

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, February 20, 2016**

**9:30 AM**

**Council Chambers**

**City Council Public Hearing**

## OPENING

### 1 Calling the Roll.

*Mayor Silberberg called the meeting to order and the Deputy City Clerk called the roll. All the members of Council were present, with Councilman Smedberg arriving to the meeting at 9:40 a.m.*

### 2 Public Discussion Period.

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

- 1. Ronald Gochenour, 3011 Hickory Street, spoke about a disabled fire engine in Warwick Village and not receiving responses from inquiries about issues in the community.*
- 2. Gary Carr, 216 Aspen Street, spoke about restoring the running track at George Washington Middle School for use by the community. Mr. Carr also spoke about the reconstruction of the Parker-Gray Stadium and he noted that during the renovation there will be no running track available for use by the students. Mr. Carr requested that a Running Track Suitability Study be implemented to evaluate where running tracks might be built in the City,*
- 3. Bert Ely, 200 South Pitt Street, representing Friends of the Alexandria Waterfront, spoke about the truck haul route for the Robinson Terminal North (RTN) project and the interim plan for Fitzgerald Square. Mr. Ely requested that Council direct the City Manager to take the necessary steps to obtain public comment on the haul route options for RTN before final decisions are made. Mr. Ely expressed concern over the cost of proposed Interim Plan for Fitzgerald Square given the need for overdue maintenance for many City buildings, including City Hall.*
- 4. Tyree Hawkins, 1111 Princess Street, spoke about parking issues in his neighborhood that are being exacerbated by the increase in the number of customers at a newly opened yoga studio. Mr. Hawkins requested assistance from the City in resolving the issue. Mr. Hawkins requested that the "No Thru" sign in the alley be replaced for safety reasons.*
- 5. Fatima Assebbane, 1112 Princess Street, spoke about the parking issue in her neighborhood caused by the increase in the number of customers at a newly opened yoga studio.*
- 6. Letitia Alexander, 1116 1/2 Princess Street, spoke about the parking issue in her neighborhood caused by the increase in the number of customers at a newly opened yoga studio in the neighborhood and she submitted a petition from the community requesting help from the City with the matter.*
- 7. Nancy Jennings, 2115 Marlboro Drive, representing Seminary Hill Association, Inc., spoke about the expansion of Patrick Henry School and recreation facility. Ms. Jennings requested that the Council require the DSUP for the expansion include five provisions outlined in her letter to City Council, including addressing open space, parking, park amenities, the formation of a neighborhood advisory group, and the*

*location of the proposed recreation center.*

*8. Liz Parker, 700 North Latham Street, stated that there was neighborhood concern about having the proposed entrance and parking lot for the new Patrick Henry School be located on Latham Street, a residential street. Ms. Parker stated that the entrance and parking lot should be located along Taney Avenue, as it is a collector street. Ms. Parker requested that the entrance be located along Taney Avenue for safety reasons and to protect the residential neighborhood.*

*9. Carol James, 1000 North Vail Street, spoke about retaining open space in the area near the expansion of the Patrick Henry School and recreation facility. Ms. James requested that Council not sacrifice more open space to complete the expansion on school.*

*10. Mary Biegel, 811 North Latham Street, requested that the processes and communications for the Patrick Henry School project continue to be improved and that a group consisting of residents and homeowners to monitor the construction phase and active use of the facilities be included as a condition of the DSUP. Ms. Biegel requested that the entrance for the expansion remain on Taney Avenue and not be placed on Latham Street. Ms. Biegel requested that the outdoor space be accessible to the surrounding community and that no lights be placed on the field because they are not appropriate for a neighborhood setting.*

*11. Janice Grenadier, 15 West Spring Street, spoke about her issues with the judicial system.*

*12. Ann Shack, 501 Tobacco Quay, representing the Tobacco Quay Homeowners Association, requested that Council delay any demolition and excavation at the Robinson Terminal North West site until an independent assessment of the site's cross contamination has been completed. Ms. Shack submitted a list of items the assessment should review.*

**[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)**

#### **Planning Commission**

- 3**     [14-4978](#)     Vacation #2015-0001  
305 Franklin Street  
Public Hearing and Consideration of a request to vacate approximately 376 square feet of Franklin Street public right-of-way; zoned CL/Commercial Low. Applicant: Margaret Robinson, represented by John Savage, Architect  
Planning Commission Action: VAC #2015-0001 Recommend Approval 7-0

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

*City Council approved the action consent calendar. The approval was as follows:*

3. *City Council approved the Planning Commission recommendation. Mayor Silberberg appointed the following viewers for the vacation: Harvey Gray, Sandy Murphy (chair), and Michael Porterfield.*

