City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket - Final

Saturday, January 20, 2018

9:30 AM

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Silberberg called the meeting to order and the City Clerk called the roll. All the members of Council were present.

2. Public Discussion Period

The following persons participated in the public discussion period:

1. Dino Drudi, 315 North West Street, spoke about issues with the Metrorail and the caliber of the new management for the transit system.

2. Janice Grenadier, 15 West Spring Street, spoke about issues with the City government and the judicial system and injustices against her.

[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 (3-6)

Planning Commission

3. 18-7245

Vacation #2017-0009
1600 North Frazier Street
Public Hearing and Consideration of a Request to Vacate a Portion of public right-of-way of an Unimproved Road to add area to a Residential Side Yard; zoned: R-20/Residential Single-family.
Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0

4. 18-7246

Vacation #2017-0011
1615 North Frost Street
Public Hearing and Consideration of a Request to Vacate a Portion of Public Right-of-Way of an Unimproved Road to add area to a Residential Rear Yard; zoned: R-20/Residential Single-family.
Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7 to 0

5. 18-7247

Vacation #2017-0012
4001 Lawrence Avenue
Public Hearing and Consideration of a Request to Vacate a Portion of Public right-of-way of an Unimproved Road to add area to a Residential Side Yard; zoned: R-20/Residential Single-family.
Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0

6. 18-7248

Vacation #2017-0010
4905 Maury Lane
Public Hearing and Consideration of a Request to Vacate a Portion of public right-of-way of an Undeveloped Wooded Area for a Private Driveway and for Landscaping and Stormwater Runoff Improvements; zoned: R-20/Residential.
Applicant: Elise M. Fulstone & William H. Tabor
Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of docket item #4, which was considered under separate motion. The approvals were as follows:

3. City Council approved the Planning Commission recommendation.

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

5. City Council approved the Planning Commission recommendation.

6. City Council approved the Planning Commission recommendation.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

7. 18-7251

Master Plan Amendment #2017- 0008
Rezoning #2017- 0005
Text Amendment #2017- 0009
Coordinated Development District Concept Plan Amendment #2017- 0005
Development Special Use Permit #2016- 0044
Transportation Management Plan Special Use Permit #2017-00116
Special Use Permit #2017-00118
2280 N. Beauregard Street - Church of the Resurrection
Public Hearing and Consideration of requests for: (A) a Resolution to amend the Beauregard Small Area Plan chapter of the Master Plan to include residential uses; (B) an Amendment to the official zoning map to change the zones from RA/Multifamily to Coordinated Development District #23; (C) initiation of a Text

Amendment, and Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an Amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beauregard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily.
Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval of All Requests 6-0

City Council approved the Planning Commission recommendation with the following amendments: (1) an amendment to condition #29 allowing up to 114 units; (2) an amendment to condition #41 stating, "loading and unloading activities excluding scheduled trash pickup but including residential move-in/move-out activity should occur during the hours of 9 a.m. - 11 p.m. City Council directed staff to bring to the Traffic and Parking Board within 6 months of completion of the Church, consideration of additional on-street parking spaces on Beauregard Street and Fillmore Avenue and consideration of the regulatory changes for the spaces located on Fillmore Avenue to facilitate the peak church use of the parking. City Council also directed staff to work with the applicant to maximize the most efficient use of the underground parking to alleviate parking concerns.

8. 18-7256

Consideration of a Loan of up to $9 Million to AHC, Inc. (AHC) to Develop 113 Affordable Rental Housing Units in Partnership with the Episcopal Church of the Resurrection (ECR); A Grant of $350,000 to Fund a Pilot Rental Subsidy Program to Create 12 Deeply Affordable Units at the Property; and to Approve a Resolution Designating the ECR Site A Revitalization Area Pursuant To Section 36-55.30.2A Of the Virginia Code. [ROLL-CALL VOTE] **[This item is not a public hearing item.]**

City Council: (a) approved a permanent loan to AHC of up to $9 million for development of approximately 113 affordable units; (b) approved a grant of $350,000 to fund a pilot rental subsidy program to create 12 deeply affordable units; (c) adopted a resolution designating the ECR site a Revitalization Area pursuant to Section 36-55.30:2A of the Virginia Code, with an amendment to section two, adding the words "construction and rehabilitation" and a legal description to the current attachment (RES. NO. 2810); and (d) authorized the City Manager to execute documents related to AHC's tax credit application and the City's loan as required.

