braddock Road, requested that Council consider pay increases for Fire Department employees and years of service adjustment during the budget season.*
- 11. Daniel Townshend, 5300 Columbia Pike, Arlington, Virginia, spoke about pay increases and years of services adjusts for Fire Department employees.*
- 12. Mussie A. Habtezion, 3424 Lockhead Boulevard, spoke about garage operations*

*and the replacement of employees with automated machines in the garages.*

*13. Tommy Tippet, 4600 Duke Street, Suite 429, representing IAFF Local 2141, requested that Council consider merit increases and years of service for Fire Department employees.*

*14. Andrea Stowers, 532 Tobacco Quay, spoke at tour bus task force and how the issues have not been resolved and need to be revisited for the health and welfare of the citizens.*

**[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 (3-4)**

#### **Planning Commission**

- 4**     [14-4730](#)     Special Use Permit #2015-0106  
2A Wolfe Street - Private Marina between Wolfe and Wilkes Streets (parcel address: 400 South Union Street)  
New Harborside Yacht Club  
Public Hearing and Consideration of a request to amend existing Special Use Permit #2002-0042 for a private marina to expand the potential users of the marina; zoned: W-1/Waterfront Mixed Use. Applicant: New Harborside Yacht Club, LLC by Robert Dugger  
Planning Commission Action: Recommended Approval 6-0
- 3**     [14-4729](#)     Special Use Permit #2015-0107  
111 South Payne Street - Casa Rosada Artisan Gelato  
Public Hearing and Consideration of a request for an addition to an existing restaurant (SUP #2013-0039); zoned: CD/Commercial Downtown.  
Applicant: Benjamin and Perla Umansky, represented by David Umansky  
Planning Commission Action: Recommended Approval 6-0

### **END OF ACTION CONSENT CALENDAR**

*City Council approved the Consent Calendar. The approval was as follows:*

- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation.*

- 5**     [14-4742](#)     Public Hearing and Consideration of the Report of the City Council Naming Committee Proposal on the Naming of the Pat Miller Neighborhood Square.
- City Council adopted the Naming Committee's recommendation and proposal to name the location of the Del Ray Farmer's Market the Pat Miller Neighborhood Square in honor of Pat Miller.*

- 6     [14-4743](#)     Public Hearing and Consideration of the Report of the City Council Naming Committee on a Proposed Plaque to be Installed at the Alexandria Union Station in Honor of Lois Walker.
- City Council adopted the recommendation and proposal of the Naming Committee to install a plaque at the Alexandria Union Station in honor of Lois Walker.*

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

### Planning Commission (continued)

- 7     [14-4732](#)     Draft Framework Plan for Old Town North Small Area Plan  
Public Hearing and a Request for guidance on the Draft Framework Plan for the Old Town North Small Area Plan Update developed through public participation under Phase I of the Planning process. Staff: Department of Planning and Zoning  
Planning Commission Action: The Planning Commission received the report and provided guidance to Staff.
- City Council received the draft Old Town North Plan Framework with direction to staff to proceed, in continued coordination with the Advisory Group and community, to the next phases of the Old Town North Small Area Plan Update planning process entailing studies and testing of draft Plan Framework elements.*
- 8     [14-4660](#)     Public Hearing to Consider an Appeal to a Decision of the Board of Architectural Review - Old and Historic District, for Building #3 & Townhouses at 2 Duke St. Appellant: James Hardaway on behalf of Petitioners.
- See docket item #9 for staff report and attachments.
- 9     [14-4659](#)     Public Hearing to Consider an Appeal to a Decision of the Board of Architectural Review - Old and Historic District, for Buildings #1 & #2 at 2 Duke St. Appellant: James Hardaway on behalf of Petitioners.

**\*\*The attachments above are for both docket items 8 and 9.\*\***

*City Council moved the following on docket items 8 and 9:*

*- City Council moved to uphold the BAR's decision and to grant the Certificate of Appropriateness in BAR Case #2015-0189 and Case #2015-0190 for Buildings 1 and 2 of the Robinson Terminal South project for the following reasons:*

*1. Buildings 1 and 2 are appropriate structures within the Old and Historic Alexandria district because:*

- a. The height, scale and mass are consistent with the height, scale and mass of the buildings historically found on the Waterfront.*
- b. The general architectural character is consistent with the historic waterfront warehouses on the Waterfront.*
- c. The material proposed to be used for the buildings, including red brick, rough stone, slate and metal, are consistent with the level of quality, detail, and durability*

*found on historic structures in the District.*

*d. The proposed contemporary building design in this location on the waterfront is appropriate given that the buildings will be located next to more modern developments.*

*e. The buildings on this site were historically warehouses and related uses which had a different scale and character compared to other, more residential areas of the District.*

