

City of Alexandria

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



Action Docket - Final-revised

Saturday, June 24, 2017

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 at 9:39 a.m.

2. Public Discussion Period.

The following persons participated in the public discussion period:

1. Canek Aguirre, 3801 Mt. Vernon Avenue, representing Tenants and Workers United, spoke about police data transparency and improving relationships between law enforcement and the communities they serve. Mr. Aguirre noted his support for an ordinance on police data and transparency. Mr. Aguirre stated that the citizens expected transparency and accountability from both elected officials and City employees and thanked the officers for their service to the Alexandria community. Mr. Aguirre asked everyone present in support of police data transparency to stand.

2. Elizabeth Bennett Parker, 702 West View Terrace, representing Together We Bake, spoke about the Old Town Farmers Market and the need to have designated spots for local businesses at the market. Ms. Bennett Parker stated that the market policies needed to be reviewed in order to allow more local businesses to participate. Ms. Bennett Parker offered suggestions for making the Farmers Market policy more inclusionary of Alexandria businesses including prioritizing Alexandria-based businesses for participation, elimination of the grandfathering of existing businesses to allow new vendors to participate in the market, and give preference to nonprofits/social enterprises provided they meet the rest of the market policy criteria.

3. Colida Johnson, 5851 Quantrell Avenue, #209, spoke about the Old Town Farmers Market and the need for policy changes to allow more local businesses to participate.

4. David Chamowitz, 118 North Alfred Street, representing Volunteer Alexandria, spoke about the programs that the organization supports including the Snowbuddies Program, the alternative community service program support with the Court Services Unit, as well as offering training in emergency management and preparedness. Mr. Chamowitz stated that Volunteer Alexandria hosts numerous fundraisers that support their programming.

5. Tom Sisk, 914 Queen Street, spoke about the Old Town Farmers Market and the need for policy changes to allow more local businesses to participate and create greater diversity at the market.

6. Janice Grenadier, 15 West Spring Street, spoke about issues with the court system and injustices against her.

7. Christopher Lewis, 550 Holmes Run Parkway, #1518, spoke in support of an ordinance on police data and transparency and he thanked Chief Brown for speaking in the community about the topic. Mr. Lewis stated it is important that we continue to collect clear data and be transparent on all police interactions. Mr. Lewis requested that the proceedings of the Police Advisory Group be shared publicly to honor

transparency.

8. Jennifer Atkins, 2503 Dewitt Avenue, representing the Park and Recreation Commission, spoke about the sense of community and vibrancy that Simpson Park provides to the Alexandria community and how the events at the park highlight the importance of active public open spaces throughout the City.

9. Philip Matyas, 219 North Pitt Street, spoke about consideration for limited on-street parking in Old Town during certain hours to address parking concerns of the residents. Mr. Matyas requested that there be a policy limiting parking to residents from 6 p.m. to 7a.m. for the area.

10. Boyd Walker, thanked Mayor Silberberg for the statement on the City deciding to meet the goals of the Paris Climate Accord and he thanked City Council for signing onto the Accord. Mr. Walker noted that it will be incumbent on state and local governments to meet the goals of the Accord and his organization would be supportive of the City's efforts.

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-10)

Planning Commission

3. [16-6642](#) Special Use Permit #2017-0020
66 Canal Center Plaza, Suite 600 - ABI
Public Hearing and Consideration of a request for an illuminated wall sign higher than 35 feet above grade; zoned: W-1/Waterfront Mixed Use.
Applicant: American Bankruptcy Institute, represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0
4. [16-6644](#) Special Use Permit #2017-0029
305 Virginia Avenue - New Single Family Dwelling
Public Hearing and Consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned: R-8/Single-family.
Applicant: Virginia and Arise, LLC, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommend Approval 7-0
5. [16-6645](#) Special Use Permit #2017-0030
312 & 316 South Washington Street - Mixed Use Redevelopment
Public Hearing and Consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and

residential units on the upper floors; zoned: CD/Commercial Downtown.
Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney.
Planning Commission Action: Recommend Approval 7-0