9. 18-7254

Development Site Plan #2017-0022 Appeals
3832 and 3834 Seminary Road - Karig Estates
Public Hearing and Consideration on appeals of the Planning Commission's decision to approve a preliminary site plan with modifications to construct four single-family dwellings, a new public street, and associated site improvements at 3832 and 3834 Seminary Road.
Appellants: Beth-El Hebrew Congregation (by Julienne Bramesco, President); Pat

Tokarz; John and Christina Lytle; Loren R. Needles and Janice R. Lachance; Steven and Anne Reed; and Alexandria Coalition for Responsible Stewardship (by Loren R. Needles and Pat Tokarz - co-chairs, and other City property owners or residents).
Tax Map Assessment Numbers: 040.02-04-04 and 040.02-04-03

City Council affirmed the decision of the Planning Commission.

10. 18-7252

Master Plan Amendment #2017-0009
Eisenhower East Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and Consideration of a Resolution to amend Blocks 4 and 5 within Eisenhower East Small Area Plan Chapter of the Master Plan.
Applicant: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Initiated and Recommended Approval 6-0

City Council approved the Planning Commission recommendation.

11. 18-7253

Coordinated Development District Concept Plan #2017-0004
Development Special Use Permit - Stage 1 #2016-0043
Transportation Management Plan Special Use Permit #2017-0115
Vacation #2017-0008
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5
Public Hearing and Consideration of Requests for: (A) an Amendment to previously-approved CDD Concept Plan #2017-0002 to allow Residential and Retail Uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an Amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and Site Plan with modifications to construct a mixed-use retail and residential complex; (C) an Amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.
Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]
Planning Commission Action: Recommended Approval of All Requests 6-0

City Council approved the Planning Commission recommendation.

12. 18-7249

Text Amendment #2017-0010
Commercial Parking Standards
(A) Initiation of a Text Amendment; (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend Sections 8-100 through 8-400, Section 6-600, Section 11-513, and add Section 2.142.1 relating to parking

requirements for commercial uses.
Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning
Planning Commission Action: Initiated and Recommended Approval 7-0

City Council approved the Planning Commission recommendation with the following amendments: (1) on page 30, amend the language of Section 8-200(A)(21) to read, "the boundaries of parking districts 1 through 6 shall be shown on the mad designated "City of Alexandria Parking District Boundaries," dated May 26, 1987, signed by the mayor, the clerk of council, the chairman of the planning commission, which map is on file in the office of the planning commission and which is hereby made a part of this Article VIII"; (2) on page 43, Section 6-606 (E)(3)(b)(3) strike the word "hotel"; and (3) on page 45, Section 11-513(M)(3), reinsert the words, "in front of the restaurant."

ORDINANCES AND RESOLUTIONS (approved by roll-call vote)

13. 18-6972 Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 3-3-5 (PUBLIC IMPROVEMENT AND PUBLIC WORKS CONTRACTS), of Article A (GENERAL PROVISIONS); to amend and reordain Section 3-3-39 (BID BONDS ON CONSTRUCTION CONTRACTS), Section 3-3-40 (BONDS FOR OTHER THAN CONSTRUCTION CONTRACTS, and Section 3-3-52 (PERFORMANCE AND PAYMENT BONDS), of Division 1 (COMPETITIVE SEALED BIDDING), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION); and to amend and reordain Section 3-3-62 (CONDITIONS FOR USE) and Section 3-3-70 (DESIGN-BUILD AND CONSTRUCTION MANAGEMENT CONTRACTS), of Division 2 (COMPETITIVE NEGOTIATION), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION), all of Chapter 3 (PURCHASES AND CONTRACTUAL SERVICES) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT), of The Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 3-3-5 (PUBLIC IMPROVEMENT AND PUBLIC WORKS CONTRACTS), of Article A (GENERAL PROVISIONS); to amend and reordain Section 3-3-39 (BID BONDS ON CONSTRUCTION CONTRACTS), Section 3-3-40 (BONDS FOR OTHER THAN CONSTRUCTION CONTRACTS), and Section 3-3-52 (PERFORMANCE AND PAYMENT BONDS), of Division 1 (COMPETITIVE SEALED BIDDING), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION); and to amend and reordain Section 3-3-62 (CONDITIONS FOR USE) and Section 3-3-70 (DESIGN BUILD AND CONSTRUCTION MANAGEMENT CONTRACTS), of Division 2 (COMPETITIVE NEGOTIATION), of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION), all of Chapter 3 (PURCHASES AND CONTRACTUAL SERVICES) of TItle 3 (FINANCE, TAXATION, AND PROCUREMENT) of the Code of the CIty of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5100)

14. 18-7240 Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of

Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES).
[ROLL-CALL VOTE]

City Council adopted an ordinance to amend Article C (STORMWATER UTILITY) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) (ORD. NO. 5101)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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The meeting was adjourned at 7:35 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.