*f. The placement and design of the buildings increase the accessibility to and celebrate Alexandria's waterfront, and the overall historic preservation plan promotes the general welfare by providing public access to the Waterfront, attracting visitors, educating people about the District's culture and heritage, and enhancing the waterfront experience.*

*2. Buildings 1 and 2 are in compliance with the Potomac River Vicinity Additional Standards because:*

*a. The waterfront buildings have clearly articulated bays that are marked by changes in material and expression on the all surface including projecting bays and balconies, and varied roof elements that contribute to architectural interest.*

*b. The project continues a long tradition of varied and rich materials. The use of brick, metal, slate and rough stone all harkens back to the durable building materials used on the waterfront since the City's founding. All materials are proposed comply with adopted Board of Architectural Review policies.*

*c. The street-facing elevations feature traditional solid-void relationships that give the appearance of masonry construction system. The waterfront elevations, while more rooted in a contemporary approach, maintain a balance, proportion and harmony associated with good architecture regardless of specific style.*

*d. A more transparent waterfront facade is appropriate in this waterfront location, reflective of the amount of glass found on early 20th century historic waterfront buildings such as the Ford Plant and the Torpedo Factory.*

*-City Council moved to uphold the BAR's decision and to grant the Certificate of Appropriateness in BAR Case #2015-0268 for the Townhouses in the Robinson Terminal South project for the following reasons:*

*1. The townhouse building are appropriate structures within the Old and Historic Alexandria District because:*

*a. The height, scale and mass are consistent with the height, scale and mass of buildings historically found on the Waterfront.*

*b. The fenestration and ornamentation is consistent with historic architectural styles.*

*c. The materials proposed to be used for the buildings, including red brick, rough stone, slate and metal, are consistent with the level of quality, detail and durability found on historic structures in the District.*

*d. The reference to a commercial character shown in the townhouses is historically accurate for this location.*

*e. The placement and design of the buildings increase the accessibility and celebrate Alexandria's waterfront, and the overall historic preservation plan promotes the general welfare by providing public access to the Waterfront, attracting visitors, educating people about the Districts culture and heritage, and enhancing the waterfront experience.*

*2. The townhouse buildings are in compliance with the Potomac River Vicinity Additional Standards because;*

*a. The townhouses express a historically appropriate 20-25 foot bay width. The townhouses also feature appropriate fenestration, varying roof heights, and changes in wall surface that contribute to the bay expression.*

*b. The project continues a long tradition of varied and rich materials, the use of brick,*

*metal, slate and rough stone all harkens back to the durable building materials used on the waterfront since the City's founding. All materials are proposed comply with adopted Board of Architectural Review policies.*

*c. The townhouses are feature traditional solid-void relationships that give the appearance of a masonry construction system.*

*d. The townhouse design approach is neither faux historicist nor non-descript warehouses. The design is rooted in the historic waterfront and commercial buildings found in the historic district.*

*-City Council moved to uphold the BAR's decision and to grant the Certificate of Appropriateness in BAR Case #2015-0269 Building 3 of the Robinson Terminal South project for the following reasons:*

*1. Building 3 is an appropriate structure within the Old and Historic Alexandria District because:*

*a. The height, scale and mass are consistent with the height, scale and mass of buildings historically found on the Waterfront.*

*b. The fenestration and ornamentation is consistent with historic architectural styles.*

*c. The materials proposed to be used for the building, including red and buff brick and metal, are consistent with the level of quality, detail and durability found on historic structures in the District.*

*d. The building directly relates to the scale of existing buildings around it by setting back at the fourth and fifth stories of the building.*

*e. The placement and design of the buildings increase the accessibility to and celebrate Alexandria's waterfront, and the overall historic preservation plan promotes the general welfare by providing public access to the Waterfront, attracting visitors, educating people about the District's culture and heritage, and enhancing the waterfront experience.*

*2. Building 3 is in compliance with the Potomac River Vicinity Additional Standards because:*

*a. Building 3 expresses a historically appropriate bay with in both the "townhouse" form and the small commercial building described as Building 3A. This is achieved by using appropriate fenestration, varying roof heights, and changes in was surface to articulate the bay expression. There are no large expanses of unbroken or repetitive facades.*

*b. The project continues a long tradition of varied and rich materials. The use of brick, metal, slate and rough stone all harkens back to the durable building materials used on the waterfront since the City's founding. All materials are proposed to comply with adopted Board of Architectural Review policies.*

*c. Building 3 primarily features traditional solid-void relationships that give the appearance of a masonry construction system with the addition of a glassy monitor form at the top story, typical of 19th and 20th century commercial and industrial design.*

*d. Building 3 is neither faux historicist nor a non-descript warehouse. The design is rooted in the historic waterfront and commercial buildings found in the historic district.*