6. [16-6646](#) Special Use Permit #2017-0039
7 King Street (parcel address: 101 & 107 North Union Street) - Vola's Restaurant
Public Hearing and Consideration of a request to amend SUP #2017-0002 to increase the number of indoor seats and add limited live entertainment; zoned: KR & WPR/King Street Retail & Waterfront Park and Recreation. Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
7. [16-6650](#) Vacation #2017-0001
700 South Pitt Street
Public Hearing and Consideration of a request to vacate the public right-of-way for the installation of a fence to enclose an area that would function as a dwelling's front yard; zoned: RM/Townhouse Zone. Applicant: Thomas J. Campbell, represented by Frederick Taylor, architect
Planning Commission Action: Recommend Approval 7-0
8. [16-6651](#) Text Amendment #2017-0004
Tattoo Parlors
Public Hearing and Consideration of a Text Amendment to Section 2-111 and Section 2-183 of the Zoning Ordinance to remove tattoo parlors from amusement enterprises and classify them as personal service establishments.
Staff: City of Alexandria Department of Planning and Zoning
Planning Commission Action: Recommend Approval 7-0
9. [16-6653](#) Text Amendment #2017-0005
Additional Uses in OCM(50) and OCM(100) Zones
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to Section 4-900 and Section 4-1000 of the Zoning Ordinance to add permitted uses, administrative special uses, and special uses to the OCM(50) and OCM(100) zones. Staff: City of Alexandria Department of Planning and Zoning
Planning Commission Action: Initiated 7-0 and Recommend Approval 7-0
10. [16-6649](#) Development Special Use Permit #2017-0007 (Amendment)
Development Special Use Permit #2016-0021 (Townhouses)
Transportation Management Plan Special Use Permit #2017-0045 (Amendment)
Transportation Management Plan Special Use Permit #2017-0046 (Townhouses)
5130 & 5140 Fillmore Avenue - Fillmore/Saint James
Public Hearing and Consideration of requests for: A) an amendment to

previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (#2016-0021) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0; C) an amendment to previously-approved Transportation Management Plan SUP #2014-0096 to remove Phase Two of the project(TMP SUP #2017-0045); and D) a TMP SUP (#2017-0046) for 31 townhouse units; zoned: CRMU-M / Commercial Residential Mixed Use - Medium. Applicants: St James Plaza Land, LLC (DSUP #2017-0007 and TMP SUP #2017-0045) & Craftmark Homes, Inc. (DSUP#2016-0021 and TMP SUP#2017-0046), represented by Duncan Blair, attorney
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with items #3, #5, #6, #8 and #10 considered under separate motions. The approval was as follows:

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

4. City Council approved the Planning Commission recommendation.

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

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

7. City Council approved the Planning Commission recommendation. The following viewers were appointed by Mayor Silberberg for the vacation: Michael Porterfield, Ann Tucker, and Shelli Vasser Gilliam (chair).

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

9. City Council approved the Planning Commission recommendation.

10. City Council approved the Planning Commission recommendation, with the following amendments: submitting a new condition #51 and then combine the existing #51 into a two-part #52 as the following:

J. Solid Waste

51. A registered Homeowners Association will be formed for the townhouses. If private collection is desired, the HOA shall request approval from the Director of Transportation and Environmental Services to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)"

52. Provide \$896 per receptacle to the Director of T&ES for purchase and installation of one (1) Victor Stanley Ironsites Series model SD-42 receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan.* (T&ES)

52(a): Provide \$996 per receptacle to the Director of T&ES for the purchase and installation of one (1) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. Payment required prior to release of Final Site Plan. (T&ES) (separate motion)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

11. [16-6656](#) Public Hearing and Second Reading on an Ordinance to Create the Old Town Business Improvement Service District.

City Council closed the public hearing and directed the City Manager to docket the Old Town BID ordinance for further consideration on Tuesday, June 27, 2017, at which time Council will vote on the ordinance as proposed or defer action until the fall, giving staff direction on the timeframe and scope of the discussion.

12. [16-6578](#) Public Hearing and Consideration of a License Agreement with Mobilitie, LLC to Install Small Cell Facilities on Third Party Owned Poles in the Public Rights of Way in Various Locations Within the City of Alexandria.

City Council approved the attached five year license agreement with Mobilitie, and authorized the City Manager to execute the license agreement and to take any other actions that are necessary to implement the agreement.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

13. [16-6654](#) Master Plan Amendment #2017-0002
Old Town North Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; (B) Public Hearing and Consideration of an amendment to the Master Plan to replace the Old Town North Small Area Plan chapter approved in 1992 with an Updated Small Area Plan, including the Old Town North Urban Design Standards and Guidelines.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Initiated 7-0 and Recommend Approval 7-0

City Council approved the Planning Commission recommendation with an amendment on page 98, #17, to read as follows: Evaluates the feasibility to converting Montgomery Street and there will be a good faith effort to work with the community on issues that were discussed during the public hearing.