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

### Planning Commission (continued)

- 4      [14-4979](#)      Master Plan Amendment #2015-0003  
Rezoning #2015-0003  
Development Special Use Permit #2014-0035  
Transportation Management Plan SUP #2015-0081  
699 North Patrick Street - ARHA Ramsey Homes  
Public Hearing and Consideration of requests for: (A) Master Plan Amendment to the Braddock East Master Plan within the Braddock Metro Neighborhood Plan to amend the land use designation and density tables from RB to CRMU-M; (B) amendment to the official zoning map for 699 N. Patrick Street from RB (townhouse zone) to CRMU-M (mixed-use zone); (C) Development Special Use Permit and Site Plan with modifications to construct 53 multi-family residential units in two buildings, including a special use permit for an increase in FAR to 2.0; (D) Special Use Permit for a transportation management plan; zoned RB/Townhouse. Applicant: Virginia Housing Development, LLC represented by Duncan Blair, Attorney  
Planning Commission Action: Master Plan Amendment Recommend Approval 6-0-1; Rezoning Recommend Approval 6-0-1; Development Special Use Permit Recommend Denial 4-3  
  
*City Council approved the Planning Commission recommendation to approve Master Plan Amendment #2015-0003 by a supermajority of 6-1. Rezoning #2015-0003 was denied by lack of a supermajority (5-2).*
- 5      [14-4738](#)      Consideration of a Loan Request to ARHA for Ramsey Homes and a Request for Adoption of a Resolution Designating the Ramsey Homes Site a Revitalization Area Which Will be Considered for Council's Action Following Public Hearing on the Related Land Use Approvals. [ROLL-CALL VOTE]  
  
*City Council deferred this item.*
- 6      [14-4977](#)      Coordinated Development District Concept Plan #2015-0006  
Development Special Use Permit #2015-0001  
Transportation Management Plan SUP #2015-0100  
Coordinated Sign Program SUP #2015-0101  
2901 and 2775 Eisenhower Avenue  
Public Hearing and Consideration of requests for: (A) Coordinated Development District Concept Plan; (B) Development Special Use Permit with site plan and subdivision with modifications to construct a mixed-use project including special use permit requests for land without frontage, increase in number of penthouses, bonus density and height increase in

exchange for the provision of affordable housing pursuant to Section 7-700 of the zoning ordinance, and parking reduction; (C) Special Use Permit for a coordinated sign program; and (D) Special Use Permit for a Transportation Management Plan (TMP); zoned CDD #3/Coordinated Development District #3. Applicant: Rushmark Eisenhower, LLC represented by M. Catharine Puskar, Attorney

Planning Commission Action: CDD Concept Plan #2015-0006, TMP SUP #2015-0100, Coordinated Sign Program SUP #2015-0101 Recommend Approval 7-0 and DSUP #2015-0001 Recommend Approval as Amended 7-0

*City Council approved the Planning Commission recommendation with amendments to (1) amend Condition #21 (p. 26 of the staff report), deleting the word "multifamily"; and (2) amend Condition #33 (pp. 28, 29 of the staff report), adding the following language: For Sale: (a) If either building 1 or 2 or developed as for sale housing, the developer shall provide affordable set-aside for-sale units within the Development. The set-aside units will include one-bedroom units to be marketed and sold at \$175,000 and two bedroom units to be marketed and sold at \$225,000 to households within incomes as designated by the City. These prices include at least one parking space for each unit; (b) the set-aside units shall be of the same size and floor plan and with the same finishes as other similar units in the Development; (c) at the City's discretion, the set-aside units may be sold to a non-profit entity, at the same terms described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non-profit entity; (d) any incentives offered to potential market-rate homebuyers shall also be offered to purchasers of the set-aside units; (e) the developer agrees that residents of the set-aside units shall have access to all amenities offered on the entire Development; (f) the set-aside units shall have a 40-year affordability period that is established through deed restrictions recorded as covenants at the time of the sale of each of the set-aside units, in accordance with the City's set-aside resale policy. Language for the covenants shall be provided by the City in advance of the final sale of any unit; (g) the City shall have exclusive right to market the set-aside units for 90 days, after which the developer will also have the right to market the units at the affordable price to buyers qualified for the set-aside program; (h) if the developer sells the market-rate units for less than expected, the developer shall index the price on the affordable units proportionately; (i) real estate commissions shall be paid (or not paid) on the set aside units in the same manner and on the same basis as market-rate units; and (j) amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration, and require final approval from the City Manager.*

## ORDINANCES AND RESOLUTIONS

- 7      [14-4941](#)      Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article A (General Provisions) and Article G (Posting of Signs in the Right of Way) both of Chapter 2 (Street and Sidewalks) 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 an ordinance to amend and reordain Article A (General Provisions) and Article G (Posting of Signs in the Right-of-Way) both of Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 4987)*

- 8      [14-4942](#)      Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Article IX (Signs, Marquees and Awnings) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council on January 30, 2016 as Text Amendment No. 2015-0005 regarding signs in the public right of way. [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain Article XI (Signs, Marquees and Awnings) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council on January 30, 2016 as Text Amendment No. 2015-0005 regarding signs in the public right-of-way. (ORD. NO. 4988)*

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

### **DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

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

**None.**

*The meeting was adjourned at 5:06 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 decision made at the meeting.*