*An amendment was added to restrict the ability of staff to revise the details, design and material types and that staff inform the City Council of any proposed changes.*

10      [14-4734](#)

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: Petitioners

*City Council upheld the Planning Commission decision and denied the appeal.*

**ORDINANCES AND RESOLUTIONS****11**     [14-4680](#)

Public Hearing, Second Reading, Final Passage of an Ordinance Authorizing the Owner of the Property Located at 700-710 North Washington Street to Construct and Maintain an Encroachment for a Bow Window at that Location approved by City Council on June 13, 2015. [ROLL-CALL VOTE]

*City Council adopted an ordinance authorizing the owner of the property located at 700-710 North Washington Street to construct and maintain an encroachment for a bow window at that location approved by City Council on June 13, 2015. (ORD. NO. 4977)*

**12**     [14-4682](#)

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 approved by City Council on November 14, 2015 to the Alexandria West Chapter of such master plan as Master Plan Amendment No. 2015-0001 and No Other Amendments, and to Repeal all Provisions of the Said Master Plan as may be Inconsistent with Such Amendment (The Gateway at King and Beauregard). [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on November 14, 2015 to the Alexandria West Chapter of such master plan as Master Plan Amendment No. 2015-0001 and no other amendments, and to repeal all provisions of the said Master Plan as may be inconsistent with such amendment (The Gateway at King and Beauregard). (ORD. NO. 4978)*

**13**     [14-4683](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Sheet No. 003.04 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 4530, 4600, 4600B, 4600D and 4622 King Street and 3451 North Beauregard Street from, OCM(100)/Office Commercial Medium with Proffer to CRMU-H/Commercial Residential Mixed Use High in Accordance with the said Zoning Map Amendment approved by City Council on November 14, 2015 as Rezoning No. 2015-0001. (The Gateway at King and Beauregard) [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain Sheet No. 003.04 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, rezoning the property at 4530, 4600, 4600B, 4600D and 4622 King Street and 3451 North Beauregard Street from OCM(100)/Office Commercial Medium with proffer to CRMU-H/Commercial Residential Mixed Use High in accordance with the said Zoning Map Amendment approved by City Council on November 14, 2015 as Rezoning No. 2015-0001. (The Gateway at King and Beauregard) (ORD. NO. 4979)*

**14**     [14-4687](#)

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 approved by City Council on November 14, 2015 to the Landmark/Van Dorn Chapter of such master plan and to add a new chapter of the Master Plan known as the Eisenhower West Small Area Plan Chapter as Master Plan Amendment No. 2015-0006 and no other Amendments, and to Repeal all Provisions of the said master plan as may be inconsistent with such Amendment. [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment approved by City Council on November 14, 2015 to the Landmark.Van Dorn Chapter of such master plan and to add a new chapter of the Master Plan known as the Eisenhower West Small Area Plan Chapter as Master Plan Amendment No. 2015-0006 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 4980)*

**15**     [14-4694](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 12-2-1 to Reduce the Membership of the Alexandria Community Services Board from Sixteen Members to Twelve Members. [ROLL-CALL VOTE]

*City Council deferred consideration on this ordinance to the next legislative meeting.*

**16**     [14-4723](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to revise Title IX (Licensing and Regulations), Chapter 15 (Food Truck Vendors) of the City Code regarding Regulations for Food Trucks. [ROLL-CALL VOTE]

*City Council adopted an ordinance to revise Title IX (Licensing and Regulations), Chapter 15 (Food Truck Vendors) of the City Code regarding regulations for Food Trucks. (ORD. NO. 4981)*

**17**     [14-4741](#)

Public Hearing, Second Reading and Final Passage of an Ordinance Increasing Mayor, Council Members and Council Aides Annual Salaries. [ROLL-CALL VOTE]

*City Council tabled consideration of this ordinance indefinitely.*

**18**     [14-4755](#)

Public Hearing, Second Reading and Final Passage of an Ordinance Repealing and Reenacting Chapter 1 (Solid Waste Control), Title 5 (Transportation and Environmental Services) of The Code of the City of Alexandria, Virginia 1981, as amended. [ROLL-CALL VOTE]

*City Council adopted an ordinance repealing and reenacting Chapter 1 (SOLID*



WASTE CONTROL), Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981. (ORD. NO. 4982)

19     [14-4750](#)

Consideration of a Resolution Supporting WMATA's Application to the Northern Virginia Transportation Authority for Metrorail Blue Line Traction Power Upgrades. [ROLL-CALL VOTE]

*City Council adopted a resolution supporting WMATA's application to the Northern Virginia Transportation Authority for Metrorail Blue Line Traction Power Upgrades. (RES. NO. 2704)*

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**

## **DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

### **Planning Commission (continued)**

**None.**

*The meeting was adjourned at 7:07 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.*