14. [16-6647](#) Special Use Permit #2017-0042
Special Use Permit #2017-0043
115 South Union Street - Hotel and Restaurant
Public Hearing and Consideration of requests for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use; zoned: CD/Commercial Downtown.
Applicant: 115 Union CMB-GME LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommend Approval 7-0
City Council approved the Planning Commission recommendation.
15. [16-6661](#) Consideration of a Proposal to Modify and Extend the Public Parking Agreement at 115 South Union Street to 2047. ***(This item is not a public hearing item.)***
City Council authorized the City Manager to enter into an amendment to the agreement dated January 16, 1987 between 115 South Union CMB-GME, LLC, successor in interest to Bloomvale, Inc., and the City of Alexandria to modify and extend that public parking agreement through 2047 to protect and enhance the public's long term access to parking at 115 S. Union St.
16. [16-6648](#) Development Special Use Permit #2016-0040
Transportation Management Plan Special Use Permit #2017-0056
1100 & 1070 North Fayette Street - Braddock Gateway Phase II
Public Hearing and Consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a multi-family building with ground floor retail, including a Special Use Permit for more than one mechanical penthouse; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CDD#15/Coordinated Development District #15.
Applicant: Jaguar Development, LLC, represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommend Approval 7-0
City Council approved the Planning Commission recommendation.

ORDINANCES AND RESOLUTIONS

City Council adopted items #17 through #19 as block. The items were considered out of sequence.

17. [16-6562](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 7-700 (Allowance for Increases in Floor Area Ratio, Density and Height and Reductions in Required Off-Street Parking as Incentive for Provision of Low- and Moderate-Income Housing) of Article VII (Supplemental Zone Regulations) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2017-0002. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 7-700 (Allowance for Increases in Floor Area Ratio, Density and Height and Reductions in Required Off-Street Parking as Incentive for Provision of Low-and Moderate-Income Housing) of Article VII (Supplemental Zone Regulations) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2017-0002. (ORD. NO. 5065)

18. [16-6633](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Add the Station at Potomac Yard as a New Polling Place With Associated Changes in the Cora Kelly, Mt. Vernon and George Washington Precinct Boundaries. [ROLL-CALL VOTE]

City Council adopted an ordinance to add the Station at Potomac Yard as a new polling place with associated changes in the Cora Kelly, Mt. Vernon and George Washington Precinct Boundaries. (ORD. NO. 5066)

19. [16-6571](#)

Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Sections 2-201.1 and 2-201.2 of Article II (Definitions) and Division C (Board of Zoning Appeals) of Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved By City Council on May 13, 2017 as Text Amendment No. 2017-0003. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Sections 2-201.1 and 2-201.2 of Article II (Definitions) and Division C (Board of Zoning Appeals) of Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment Heretofore approved by City Council on May 13, 2017 as Text Amendment No. 2017-0003. (ORD. NO. 5067)

20. [16-6573](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 2-4-114 (Creation, Composition and Organization of the George Washington Birthday Celebration Committee) By Adding a Member to the George Washington Birthday Celebration Committee. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 2-4-114 (Creation, Composition and Organization of the George Washington Birthday Celebration Committee) by adding a member to the George Washington Birthday Celebration Committee. (ORD. NO. 5068)

21. [16-6632](#)

Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Sections 2-4-210 (Creation, Composition and Organization) and 2-4-211 (Functions) of Article Z (Alexandria Towing Advisory Board) of Chapter 4 (Committees, Boards, and Commissions) of Title 2 (General Government) of the Code of the City of Alexandria, VA, 1981, as Amended. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Sections 2-4-210 (Creation, Composition and Organization) and 2-4-211 (Functions) of Article Z (Alexandria Towing Advisory Board) of Chapter 2 (Committees, Boards, and Commissions) of Title 2 (General Government) of the Code of the City of Alexandria, VA, 1981, as amended. (ORD. NO. 5069)

22. [16-6635](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 3-2-353 (Contested Parking Citations) of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend Section 3-2-353 (Contested Parking Citations) of the Code of the City of Alexandria, Virginia. (ORD. NO. 5070)
23. [16-6636](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2018. [ROLL-CALL VOTE]
City Council adopted an ordinance to make appropriations for the support of the City Government for Fiscal Year 2018. (ORD. NO. 5071)
24. [16-6637](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2017. [ROLL-CALL VOTE]
City Council adopted a supplemental appropriation ordinance for the support of the City Government for FY 2017. (ORD. NO. 5072)
25. [16-6638](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sections 4-900 (OCM(50)/Office Commercial Medium (50) Zone) and 4-1000 (OCM(100)/Office Commercial Medium (100) Zone) of Article IV (Commercial, Office and Industrial Zones) and Section 11-513 (Administrative Special Use Permit) Under Section 11-500 (Special Use Permits) of Division B (Development Approvals) of Article XI (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2017-0005.
City Council passed the ordinance on first reading and scheduled the ordinance for public hearing, second reading and final passage on Tuesday, June 27, 2017.
26. [16-6639](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Amend and Reordain Sections 2-111 (Amusement Enterprise) and 2-183 (Personal Service Establishment) Under Section 2-100 (Definitions) of Article II (Definitions) of the City of Alexandria Zoning Ordinance, in Accordance with the Text Amendment Heretofore Approved By City Council as Text Amendment No. 2017-0004.
City Council passed the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Tuesday, June 27, 2017.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 6:15 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.